



## Sanderson Weatherall

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Our Ref: ABP/OP/200438  
07 April 2022

Planning Development Management  
Cornwall Council  
First Floor, South Wing  
Chy Tревail  
Beacon Technology Park  
Bodmin  
PL31 2FR

Dear Sir/Madam,

**CROFT FARM HOLIDAY PARK, LUXULYAN, BODMIN, CORNWALL, PL30 5EW**

**APPLICATION FOR FULL PLANNING PERMISSION UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 FOR CHANGE OF USE OF LAND FROM THE STATIONING OF 13 NO. STATIC HOLIDAY CARAVANS AND 15 NO. SEASONAL PITCHES TO THE STATIONING OF 15 NO. RESIDENTIAL PARK HOMES –PLANNING PORTAL REF. PP-11180153**

I am pleased to confirm that I have submitted the above planning application on behalf of my client, Croft Farm Holiday Park (the owner also owns Croft Farm Residential Park). The application comprises the following documentation:

- Completed Application Form;
- Completed Ownership and Agricultural Land Declaration Certificate;
- Completed Community Infrastructure Levy Liability Form;
- Planning Application Fee of £6,930 –to be paid by credit card; **the applicant contends the scheme represents a change of use of land and so the correct fee is £462.00 but has paid the higher fee to avoid a validation dispute;**
- This Cover Letter;
- Site Location Plan;
- Existing Site Layout; and,
- Proposed Site Layout.

The application is also accompanied by the following supporting plans and illustrative material:

- Planning, Design and Access Statement;
- Development Viability Appraisal;
- Arboricultural Impact Assessment; and,
- Flood Risk Statement including Drainage Strategy.

### ***Land Outside of Application Site***

Several trees are proposed to be planted on adjoining land, which is also owned by the applicant. This approach is reasonable given section 72(1)(a) of the Town and Country Planning Act 1990 (as amended) makes clear that LPAs may impose conditions regulating the development or use land under the control of the applicant even if it is outside the site, which is the subject of the application, where the planning authority considers it to be expedient for the purposes of or in connection with the development authorised by the permission.

***Change of Planning Agent***

I am leaving Sanderson Weatherall LLP on 14 April and so this project will be passed to another planning consultant. On this basis, I therefore request that all your correspondence after this date is sent to the applicant direct ([eddieager@hotmail.com](mailto:eddieager@hotmail.com)). You will be informed of the new planning agent in due course.

In the meantime, I trust the application will be validated at your earliest convenience.

Yours faithfully,

[Redacted signature]

**Owen Pike BA (Hons) PG Dip MRTPI**  
**Associate Partner, Planning**  
For and behalf of Sanderson Weatherall LLP

Direct Line [Redacted]  
Email [Redacted]

