

# Cornwall Council

Chy Trevail Beacon Technology Park Bodmin Cornwall PL31  
2FR

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**Application number:** PA18/04475

**Agent:**

A And K Architectural Services  
Victoria Beacon Place  
Station Approach  
Victoria  
St Austell  
PL26 8LG

**Applicant:**

Mr Titheradge  
Box 635  
Ctra Cabo La Nao 116/4  
03730 Javea  
Alacante

**Town And Country Planning Act 1990  
Town And Country Planning (General Development Procedure) Order 1995**

## Approval of Reserved Matters

Under the provisions of the above mentioned Act and Order, Cornwall Council as local planning authority hereby approves the reserved matters in accordance with the application submitted to the Council on 11 May 2018 subject to the condition set out on the attached schedule and accompanying plan(s):

**Description of Development:** Reserved Matters application for the construction of dwelling with associated access and parking. (Details following application no. PA15/02793 dated 18/05/15).

**Location of Development:** Silverdale  
Land Adj To Silverdale Sun Girt Lane  
Liskeard  
Cornwall  
PL14 3PA

**Parish:** Liskeard

**YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.**

**Phil Mason  
Service Director Planning and  
Sustainable Development**

**DATED: 23 July 2018**

**SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA18/04475**

**CONDITION:**

- 1 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 No development shall take place until a Construction Traffic Management Plan and programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period.

The Plan shall provide for:

- i) construction vehicle details (number, size and type);
- ii) vehicular routes and delivery hours;
- iii) the parking of vehicles of site operatives and visitors
- iv) loading and unloading of plant and materials
- v) storage of plant and materials used in constructing of the development;
- vi) wheel washing facilities and
- vii) measures to control the emission of dust and dirt during construction.

Reason: In the interests of maintaining a safe and efficient highway network and in accordance with the aims and intentions of paragraphs 32 and 35 of the National Planning Policy Framework 2012 and Policy 27 of the Cornwall Local Plan 2010-2030. A pre-commencement condition is necessary to ensure that building works in connection with the development are carefully planned from the offset having regard for the narrow nature of the road leading to the site, which is heavily used by pedestrians.

**PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:**

Site/location Plan 0678/02 of 02/BR received 11/05/18

Proposed 0678/01 of 02/PA received 11/05/18

Site/location Plan 1:1250 received 11/05/18



**DATED: 23 July 2018**

**Phil Mason  
Service Director Planning and  
Sustainable Development**

**SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA18/04475**

In dealing with this application, the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application, on this occasion this has included :

Discussions/negotiations ongoing with LPA throughout determination of planning application

Dedicated phone number of the case officer for the Applicant/Agent

Close liaison with the Town and Parish Councils in accordance with the protocol.



**Phil Mason**  
**Service Director Planning and**  
**Sustainable Development**

**DATED: 23 July 2018**

## NOTES

### **Appeals to the Secretary of State**

If the applicant is aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then they may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so within 6 months of the date of this notice (or 12 weeks from the date of this notice in the case of householder appeals made in relation to applications submitted on or after 6 April 2009). Appeals must be made to the Planning Inspectorate using a form which can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.co.uk/pcs](http://www.planningportal.co.uk/pcs) A copy of the completed appeal form must also be submitted to the Council.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on Cornwall Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice.



A And K Architectural Services  
Victoria Beacon Place  
Station Approach  
Victoria  
St Austell  
PL26 8LG

**Your ref:** New Dwelling Titheradge 0678P...  
**My ref:** PA18/04475  
**Date:** 23 July 2018

Dear Sir/Madam

**Reserved Matters application for the construction of dwelling with associated access and parking. (Details following application no. PA15/02793 dated 18/05/15).**

**Silverdale Land Adj To Silverdale Sun Girt Lane Liskeard Cornwall**

With reference to this planning application, I enclose the Decision Notice granting permission.

This consent is subject to conditions that must be complied with. In particular, certain details must be approved by the Council before this development can start. If this is not done, the development cannot validly be commenced, even if it is within the time limit set by Condition 1.

If details are required I look forward to receiving them. Application forms can be found on [http://www.planningportal.co.uk/uploads/appPDF/P0810Form027\\_england\\_en.pdf](http://www.planningportal.co.uk/uploads/appPDF/P0810Form027_england_en.pdf). Your attention is drawn to the recent change of fees to discharge planning conditions under The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012:

**£116 (per request)** for applications not falling within fee categories 6 or 7 (non-householder applications)

**£34 (per request)** where the request relates to an application for works to an existing dwelling, or within the curtilage of such, falling within fee categories 6 or 7 (householder applications only)

**No fee** – for applications to discharge conditions relating to a Listed Building Consent.

You may wish to take the opportunity to submit details to discharge more than one condition per request.

Yours faithfully

**Davina Pritchard**

**Principal Development Officer  
Planning and Sustainable Development Service  
Tel: 01579 341417**

Planning and Sustainable Development Service  
Cornwall Council  
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