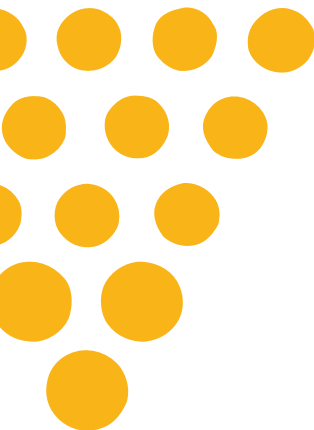




South East Cornwall CAP Planning Committee Reform 25 June 2026



Context

- Government target of 1.5 million homes over this parliament which equates to an annual target of 300,000 homes . This requires levels of housebuilding like we saw in the 1960s.
- Cornwall's housing target = 4,400 homes a year – 68% increase
- We historically deliver 2,600 to 2,700 homes a year
- In 24-25 we delivered 2,232 - we are verifying 25/26 but its about the same
- 25,000 households on homechoice.
- 800-900 households in temporary and emergency accommodation
- Government is acting by increasing housing targets, revising the NPPF, changing the Local Plan system to speed it up, putting more money into Homes England, setting up a National Housing Bank and more....pulling lots of national levers BUT delivery reliant on local level approach and decision making which is very varied. This is always a tension.....and planning committees are a visible example of this.

National scheme of delegation

Schedule 1 – Officer Decisions Only

- Applications that **must always be decided by officers**

Schedule 2 – Usually Officer Decisions

- Applications that **may go to committee**, but only if the gateway test is met
- Except **‘own interest’ applications** – by Cornwall Council, member or officer or entity owner or controlled (wholly or partly) - applications **may go to committee**, no need to have regard to gateway test

Implementation date: 31 October 2026

Schedule 1: What Will not go to Committee

Schedule 1 applications (always delegated)

Includes:

- Householder applications
- Minor residential development (1–9 homes on small sites/less than 0.5 hectares)
- Minor commercial development
- Permissions in Principle
- Discharge of conditions
- Non-material amendments
- Certificates of lawful development
- Reserved matters (unless outline over 500 dwellings or 50,000 square metres of floorspace)

Important:

Even if there is public interest or objection, **Schedule 1 applications cannot go to committee.**

Schedule 2: What may go to committee?

Schedule 2 applications

Includes:

- Major planning applications
- Reserved matters which relate to large outline permission
- Listed building consent and related planning applications
- Tree preservation order consents
- Advertisement consent
- Applications not listed in schedule 1
- Own interest applications



These applications are **delegated by default**

→ Committee involvement is **exceptional, not automatic**



The gateway test (Schedule 2 only)

How does an application get to committee?

A Schedule 2 application can only be referred to committee if:

- It raises one or more **issues of economic, social or environmental significance**,
or
- It raises one or more **significant planning matters** having regard to the development plan and any other material planning considerations

And both:

- the **Chief Planning Officer**, and
- a **nominated member** (e.g. committee chair)
agree referral is justified

Gateway test does not apply to 'own interest' applications

Impact on Our Committees

Planning committees - List of applications for last 12 months (period 8 April 2025 – 8 April 2026)

Summary by planning committee

Planning committee	Total number referred	Schedule 2 or linked apps that could go to committee	Number of cancelled meetings
Central	20	11	5
West	31	11	4
East	13	8	7
Strategic	12	11	4
Totals	76	41	20

Approximately 46% of applications previously heard by committee would now fall within Schedule 1 and would not be able to go to committee

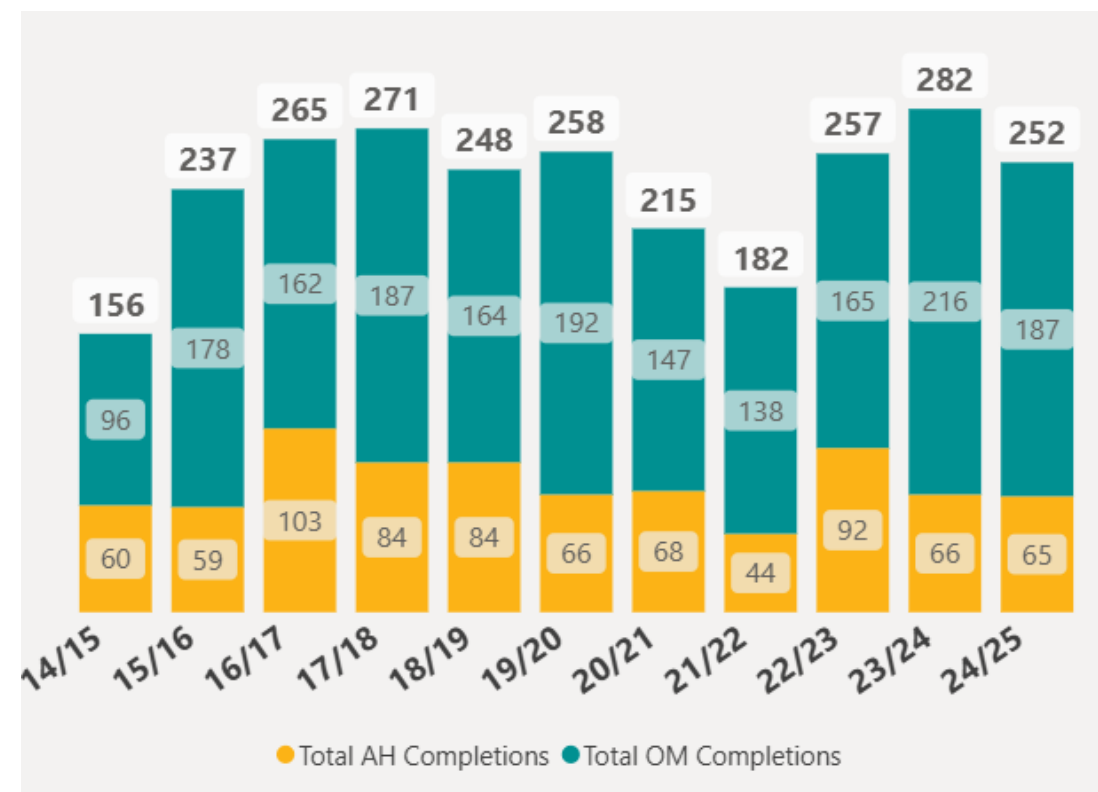
Impact on South East Cornwall CAP

- In the period 1 June 2023 to 1 June 2026, 27 planning applications were referred to committee.
- 13 of these were applications that would now fall into Schedule 1 (48% of applications referred).
- Local Council/Member Protocols need to be amended to address the changes.

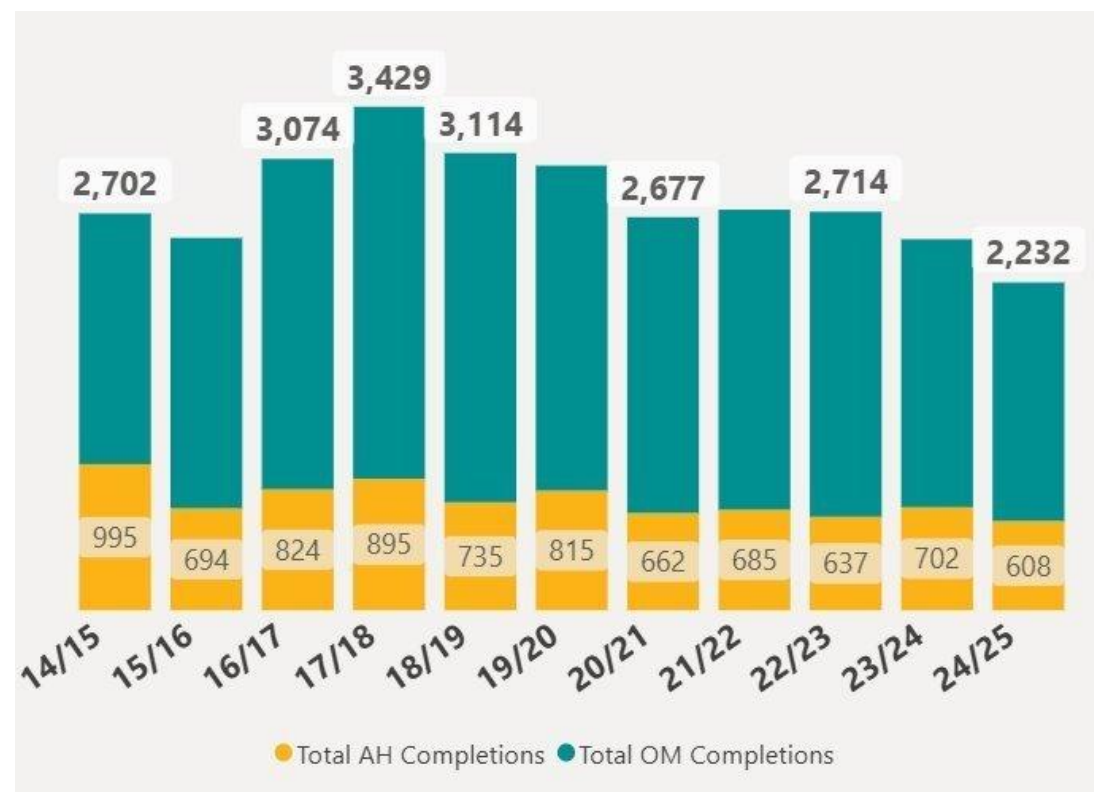
Measure	Total	% of Total Decisions
Total Decisions	2,121	100.0%
Total Schedule 1 Applications	325	15.3%
Went to Committee	27	1.3%
Schedule 1 Applications that went to Committee	13	0.6%

Completions Summary: Affordable and Open Market

South East Cornwall CAP



Cornwall



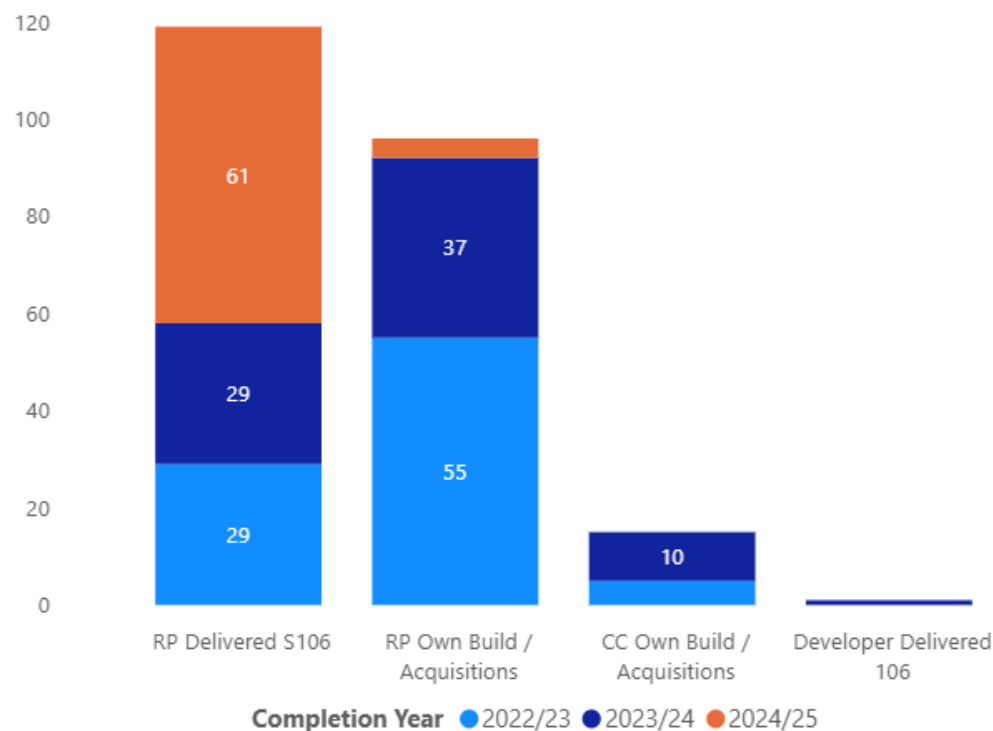
Affordable Homes delivery

- Homes England provide grant to deliver affordable homes; they will only provide grant for homes over and above what is secured by s106 through the planning system. This is known as **additionality**.
- Grant is usually provided to RPs delivering their own schemes or acquiring open market homes and converting them to affordable. This is also what the Council has used to build homes.
- Over the last 3 years **720 homes have been delivered through additionality** – in doing so, securing over £45 million of grant into Cornwall.
- Homes England have a new £39 billion programme to continue this. We know that building homes is not always viable at the moment; this funding is provided to ensure that in this cases we are collectively able to keep building affordable homes.

Affordable Homes delivery

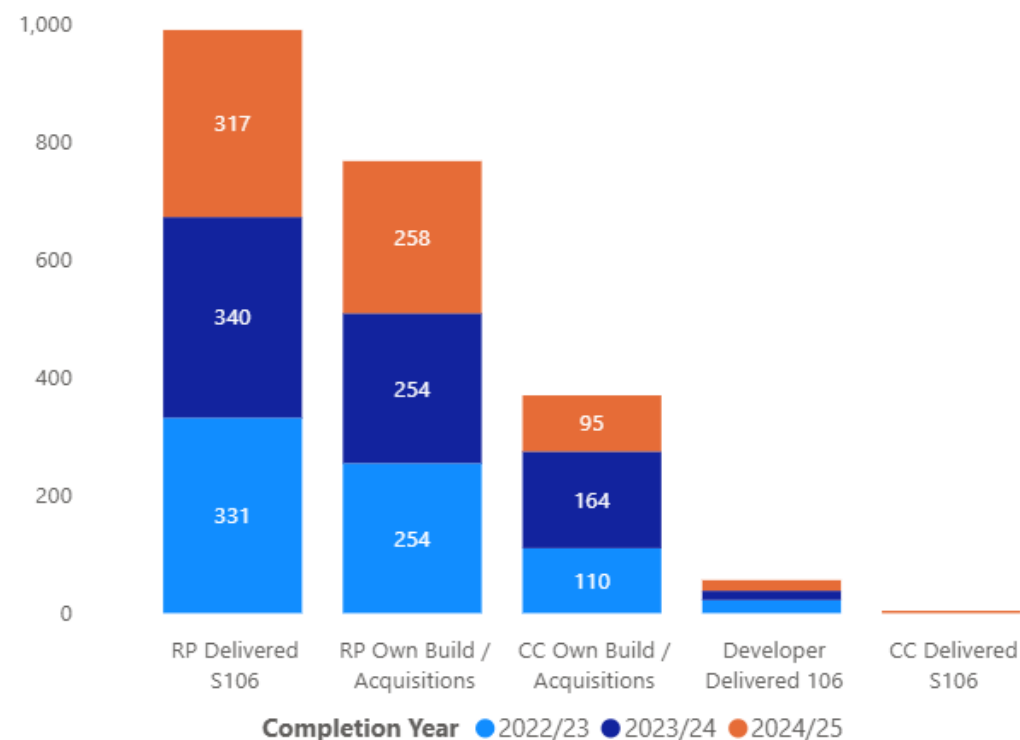
South East Cornwall CAP

S106 v Own Build (inc Acquisitions) and Year



Cornwall

S106 v Own Build (inc Acquisitions) and Year



- In the South East Cornwall CAP – total of **112** affordable homes delivered through grant by RP's and CC (period 2022 – 2025)
- Compared to whole of Cornwall – total of **1135** affordable homes delivered through grant by RP's and CC (period 2022 – 2025)

Next steps

- The new regulations come into force on 31 October.
- The Council's constitution is being amended to make sure it is aligned; we are essentially mandated to do this.
- This will not change the standard consultation process on all planning applications. We will still expect officers to liaise with clerks and look to resolve issues where possible.
- We currently have operating protocols known as the member and local council protocols – this generates the 5 day notices with you when we are not aligned on the decision.
- We hear that many parishes value this process, and our current thoughts are to continue with a similar 5 day notice process with a review point to the local member and planning leadership to review.
- To progress this we are firstly, going to seek input from our chairs and vice chairs of planning committees, then undertaken engagement with members and parishes in Summer/Autumn.



Meur ras Thank you

If you have any questions or
comments

gemma.dunn@cornwall.gov.uk

