

Cornwall Council

Chy Trevail Beacon Technology Park Bodmin Cornwall PL31 2FR

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Application number: PA18/05468

Agent:

Mr Robert McGuinness
Loop Design
Tregonjohn Cottage
Creed
Grampound
Truro
TR24SN
UK

Applicant:

Dr Colan Robinson
Sanders Farm
Lane To Sanders Farm
Lower Sticker
St Austell
PL26 7JH

**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 12 June 2018 and accompanying plan(s):

Description of Development: Demolition of existing dwelling, construction of replacement dwelling.

Location of Development: Sanders Farm Lower Sticker St Austell Cornwall PL26 7JH

Parish: St. Ewe

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 25 September 2018

**Phil Mason
Service Director Planning and Sustainable Development**

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.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no development within Classes A, B, C, and E of Part 1 of Schedule 2 to the said Order shall be carried out without an express grant of planning permission, namely:

The enlargement, improvement or other alteration of the dwellinghouse;

The enlargement of the dwellinghouse consisting of an addition or alteration to its roof;

Any other alterations to the roof of the dwellinghouse;

The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure.

Reason: In the interests of the amenities of the occupiers of adjoining dwellings/visual amenities of the area, and in accordance with Policy 12 of the Cornwall Local Plan Strategic Policies 2010-2030,



DATED: 25 September 2018

**Phil Mason
Service Director Planning and Sustainable Development**

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Site/location Plan 156-PL-01 REV A loc and block plan received 26/06/18
Landscaping 156-PL-02 tree constraints plan received 26/06/18
Existing 156-PL-03 rev A elevations and floor pla received 26/06/18
Site/location Plan 156-PL0200 REV B Site plan received 30/08/18
Proposed 156-PL-202 REV A E and W elevations received 30/08/18
Proposed 156-PL-203 REV A N and S elevations received 30/08/18

Proposed 156-PL-206 REV A impact assessment tree p received 26/06/18

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.



DATED: 25 September 2018

**Phil Mason
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.

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.

If this approval is for the erection of new buildings please refer to the note below.

Registering addresses for new properties prior to commencement

You must apply officially to register the name of any new street or the address of any new property through Cornwall Council's Street Naming and Numbering process. You are required to submit an application form, plan and appropriate fee all details of which can be found on our website at <http://www.cornwall.gov.uk/streetnaming>. For any further assistance please contact addressmanagement@cornwall.gov.uk or telephone 0300 1234 100.