

Cornwall Council

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Application number: PA18/00995

Agent: Keystone Consultants (UK) Ltd
West Winds
St Minver
Wadebridge
PL27 6RD

Applicant: Mr M Player
Highclere House, Broad Park Close
St Minver
WADEBRIDGE
PL27 6JP

**Town And Country Planning Act 1990 (As Amended)
Town And Country Planning (Development Management Procedure) (England)
Order 2015**

Grant of Outline Planning Permission

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION**, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 30 January 2018 and accompanying plan(s):

Description of Development: Outline Planning Permission with all matters reserved:
Proposed detached dwelling.

Location of Development: Land South Of Highclere House
Broad Park Close
St Minver
Wadebridge
Cornwall
PL27 6JP

Parish: St. Minver Lowlands

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 5 April 2018

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

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA18/00995

CONDITIONS:

- 1 Details of the access, appearance, landscaping, layout and scale, (hereinafter called the reserved matters) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 2 An application for approval of reserved matters must be made no later than the expiration of 3 years from the date of this decision and the development hereby approved shall commence no later than 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 3 The dwelling hereby permitted shall not be occupied otherwise than by a person as their only or principal home and so shall not be used or occupied as a second home or holiday letting accommodation.

The Occupant will supply to the Local Planning Authority (within 14 days of the Local Planning Authority's written request to do so) such information as the Authority may reasonably require in order to determine whether this condition is being complied with.

Reason: In order to safeguard the sustainability of the settlements in the St Minver Parishes Neighbourhood Development Plan 2017-2030 area, whose communities and facilities are at risk of being eroded through the high proportion of housing stock not being occupied on a permanent basis, The condition seeks to ensure that the new dwelling is occupied by persons in compliance with policy 3.2 of the St Minver Parishes Neighbourhood Development Plan 2017-2030.

Informative



Phil Mason
Service Director Planning and
Sustainable Development

DATED: 5 April 2018

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This condition shall not preclude periods of occupation by visiting guests but those visiting guests will not individually or cumulatively contribute towards the occupation of the property as a Principal Home.

The condition will require that the dwelling(s) is/are occupied only as the primary (principal) residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the condition, and be obliged to provide this proof if/when the Local Planning Authority requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc).

- 4 Any Reserved Matters application submitted pursuant to condition 1 above and which includes 'Layout' as a matter for determination shall include a Drainage Scheme for the disposal of surface water on the site. The development shall not be occupied until an approved Drainage Scheme has been completed. The Drainage Scheme shall include a programme for maintaining the system. The system approved within the Drainage Scheme shall be retained and maintained thereafter in accordance with the approved details.

Reason: To avoid flooding and in the interests of water quality and the residential amenities of future occupiers, in accordance with the aims and intentions of paragraphs 17, 103 and 109 of the National Planning Policy Framework 2012 and Cornwall Local Plan Strategic Policies 2010-2030 policy 26. The condition is pre-commencement and to accompany a reserved matters application to ensure that the surface water drainage features necessary to provide an acceptable drainage solution via infiltration into the ground can satisfactorily be accommodated within the site layout.

- 5 The development hereby permitted shall not be occupied until a foul connection to the main sewerage network to serve the development for the disposal of sewage has been completed.

Reason: In the interests of water quality and the residential amenities of future occupiers and in accordance with the aims and intentions of paragraph 120 of the National Planning Policy Framework 2012 and Cornwall Local Plan Strategic Policies 2010-2030 policy 28.



Phil Mason
Head of Planning and Enterprise

DATED: 5 April 2018

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- 6 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.

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Existing A2/MP/18-112-2A
Proposed A2/MP/18-112-3A
Site/location Plan A2/MP/18-112-1A

ANY ADDITIONAL INFORMATION:

- The applicants attention is drawn to the correspondence from South West Water dated 27th February a copy of which was sent to the planning agent, in respect to infrastructure identified within the site boundaries and the constraints that result therefrom.

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.



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Head of Planning and Enterprise

DATED: 5 April 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. 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.