



Pre-applica(on advice form

Please ' ck the relevant services required

Planning advice *

Historic Building advice *

Highways advice *

Environmental Health advice (E H Tap)*

County Land Agent advice *

Building Control advice *

*Please refer to the [Planning and Sustainable Development Fees and Charges](#) for guidance on the fee required and the specialist services that can be provided - [hAps://www.cornwall.gov.uk/planningfees](https://www.cornwall.gov.uk/planningfees)

Office use only	Date received:	DM officer:
	DM number:	

We aim to respond to your enquiry within 30 working days. The more informa(on and detail you are able to provide, the more comprehensive and detailed a response we will be able to offer.

The pre-applica(on advice service provides the informal opinion of an officer. If you require on-going discussions and a bespoke service then we recommend a Planning Performance Agreement is entered into. More informa(on about this service can be found at: [hAps://www.cornwall.gov.uk/ppa](https://www.cornwall.gov.uk/ppa)

Please note that the advice given to a pre-applica(on enquiry relates to the merits of the proposal and planning material considera(ons only, it does not cons(tute confirma(on as to whether planning permission or other planning consents are required or not required. Should you wish to determine this before submiQ ng a pre-applica(on enquiry please submit a [Do I Need Enquiry](#).

1 Your details (correspondence will be to the person named here)	
Name:	Elliot Higginson
Address and postcode:	197 penmere drive tr71ry
Telephone number (day(me/ mobile):	7718275848
Email address:	elliothigginson@outlook.com

2 Applicant details (if you are working on somebody else's behalf, please complete their details here)	
Name:	Graham Broad
Address and postcode:	Howard House, Trenance Rd, Saint Austell PL25 5AP
Telephone number (day(me/mobile):	
Email address:	

3 Loca: on of applica: on site (full address including post code)	
Land adjacent to Howard House, Trenance Rd, Saint Austell PL25 5AP	
The enquirer is the: Owner Occupier Lessee Prospec(ve purchaser	
Name and address of owner: Graham Broad Howard House, Trenance Rd, Saint Austell PL25 5AP	
Does the enquirer own/control the adjoining land?	Yes No
4 Brief Descrip: on of proposed development	
<p>Please note: Proposals should relate to one development proposal in respect of the site. We will not accept many op' ons for development under a single pre-applica' on enquiry.</p> <p>This proposal is for a new build house on the land adjacent (across the road) to my client's property. It would be a four bedroom (mber frame two storey house with standard pitched roof approximately 150m2 total internal area. Sufficient parking for two or more cars, clear access to and from site with spacious garden to the North. Proposal would leave exis(ng trees in place that run up the East and West of the site. It would also be orientated to face the road so that the neighbour to the East would not be overlooked. In addi(on to the height change, (neighbour being higher on the hill than the site) trees blocking the view between the sites and over 20m between each property we feel this an adequate solu(on to overlooking raised in previous outline planning in 2020.</p>	

Do you have any specific questions you would like answered?

Previous outline planning has been denied/withdrawn, what can we propose/design to mitigate these factors highlighted in the previous application to ensure the best chances of success moving forward.

5 Enclosures

The following must be provided:

Site location map with site edged red to a scale of 1:1250 or 1:2500

Description/schedule of existing uses on the site

A site plan (to scale)

Correct fee

Please note: Planning are unable to accept location or site plans which have been taken from the Cornwall Council website. This includes internet mapping which is covered by Ordnance Survey copyright and plans included on the online planning register unless permission sought from the document owner. Site location plans and block plans can be purchased online from various websites.

Please state category of development (A, B, C, D or E):

C

If E please explain why it is exempt:

Please indicate the service required by ticking one of the boxes below. The option you pick will have a bearing on the pre-application fee payable.

- **Desktop Assessment only - advice provided from the information submitted – no contact with the officer.**
- Desktop Plus – desktop assessment plus telephone/teams meeting with officer
- Full pre application – desktop assessment, telephone/teams meeting, unaccompanied site visit

6 Declaration

Please sign and date below:

I the undersigned confirm that I am seeking pre-applica: on advice on the proposed development described in the aY ached documenta: on and enclose the relevant fee

[.....184.....] as payment for the service.

7 Data Protec: on

I confirm that I have read and understood the privacy no(ce at the end of this form

Freedom of Informa: on

Your enquiry, together with any response made by the Council, will be made available for public inspec(on unless you confirm in wri(ng to us that the informa(on provided is commercially sensi(ve. If the Local Planning Authority receives a request, under the Freedom of Informa(on Act (FOI) or Environmental Informa(on Regula(ons (EIR), to disclose informa(on rela(ng to this pre-applica(on enquiry they are obliged to do so unless the informa(on is deemed exempt under the Act.

Note.

We can only withhold informa(on under FOI or EIR if the informa(on falls under one of the exemp(ons (FOI) or excep(ons (EIR) set out in legisla(on. For certain pre-applica(on issues the applicant would be advised to complete the commercially sensi(ve checklist that should set out the reasons why, and for how long, they feel any informa(on rela(ng to the case needs to remain confiden(al. However, whilst we will take account of these views, the final decision on whether the informa(on should be withheld rests with the Council. The Council maintains compliance to the Data Protec(on Act and we will not release any personal informa(on to third

Confiden: al Pre-applica: ons

I agree that informa(on from my confiden(al pre-applica(on can be shared with the Electoral Divisional Member for the ward the site is in.

The Divisional Member plays an important role in the determina(on of planning related applica(ons and early engagement with the said Member is of paramount importance. All Members have received the necessary training in respect of handling confiden(al informa(on.

I agree that informa(on from my confiden(al pre-applica(on can be shared with the Local Council. For informa(on on how an individual local council operates, please contact that council direct.

Planning and Sustainable Development

Cornwall Council Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ
planning@cornwall.gov.uk

Telephone 0300 1234 151

Building Control

Cornwall Council Building Control, PO Box 676, Threemilestone, Truro, TR1 9EQ
buildingcontrol@cornwall.gov.uk
 Telephone 01872 224792

Please let us know if you need any par(cular assistance from us, such as providing the form in a different format or language.

Please note

Any advice given by Council officers for pre-applica(on enquiries does not indicate any formal decision by the Council as local planning authority. Any views or opinions expressed are given in good faith, and to the best of ability, without prejudice to the formal considera(on of any planning applica(on following statutory public consulta(on, the issues raised and evalua(on of all available informa(on.

You should therefore be aware that officers cannot give guarantees about the final formal decision that will be made on your planning or related applica(ons. However, the advice note issued will be considered by the Council as a material considera(on in the determina(on of the future planning related applica(on(s), subject to the proviso that circumstances and informa(on may change or come to light that could alter the posi(on. It should be noted that the

Category A – Major development

- Residen(al development of 10 or more dwellings or where the site area is 0.5 hectares or more
- New floor space or change of use of 1,000 square metres or more or where the site area is 1 hectare or more
- Development subject to an Environmental Impact Assessment (EIA)
- Liming or varying condi(ons associated with a major development
- A single wind turbine

Category B – Minor development

- Residen(al development of between 2 and 9 dwellings or where the site area is below 0.5 hectares
- New floor space or change of use of less than 1,000 square metres or where the site area is less than 1 hectare
- Liming or varying condi(ons associated with a minor development

Category C – Other development

- Telecommunica(ons development
- Listed Building consent
- Adver(sement consent
- Cer(ficate of Lawfulness for exis(ng development
- Proposals for a single dwelling
- Relevant demoli(on in a conserva(on area
- Liming or varying condi(ons associated with “other development”
- Agricultural buildings/dwellings

Category D – Householder

- Desktop assessment only
- Listed Buildings should refer to Category C

Category E – Exemp: ons (Free)

PRIVACY NOTICE A

For Discre(onary Services

Applica(on Number or Address to which this relates: _____

Who will control my data?

The Data Controller for all the informa(on you provide on this form is Cornwall Council, New County Hall, Treyew Road, Truro TR1 3AY. Data Protec(on Registra(on Number: Z1745294

There's something I don't understand

If you need help in understanding or comple(ng this form, please contact the Planning & Sustainable Development Service by emailing planning@cornwall.gov.uk or on telephone number 0300 1234 151.

How we will use the informa(on about you

The informa(on you provide on this form will be used to provide you with a response on the service you have requested. The informa(on may be made available on the public register (unless a decision has been made to restrict publica(on due to e.g. commercial confiden(ality). For discre(onary services e.g. pre-applica(on advice, this will include your name and address as well as the details of the agent if applicable. Your personal email address, signatures, contact numbers and any financial informa(on will be redacted from public viewing but we will hold this informa(on on our planning system and it will be available to all planning officers. Any medical informa(on submiAed which is not from an official medical professional will be rejected and deleted. It is unlawful for us to process medical informa(on without a legi(mate reason to do so.

Your informa(on will also be used when contac(ng you with a response.

Who else will we share your informa(on with?

We will only use this informa(on in conjunc(on with your submission. Your informa(on (excluding personal contact numbers, email address and signatures) may be shared with both external consultees e.g. Parish Councils; Environment Agency and na(onal amenity socie(es and internal consultees e.g. Highways; Forestry Officers; Land Agent; Affordable Housing.

How will we look aj er your data?

Informa(on Security

Your data will be held within Cornwall Council's secure network and premises and will not be processed outside of the UK/the EEA. Access to your informa(on will only be made to authorised members of staff who are required to process it for the purposes outlined in this privacy no(ce. Please note that anyone who has access to the internet can view non confiden(al planning submissions online, even if they have not registered.

Accuracy of your informa(on

We will process the informa(on given at the (me of your submission. If your informa(on is not accurate then you can call us on 0300 1234151. If you have applied via an external planning provider, you will need to contact them directly in order to amend your data.

How long will we keep this informa(on for?

All discre(onary planning service requests are held on a public register un(l required to be removed in accordance with our current document reten(on policy or if requested to do so by you in accordance with your data rights.

Privacy No(ce - For Discre(onary Services

What are my data rights?

Your personal informa(on belongs to you and you have the right to:

- be informed of how we will process it
- request a copy of what we hold about you and in commonly used electronic format if you wish (if you provided this to us electronically for automated processing, we will return it in the same way)
- have it amended if it's incorrect or incomplete
- have it deleted (where we do not have a legal requirement to retain it)
- withdraw your consent if you no longer wish us to process
- restrict how we process it
- object to us using it for marke(ng or research purposes
- object to us using it in rela(on to a legal task or in the exercise of an official authority
- request that a person reviews an automated decision where it has had an adverse effect on you

How do I exercise these rights?

If you would like to access any of the informa(on we hold about you or have concerns regarding the way we have processed your informa(on, please contact:

Data Protec(on Officer

Assurance

Cornwall Council

County Hall

Truro

TR1 3AY

Tel: 01872 326424

Email: dpo@cornwall.gov.uk

I don't agree with something

We would prefer any complaints to be made to us initially so that we have the opportunity to see if we can put things right. However, if you are unhappy with the way we have processed your information or how we have responded to your request to exercise any of your rights in relation to your data, you can raise your concerns direct with the Information Commissioner's Office

Tel No. 0303 123 1113

<https://ico.org.uk/concerns/>

Why do you need my information?

You have asked us to provide you with a discretionary planning service so we need your name, address and payment details. Without them we will not be able to provide you with the service that you have requested.