

From: [REDACTED]
To: [A30 Chiverton to Carland Cross](#)
Subject: ufm4.pdf
Date: 12 April 2019 13:01:33
Attachments: [ufm4.pdf](#)

Dear Heidi Cruikshank's team,

Attached is the planning consent letter for my retirement cottage planned before the current scheme which Ms. Cruikshank asked me to send to her.

Please can you acknowledge its receipt personally in addition to the usual automated reply.

Thankyou,

Sincerely

Peter Mewton

Cornwall Council

Circuit House Pydar Street Truro Cornwall TR1 1EB

Email: planning@cornwall.gov.uk

Tel: 0300 1234151

Web: www.cornwall.gov.uk



Application number: PA16/03963

Agent:

Mathew Robinson
Matt Robinson Architecture
Caervallack
Caervallack St. Martin
Helston
TR12 6DF
United Kingdom

Applicant:

Mr Peter Mewton



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

Grant of Conditional Planning Permission

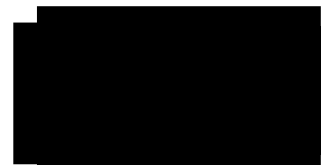
CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION**, subject to the condition set out on the attached schedule, for the development proposed in the following application received on 29 April 2016 and accompanying plan(s):

Description of Development: Conversion of Historic barn to form new 1 bedroom Cottage

Location of Development: Nancarrow Farm
Access To Nancarrow Farm
Marazanvose
TR4 9DQ

Parish: St. Allen

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.



Phil Mason

Head of Planning and Enterprise

DATED: 6 July 2016

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA16/03963

CONDITION:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 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 ELEVATIONS AND FLOOR PLANS A1.2 received 29/04/16

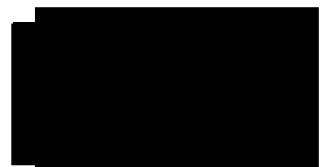
Proposed ELEVATIONS A1.2 received 29/04/16

Block Plan PROPOSED A1.3 received 29/04/16

Block Plan SCALE 1:500 received 29/04/16

Site/location Plan SCALE 1:1250 received 29/04/16

Proposed FLOOR AND SECTIONS A1.2 received 29/04/16



Phil Mason

Head of Planning and Enterprise

DATED: 6 July 2016

ANY ADDITIONAL INFORMATION:

- Cornwall Council advises that developers should be made aware of their obligations regarding the public right of way, as follows:
 - the applicants should ensure that they have private access rights to drive on the public right of way;
 - the surface/width of the bridleway should not be altered - prior consent would be needed to do so;
 - no building materials must be stored on the right of way;
 - vehicle movements must be arranged so as not to interfere with the public's use of the way;
 - the safety of members of the public using the right of way must be ensured at all times;
 - no additional barriers (eg gates) are to be placed across the right of way;
 - there must be no diminution in the width of the right of way available for use by members of the public;
 - no damage or alteration must be caused to the surface of the right of way; and
 - wildlife mitigation fencing must not be placed across the right of way.

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; and

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

DATED: 6 July 2016



**Phil Mason
Head of Planning, Housing and
Regeneration**

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 using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/topic/planning-development/planning-permission-appeals>.

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.