

Cornwall Climate Emergency DPD Statement

Change of use of former pub with residential flat, to two dwellings, Collins Arms, 18 Higher Fore Street, Redruth, TR15 2AP

The proposal is for the change of use from a pub with a residential flat, to two dwellings.

This proposal has been submitted to Cornwall Council for planning permission. A Design and Access Statement has been produced, seeking permission for the change of use from pub with residential flat, to two dwellings.

After researching the site and the local area, it has been noted that recent developments have been approved. These developments focus on the construction of new dwellings.

PA13/01160 | Erection of a dwelling | 44 St Day Road Redruth Cornwall TR15 2EH

A consented substantial dwelling on a small site.

W2/PA05/00781/F | Erection of two flats | 11A Wesley Street Redruth Cornwall TR15 2EG

A consented substantial building consisting of two flats on a small site.

Cornwall Climate Emergency DPD

The Cornwall Climate Emergency DPD was adopted in February 2023 in response to the climate emergency. It sets out specific areas of planning policy which now carry significant weight in the planning balance.

Policy CI – Climate Change Principles

With the site located close to the rail station & bus stops, there is substantial opportunity for utilization of public transport. The site is located on a network of walking infrastructure to encourage 'active travel'. The proposal also offers opportunity for improvements to biodiversity, benefiting the locality. Where possible, the use of building materials which are locally sourced, with low embodied CO2 and are recyclable is encouraged.

Policy GI – Green Infrastructure Design and Maintenance

The proposal will offer improvements in biodiversity, this will improve the green infrastructure of the site and locality. Please see GIS document for more information.

Policy ALI – Regenerative, Low Impact Development

Please see Regenerative, Low Impact Development document.

Policy TCI – Town Centre Development Principles

Support will be given for an increase in number of residential dwellings to support its long term sustainable, social and economic stability. This will be achieved through ‘change of use’ amongst other things.

Policy TC2 – Place Shaping Vision & Priorities, including Town & Town Centre Renewal Priorities.

Policy TC2-(1) indicates housing provision in town centres and the support of lifetime neighbourhoods. Policy TC2-(3) indicates promotion of change for housing, especially where they are accessible by walking, cycling and public transport and would support the town centre.

Policy TC4 – Density of development in town centres.

Policy TC4-(1) states that new residential development should make best use of land and buildings, taking into account availability of services that can be accessed by sustainable transport modes. Policy TC4-(2) states that a diverse range of housing tenures & sizes will be supported.

Policy TI – Sustainable Transport

Proximity to local amenities, local walking paths, secure cycle parking. This is outlined in more detail in the Regenerative, Low impact Development document.

Policy CC3 – Reduction of Flood risk

The site is located in a critical drainage area. Foul & surface water exits the site via an existing combined sewer, this will remain the case. The site is in Flood Zone I where there is little risk of flood issues.

Conclusion

The site of this former public house, which ceased to trade approximately three years ago, lies outside of the immediate town centre in a sustainable location, near public transport and within walking distance of town centre amenities. The site provides an opportunity to re-purpose the building to provide two dwellings in what is a predominately residential area, in line with both national and local planning policy and in particular the Cornwall Council Climate Emergency DPD. Planning consent should therefore be granted without delay.

RLT Architects

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