



Planning and Sustainable Development

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Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="169012"/>	<input type="text" value="42384"/>

Description

Land at Tolgus

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- Yes
 No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- Yes
 No
 Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Hybrid application comprising:

Full application to remodel and downgrade the A3047 between the Tolgus Place Roundabout and Blowinghouse Roundabout entailing narrowing of the carriageways; formation of an all movement signalised junction at Tolgus Vean; modification of the Tolgus Place and Blowinghouse roundabouts; two new vehicular accesses; new crossings refuges, cycleways and footpaths; and upgrade lighting and landscaping.

Outline application for the erection of 370 dwellings; up to 2000 sqm B1 employment space (B1(a) and B1(b)) at least 400sqm community facilities; at least 2.9ha open space and green infrastructure; internal footpaths and green infrastructure; internal footpaths and cycle ways; car parking; and foul and surface water drainage infrastructure.

Reference number

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original development type?

- Householder development:** Development to an existing dwelling-house or development within its curtilage
 Other: Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Relocation of the residential block comprising plots 108-112 by a distance of approximately 2 metres westwards with associated realignment of private gardens, boundaries and public open space.

Confirmation of Approved Document Part M4(2) compliant plots at 50%.

Minor site plan adjustments in response to detail design development of drainage, parking and tenure access arrangements.

Please state why you wish to make this amendment

The relocation of plots 108-112 is a requested design amendment to mitigate construction issues due to the proximity of an historic capped mine shaft and its zone of influence.

Confirmation of 50% of plots to be fully M4(2) compliant and 2% M4(3) compliant following detailed design subsequent to initial planning application.

Are you intending to substitute amended plans or drawings?

Yes

No

If yes, please complete the following details

Old plan/drawing numbers

19059TF-LHC-00-00-DR-A-0101 Masterplan - East Parcel (P11)
19059TF-LHC-00-00 DR-A-0103_Tolgus Masterplan Phasing Plan (T1)
19059TF-LHC-00-00-DR-A-0104 Tolgus Accessibility Audit (T1)
19059TF-LHC-00-XX-DR-A-0402 – Site Street Elevations Sheet 3
19059TF-LHC-00-93-DR-L-10 Hardworks Plan (RevA)
19059TF-LHC-00-94-DR-01 Softworks Plan (RevF)
19059TF-LHC-00-XX-DR-L-93.11 Boundary Treatments Plan
19059TF-LHC-00-XX-DR-L-94.41 Typical Cornish Hedge Details
19059TF-LHC-XX-XX-DR-AR-L02.50 Bat Bird & Invertebrate Enhancement Plan
TOL-HYD-XX-XX-DR-C-100 (E) - External Levels Plan (Sheet 1) (B)
TOL-HYD-XX-XX-DR-C-103 (Q) - Proposed Drainage Plan Sheet 1 (E)
TOL-HYD-XX-XX-DR-C-107 (J) - Surfacing Specification (Sheet 2) (C)

New plan/drawing numbers

19059TF-LHC-00-00-DR-A-0101 Masterplan - East Parcel (P26)
19059TF-LHC-00-00 DR-A-0103_Tolgus Masterplan Phasing Plan (T5)
19059TF-LHC-00-00-DR-A-0104 Tolgus Accessibility Audit (C7)
19059TF-LHC-00-XX-DR-A-0402 – Site Street Elevations Sheet 3 (P1)
19059TF-LHC-00-93-DR-L-10 Hardworks Plan (RevF)
19059TF-LHC-00-94-DR-01 Softworks Plan (RevL)
19059TF-LHC-00-XX-DR-L-93.11 Boundary Treatments Plan (T13)
19059TF-LHC-00-XX-DR-L-94.41 Typical Cornish Hedge Details (P4)
19059TF-LHC-XX-XX-DR-AR-L02.50 Bat Bird & Invertebrate Enhancement Plan(P4)
TOL-HYD-XX-XX-DR-C-100 (E) - External Levels Plan (Sheet 1) (E)
TOL-HYD-XX-XX-DR-C-103 (Q) - Proposed Drainage Plan Sheet 1 (Q)
TOL-HYD-XX-XX-DR-C-107 (J) - Surfacing Specification (Sheet 2) (J)
19059TF - NMA PLANNING STATEMENT (New)
19059TF NMA Plots 108_112 (New For Information Only)
19059TF-NMA Application Letter 220711

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Declaration

I / We hereby apply for Non-Material Amendment as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Simon Teague

Date

11/07/2022