

# Planning

Planning application for Tencreek Farm | Meeting with Emerey Planning 14 July 2022.

Parish councillors and residents met with representatives from Wainhomes and Emerey Planning on 14 July 2022 to discuss their application to erect 202 dwellings in the area known as Tencreek Farm.

Questions for this meeting were presented by parish councillors attending and residents from across the area. There were, however, a number of questions and comments that had been published on the parish council's Facebook page and on the Cornwall Council Planning Portal. These additional topics were presented to the applicants at the end of the meeting: you can read their replies in Section 13 of the meeting notes. [Full Meeting Notes from 14 July 2022](#).

Some of the early Facebook postings were concerned with the accountability and transparency of decisions that are made on planning matters. [These notes are extracted from the 'We are Menheniot' survey of residents that was published in 2019](#). If you still have concerns about the way in which the parish council makes its planning decisions, please contact the Clerk's Office and we can arrange for the council Chair to speak with you and explain how council business is managed, how its planning policies were created and how you can be involved in informing those decisions.

---

Menheniot Neighbourhood Plan: Now adopted at referendum.

Following a successful referendum on 7 April; 2022, planning officers will now reference the plan and adopted policies when giving advice or making recommendations. If you intend to submit a planning application to Cornwall Council now, you are advised to consult the plan and seek guidance where it might impact on your proposal. You can [download a copy of the plan here](#). [14/4/2022]

---

Weekly summary of planning applications in Menheniot

Our Weekly Planning Report is published here every Friday. It contains brief details of every application, decision and appeal that has been made by Cornwall Council.

[WPR 21 Jul 2022](#)

[WPR 25 May 2022](#)

[WPR 01 Jun 2022](#)

[WPR 08 Jun 2022](#)

[WPR 14 Jun 2022](#)

[WPR 22 Jun 2022](#)

## The Cornwall Local Plan 2010-2030

Planning decisions are made by Cornwall Council Planning Officers according to the policies set out in the Cornwall Local Plan. [you can view and download a copy here](#). The final decision on any planning matter is made by Cornwall Council, and not the parish council. The parish council must always be consulted by Cornwall Council, and it must agree an opinion at its public meeting. When it does, the parish council has to follow strict and legal rules about what matters when giving that opinion. It can only consider the effect that the planning proposal will have on the surrounding area and the people who live there (scroll down to 'I want to comment on a planning application')

From Cornwall Council's Planning Team

For the most up to date information we would advise using the weekly/monthly list function via the online planning register available here:

<https://planning.cornwall.gov.uk/onlineapplications/search.do?action=weeklyList>

This list can be run weekly or monthly and can be filtered to only show applications in a specific parish or ward. The list produced links directly to the online planning register, therefore by simply clicking the application proposal the full information regarding the application can be viewed including the associated documents and comments submitted electronically.

---

The Parish Council welcomes questions and comments from residents and planning applicants on all aspects of its decision making.

If you are a resident

The notes below may help you understand what the council can and cannot do when it receives a planning application.

If you are an applicant

If you intend to submit a planning application that could impact on the parish (this means that your development may not be in the parish itself but would affect our residents), then you are invited to consult with us prior to submitting your application to Cornwall Council. There are important documents listed at the end of this page.

---

I want to comment on a planning application

If you are affected by any of the applications in the parish, you can comment directly to Cornwall Council and their Planning & Enterprise Service. Follow this [link to their website for advice](#).

I want to talk to my councillor about a planning application

If you want to speak to your parish councillor about a planning matter (this could be about an application or something that has gone wrong), you can contact them by speaking to the parish clerk. You can phone him on 01579-342437 or by [emailing](#).

If you prefer to speak to your Cornwall Councillor, his details are [here](#).

Can I make comments to Menheniot Parish Council?

Yes. You can do this by attending the public meeting. We always publish an agenda showing what will be discussed at our meetings. The agenda is posted on the noticeboards in Menheniot and Merrymeet three days before the meeting takes place.

If you cannot attend the public meeting, phone the Clerk with any comments you have or email him beforehand. Anything you want to say will be heard by the councillors before they make their decision.

What can the parish council do?

The final decision on any planning matter is made by Cornwall Council, and not the parish council. The parish council must always be consulted by Cornwall Council, and it must agree an opinion at its public meeting. When it does, the parish council has to follow strict and legal rules about what matters when giving that opinion. It can only consider the effect that the planning proposal will have on the surrounding area and the people who live there.

What is the parish council unable to do?

It cannot take any account of what other people might think about the applicant. So if you are having a dispute with them or you think they have a bad reputation for something that has affected you, the councillors cannot use that information when making their decision. In the same way, councillors cannot refuse an application if you think the development will affect your property price or interfere with a view you have.

If something like this is affecting you, contact the planning officer at Cornwall Council who is handling the application and talk with them. If you need to know who the officer is, contact the parish clerk.

How do I get to know about planning applications in Menheniot?

You can have a list of new planning applications sent to you every week. Visit the Planning Portal of Cornwall Council and sign up for their Weekly Planning Report. It's sent out on Thursday morning and lists every planning application made in the previous seven days.

The Parish Council also produces a weekly summary of applications and decisions. They are listed at the top of this page.

---

If you intend to make an application

These documents explain what this council's commitment is to working with potential applicants in order to ensure a transparent and open dialogue that works in the best interests of all our stakeholders. The Pre-Application Protocol is now mainstreamed in Cornwall Council Planning, and was endorsed by Menheniot Parish Council on 21 February 2019.

Pre-application Protocol Agreement

This [Agreement](#) sets out the actions that Menheniot Parish Council, Cornwall Council and Applicants will follow when advice is needed prior to the submission of a planning application.

Pre-application Protocol Guidance

This [Guidance](#) sets out specific guidance for our parish councillors and developers who wish to take part in pre-application consultations.