



Planning and Sustainable Development

Correspondence address Cornwall Council - Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ
Telephone 0300 1234 151 | **Email** planning@cornwall.gov.uk

www.cornwall.gov.uk

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (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)

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Gregory

Company Name

Address

Address line 1

The Cottage (Gregory)

Address line 2

Trenance

Address line 3

St Issey

Town/City

Wadebridge

County

Cornwall

Country

Postcode

PL27 7QX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

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

Outline Application , with all matters reserved , for the erection of two dwellings

Reference number

PA20/08435

Date of decision (date must be pre-application submission)

10/12/2020

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Reserved Matters Application for the erection of 2no., detached dwellings as per the Outline Consent PA20/08435
All reserved matters - as requested and indicated above
To include submission of all requested design details and information as requested on the Conditional Decision Notice
(for example Updated Ecological Impact Assessment and to include Mitigation and Enhancement measures as per Condition No.4).

Has the work already started?

- Yes
- No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Site/Location Plan PW1 - received 01/01/2020
As noted on the Planning Decision Notice PA20/08435

Please list all drawing numbers submitted with this application for approval

MSG Arcbuild - Architectural Design Drawings - Planning Application

Drawing No. 55000 P01 - Location Plan (1:1250), Existing Site (Block) Plan (1:500) & Existing Site Layout Plan (1:200).

Drawing No. 55000 PO2 - Proposed Site Layout Plan (1:200)

If applicable, please state the reasons for any changes to the original drawings

There was no real drawings or detail and the original Outline Consent only included Location and Proposed Site Layout Plan with generic/outline design for two 4 bedroom detached houses.

The 'reserved matters' application now includes a complete and full set of Project Planning Drawings (and associated Planning Documents (forms and specialist report/s) to show the full development proposal and each detached house on both Plots A and B.

This is in accordance with all reserved matter requirements and to show the scale of the development proposal in the context of the overall proposed Site area and immediate surrounding area.

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

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

MARK GREGORY

Date

19/10/2023