

Zennor

Parish Council

Guidelines for Planning and Criteria for comment **updated May 2021 (previous 2008)**

Given the rapidly changing framework for Planning and the Environment, these Guidelines will be reviewed regularly.

Planning matters are the responsibility of Cornwall Council, and their Planning Portal provides up-to-date information including applications made and decisions reached. ZPC is a statutory consultee for the majority of planning matters in the Parish. Cornwall Council follows the Protocol for Local Councils, meaning that they must consult ZPC but do not have to agree with us. Most decisions are made with delegated powers to the Planning Officers and if we disagree, they **may** refer it to Council for decision. ZPC may also comment on applications outside the area, and all strategic plans.

All planning applications including Pre-Applications are discussed at ZPC meetings where there is an open section of the agenda. The public are invited to attend and comment. The applications, comments and decisions are available on the Council website, and the Zennor website provides links to this.

All applicants are invited to seek the informal views of the Parish council through the Parish Clerk clerk@zennorparishcouncil.gov.uk, or go straight to the Cornwall Council website https://www.planningportal.co.uk/info/200125/do_you_need_permission.

Zennor Parish Council will report any apparent unauthorised development and so can any member of the public <https://www.cornwall.gov.uk/planning-and-building-control/planning-enforcement/report-a-breach-of-planning-control/#report>.

Criteria for Zennor Parish Council planning comments:

Landscape protection and archaeology

1. Zennor parish has a unique landscape character and all applications will be assessed to ensure that there is no adverse effect on any part of the landscape. In addition to current planning law, there are many other ways in which this landscape is protected both by Government departments and agencies, and also by a range of membership groups and organisations, including Natural England, AONB and future SSSI, as well as laws such as CROW, and membership organisations and landowners such as the National Trust. In addition to protection from damage by development there are also public rights of access and limitations on access, such as CROW, public footpaths, and Landscape Character Assessment. And this is an agricultural area where farmers must also juggle these many constraints, and multiple new initiatives from central government, some of which may appear contradictory.

- Zennor parish has numbers of archaeological sites including scheduled ancient monuments which are protected. Reference may be made to the Cornwall Archaeology Unit, and Historic England (154 listings in Zennor) and the Schedule of Ancient Monuments (28 in Zennor) and also the adjacent Unesco World Heritage Site of St Just Mining District which includes Bosigran.

Cornwall Council's very useful interactive map can be found on their website. On this site you can:

- Search and view the locations of Cornwall's 250,000 postal addresses
- View Ordnance Survey's most detailed maps
- Overlay locations of schools, libraries, waste recycling centres & many other layers
- Use GPS to view your location
- Print high quality maps

<https://map.cornwall.gov.uk/website/ccmap/>



Employment and cultural history

- Zennor parish is a working village, traditionally farming and now with an increased number of small-scale enterprises and home working. Applications in support of existing or new employment are to be encouraged. Imaginative and creative ideas for employment generation are welcomed.

4. Zennor has a long history of cultural connections with artists and writers, and with cultural geographers, and landscape archaeology. These many strands are interlinked and are to be encouraged and enhanced with imaginative non-intrusive programmes of activity, and with the intention of enhancing some areas of year-round employment, knowledge and understanding.

Tourism

5. Zennor is a tourist destination and the importance of this to the economy is recognised. Although the Parish favours houses which are available for long-term occupancy it recognises the value of locally generated holiday lets with self-catering, B&B, hospitality and small-scale sales outlets particularly where this supports the existing farming community.
6. Zennor does not welcome the trend for second homes, and particularly where these remain empty for much of the year thereby reducing the stock of permanent homes. Where there are second homes, the Parish invites suggestions for other ways to contribute creatively to the parish and its unique character. The Parish would like to see the proposal for 'bothy' type of accommodation for walkers and cyclists – the use of small-scale existing shelter and accommodation with modest facilities and not necessarily with vehicular access, and possibly short-term with enforceable covenants to protect them from future more permanent development.
7. Activities include walking, running, cycling and rock climbing and these are all encouraged with the reminders about safety both personal and for the landscape and its wildlife. The Parish Council's responsibility is limited to keeping existing footpaths in good trim and safeguarding the landscape character. Camping is a matter for Planning Control, and the Article 4 Directive limits this in the area to the north of the B3306. Caravans require planning permission. Wild Camping is not permitted in any area, and neither are Campervans at the roadside. No open fires or other risks to moorland fires. An increased number of short-term permissions for regulated short-term camping areas with temporary amenities could be considered as a way to reduce the unregulated camping.
8. Zennor has no public toilets either in the Village or at Gurnards Head, or anywhere on the B3306 from St Ives to St Just, and thousands of visitors each year depend on the few local premises. This is a risk to local health and hygiene with local pollution as local facilities are limited. The Parish Council will include in its Plan proposals seek advice from Cornwall Council for funding and management options in support of ensuring Tourism.

New Dwellings

9. Since the Parish Plan of 2008 a number of new dwellings (about 18) have been made by conversion of old stone farm buildings, or subdivision of existing dwellings. While these are not the same as second homes, they match them in number. The Parish will continue to support proposals for new homes in this way and to safeguard the vernacular with new uses and advises potential applicants to seek informal advice from ZPC before making an application (see above).

10. Opportunities for new builds are unlikely, and replacement buildings should be considered as similar in size in terms of footprint and massing. Their design will be carefully considered in the context of the immediate surroundings, each case being considered on its merits to ensure the unique character of the parish is respected, and resisting attempts to turn 'a Cottage into a Castle'.

Design Matters

11. Zennor village is a generous and welcoming community and resists selfish behaviours in development proposals as well as in every other way.
12. Attempts to by-pass the normal planning procedure are frowned upon, such as the proliferation of various types of outbuildings and retrospective permissions. Anyone considering a prospective building project should first ask whether planning permission is needed.
13. ZPC does not currently provide a design guide or design review but encourages potential applicants to discuss proposals at the earliest possible stage. ZPC encourages modest scale interventions, that are sympathetic to the local and ancient vernacular. There are a number of good examples where this has been achieved.
14. The design includes the materials, shape, and configuration of the building and the impact on the landscape to which it shall 'do no hurt'. This includes proposals for disturbing or making changes to external surroundings, access, fencing or enclosures, Cornish hedges, gateways, paving, and tree removal etc

Sustainability

15. Zennor is committed to developing a better understanding of what can be done individually and collectively to substantially reduce our carbon footprint, and will establish a working group to liaise with others to put reasonable measures in place including personal and collective targets :
 - Short-term (2021 – 2025) assess the Carbon Emissions relating to each individual household or workplace in Zennor parish. Add these together. Share with other parishes. Set a target for its reduction, and suggest ways to do so. Assess the carbon emission due to the tourism we attract in petrol driven cars
 - Medium Term measure the progress (2024 – 2026) and refine the target
 - Long term (what do we need to do to reach Carbon Neutral by 2030?)

This will immediately have an impact on Planning considerations including Listed Building Consent. Those applications that are new will have to comply with current requirements, and this may bring proposals for solar panels, double glazing, chimney flues, etc Whilst carefully considered solutions such as PV panels will be acceptable in principle, intrusive structures such as wind turbines will not be encouraged. ZPC favours PV panels on modern agricultural buildings or they may be used in combination to form shelter or storage facilities.

ZPC proposes to collate best practice guidance in all these areas and to make them available on the website.

Dark Skies

16. This is an international movement to promote areas where light pollution can be reduced, and to enable the night sky to be visible. Penwith has candidate status, and ZPC will actively encourage adoption of these principles. To this end any new build which includes large areas of glazing need to be carefully considered.

Transport

17. Transport inevitably impinges on planning development. There should be no widening of existing roads or lanes. This will also be a consideration in the event of any new developments. Zennor residents encourage everyone to drive more slowly and less often! Every effort will be made to support public transport, cyclists and to adopt the 'Twenty is Plenty' approach wherever possible.

Agriculture and Agricultural Buildings

18. There is massive ongoing change in farming practice and funding across Britain, and Zennor Parish is acutely aware of this. ZPC will resist any loss of farming land to enable any built development other than in direct support of farming. It is accepted that modern agricultural buildings are needed where the traditional smaller granite buildings do not suit modern agricultural needs but, where-ever possible, these should be sited close to existing farmsteads or on the least prominent land on the farm.