



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

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)
<input type="text" value="166156"/>	<input type="text" value="27329"/>

Description

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Turnbull

Company Name

South Kerrier Alliance

Address

Address line 1

The Old Cattle Market

Address line 2

Porthleven Road

Address line 3

Town/City

Helston

County

Cornwall

Country

United Kingdom

Postcode

TR13 0SR

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

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 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)

- Internal refurbishments to upper ground floor within same Use Class (E) including thermally upgrading inner leaf of external walls, floor and roof
- Proposed solar panels on South-East and South-West elevations (quantities and sizes TBC)
- Refurbishing roof elements including replacement soffit and fascia boards and full cleaning and repair of leaking roof
- Removal of dilapidated canopy steelwork at main entrance
- Refurbishment of main entrance including removal of poor condition glazing and roof and replaced with smaller fit for purpose welcoming entrance with new signage, and exterior lighting
- Refurbishment or like for like replacement of existing external fire escape staircases
- Creation of new openings within existing façade recesses of external walls to locate new windows in some areas on all elevations
- Repairs and upgrades to surrounding pavements and walkways around the building and at main entrance
- Connection to existing foul drainage as shown on block plan

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

The existing building was last used and functioned as a supermarket under Use Class E and the proposed use will also fall under Use Class E as described in the submitted Justification Statement.

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

PA24/00149/PREAPP

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

E(a) - Display/Sale of goods other than hot food

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(e) - Medical or health services - Except premises attached to the residence of the provider

Is the proposed operation or use

- Permanent
 Temporary

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

The current Use Class for the former supermarket building is Class E(a)(b). The proposed use of the upper ground floor as a GP Surgery falls under 'provision of medical or health services' Use Class E(e). This means there would be no change of use to the upper ground floor.

The upper floor refurbishment area is approximately 1,994m². The refurbishment proposals would not create any new additional floor area or change of use.

The development site does not fall within an AONB, Conservation Area, Article 4 Direction Order and SSSI zone.

The solar PV panels will be installed in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015: Part 14 – Renewable energy.

The building has been derelict for a number of years and fallen into disrepair. The refurbishment proposals internally and externally will be done to a very high standard and will be a significant improvement aesthetically and in terms of building integrity, fabric upgrades and energy performance.

The secured funding and commencement of proposed works timescales of March 2025 are critical to the feasibility of the project to which will be a catalyst and springboard for feasibility of future refurbishment plans to the lower ground floor.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PA24/00149/PREAPP

Date (must be pre-application submission)

06/02/2024

Details of the pre-application advice received

Please refer to full report submitted with this application.

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

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

16/03/2024