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Cornwall Council
Planning Department
New County Hall
Treyew Road
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(By Email Only)

18 December 2023

Dear Planning,

RE: Non-Material amendment to PA22/03143 for minor changes to fenestration, brick and cladding specification, minor reduction in parapet height, relocation of the substation location and removal of pedestrian access.

**Land North Of Victoria Commercial Centre Victoria Business Park Roche Cornwall
PL26 8LX**

I write to you on behalf of the applicant Rodenhurst Estates Ltd to submit non-material amendments under Section 96A of the Town and Country Planning Act 1990 to planning permission PA22/034143 for the construction of a new industrial/commercial shed for logistics and distribution use, including ancillary office floor space, in addition to staff/visitor car parking and landscaping enhancements, as determined on 4 November 2022.

The amendments comprise the following and are being progressed to address further engineering and operational requirements of the end user.

Amendment of brick spec from long format grey to standard format grey.

Amendment of cladding from smooth white panels to profiled white sheets.

Minor amendments to fenestration and louvre setting out.

- Gable ends changed from flat to pitched parapets and long elevation parapets reduced in height. Ridge height increased due to change in cladding system and non-combustible insulation requirements.
- Building FFL reduced by 200mm (FFLs were not included at Planning stage).
- Substation relocated within car park area – no change in number of parking spaces as a result (still 22) or access arrangements.
- Removal of pedestrian access along western boundary to allay security and safety concerns expressed by the end user (DHL).

The majority of the amendments relate to technical specifications of the building to suit the intended end use by DHL, or minor amendments to construction materials.

For the avoidance of doubt, the proposed relocation of the substation within the within the car park area will not impact on the approved number of parking spaces (22 in total) nor will it affect the approved access arrangements.

The removal of the pedestrian access along the western boundary access is proposed to ensure appropriate security and safety standards can be maintained. The proposed access was not a planning requirement or consideration during the determination of the extant permission and on this basis, it's removal would not have a bearing on the acceptability of the proposals overall and is considered a minor amendment.

This application follows email confirmation from Cornwall Council on 16th October 2023 that the package of amendments, when taken in the context of the scheme as a whole, are non-material and can therefore be progressed under Section 96A of the Town and Country Planning Act 1990.

I trust this is sufficient information for the Council to make a favourable decision and I look forward to receiving notification in due course.

Should you have any queries regarding the request, please do not hesitate to contact me.

Yours Sincerely,



Jonathan Finch MRTPI
Avalon Planning & Heritage
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