

Mr P Banks
Principal Development Officer
Development Management Team
Cornwall Council
Try Chevail
Bodmin
PL31 2FR

24 January 2021

Dear Paul

Re: West Carclaze Garden Village – Non Material Amendment to Condition 1 Application Ref PA18/09691

Further to our recent correspondence we have now submitted a non-material amendment application (ref PP-09449976) to vary a number of the house types approved as part of the first reserved matters decision. The proposed units are substantially the same in terms of footprint, size and appearance. The reason for the change is to fully satisfy the requirements of Cornwall Council who are purchasing the units and have Cabinet approval to do so.

As set out on the accompanying plan and schedule the units are increasing in size slightly which is to ensure they satisfy NDSS requirements, which the purchaser has requested.

The changes are all considered to be positive enhancements whilst satisfying the required criteria for being non-material.

The following documents are submitted with this application:

Application Form

Fee

Site Location Plan

Approved Layout Plan

Proposed Layout Plan (Illustrative)

West Carclaze Garden Village Phase 1 – Cornwall Council Purchase Schedule (Revision A 24/01/2021)

I trust you now have what you require to approve the proposed amendment but should you require anything further from me please don't hesitate to get in touch.

Yours sincerely



Jody Jeffrey
Chartered Town Planner



RTPI

Chartered Town Planner