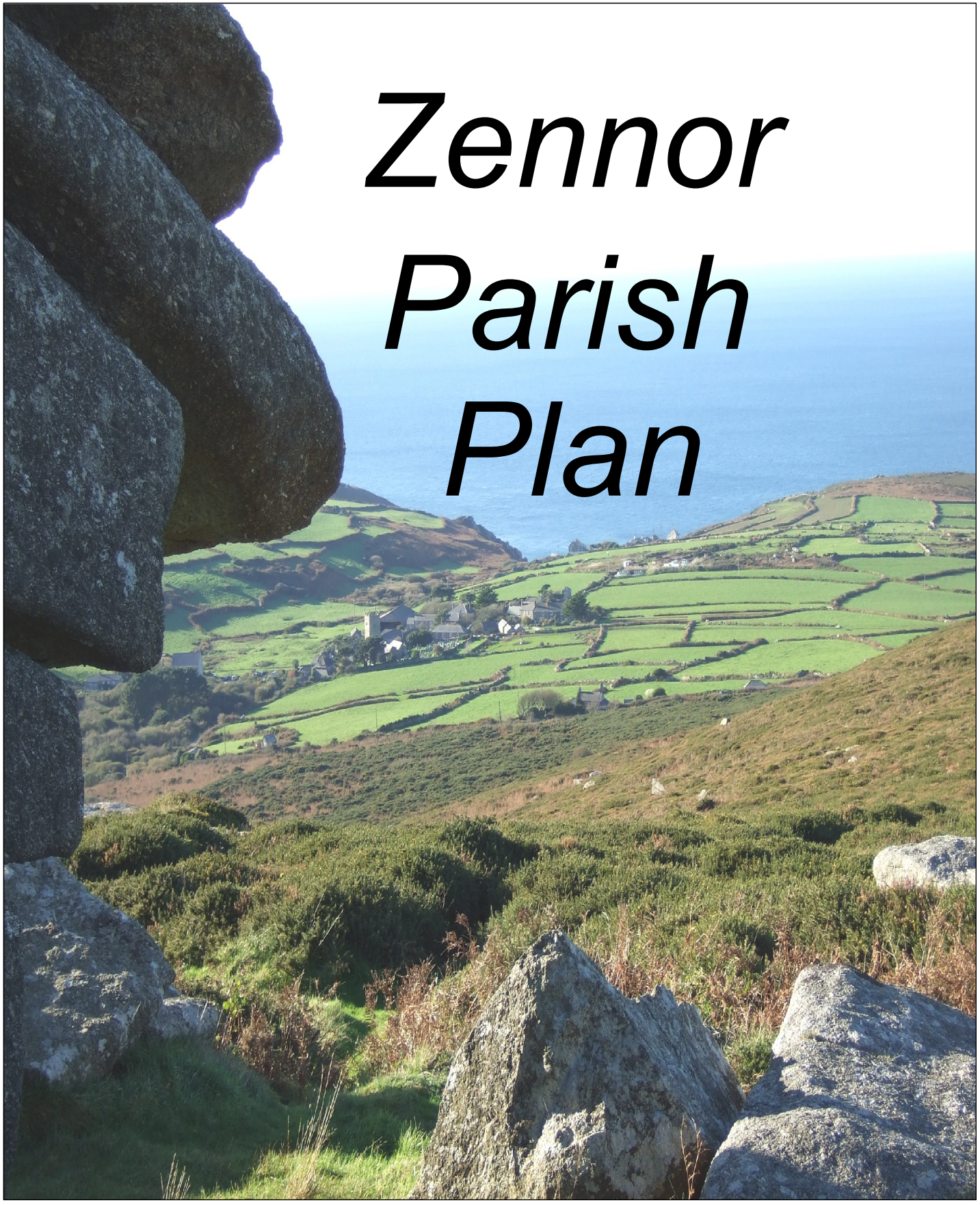


Zennor Parish Plan

2008 version updated December 2023

Contents

About the Plan	Page 3
About the Parish	Page 5
Climate Change	Page 6
Planning	Page 7
Environment	Page 8
Public Toilets	Page 10
Housing	Page 10
Employment	Page 11
Transport	Page 11
Parish Activities	Page 12
What Next?	Page 13
Appendix 1 – Planning Guidelines	Page 14



About the Plan

Introduction

Zennor Parish Council (ZPC) has updated the Plan of 2006/08 and proposes it should be reviewed annually. The latest version will be on the website. The Plan is intended to be a useful document that provides guidance to the Parish in its interface with Cornwall Council and various statutory and voluntary bodies. While the Plan of 2006/08 was set up in response to Penwith District Council's '2025 Vision' and Government funded local initiatives at that time, the 2022 revision has not linked into Cornwall Council initiatives. It is intended to do this in the next revision, and with further consultation, where appropriate.

Vision

To make Zennor Parish a sustainable rural community based on the village and the many hamlets and farms; a place to live and work; a place to visit; to support the guardianship of an ancient landscape for future generations, and Zennor as a continuing cultural inspiration.

The Process

The revised version was circulated with the Mermaid's Echo, inviting all households to comment. The initial version of the Plan was produced following very detailed consultation including special meetings, and a survey inviting parishioners to "Have your Say!".



The Plan

The 2008 Zennor Parish Plan was informed by a survey which highlighted the enjoyment that residents have in the beauty and peace of their surroundings, their love for the sea and moors that surround Zennor and their sense of a strong local community. Parishioners want to protect the environment and character of the Parish, but would like to see improvements to services, infrastructure and further environment protection that will enhance life for everyone in our community. There is heightened awareness of issues related to Climate Change, and the many threats arising from reduced Planning Control. This plan accepts the enormity of these issues whilst attempting small steps to tackle the issues.

The Zennor Parish Plan aims to provide the mechanisms to inform and influence the decisions of statutory bodies, agencies, individuals and organisations with regard to community priorities and identified local needs. ZPC is a statutory consultee for Planning Applications, and regularly comments on wider consultation documents. The Plan, and subsequent actions and projects resulting from it, will need to link in with Cornwall Council's Local Plan.

Finally, the community and the Parish Council will need to work together to move these actions forward so that future improvements to the Parish will be realised, and to continue with the many activities that the community shares.



About the Parish



Zennor Parish is situated 5 miles west of St Ives, encompassing the coastal plateau with its ancient field patterns and the Penwith downs (moors) above. The coastal scenery comprises rocky coves, rugged headlands and dramatic cliffs. Along the coastal plateau are scattered a number of farms and small hamlets, connected by the ancient church footpath across the fields and the B3306 road to Land's End. The Parish is littered with prehistoric sites, including Zennor and Spheris Quoits on the moorlands, and iron age cliff castles at Bosigran and Gurnard's Head.

The largest settlement is the village of Zennor (Churchtown), clustered around the twelfth century church of Saint Senara (pre-Latin Senar), famous for her mermaid. There is the well-known Tinners Arms pub and the fully equipped village hall (the former school) is available to rent. Two miles further west is the large hamlet of Treen and the Gurnard's Head pub/restaurant.

The Parish currently has a population of about 204 which represents a steady small decrease in numbers. It is predominantly an agricultural landscape, although the number of working farms has decreased as some have joined together to enlarge. Several farms supplement their incomes with Airbnb. Other local businesses depend on tourists, as does the church. Half the working population travel out of the parish to work, usually by car. Housing is expensive (in part due to second home ownership) and the many protective designations preclude 'new build' so that there is virtually no affordable housing for young people or others. There is little long-term rental. The combination of a strong sense of community and the outstanding landscape is most valued by people of Zennor.

Climate Change

Finding ways to slow-down the rate of climate change and to reduce carbon emissions is a global priority. It is not easy or obvious how individuals and a small community can be effective in achieving this global imperative. "Think Global Act Local".

Aim for a Carbon Neutral Society, but first achieve a reversal of the current trend. In Zennor the WI has played a leading role, and many individuals have taken admirable actions. The Mermaid's Echo has published pledges made by one individual and encourages everyone to do likewise following those pledges listed on https://climatevision.co.uk/top-ten-pledges/. ZPC wishes to develop a way of tracking the improvements made collectively in the parish. For example, we could all complete the carbon footprint assessment as a baseline for future comparison using the link http://footprint.wwf.org.uk.

Raising Awareness

Follow good examples of our neighbouring parishes, share good practice, and record achievements however small, via the local newsletter and Parish Council website.

Renewable Energy

The Parish survey of 2006/08 showed broad support for small scale renewable energy projects of all sorts. Since then, there have been some changes and advances, and around the parish there are solar panels, solar thermal, air heat pumps, ground water heat pumps, and photovoltaics. It is also possible to purchase electricity from suppliers of 100% renewable sources. There is no town gas and many people depend on oil or calor gas for heating, and alternatives are sought. Many have wood burning stoves using logs from renewable sources.

Encouraging other alternatives remains an imperative. As Zennor is a rural area with a farming community, with National Trust, National Landscapes, SSSI, Natural England and Historic England protection, all proposals also need to be very carefully considered to balance these needs.

Conserving Energy

Insulating homes by adding insulation to building fabric and installing double glazing is to be encouraged. We recognise the difficulties in an area where all housing stock is old and built with solid granite walls. Listed buildings are not permitted to have double glazed units or solar panels (not a position the Parish Council supports). We seek more inventive and imaginative solutions to enable this, and the Parish Council will support such proposals wherever possible. Our aim is to share good examples.

Recycling

The 2006/08 survey was strongly in favour of kerbside collection for all households. Since this was introduced, it has worked well for households but we would like to see public litter bins with waste divided into recycling categories.

Reduction in use of fossil fuels

Zennor is heavily dependent on motor vehicles for personal use, and deliveries. But even greater emissions are due to tourist transport. This is a county wide issue, and we want to work with CC to ascertain the numbers of users and how this may be monitored in order to measure reduction. We urge the County to move to all public services using electric vehicles. We welcome the use of electric vehicles in place of fossil fuel, until nitrogen options are available, and propose electric charging points be installed for public and visitor use.

Offsetting carbon emissions – while trees are the best, the second best is peat bogs and untouched moorland. Maintaining moorland is an absolute imperative.

Planning

There are three active aims:

- ZPC seeks the extension of Article 4 to apply to the whole Parish area.
- ZPC has agreed a set of Planning Guidelines which should be brought to the attention of any person making a planning application and will be used by ZPC to formulate its comments. See Appendix 1.
- ZPC resists all applications for retrospective planning permissions and will establish a procedure to support compliance.

ZPC's Guidelines for Planning and Criteria for Comment (approved February 2022), can be found on the website https://www.zennorparishcouncil.gov.uk and will be attached to the final Plan as an Appendix under the following headings:

- Landscape protection and archaeology
- Employment and cultural history
- Tourism
- New Dwellings
- Design Matters
- Sustainability
- Dark Skies
- Transport
- Agriculture and Agricultural Buildings

Given the rapidly changing framework for Planning and the Environment, these Guidelines will be regularly reviewed and updated to be available on the ZPC website.

ZPC invite applicants to attend the PC meetings and present their proposal in the public forum. Objectors may also attend and make their views known. ZPC will review each planning application on its own merits in accordance with Council policy with reference to local guidelines. Its comments will be submitted to the Council via the website.

Planning matters are the responsibility of Cornwall Council, and their website 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 in an open section of the agenda. The public are invited to attend and comment. The applications, comments and decisions are available on the Cornwall 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 to see if consent is required or in some cases to make a Pre-Application enquiry to seek the planners' preliminary advice.

Zennor Parish Council may 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.

Environment



Zennor Parish is highly regarded, both nationally and internationally, in terms of landscape value and archaeological sites. It is protected under a number of different designations such as National Landscapes, Heritage Coast, SSSI, Natural England, Historic England. A number of the buildings are Listed on their architectural merit by Historic England, including the twelfth century parish church and the stiles on the footpaths leading to it. The village is a Conservation Area as designated by Cornwall Council, and the National Trust holds Protective Covenants over, significant parts of the coastal, farming and moorland areas.

The importance of the environment is recognised by those who live here, as evidenced by responses to the Parish survey in 2006/08, and the interest expressed in response to various planning applications. On the whole residents were happy with the parish as it is but the 2006/08 survey highlighted some concerns and issues, and this latest Consultation offers an opportunity for further revision. In December 2023 ZPC adopted a Biodiversity Action Plan to be part on national moves to mitigate biodiversity loss in the UK.

Dark Skies

West Penwith, including Zennor, is an International Dark Sky Park (IDSP) with minimal traces of light pollution. This will be taken into account when planning applications are considered and relates particularly to areas of glazing, rooflights and external lighting.

Overhead Cables

In 2006/08 apart from protection of the landscape, removal of overhead cables was a key priority in responses to the survey. ZPC, in conjunction with other authorities, is pleased to have achieved removal of a section of overhead cable which has been placed underground, and this is considered a great improvement. Wherever possible this is requested elsewhere and is regularly a comment in planning applications.

Public Access to the Environment

There is an increasing desire to increase public access to downs and cliffs. There are several areas of the Countryside and Rights of Way (CROW) Act 2000, numbers of public footpaths and permissive footpaths. These are areas of wild countryside and there is a risk to the environment by increased or irresponsible usage. The Parish Plan supports the development of greater public awareness to the fragility of this precious landscape through the Countryside Code which provides advice for countryside visitors. The Code was updated in 2022. https://www.gov.uk/ government/publications/the-countryside-code/the-countryside-code-advice-for-countryside-visitors.

Much of Zennor is included as Open Access and the boundaries can be found on the Natural England website. http://www.openaccess.naturalengland.org.uk/ There are express permissions and also limitations to protect the land itself and its flora and fauna.

Site of Special Scientific Interest (SSSI)

Most of Zennor and much of Penwith is designated as an area of Special Scientific Interest in 2022 subject to consultation. We welcome this and recognise its importance and the need to maintain this status. Even in these areas there are invasive species that are not native, and risk overwhelming the native wild flora. ZPC asks residents and visitors to report invasive species such as Japanese Knotweed and Himalayan Balsam using the CC Report It link on the ZPC website landing page. Examples of non-native invasive plants are:

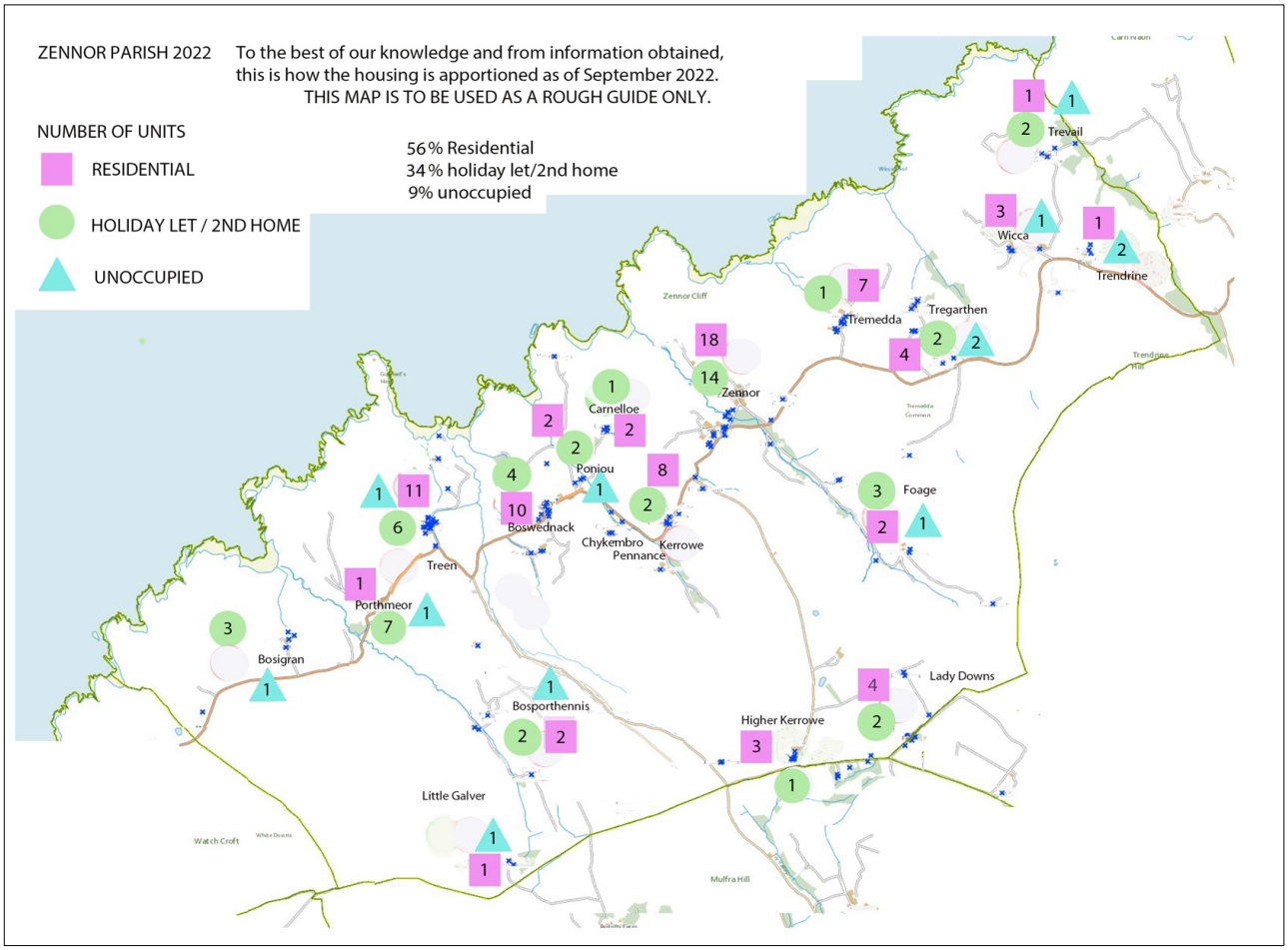
- Japanese Knotweed
- Himalayan Balsam
- Crocosmia (Montbretia)
- Three-Cornered Leek, Snowbell (wild garlic)
- Rhododendron ponticum



Public Toilets

There are no public toilets between St Ives and Pendeen, or Zennor and Penzance. This places an additional demand on pubs and cafes, other public buildings and elsewhere. Public access to the environment must be accompanied by appropriate facilities. Zennor Parish Plan identifies this as a public health risk and seeks assistance from the County Council to identify suitable locations and public funding for the provision of such critical services, and their maintenance. This is an area of acclaimed environment that is promoted as a tourist attraction.

Housing



The settlement pattern within the Parish is based on nucleated and dispersed hamlets and farmsteads occupying the more sheltered sites, thus giving the appearance of a very sparsely populated landscape. Generally, buildings are built of granite with slate roofs and thought to be ancient in origin. There is very little development within the open moorland.

The Parish survey in 2006/08 identified the need for affordable housing to meet the needs of local workers and young people. The threat of continuing expansion of second homes coupled with planning guidance that does not allow for development of farm buildings for residential use, was identified as the greatest threat to maintaining a vibrant community. However, a number of new dwellings made by conversion or by subdivision, has increased by about 17 over the past 20 years – but these are largely for use as holidays lets.

Continue to engage with others including local government to discourage second home ownership and to register property used for holiday lets, and to articulate the benefits and disbenefits of both.

Continue to make the case to lobby government regarding the development of existing redundant farm building for conversion into full-time residential use, and similarly the division of existing property to provide full-time residential use.



Employment

The Parish has a wide diversification of employment activities. The main employment areas are farming and the tourism/ leisure sectors. Outside these main areas employment is varied with mostly self-employed parishioners, many working from, or based at, home. The Parish survey 2006/08 identified the need to support these sectors appropriately in a sustainable manner, benefiting as many local people as possible. A desire for a local shop was expressed in the earlier survey and more than 90% of respondents said they would support a farm shop selling local produce.



The Parish wishes to encourage small scale businesses and workshops in addition to working from home. We recognise the importance of reliable broadband, especially as mobile phone network is very patchy.

Transport

Roads

The B3306 from St Ives through Zennor to St Just is recognised as one of the most scenic routes in the country. Apart from the dramatic scenery, this stretch of the coast road has been relatively untouched, which is part of its charm, and parishioners wish to keep it that way with no road widening. However, the narrow, twisting roads do not easily accommodate

large vehicles or the increased volume of summer tourist traffic and the Parish survey 2006/08 highlighted residents' concerns about traffic, and speeding. There has been support for the campaign 20 is plenty, in the village and at Gurnards Head/Treen.

The road has become a very popular cycling route and was a well-publicised start to the Tour of Britain in 2021. In several locations the road forms part of the designated footpath and this causes concern for pedestrian safety. The revisions to the Highway Code 2022 gives greater protection to pedestrians, cyclists and horse riders. Those road users who are at greatest risk, have greatest priority – e.g. pedestrians have priority over cyclists, and both have priority over all motor vehicles.

Since the 2008 plan, there is a clear reduction in coaches.

Public Transport

Unsurprisingly, cars are the most used form of transport. While successive surveys have requested more frequent bus services, there is little uptake except in the summer months when the Open Top Bus has continual usage. However rising fuel costs, environmental concerns and accessibility of transport to older parishioners make bus services an important element of a sustainable community. For the same reasons there are many informal sharing arrangements for collecting and delivering newspapers etc.

Future projects include actively promoting carshare and charging points for electric cars.

Traffic

New signage in the Village making the one-way section clearer and reducing roadside parking has been completed following a period of congestion. The adoption of 20 mph speed limited is to be introduced following concerns about speeding.



Parish Activities

The Parish boasts many activities and an active community developing more. The 2006/08 survey showed that these centre on the Village Hall and the Church. The village hall is used regularly for meetings of the Women's Institute, Parish and Church councils and the expanding annual Arts and Crafts Fair, and the annual Panto. The Hall is also available for evening events such as parties, and for daytime events such as yoga classes. Proposals for regular classes, hobbies and talks etc are welcomed. The church has extended its

availability for concerts and poetry readings. The great achievement of renewal of the church bells has encouraged an active bell-ringing group. In addition to weddings, christenings and funerals, the special events for Zennor Feast and the Festivals at Christmas are enjoyed by the whole Parish.

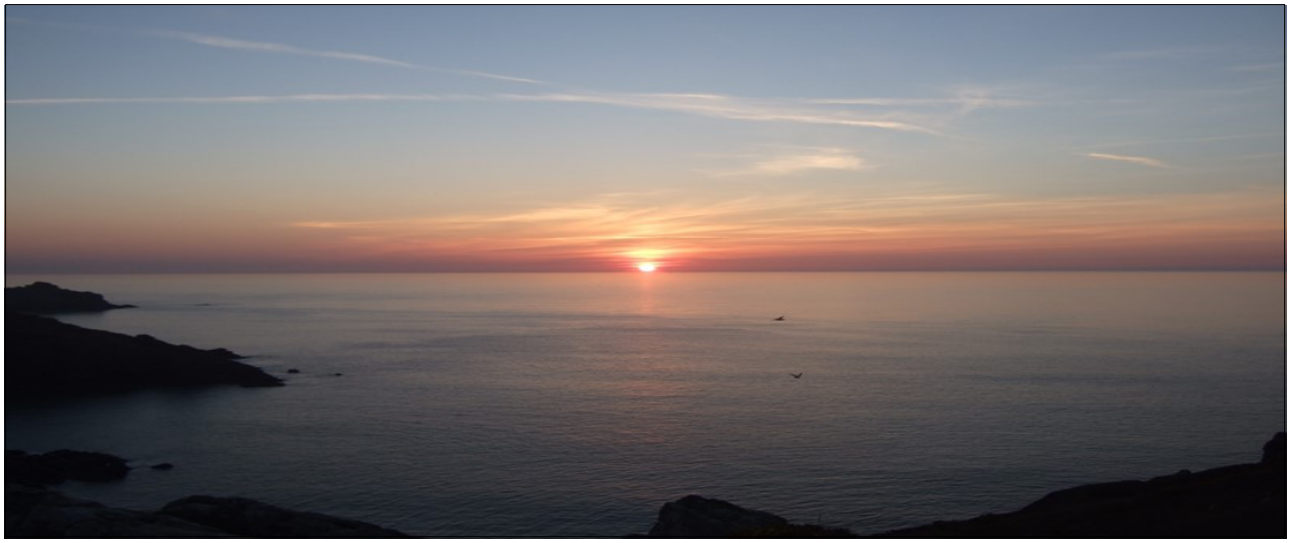
The Parish Plan supports these activities and integration into national events such as Jubilee celebration, in whatever way possible, and encourages their continuation and expansion.

Zennor Gig Club continues, and the encouragement for walking and cycling includes ensuring places for water and comfort breaks.

What Next?

The general message from parishioners, both from longer standing residents and from the newer members of the community, is to keep the parish as it is whilst improving where we can, and this is what the Parish Plan has set out to do. The Plan does not advocate any new developments or initiatives that will substantially change the character of the Parish but reflects the need to enhance the facilities that already exist. The single area requiring focus and attention is our response to Climate Change. It is an emergency.

The success of the Parish Plan Project will depend on the contributions made by the residents, not on outside agencies imposing their will on our community. The role of the Parish Council is an enabling one i.e. to advise individuals and groups and to help obtain funding through the many organizations which now exist for that purpose. It is up to parishioners and the Parish Council to work together for the benefit of residents and visitors, young and old.



Acknowledgements

Zennor Parish Council would like to thank all those who have taken part in the preparation of this plan and its revisions.

Published by Zennor Parish Council November 2008. Revised and updated 2023.

Appendix 1

Zennor Parish Council - Guidelines for Planning & Criteria for Comment

Given the rapidly changing framework for Planning and the Environment, these Guidelines will be reviewed regularly and are available on the Zennor Parish Council website.

Summary

Zennor Parish Council (ZPC) will invite applicants to attend the Council meeting and present their proposal in a public forum. Objectors may also attend and make their views known. ZPC will review each planning application on its own merits in accordance with Council policy with reference to local guidelines. Its comments will be submitted to Cornwall Council via the website. Based on the Guidelines, ZPC may seek information on :

Landscape protection and archaeology:
- Is there any adverse effect on any part of the landscape, including Ancient Monuments, Cornish hedges and stiles (most of which are Listed).
- Has note been taken of Government and other agencies protections e.g National Landscapes, SSSI, NT etc.
- Have the public rights of access and limitations, been considered.

Employment and cultural history:
- Is there any increase or decrease in employment provided, or support for existing employment
- Has the cultural history been respected and/or enhanced the character and diverse heritage

Tourism:
- What benefit does the development provide to Zennor
- Assurance that there is no loss of permanent homes
- Have alternative modest scale proposals been considered
- What contribution does the development make towards provision of public toilets

New Dwellings:
- Are new dwellings proposed by conversion and sub-division
- Is the original building suitable for conversion by conversion or sub-division
- Is the scale of conversion or subdivision appropriate
- Is the area of the new dwelling/s proposed by conversion or subdivision, greater than the original

Design Matters:
- Is the scale appropriate
- Is the design sympathetic to local ancient vernacular
- Where there are new areas design, have the materials, shape, and configuration been considered in terms impact on the landscape to which it shall ‘do no hurt’
- Can the design ensure that there are no proposals that disturb or change to external surroundings, access, fencing or enclosures, Cornish hedges, gateways, paving, and tree removal etc.
- Is there a comprehensive design and access statement covering the wider context
- Is the design in keeping with local character

Sustainability:
- Is there a clear statement on energy use and insulation
- Do the proposals ensure there is no pollution
- What options have been considered for improved insulation in Listed Buildings
- What options have been considered for renewable energy sources such as heat pumps, and has their siting taken account of listed building requirements

Dark Skies:
- What measures are taken to avoid light pollution

Transport:
- Does the proposal have any impact on roads, and public transport

Agriculture and Agricultural Buildings:
- Why is there a need for a new agricultural building, and what use is being made of any redundant farm building
- Has the siting of a new agricultural building taken into account the impact of its scale on neighbouring buildings

Planning matters are the responsibility of Cornwall Council, and its website 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 to see if consent is required or in some cases to make a Pre-Application enquiry to seek the planners' preliminary advice.

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.

The landscape of Zennor is noted for its field pattern, the Cornish 'hedges' and stiles, and the need for careful protection of these ancient artefacts is well described in many places.

2. 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 (https://map.cornwall.gov.uk/website/ccmap/). 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



Employment and cultural history

3. 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 where 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 to 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.

15. Most applications require a Design and Access statement or a Heritage Impact Assessment and to demonstrate that there is no adverse impact arising from the proposal. The full context must be described and assessed.

16. Conditions are attached to all Planning Approvals and these will include an obligation for the development to be built in accordance with the approved drawings. Not to comply with this may result in an enforcement order to correct the work.

Sustainability

17. 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

18. West Penwith, including Zennor, is an International Dark Sky Park (IDSP) with minimal traces of light pollution. This will be taken into account when planning application are considered and relates particularly to areas of glazing, rooflights and external lighting.

Transport

19. 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 feasible.

Agriculture and Agricultural Buildings

20. 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.

Guidelines Adopted	2008	
Reviewed	13th July 2021	052/07/21-22b)
Amended	14th February 2023	134/02/22-23b)
Amended	12th December 2023	23-12/15 b)