

Cornwall Council

Dolcoath Avenue Camborne Cornwall TR14 8SX

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Application number: PA18/03743

Agent:

Mr Martin Richards
Trethannas Farmhouse
Praze
Camborne
Cornwall
TR14 0LH

Applicant:

Mr & Mrs T Uren
16 Lanmoor Estate
Lanner
Redruth
Cornwall
TR16 6HN

**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 20 April 2018 and accompanying plan(s):

Description of Development: Erection of a dwelling following demolition of existing domestic garage

Location of Development: 4 Bell Lane Lanner TR16 6AP

Parish: Lanner

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 11 October 2018

Louise Wood - 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 The window at first floor level on the east elevation serving the bathroom as shown on the approved plans shall be fitted with obscure glazing to level 5 (minimum) from the Pilkington range of equivalent. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as subsequently may be amended or re-enacted) this/these window(s) shall not be re-glazed with any transparent materials or enlarged or otherwise altered, nor shall any additional door, window or other opening be formed in any elevation unless first agreed with the Local Planning Authority.

REASON: In the interests of residential amenity and to ensure that the development accords with policy 12 of the adopted Local Plan.

DATED: 11 October 2018

Louise Wood - Service Director Planning and Sustainable Development

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Site/location Plan 983_01 received 20/04/18
Proposed 983_04 received 20/04/18
Proposed 983_05 received 20/04/18
Proposed 983/03A received 15/05/18
Proposed 983/06A received 10/09/18

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:

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

DATED: 11 October 2018

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.

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.

Mr Martin Richards
Trethannas Farmhouse
Praze
Camborne
Cornwall
TR14 0LH

Your ref: 983 4, Bell Lane
My ref: PA18/03743
Date: 11 October 2018

Dear Sir/Madam

**Erection of a dwelling following demolition of existing domestic garage
4 Bell Lane Lanner TR16 6AP**

With reference to this planning application, I enclose the Decision Notice granting permission.

If conditions have been included that must be complied with before the commencement of the development, e.g. "No development shall commence before ...", and this is not done, the development cannot be validly commenced even if it is within the time limit set by Condition.

If details are required I look forward to receiving them. Application forms can be found on <http://planningportal.co.uk/>. Your attention is drawn to the fees to discharge planning conditions under The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012:

£116 (per request) for applications not falling within fee categories 6 or 7 (non-householder applications)

£34 (per request) where the request relates to an application for works to an existing dwelling, or within the curtilage of such, falling within fee categories 6 or 7 (householder applications only)

You may wish to take the opportunity to submit details to discharge more than one condition per request.

Yours faithfully

Scott Jenkins

**Development Officer
Planning and Sustainable Development Service
Tel: 01209 616962**