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CHARTERED TOWN PLANNERS

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Development Management
Chy Trevail
Beacon Technology Park
Bodmin
PL31 2FR

Our ref: 3887

26 February 2024

Dear Development Management

Prior Notification of a Proposed Change of use from offices to residential
10-12 Church Street, St Austell, PL25 4AS
Submission on behalf of Bourn homes LTD

On behalf of Bourn Homes Ltd, we hereby submit notification of a proposed change of use from office accommodation to 11 residential apartments. This application is submitted in accordance with the requirements of Class M of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) (Order) 2015.

Each application comprises the following:

- Application form, which has been duly completed and signed;
- This supporting Planning Statement produced by Bell Cornwell LLP;
- Heritage Statement
- Flood Risk Assessment
- Site Location Plan
- Proposed Site Plan
- Existing and Proposed Floor Plans
- Existing and Proposed Elevations

The statutory planning application fees payable to Cornwall Council accompanies the planning application.

The Application Site

10-12 Church Street is located in St Austell and was formerly known as Barclays Bank. The building is within walking distance of the town centre and also a 5-minute walk to the train station. High Cross street car park is located a few minutes' walk away.

The building is located within the St Austell Conservation area. The development involves a change of use of the building with no external alterations proposed. It is not considered that the change of use will have an impact on the conservation area or the Grade I listed Church on the opposite side.



Figure 1 – Location of site Courtesy of Google Images 2023

Planning History

Much of the planning history for this building relates specifically to Advertisement consent for the bank and associated ATM works. There is no previous planning permission relevant to this application.

Flood Risk

The site lies within Flood Zone 1 and the St Austell Critical Drainage Area. An accompanying flood risk assessment has been submitted with this application. It should be noted that the proposal is solely for a change of use with no external works being proposed therefore no change to the current management of surface water run off will occur or be carried out.

The Proposed Use

Having set out the background to this Prior Approval Notification, the existing officers will be converted into 11 one-bedroom residential apartments with associated bin stores and bike storage.

Permitted Development

Class MA permits a change of use from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order, subject to meeting the terms within that class.



Class MA.1. permits:

Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

We can confirm that the proposal is in accordance with the above.

Development is not permitted by Class MA if-

(a) unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval;

The building was used as a bank and has been vacant for a period of time longer than three months.

(b) unless the use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

The use of the building falls within Class A2 Financial and Professional Services

(c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;

The cumulative floorspace does not exceed 1,500sqm.

(d) if land covered by, or within the curtilage of, the building—

(i) is or forms part of a site of special scientific interest;

(ii) is or forms part of a listed building or land within its curtilage;

(iii) is or forms part of a scheduled monument or land within its curtilage;

(iv) is or forms part of a safety hazard area; or

(v) is or forms part of a military explosives storage area;

The site does not fall within any of the above

(e) if the building is within—

(i) an area of outstanding natural beauty;

(ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981(1);

(iii) the Broads;

(iv) a National Park; or

(v) a World Heritage Site;



The site does not fall within any of the above.

(f)if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or

The site does not fall within any of the above.

(g)before 1 August 2022, if—

(i)the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and

(ii)the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.

The site has not been subject to a Class O permission.

Compliance with Class MA.2:

It should be noted that the building did not benefit from any on site parking when used as a bank. Despite a large number of customers there were no issues with parking. The building is within walking distance of the town centre and also within walking distance to a number of car parks and the St Austell train station.

The change of use of the building is not considered to result in any significant transport impacts.

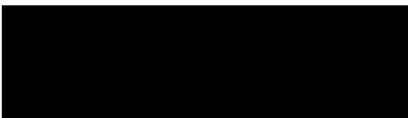
Conclusion

The application for determination as to whether prior approval is required meets the requirements of Class MA and does not offend the limitations of that permitted development.

The proposals meet each and every criterion set out under Class MA and ask that you can confirm that the scheme benefits from permitted development.

If you require any further information or clarification, please do not hesitate to contact Bell Cornwell LLP (c/o the applicant) on the number below.

Yours sincerely
BELL CORNWELL LLP



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