

# Cornwall Council

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**Application number:** PA20/08455

**Agent:** Atelier3  
Hamilton House  
The Platt  
Wadebridge  
Cornwall  
PL27 7AD

**Applicant:** Ms K May  
7 Trewithan Parc  
Lostwithiel  
PL22 0BD  
Cornwall

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

## **Grant of Outline 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 1 October 2020 and accompanying plan(s):

**Description of Development:** Outline application (with all matters reserved) for a pair of semi-detached dwellings and associated works

**Location of Development:** Land To The South East Of 10 Penrose  
Penrose Lane  
St Ervan  
PL27 7TB

**Parish:** St. Ervan

**YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.**

**DATED: 10 December 2020**

*Louise Wood* - Service Director Planning and Sustainable Development

**SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA20/08455**

**CONDITIONS:**

- 1 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.

- 2 Details of the access, appearance, landscaping, layout and scale, (hereinafter called the reserved matters) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 3 An application for approval of reserved matters must be made no later than the expiration of 3 years from the date of this decision and the development hereby approved shall commence no later than 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 4 The first reserved matters application shall provide full ecological mitigation and enhancement measures (if necessary based on up-to-date survey effort) that builds on those specified in Chapter 5 of the Bright Environment Ecological Appraisal dated 2nd July 2020. The approved measures shall be implemented within a timetable that had been approved in writing by the local planning authority.

Reason: In order to ensure mitigation ensuring protected species are not negatively affected by the proposal is carried out to a satisfactory level in accordance with policy 23 of the Cornwall Local Plan Strategic Policies 2010-2030.

- 5 The first reserved matters application shall provide full details (planting species and density, and cross-section) of a cornish stone-faced hedge (at least 1m in height) to the North Eastern site boundary. The approved details shall be

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completed within the first planting season following the occupation of the dwellings hereby approved.

Reason: In order to ensure a definitive boundary is constructed and is carried out to a satisfactory level in accordance with policy 23 of the Cornwall Local Plan Strategic Policies 2010-2030.

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IDOX/ACOUTZ

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**PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:**

Site/location Plan 20-0017-PL-A001 received 01/10/20  
Submitted Plan 20-0017-PL-A100 received 01/10/20  
Existing 20-0136-001 A received 01/10/20

**ANY ADDITIONAL INFORMATION:**

- This consent doesn't convey acceptance of scale and massing on the indicative plan.
- No development should commence until confirmation has been received from South West Water that the proposed works do not adversely affect any of their assets. This separate consent will be necessary before the development proceeds. South West Water can be contacted by the following:  
Direct: 01392 443983  
Planning Team: 01392 442836  
Email: [www.southwestwater.co.uk](http://www.southwestwater.co.uk)  
Further information regarding South West Waters build over of sewers process can be found via the following link: [www.southwestwater.co.uk/buildover](http://www.southwestwater.co.uk/buildover).
- Submission of details of access and parking arrangements as per the points below shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
  - Access arrangement plan to include clearly annotated visibility splays sight lines/distances (Y) from a 2.4m set back (X), designed to observed road speeds and with no obstructions within the splays above 900mm high.
  - Indicative parking provision of 2 spaces per dwelling would be expected, with suitable turning space to ensure vehicles can access and leave the site in forward gear.
  - Access, parking and turning areas surfacing and drainage details, designed to prevent loose material and surface water from discharging onto the highway.

Reason: To ensure that a satisfactory layout is provided in accordance with policy 27 of the Cornwall Local Plan Strategic Policies 2010-2030.

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In dealing with this application, the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application, on this occasion this has included :

Discussions/negotiations ongoing with LPA throughout determination of planning application

Dedicated phone number of the case officer for the Applicant/Agent

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

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