

26 FEB 2024

Pre-application advice form



CORNWALL COUNCIL
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Please tick the relevant services required

- Planning advice *
- Historic Building advice *
- Highways advice *
- Environmental Health advice (E H Tap)*
- County Land Agent advice *
- Building Control advice *

*Please refer to the **Planning and Sustainable Development Fees and Charges** for guidance on the fee required and the specialist services that can be provided - <https://www.cornwall.gov.uk/planningfees>

Office use only	Date received:	DM officer:
	DM number:	

We aim to respond to your enquiry within 30 working days. The more information and detail you are able to provide, the more comprehensive and detailed a response we will be able to offer.

The pre-application advice service provides the informal opinion of an officer. If you require on-going discussions and a bespoke service then we recommend a Planning Performance Agreement is entered into. More information about this service can be found at: <https://www.cornwall.gov.uk/ppa>

Please note that the advice given to a pre-application enquiry relates to the merits of the proposal and planning material considerations only, it does not constitute confirmation as to whether planning permission or other planning consents are required or not required. Should you wish to determine this before submitting a pre-application enquiry please submit a Do I Need Enquiry.

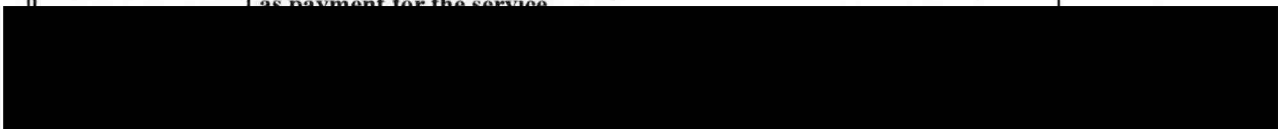
1 Your details (correspondence will be to the person named here)	
Name:	Judith Eatwell
Address and postcode:	West marden Summer Lane, Bath, BA27EU

2 Applicant details (if you are working on somebody else's behalf, please complete their details here)	
Name:	Judith Eatwell
Address and postcode:	West marden, Summer Lane Bath BA27EU

3	Location of application site (full address including post code)
Nantymwyn Old Carnon Downs Hill TR3 6 LE Carnon Downs	
The enquirer is the: <input checked="" type="radio"/> Owner <input type="radio"/> Occupier <input type="radio"/> Lessee <input type="radio"/> Prospective purchaser	
Name and address of owner: Westmarden Judith Earne Summer Lane Bath BA2 7EU	
Does the enquirer own/control the adjoining land?	Yes <input checked="" type="radio"/> No
<input type="checkbox"/> 4	Brief Description of proposed development
<p><i>Please note: Proposals should relate to one development proposal in respect of the site. We will not accept many options for development under a single pre-application enquiry.</i></p> Build a single or double storey house in back garden	
<p>Do you have any specific questions you would like answered? <i>For more information on what the officer can respond to, please view the Pre application guidance note on the website.</i></p> we would like to ask for outline planning permission as intend selling the original property with planning for additional development	
5	Enclosures
The following must be provided:	
	Site location map with site edged red to a scale of 1:1250 or 1:2500
Accommodation	Description/schedule of existing uses on the site
	A site plan (to scale)
	Correct fee Please note: Planning are unable to accept location or site plans which have been taken from the Cornwall Council website. This includes internet mapping which is covered by Ordnance Survey copyright and plans included on the online planning register unless permission sought from the document owner. Site location plans and block plans can be purchased online from various websites.
Please state category of development (A, B, C, D or E):	B
If E please explain why it is exempt:	
Please indicate the service required by ticking one of the boxes	

below. The option you pick will have a bearing on the pre-application fee payable.	
> Desktop Assessment only - advice provided from the information submitted – no contact with the officer.	✓
> Desktop Plus – desk top assessment plus telephone/teams meeting with officer	
> Full pre application – desktop assessment, telephone/teams meeting, unaccompanied site visit	

6	Declaration
Please sign and date below: I the undersigned confirm that I am seeking pre-application advice on the proposed development described in the attached documentation and enclose the relevant fee	
I enclose £_____ as payment for the service	



7	Data Protection
I confirm that I have read and understood the privacy notice at the end of this form	

<input checked="" type="checkbox"/> Freedom of Information
Your enquiry, together with any response made by the Council, will be made available for public inspection unless you confirm in writing to us that the information provided is commercially sensitive. If the Local Planning Authority receives a request, under the Freedom of Information Act (FOI) or Environmental Information Regulations (EIR), to disclose information relating to this pre-application enquiry they are obliged to do so unless the information is deemed exempt under the Act.
Note. We can only withhold information under FOI or EIR if the information falls under one of the exemptions (FOI) or exceptions (EIR) set out in legislation. For certain pre-application issues the applicant would be advised to complete the commercially sensitive checklist that should set out the reasons why, and for how long, they feel any information relating to the case needs to remain confidential. However, whilst we will take account of these views, the final decision on whether the information should be withheld rests with the Council. The Council maintains compliance to the Data Protection Act and we will not release any personal information to third parties.
Confidential Pre-applications I agree that information from my confidential pre-application can be shared with the Electoral Divisional Member for the ward the site is in. The Divisional Member plays an important role in the determination of planning related applications and early engagement with the said Member is of paramount importance. All Members have received the necessary training in respect of handling confidential information. I agree that information from my confidential pre-application can be shared with the Local Council. For information on how an individual local council operates, please contact that council direct.

Regulatory Services – Development Management
 Cornwall Council Planning, New County Hall, Treyew Road, Truro, TR1 3AY
planning@cornwall.gov.uk
 Telephone 0300 1234 151

Building Control
 Cornwall Council Building Control, New County Hall, Treyew Road, Truro, TR1 3AY
buildingcontrol@cornwall.gov.uk
 Telephone 01872 224792

Please let us know if you need any particular assistance from us, such as providing the form in a different format or language.

Category A – Major development

- Residential development of 10 or more dwellings or where the site area is 0.5 hectares or more
- New floor space or change of use of 1,000 square metres or more or where the site area is 1 hectare or more
- Development subject to an Environmental Impact Assessment (EIA)
- Lifting or varying conditions associated with a major development
- A single wind turbine

Category B – Minor development

- Residential development of between 2 and 9 dwellings or where the site area is below 0.5 hectares
- New floor space or change of use of less than 1,000 square metres or where the site area is less than 1 hectare
- Lifting or varying conditions associated with a minor development

Category C – Other development

- Telecommunications development
- Listed Building consent
- Advertisement consent
- Certificate of Lawfulness for existing development
- Proposals for a single dwelling
- Relevant demolition in a conservation area
- Lifting or varying conditions associated with “other development”
- Agricultural buildings/dwellings

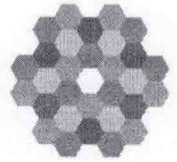
Category D – Householder

- Desktop assessment only
- Listed Buildings should refer to Category C

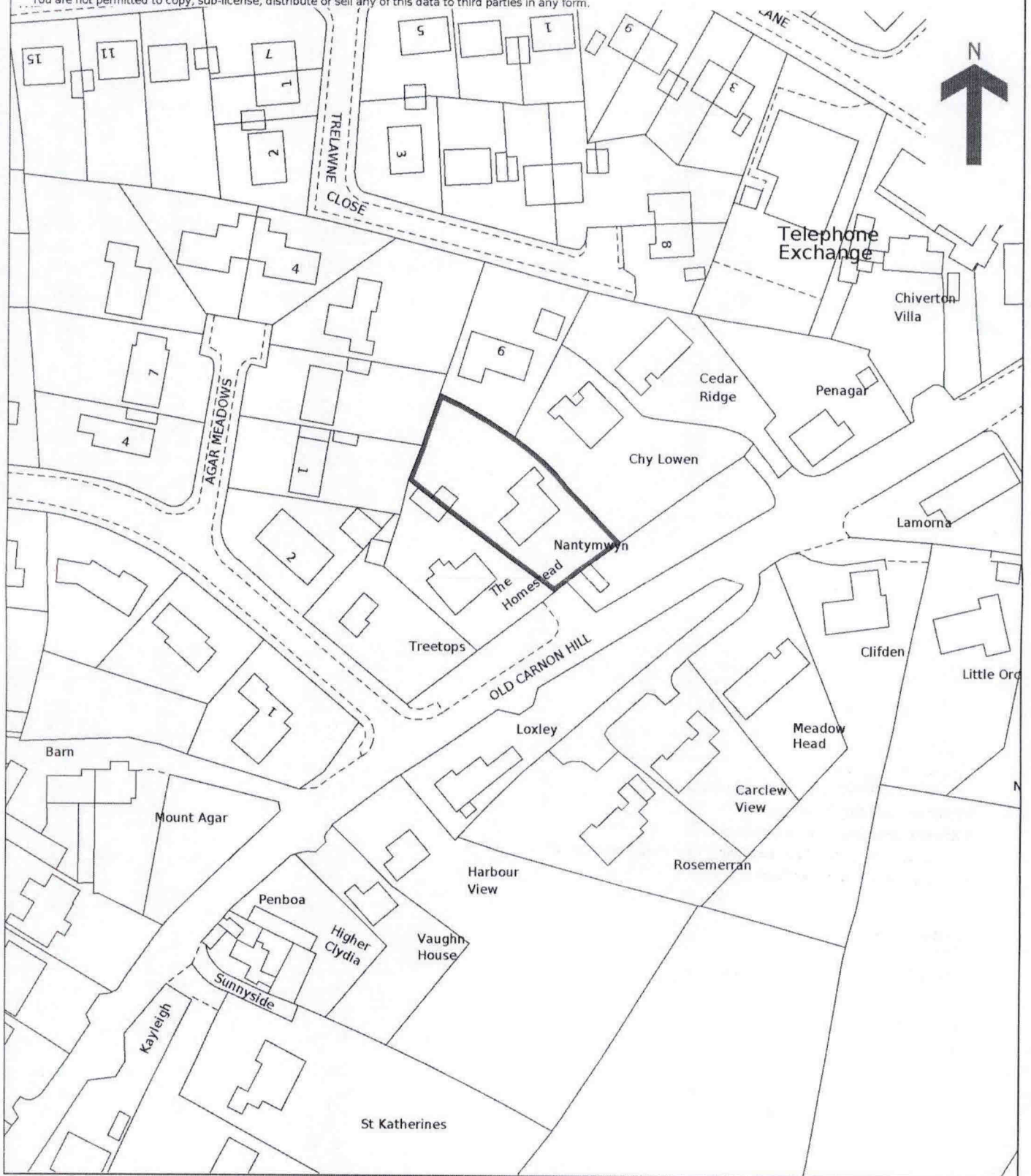
Category E – Exemptions (Free)

HM Land Registry
Official copy of
title plan

Title number **CL289448**
Ordnance Survey map reference **SW7940SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cornwall**



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These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 22 February 2024 shows the state of this title plan on 22 February 2024 at 13:26:02. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Plymouth Office .