



## Regulatory Service – Development Management

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### Application for a Lawful Development Certificate for a Proposed Use or Development

#### 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

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

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Secondary number

Fax number

Email address

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## Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes

No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The proposed redevelopment involves the refurbishment of two buildings, an old engineering workshop and brick skills workshop. The buildings are steel portal frame construction with metal cladding on roof and upper level of walls and rendered blockwork at lower level. It is the intention to reclad both buildings and internally refurbish just the old engineering workshop to provide three new workshop spaces and a classroom.

The architectural philosophy is to reclad the buildings to reflect the neighbouring buildings of Pendray and Philp and the architectural merits of the Duchy College buildings.

The works include:

- Recladding and new render where required to both buildings.
- New windows and upgrading existing windows to old engineering workshop building.
- New roller shutter doors and external doors to old engineering workshop building
- Internal refurbishment to old engineering workshop building including creation of three workshops and insulated classroom.
- Creation of new external gated compound.
- Refurbishment/upgrading of existing tarmac areas including surface water drainage.

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes

No

Has the proposal been started?

Yes

No

## Grounds for Application

**Information about the existing use(s)**

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Following consultation with CC Planning on previous educational schemes of a similar scale the new T Levels proposal is understood to constitute Permitted Development for the following reasons: A. The proposal is relatively small scale and does not exceed the thresholds of the Schedule 2 Part 10(b) (Urban Infrastructure) of the Environmental Impact Assessment Regulations 2017. Whilst this is not a formal screening opinion it is clear the proposals will not exceed thresholds and would not result in any complex interactions either within or off site thus the works would not require an environmental assessment. As Article 3 (10) of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (GPDO 2015) removes permitted development rights from development requiring an environmental assessment it is useful to clarify the matter at the outset. As an environmental assessment is not required there is scope for the development to benefit from permitted development rights. B. The site is not within Article 2(3) land, AONB, Conservation Areas or World Heritage Site thus the additional Article 2(3) conditions within the GPDO do not apply. C. The relevant section of the GPDO 2015 is Schedule 2, Part 7, Class M which grants permitted development (PD) for the erection, extension or alteration of a school, college, university, prison or hospital building. This part of the GPDO has been updated by the Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021, hereafter referred to as the GPDO 2017. Both the 2015 Order and the 2017 amendment need to be read together as the amendment does not fully replace Class M of the 2015 Order. The GPDO 2017 permits schools to extend or erect new buildings to a threshold of 25% of the existing cumulative footprint of the school as at 21st April 2021 or by 250sqm whichever is the greater. In this instance the proposed extensions would not exceed either threshold. D. The proposals would include within the PD rights any ancillary outdoor paths, stairs, ramps or paving and lighting. E. Groundworks that are necessary to enable the building works will fall within the scope of the Class M permitted development rights as ancillary works. Class M does not specifically exclude works other than the construction of the building it is therefore reasonable to view the development as a whole as being permitted development. F. It is noted that where the development will result in an increase in the college's published admission numbers then the Condition at Class M 2(e) requires that within six months of the completion of the development a travel plan for the site must be submitted to the local planning authority. This development is an improvement in facilities intended to serve the existing student body and is not an expansion of capacity. It is therefore appropriate to not submit a travel plan in relation to these works.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

3923-PBWC-01-XX-DR-A-1001-Site Location Plan-S2-P1  
3923-PBWC-01-XX-DR-A-1002-Block Plan - Existing-S2-P1  
3923-PBWC-01-XX-DR-A-1003-Block Plan - Proposed-S2-P1  
3923-PBWC-01-GF-DR-A-2001-Plans and Section - Existing-S2-P1  
3923-PBWC-01-GF-DR-A-2101-Ground Floor Plan - Proposed-S2-P4  
3923-PBWC-01-GF-DR-A-2301-Demolition Plans-S3-P4  
3923-PBWC-01-XX-DR-A-3102-Proposed Elevations-S2-P4  
3923-PBWC-01-XX-DR-A-4101-GA Sections-S2-P4  
3923-PBWC-01-XX-DR-A-3001-Existing Elevations-S2-P1

Select the use class that relates to the existing or last use.

F1 - Learning and non-residential institutions

#### Information about the proposed use(s)

Select the use class that relates to the proposed use.

F1 - Learning and non-residential institutions

Is the proposed operation or use

- Permanent  
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Falls within Permitted Development as of 21 April 2021. The proposed works will improve the building and teaching facilities.

## 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

## 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

## Interest in the Land

Please state the applicant's interest in the land

Owner

Lessee

Occupier

Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

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## Declaration

I/We hereby apply for Lawful development: Proposed use 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

03/04/2024