



Regulatory Service – Development Management

Correspondence address Cornwall Council - Planning, New County Hall, Treyew Road, Truro, TR1 3AY
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

7

Suffix

Property Name

Address Line 1

Parkengear Vean

Address Line 2

Address Line 3

Cornwall

Town/city

Probus

Postcode

TR2 4JT

Description of site location must be completed if postcode is not known:

Easting (x)

190132

Northing (y)

47471

Description

Plot to the rear of 7 Parkengear Vean.

Applicant Details

Name/Company

Title

Mr

First name

Matthew

Surname

Butler

Company Name

Address

Address line 1

Belmont

Address line 2

Ladock

Address line 3

Town/City

Truro

County

Cornwall

Country

United Kingdom

Postcode

TR24NH

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

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

Application for Outline Planning Permission with all matters reserved for the construction of a single dwellinghouse.

Reference number

PA21/08993

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

18/11/2021

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 construction of a single storey family dwelling house.

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.

PRELIMINARY ECOLOGICAL APPRAISAL
TRANSPORT AND ACCESS STATEMENT
DESIGN AND ACCESS STATEMENT
SITE LOCATION

Please list all drawing numbers submitted with this application for approval

1004 - 1000 - Site Location Plan
1004 - 1001 - Existing Site Block Plan
1004 - 1001 - Proposed Site Block Plan
1004 - 1100 - Proposed Floor Plan
1004 - 1001 - Proposed Roof Plan
1004 - 1102 - Proposed North and South Elevations
1004 - 1103 - Proposed East and West Elevations
1004 - 1104 - Proposed Section AA
1004 - 1105 - Proposed Section BB
1004 - 1500 - Design & Access statement

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

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

First Name

Surname

Reference

PA21/00191/PREAPP

Date (must be pre-application submission)

01/04/2021

Details of the pre-application advice received

The proposed dwelling would be in a sustainable location and would make good use of the land. Subject to a design that has a minimal impact on neighbour amenity and the provision of a safe and suitable access then it is likely that officer support would be forthcoming.

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

Tobi Yeoman

Date

13/01/2024