



## Regulatory Service – Development Management

**Correspondence address** Cornwall Council - Planning, New County Hall, Treyew Road, Truro, TR1 3AY  
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[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### Application for Outline Planning Permission with some matters reserved

### Town and Country Planning 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

Mr

First name

David

Surname

Ellsmore

Company Name

Cornwallis Care Services LTD

### Address

Address line 1

52 Meadowbrook House Grenville Road

Address line 2

Address line 3

Town/City

Lostwithiel

County

Cornwall

Country

Postcode

PL22 0RA

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

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 \*\*\*\*\*

## Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply)

- Access
- Appearance
- Landscaping
- Layout
- Scale

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an "Application for approval of reserved matters" before the development may proceed.

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe the proposed development

Demolition of the existing 42 bedroom care home and the construction of new 36 unit close care apartment building and a new 77 bedroom care home to replace the existing.

Has the work already been started without planning permission?

- Yes
- No

## Site Area

What is the measurement of the site area? (numeric characters only).

0.77

Unit

Hectares

## Existing Use

Please describe the current use of the site

Existing 42 bed care home

Is the site currently vacant?

- Yes  
 No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- Yes  
 No

Land where contamination is suspected for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes  
 No

**Vehicle Type:**

Cars

**Existing number of spaces:**

38

**Total proposed (including spaces retained):**

46

**Difference in spaces:**

8

## Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

**Proposed materials and finishes:**

Clay Brick - light grey (care home ground floor and stair core), light buff/red (care home upper floors and close care) Timber/Timber composite to close care Metal seamed wall cladding to match roof to care home south elevations

**Type:**

Roof

**Existing materials and finishes:**

**Proposed materials and finishes:**

Grey Metal seam roof to both care home and close care buildings Grey falat roof membrane to stair cores and close care top floor roof canopy

**Type:**

Windows

**Existing materials and finishes:**

**Proposed materials and finishes:**

PPC double or triple glazed thermally broken aluminium windows with integral louvres, drak grey/bronze colour Opaque glass spandral panels

**Type:**

Doors

**Existing materials and finishes:**

**Proposed materials and finishes:**

Where part of the window system to be the same specification as the windows Standalone doors to be PPC steel (care home) or a composite/aluminium to close care apartment entrance doors. Colour TBC

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

3849-PBWC-XX-XX-RP-A-0002-Meadowbrook\_DAS  
3849-PBWC-00-XX-DR-A-1001-Location Plan  
3849-PBWC-00-XX-DR-A-1101-Existing Site Plan  
3849-PBWC-00-XX-DR-A-1102-Proposed Site Plan  
3849-PBWC-01-00-DR-A-2000-Ground Floor Plan  
3849-PBWC-01-01-DR-A-2001-First Floor Plan  
3849-PBWC-01-02-DR-A-2002-Second Floor Plan  
3849-PBWC-01-03-DR-A-2003-Third Floor Plan  
3849-PBWC-01-RF-DR-A-2004-Roof Plan  
3849-PBWC-01-XX-DR-A-3000-South & West Elevations  
3849-PBWC-01-XX-DR-A-3001-North & East Elevations  
3849-PBWC-01-XX-DR-A-4000-Section  
3849-PBWC-02-00-DR-A-2000-Ground Floor Plan  
3849-PBWC-02-01-DR-A-2001-First Floor Plan  
3849-PBWC-02-02-DR-A-2002-Second Floor Plan  
3849-PBWC-02-03-DR-A-2003-Third Floor Plan  
3849-PBWC-02-03-DR-A-2004-Fourth Floor Plan  
3849-PBWC-02-RF-DR-A-2005-Roof Plan  
3849-PBWC-02-XX-DR-A-3000-South & West Elevations  
3849-PBWC-02-XX-DR-A-3001-South Y West Elevations  
3849-PBWC-02-XX-DR-A-3002-East & West Elevations (Internal Courtyard)  
3849-PBWC-02-XX-DR-A-4000-Sections AA and BB

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer  
 Septic tank  
 Package treatment plant  
 Cess pit  
 Other  
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes  
 No  
 Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

19266 Drainage Strategy Report

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No



### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

### Biodiversity net gain

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- Yes  
 No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

**Exemption:**

Planning applications submitted before commencement of Biodiversity Net Gain (12th February 2024)

**Reason for selecting exemption:**

Planning was already submitted, and biodiversity gain was completed for the previous application.

Note: Please read the help text for further information on the exemptions available and when they apply

### Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes  
 No

If Yes, please provide details:

Drawing 3849-PBWC-01-00-DR-A-2000-Ground Floor Plan shows the 2no.bin stores  
Drawing 3849-PBWC-02-00-DR-A-2000-Ground Floor Plan shows the 2no. refuse stores, one for care waste and one for kitchen waste  
The design & access statement section 4 also includes the of waste collection strategy  
Drawing number 3849-PBWC-00-00-DR-A-2400 shows the site wide vehicle access

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes  
 No

If Yes, please provide details:

As above there will separate bins for recyclable waste within each bin/refuse store.

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

## Market Housing

Please specify each type of housing and number of units proposed

<b>Housing Type:</b> Flats / Maisonettes
<b>1 Bedroom:</b> 27
<b>2 Bedroom:</b> 9
<b>3 Bedroom:</b> 0
<b>4+ Bedroom:</b> 0
<b>Unknown Bedroom:</b> 0
<b>Total:</b> 36

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	27	9	0	0	0	36

## Existing

Please select the housing categories for any existing units on the site

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

## Totals

Total proposed residential units	36
Total existing residential units	0
Total net gain or loss of residential units	36

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

Please add details of the Use Classes and floorspace.

<b>Use Class:</b> C2 - Residential institutions
<b>Existing gross internal floorspace (square metres) (a):</b> 1456
<b>Gross internal floorspace to be lost by change of use or demolition (square metres) (b):</b> 1456
<b>Total gross new internal floorspace proposed (including changes of use) (square metres) (c):</b> 4145
<b>Net additional gross internal floorspace following development (square metres) (d = c - a):</b> 2689

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	1456	1456	4145	2689

### Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- Yes  
 No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time

52

Part-time

13

Total full-time equivalent

57.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

103

Part-time

19

Total full-time equivalent

120.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

C2 - Residential institutions

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

00:00

**End Time:**

23:59

**Saturday:**

**Start Time:**

00:00

**End Time:**

23:59

**Sunday / Bank Holiday:**

**Start Time:**

00:00

**End Time:**

23:59

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

## 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

Date (must be pre-application submission)

Details of the pre-application advice received

Pre-application advice received on 6th March 2023

Supporting Information submitted with a planning application:

- Planning Statement
- Design and Access Statement
- Statement of Community Involvement;
- Extended Phase One Habitat Survey;
- Tree survey including canopy coverage (see Policy G3 – Climate Emergency DPD);
- Phase 1 land contamination report (applicant to check with Environmental Protection Team);
- Transport Statement;
- Drainage Strategy
- Site survey plan with levels in relation to a fixed datum;
- Site layout plan;
- Elevations and floorplans of the proposed buildings;
- Section drawings through the site and building(s) to include adjoining land and buildings;
- Streetscene drawings;
- Levels information and finished floor levels for the buildings in relation to a fixed datum and;
- Photomontage images and/or 3D visualisation images of the scheme

## 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

## 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

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

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

**Address Line 2:**

**Town/City:**

Truro

**Postcode:**

TR1 3AY

**Date notice served (DD/MM/YYYY):**

09/02/2024

**Person Family Name:**

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

Declaration made



## Declaration

I/We hereby apply for Outline planning permission: Some matters reserved 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

- PBWC Architects

Date

12/02/2024