

# Business

LOCATION • SERVICES • LTD

PLANNING, URBAN REGENERATION, GRANT FUNDING  
AND ECONOMIC DEVELOPMENT CONSULTANCY

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**Conversion of existing hotel building to provide a 14 bedroom hotel with restaurant (A3 use class) and retail shop (A1 use class) and demolition of existing buildings/structures and erection of 25 residential apartments, together with access, highway remediation, car parking, infrastructure, landscaping and ancillary works**

**Pendower Beach Hotel  
Rocky Lane  
Ruan High Lanes  
Truro  
TR2 5LW**



**PBHH Ltd**

**Statement of Community Involvement**

**September 2019**

## **1.0 INTRODUCTION**

- 1.1 This Statement of Community Involvement (SCI) has been prepared by Business Location Services Ltd and accompanies a planning application for conversion of existing hotel building with restaurant (A3 Use Class) and retail shop (A1 Use Class) and demolition of existing buildings/structures and erection of 25 residential apartments together with access, highway remediation, car parking, infrastructure, landscaping and ancillary works at the Pendower Beach Hotel, Rocky Lane, Ruan High Lanes, Truro, TR2 5LW on behalf of PBHH Ltd. PBHH Ltd have owned the Pendower Beach Hotel since 2007 and have demonstrated a significant commitment to consultation with local stakeholders and the local community in respect of this planning application.
- 1.2 PBHH Ltd has undertaken an extensive consultation strategy with the local community, local Parish Council, Cornwall Councillors, statutory consultees and third party stakeholders in respect of the proposals for the future of the Pendower Beach Hotel site. This SCI provides the details of the community and stakeholder consultation undertaken together with the scope and chronology of the consultation activity in respect of the pre-planning application stage together with an outline of the further community consultation to be undertaken post submission of the planning application.
- 1.3 All the details and feedback received from the consultative and engagement process is documented in this SCI.

## **2.0 BACKGROUND**

- 2.1 The Pendower Beach Hotel is located at the end of Rocky Lane close to the village of Ruan High Lanes on the Roseland Peninsula. The Pendower Beach Hotel lies immediately adjacent to Pendower Beach and comprises a previously developed brownfield site.
- 2.2 The proposed development involves both the conversion of existing buildings to provide a 14 bedroom hotel and restaurant/shop and the demolition of existing buildings/structures to provide 25 residential apartments. The mixed use development requires 25 residential apartments to be enabling development to cross finance the investment in the hotel and the cliff stabilisation/highway reinvestment and landscape improvements. It is acknowledged that the Pendower Beach Hotel site lies in a highly sensitive location particularly in respect of the AONB.

## **3.0 PRE-APPLICATION CONSULTATION**

- 3.1 Paragraph 39 of the NPPF states that early engagement has potential to improve the efficiency and effectiveness of the planning application system for all parties. Paragraph 40 requires Local Planning Authorities to encourage applicants to engage with the local community and statutory and non-statutory consultees before submitting their planning applications.

- 3.2 Paragraph 46 of the NPPF requires both applicants and Local Planning Authorities to consider the potential for voluntary planning performance agreements where this might achieve a faster and more effective application process.
- 3.3 Cornwall Council published a draft SCI for planning in October 2017 and sets out guidance for pre-application engagement in respect of the planning application process. The guidance encourages applicants to carry out early engagement with the local community and the Council before submitting a planning application.
- 3.4 PBHH Ltd prior to the submission of the planning application have entered into a planning performance agreement with Cornwall Council and undertaken a comprehensive and extensive programme of stakeholder engagement with statutory and non-statutory consultees and community consultation.

### **Stakeholder Consultation**

#### Cornwall Design Review Panel

- 3.5 Koha Architects made a presentation to the Cornwall Design Review Panel on Wednesday 4<sup>th</sup> October 2017. “The Panel were very supportive of the landscape led approach and the opportunity to provide a wide regeneration scheme with some community benefit. The Panel was also very supportive of the contemporary but contextual approach to the design of the buildings. The panel suggests the current scheme is not an exceptional solution to this very sensitive site but has the potential to develop into a precedent for regenerating coastal and rural sites in a way that reflects the special qualities of the Cornish landscape”. A copy of the Minutes of the Cornwall Design Review Panel are attached at Appendix 1.
- 3.6 Koha Architects made a second presentation to the Cornwall Design Review Panel on Wednesday 6<sup>th</sup> September 2018. “The Panel had significant concern about the project in its current form and the path the design had taken since the last review. The sensitive site and setting does exert physical and environmental constraints and the Panel suggested that the design team might usefully reestablish the priorities as a matter of principle in discussion with the Local Planning Authority and other stakeholders”. A copy of the Minutes of the Cornwall Design Review Panel meeting is attached at Appendix 2.

### **Cornwall Council and Consultees**

- 3.7 An application for pre-application advice was submitted to Cornwall Council on the 19<sup>th</sup> December 2014 with the reference PA14/04001/PreApp and a pre-application advice meeting was held with the case planning officer on the 12<sup>th</sup> January 2015. A formal pre-application advice response was provided by Cornwall Council in a letter dated 4<sup>th</sup> February 2015 (Appendix 3).
- 3.8 A meeting was held with the case planning officer at Cornwall Council on the 2<sup>nd</sup> August 2017 in respect of the pre-application advice request submission PA17/61864/PreApp.

- 3.9 A further pre-application advice request was submitted to Cornwall Council on the 21<sup>st</sup> August 2017 with the reference PA17/01864/PreApp and a pre-application advice meeting was held with the case officer on the 22<sup>nd</sup> August 2017. A formal pre-application advice response was provided by Cornwall Council in a letter dated 22<sup>nd</sup> December 2017 (Appendix 4).
- 3.10 A meeting was held with senior Cornwall Council planning officers to review the proposed development and key policy issues.
- 3.11 A meeting was held with the local ward councillor Julian German on the 22<sup>nd</sup> January 2018. Notes of the meeting are attached at Appendix 5.
- 3.12 A meeting was held with planning officers of Cornwall Council on the 12<sup>th</sup> July 2018. Notes of the meeting are attached at Appendix 6.
- 3.13 A meeting was held with Cornwall Council officers and Ward Councillor on the 11<sup>th</sup> January 2019. Notes of the meeting are attached at Appendix 7.
- 3.14 A meeting was held with officers of Cornwall Council on the 9<sup>th</sup> April 2019 in accordance with the planning performance agreement. Notes of the meeting are attached at Appendix 8.
- 3.15 A meeting was held with the Cornwall AONB unit on the 30<sup>th</sup> April 2019. A copy of the letter from the Cornwall AONB unit is attached at Appendix 9.
- 3.16 A meeting was held with the National Trust on the 3<sup>rd</sup> July 2019.

### **Community Consultation**

- 3.17 A presentation was made to members of Philleigh Parish Council on the 20<sup>th</sup> October 2017. Notes of the meeting provided by Philleigh Parish Council are attached at Appendix 10.
- 3.18 A presentation was made to members of the Veryan and Gerrans Parish Councils on the 19<sup>th</sup> December 2017.
- 3.19 A presentation was made to Philleigh Parish Council to which some 30 members of the public were present on the 29<sup>th</sup> April 2019. Notes of the meeting are provided at Appendix 11.
- 3.20 A question and answer event was undertaken with members of the public and Philleigh Parish Council on the 20<sup>th</sup> June 2019. Notes of the meeting are provided at Appendix 12.
- 3.21 A presentation was made to members of Veryan and Gerrans Parish Councils on the 25<sup>th</sup> June 2019. Notes of the meeting are provided at Appendix 13.
- 3.22 A Pre-Application Community Engagement (PACE) event was held at the Gerrans Memorial Hall on the 29<sup>th</sup> January 2019. The event was organised by Cornwall Council and attended by officers, members of Cornwall Council and PBHH Ltd. The event was also attended by some 150 members of the public. A

copy of the summary of the notes of the meeting provided by Cornwall Council are attached at Appendix 14.



3.23 A public consultation event was held on site at the Pendower Beach Hotel on the 3<sup>rd</sup> July 2019 from 10.00 a.m. to 8.00 p.m. The event was attended by members of the project design team with attendance by in excess of 200 members of the public. Copies of the handwritten feedback submission forms are provided at Appendix 15. Electronic replies are available on the “Pendower Beach Hotel Regeneration website”



- 3.24 Koha Architects were invited to attend the Friends of Pendower AGM on the 19<sup>th</sup> November 2015, Koha Architects provided an update on progress with the proposed development. Notes of the meeting provided by the Friends of Pendower is provided at Appendix 16.
- 3.25 Koha Architects were invited to attend the Friends of Pendower Annual General Meeting on the 27<sup>th</sup> November 2018 with some 50 members plus members of the public in attendance. The Cornwall Wildlife Trust presented “Building with Nature” and confirmation was provided that PBHH Ltd had agreed to adopt “Building with Nature” the first of its kind in Cornwall. Notes of the meeting are provided at Appendix 17.

### **Public Consultation Event Publicity**

- 3.26 The public consultation event held on site at the Pendower Beach Hotel on the 3<sup>rd</sup> July was subject to extensive publicity aimed at raising community interest in the event. The event was advertised in the West Briton and Packet newspapers. In addition to a notice posted on site at the Hotel and the National Trust car park posters were placed on the notice boards at Gerrans, Veryan and Philleigh Parish notice boards. In addition notices were posted at the following locations: -

Veryan Pub ‘The New Inn’ & Post Office  
 The Nare Hotel NT Car Park lamp post  
 Nare Beach entrance on a fence post  
 Portscatho – post office/shop, café ‘The Boathouse’  
 Portscatho Pub ‘Plume of Feathers’  
 Portscatho Butcher  
 Public notice board upper Portscatho  
 Tregony notice board  
 Philleigh Pub  
 Philleigh cooking school  
 Treworlas notice board  
 Gerrans Pub, church and gallery  
 Catering company in Gerrans  
 Melinsey Mill

- 3.27 A letter drop to residents in the vicinity of the Hotel site in Rocky Lane and Treworlas. In addition notification letters were sent to the Friends of Pendower, National Trust and the Cornwall Council Ward Councillor.
- 3.28 The purpose of the public consultation event was to present the latest proposals to the community and to invite further feedback from interested parties prior to submission of any planning application.
- 3.29 On the day of the event members of the PBHH Ltd project team were available with a range of display boards showing layout, floor plans, elevations and 3D CGI imaging and physical model of the proposed development. The public were given the opportunity to sketch out ideas over the information provided however this was not taken up. Visitors to the event were requested to sign a registration form and were provided with feedback forms in respect of comments.

- 3.30 In total there were 32 responses made on the feedback form on the day of the event and a summary of the views is provided as follows: -

<b>Total No. of Responses</b>	<b>Support</b>	<b>Neutral</b>	<b>Object</b>
32	8	3	21

- 3.31 In addition to the written responses made on the feedback forms the Pendower Beach Hotel Regeneration went live on the day of the event. The website is interactive with the ability for interested parties to make comments on the website. The 28 responses posted on the website are provided at Appendix 18 and are summarised as follows: -

<b>Total No. of Responses</b>	<b>Support</b>	<b>Neutral</b>	<b>Object</b>
28	19	1	8

### **Website**

- 3.32 As outlined above the Pendower Beach Hotel Regeneration website went live on the 3<sup>rd</sup> July. The exhibition material displayed at the public consultation event was posted on the website and the website also provides for comments from interested parties on an ongoing basis. The website will be used to publish the final layout and design information both pre and post any planning application submission.

## **4.0 POST APPLICATION SUBMISSION CONSULTATION**

- 4.1 Following submission of the planning application PBHH Ltd will ensure further consultation and engagement with stakeholders and the community through the planning application process.
- 4.2 PBHH Ltd will consult further with Philleigh Parish Council, Gerrans and Veryan Parish Council statutory consultees through the planning application process. Following submission of the planning application to Cornwall Council all the submitted scheme drawings and supporting information will be able to be viewed on the Cornwall Council's online planning register and the Pendower Beach Hotel Regeneration Website.
- 4.3 PBHH Ltd will also undertake further community engagement post submission of the planning application.