

LODGE & THOMAS

ESTABLISHED 1892

Chartered Surveyors, Estate Agents, Valuers & Auctioneers

58 Lemon Street Truro Cornwall TR1 2PY

01872 272722

info@lodgeandthomas.co.uk

www.lodgeandthomas.co.uk

15 July 2021

Our Ref: ROC/

Cornwall Council - Planning,
PO Box 676,
Threemilestone,
Truro,
Cornwall
TR1 9EQ

Dear Sir/Madam,

**PRE-APPLICATION ADVICE FORM
OUR CLIENT: MISS M B MANNERS**

**LAND AT TREHADDLE, CUSGARNE, TRURO, CORNWALL
(HM LAND REGISTRY TITLE NO. CL100983)**

Please find enclosed herewith a Pre-Application Advice Request Form together with a plan at 1:1,250 scale in relation to the proposed erection of a detached open market residential dwelling.

We understand that you will require payment in the sum of £320 made payable to Cornwall Council in respect of your Category "C" Pre-Application Advice fee (i.e. £266.67 plus VAT at 20%).

Please confirm that this is the correct sum, and your payment reference so that we can submit funds via bank transfer.

In addition to our scale plan, we also enclose the HM Land Registry Title documents in relation to Title No. CL100983 for your information. Please note that the Title Plan is pending slight amendment with HMLR, but is enclosed for information purposes.

Our client would like to investigate the potential for the development of this parcel of land to include a single detached open market residential dwelling. The land parcel is a small piece of former agricultural land, now disused, that is owned Freehold by the Applicant. The land lies adjacent to other residential dwellings located to the east and south. The proposed construction of a single residential dwelling would seem to constitute infill and/or rounding off of the existing settlement. As stated, the small parcel of land is essentially redundant and disused for agricultural purposes.

Cont/ ...

The public highway immediately to the south of the land, from which the land is accessed, is an Unclassified Public Highway.

For identification purposes, the closest neighbouring residential dwelling immediately to the east is known as Ruby's Retreat, Trehaddle, Cusgarne, Truro, Cornwall, TR4 8RN. We have labelled this property on the enclosed Plan.

Our client has instructed us to initiate this process in the hope that we can meet with a Planning Officer on site to show them the land, discuss the proposals and obtain written Pre-Application Advice accordingly.

As referred to above, please confirm that the calculated fee is correct and provide the necessary payment reference details to enable us to make a bank transfer to you.

We look forward to hearing from you in due course.

Kind regards,

Yours sincerely,



**R. O. COLLINS, BSc (Hons), MRICS, FAAV
for LODGE & THOMAS**

Encs.

- *Pre-application Advice Form*
- *Plan to 1:1,250 scale*
- *HM Land Registry Title documents for Title No. CL100983*