

Cornwall Council

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Application number: PA22/03762

Agent:

Rowett Architecture
Rowett Architecture
8 Tregrehan Mills
St Austell
Cornwall
PL25 3TL

Applicant:

Mr & Ms Danny and Kathryn Ghale
61 Avondale Road,
Palmers Green
London
N13 4DX

**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 19 April 2022 and accompanying plan(s):

Description of Development: Complete refurbishment of the property both internally and externally.

Location of Development: 29 Polkirt Hill Mevagissey Cornwall PL26 6UR

Parish: Mevagissey

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 3 February 2023

Louise Wood - Service Director Planning and
Housing (Chief Planner Officer)

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA22/03762

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 development hereby approved shall be carried out in accordance with the details set out within the Traffic Management Statement dated 28 October 2022.

Reason: In the interests of maintaining a safe and efficient highway network and in accordance with the aims and intentions of Policy 27 of the Cornwall Local Plan Strategic Policies 2010-2030.

- 4 The development shall be undertaken in accordance with the conclusion reported in Section 4 of the Bat and Nesting Bird Visual Survey ref BE731 dated 20th July 2021 (prepared by Bright Environment).

Reason: In order to prevent adverse impact to bats and nesting birds, safeguard species as protected by law and improve habitat in accordance with Policy 23 of the Cornwall Local Plan Strategic Policies 2010-2030 (Adopted 22nd November 2016) and in accordance with Paragraphs 179 and 180 of the National Planning Policy Framework 2021.

DATED: 3 February 2023

Louise Wood - Service Director Planning and
Housing (Chief Planner Officer)

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Site/location Plan 210102 E01 A3L received 19/04/22
Proposed 210102 P07D A3L received 28/10/22
Proposed 210102 P01B A3L received 28/10/22
Proposed 210102 P03D A3L received 28/10/22
Proposed 210102 P02D A3L received 28/10/22
Proposed 210102 P06D A3L received 28/10/22
Proposed 210102 P05D A3L received 28/10/22
Proposed 210102 P10A A3L received 28/10/22
Proposed 210102 P03 REVF received 21/12/22

ANY ADDITIONAL INFORMATION:

- This development is not liable for CIL because it is less than 100m² of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.
- The developer is encouraged to use low carbon, sustainable and best practice building methods in the renovation to ensure that they are as energy-efficient as possible, in light of the Council's plan to tackle the climate emergency and help Cornwall cut its carbon footprint. All proposals should fully consider and develop opportunities for nature recovery and the provision of good quality green infrastructure for people and nature in their proposals in line with the policies of the Climate Emergency DPD and the Cornwall Design Guide.
- The applicant will need to contact Cornwall Council's Streetworks Team to apply for a Temporary Traffic Management Order either via website <https://www.cornwall.gov.uk> or by telephone on 0300 1234 222.

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: 3 February 2023

Louise Wood - Service Director Planning and
Housing (Chief Planner Officer)

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.

Please Note:-If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are on [GOV.UK](http://www.gov.uk).

(<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

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.

Rowett Architecture
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8 Tregrehan Mills
St Austell
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PL25 3TL

Your ref: 29 Polkirt Hill, Mevagissey
My ref: PA22/03762
Date: 3 February 2023

Dear Sir/Madam

**Complete refurbishment of the property both internally and externally.
29 Polkirt Hill Mevagissey Cornwall PL26 6UR**

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

Jack Bromley

**Development Officer
Development Management Service
Tel: 01872 322222**