



Regulatory Service – Development Management

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www.cornwall.gov.uk

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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 *****

Description of the Proposal

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

Sand School and Stables without compliance of condition 3 in relation to decision notice PA20/11529 dated 16/02/2021

Reference number

PA23/02237

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

21/06/2023

Please state the condition number(s) to which this application relates

Condition number(s)

1

Has the development already started?

Yes

No

If Yes, please state when the development was started (date must be pre-application submission)

08/04/2021

Has the development been completed?

Yes

No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

We wish to change the style of building erected to a steel framed barn instead of a traditional 'C' shaped stable block

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We wish for condition 1 to be varied to accomodate a change in the style of the building from a 'C' shaped traditional build stable block shown in the block diagram included in application PA23/02237 to a steel framed barn measuring 72 feet x 60 feet.

The proposed change in building style would result in a reduction in the physical footprint of the stables by appoximately 25 square meters. The barn to be built on the same site as the 'C' shaped block and oriented 72 feet West to East and 60 feet North to South.

We feel that this change would provide a more weather proof and practical environment for livery clients and their horses due to the exposed nature of the site and prevailing weather.

We do not feel this change would cause any amenity or access issues, and there will be no practical change to planning application PA23/02237 whatsoever.

There are no neighbours nearby who will be affected by this change.

We propose no other revision than a change in building style.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Telephone conversation for advice

Date (must be pre-application submission)

07/11/2023

Details of the pre-application advice received

Advised that a new application for variation in condition 1 should be submitted

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Person Role

- The Applicant
 The Agent

Title

Dr

First Name

George

Surname

Thomson

Declaration Date

07/12/2023

Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

George Thomson

Date

08/01/2024

Amendments Summary

These changes have been submitted as requested by Matt Bachelor, Senior Technical Officer in the Development Management Service at Cornwall Council in reference to his letter dated 22nd December 2023 regarding application PA23/09990. As requested the amendments respond to the requirements indicated in that letter.

1. The amendments correct the erroneous scale bar on the original site/block plan and have also resized the proposed building accurately.
2. The present application has amended the site location plan to include the datum provided in the original application PA20/11529 and an estimated finished floor level based on the datum. The finished floor level is unchanged from the stable building that would have been built following planning consent PA23/02237, the only proposed change being a steel framed enclosed stable building instead of a 'C' shaped stable block with an open courtyard on the same plot.
3. As requested a CIL form 1 (AIR) has been completed and attached. As noted on the CIL form, the original planning consent PA20/11529 confirmed that the proposed development was exempt from a CIL charge. The purpose and use of the building proposed in this application has not changed from the buildings approved in PA20/11529 and PA23/ 02237.