

Cornwall Council

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Application number: PA21/00749

Agent:

Claire Newman Architects
Little Mill
Tretheague
Stithians
Truro
TR3 7AF

Applicant:

Mr Mike Long
1, Rame Croft
Rame Cross
TR10 9NB

**Town And Country Planning Act 1990 (As Amended)
Town And Country Planning (Development Management Procedure) (England)
Order 2015**

Grant of Conditional Planning Permission

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION**, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 26 January 2021 and accompanying plan(s):

Description of Development: Proposed garage extension including small roof terrace

Location of Development: 1 Rame Croft Rame Cross TR10 9NB

Parish: Wendron

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 23 February 2021

Louise Wood - Service Director Planning and Sustainable Development

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA21/00749

CONDITIONS:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

DATED: 23 February 2021

Louise Wood - Service Director Planning and Sustainable Development

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Site/location Plan 01A received 26/01/21
Block Plan 02A received 26/01/21
Illustrative Purposes only 03A received 26/01/21
Existing 04A received 26/01/21
Existing 06A received 26/01/21
Existing 07A received 26/01/21
Block Plan 10A received 26/01/21
Proposed 11A received 26/01/21
Proposed 13A received 26/01/21
Proposed 14A received 26/01/21

ANY ADDITIONAL INFORMATION:

- Please note that the proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is (delete as applicable)
 - o less than 100m² of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.
- The developer(s) is encouraged to use sustainable building methods for the development hereby permitted so that it is as energy-efficient as possible, in light of the Council's plan to tackle the climate emergency and help Cornwall cut its carbon footprint.
- South West Water Pipework

As discussed with Claire Newman the South West Water asset is located below the proposed garage, relocation of the man hole and consent to build over the pipework from South West Water is not a planning consideration, but could impact your build.

In dealing with this application, the local planning authority have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising during the processing of this planning application in accordance with the National Planning Policy Framework. Actions taken may include but are not limited to:

Provision of pre-application advice through extensive guidance available on the Council's website

DATED: 23 February 2021

Louise Wood - Service Director Planning and Sustainable Development

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA21/00749

Discussions/negotiations ongoing with LPA throughout determination of planning application as necessary

Discussion regarding drafting of planning conditions as necessary

Dedicated phone number of the case officer for the applicant/agent

Close liaison with the Town and Parish Councils in accordance with the protocol

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 23 February 2021

Louise Wood - Service Director Planning and Sustainable Development

NOTES

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then they may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so within 6 months of the date of this notice (or 12 weeks from the date of this notice in the case of householder appeals made in relation to applications submitted on or after 6 April 2009). Appeals must be made to the Planning Inspectorate using a form which can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <http://www.planningportal.co.uk> . A copy of the completed appeal form must also be submitted to the Council.

Please Note:-If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are on GOV.UK.

(<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on Cornwall Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice.