

Pre-application advice form



- Planning pre-application advice**
- Listed Building consent pre-application advice**
- Building Regulation pre-application advice**

Office use only	Date received	DM officer
	DM number	

We aim to respond to your enquiry within 30 working days. The more information and detail you are able to provide, the more comprehensive and detailed a response we will be able to offer.

The pre-application advice service provides the single informal opinion of an officer. If you require on-going discussions and a bespoke service then we recommend a Planning Performance Agreement is entered into. More information about this service can be found at: <http://www.cornwall.gov.uk/ppa>

1 Your details (correspondence will be to the person named here)	
Name	John Adams
Address and post code	Little Treviles, Ruan Highlanes, Truro, Cornwall, TR2 5NR
Telephone number (daytime/mobile)	01872 501749
Email	roselandclt@gmail.com

2 Applicant details (if you are working on somebody else's behalf, please complete their details here)	
Name	St Just in Roseland CLT Ltd
Address and post code	Polthurne, St just in Roseland, Truro, Cornwall, TR2 5JA
Telephone number (daytime/mobile)	
Email	

3 Location of application site (full address including post code)
Plot next to Porth View, and adjoining Polvarth Road St Mawes. TR2 5AY. Map showing the plot is attached to this application.

The enquirer is the: Owner Occupier Lessee Prospective purchaser

Name and address of owner: Lower part of Plot owned by Cornwall Council. Upper part of Plot owned by Mr & Mrs Handman.

Does the enquirer own/control the adjoining land? Yes No

4 Brief Description of proposed development

The Roseland Neighbourhood Development Plan was made by Cornwall Council in December 2015.

The public consultation undertaken during the development of The Plan showed strong support for provision of affordable housing where Parish Councils demonstrated need while, at the same time, limiting the number of new open market homes which would be used as second homes/holiday lets. In addition, the clear public view was that developments should be small (typically around 5 units) and only built on greenfield sites if no other sites were deliverable.

The Roseland Plan housing strategy was, therefore, focused on small affordable housing developments and, to help deliver such developments, the pre-existing St Just in Roseland CLT Ltd has been expanded in scope to cover the whole Roseland.

Homechoice Register information from the Affordable Housing Unit in Cornwall Council confirms the need for affordable housing in St Just Parish. (The number of applicants who satisfy the local connection criteria in Roseland Plan policy HO5 and have high or medium need is similar to the total number of dwellings indicated here, ie 14, although half of them require only 1 bedroom. It is intended to hold a public consultation in St Just parish to confirm the need and housing mix.)

The CLT has been in discussion with Adam Birchall (Strategic Property Manager, Cornwall Council) about parcels of land and unused agricultural barns owned by the Council which could be made available to the CLT for provision of affordable housing. One such plot is the lower part of the potential development site we are focusing on here.

In the previous PREAPP (PA16/03391) the advice we were given was that access was a real problem. As a result, contact was made (by the Cornwall Council Affordable Housing Team (Sarah Roberts)) with the owner of the neighbouring field to enquire about their willingness to allow access to the Council owned land. The owners (Mr & Mrs Handman) indicated that they were open to this contact by the Council and were willing to discuss provision not only of an access strip but also land for building more affordable housing.

As things stand:

- (i) the Council is prepared to transfer the land they own to the CLT;
- (ii) that plot of land is thought to be large enough to build 6 units (see sketch plan);
- (iii) access to the site would be provided through the Handmans' field;
- (iv) the Handmans would consider selling to the CLT the part of the field for access and for building of an appropriate amount of additional affordable housing (possibly, as indicated on the attached sketch map, up to 8 houses).
- (v) Our current thinking is that CRHA (who own and manage the neighbouring affordable housing) would be the CLT's development partner.

We have submitted this pre-app because we wish to understand whether, and under what conditions, we would be likely to obtain planning permission to build the affordable housing properties outlined above.

We would appreciate specific guidance on the following matters:

- (i) the number of dwellings that would be appropriate and allowed on this site;
- (ii) the size, height and style of the properties;
- (iii) the acceptability of the access proposed.

Bearing in mind the critical location of the site in terms of visual impact, we would be grateful if the AONB unit were consulted for their view.

5 Enclosures

I attach the following (please tick as appropriate)

Must be provided

- Site location map to a scale of 1:1000 - Cornwall Council owned land edged in blue; land owned by Mr and Mrs Handman edged in red.
- Description/schedule of existing uses on the site
- A site plan (to scale)
- Correct fee (£0 in this case)

Optional

- Sketches or drawings of the proposal
- Photographs/ photomontages of site and immediate surroundings
- Draft design and access statement
- Heritage statement
- Site survey
- Tree survey
- Ecological survey

Other information (please list)

Please state category of development (A, B, C or D?)

D

If D please explain why it is exempt: Affordable Housing only

Is a meeting required? (this could be a telephone discussion)

Yes No

Is a site visit required?

Yes No

6 Declaration

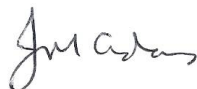
Please sign and date below:

I the undersigned confirm that I am seeking pre-application advice on the proposed development described in the attached documentation and enclose the relevant fee as payment for the service.

Name J M Adams

Signature

Date 26.04.2017



N.B Please see the pre-application guidance notes/fees and charges document for fees.

Freedom of Information

Your enquiry, together with any response made by the Council, will be made available for public inspection unless you confirm in writing to us that the information provided is commercially sensitive. If the Local Planning Authority receives a request, under the Freedom of Information Act (FOI) or Environmental Information Regulations (EIR), to disclose information relating to this pre-application enquiry they are obliged to do so unless the information is deemed exempt under the Act.

Note.

We can only withhold information under FOI or EIR if the information falls under one of the exemptions (FOI) or exceptions (EIR) set out in legislation. For certain pre-application issues the applicant would be advised to complete the commercially sensitive checklist that should set out the reasons why, and for how long, they feel any information relating to the case needs to remain confidential. However, whilst we will take account of these views, the final decision on whether the information should be withheld rests with the Council. The Council maintains compliance to the Data Protection Act and we will not release any personal information to third parties.

Planning

Dolcoath Avenue, **Camborne**, TR14 8SX
Pydar Street, **Truro**, TR1 1EB
Chy Trevail, **Bodmin**, PL31 2FR

planning@cornwall.gov.uk

Building Control

Pydar Street, **Truro**, TR1 1EB

buildingcontrol@cornwall.gov.uk

Telephone 0300 1234 151

Please let us know if you need any particular assistance from us, such as providing the form in a different format or language.

Please note

Any advice given by Council officers for pre-application enquiries does not indicate any formal decision by the Council as local planning authority. Any views or opinions expressed are given in good faith, and to the best of ability, without prejudice to the formal consideration of any planning application following statutory public consultation, the issues raised and evaluation of all available information.

You should therefore be aware that officers cannot give guarantees about the final formal decision that will be made on your planning or related applications. However, the advice note issued will be considered by the Council as a material consideration in the determination of the future planning related application(s), subject to the proviso that circumstances and information may change or come to light that could alter the position. It should be noted that the weight given to pre-application advice notes will decline over time.

Category A – Major development

- Residential development of 10 or more dwellings or where the site area is 0.5 hectares or more
- New floor space or change of use of 1,000 square metres or more or where the site area is 1 hectare or more
- Development subject to an Environmental Impact Assessment (EIA)
- Lifting or varying conditions associated with a major development
- A single wind turbine

Category B – Minor development

- Residential development of between 2 and 9 dwellings or where the site area is below 0.5 hectares
- New floor space or change of use of less than 1,000 square metres or where the site area is less than 1 hectare
- Lifting or varying conditions associated with a minor development

Category C – Other development

- Telecommunications development
- Listed Building consent
- Advertisement consent
- Certificate of Lawfulness for existing development
- Proposals for a single dwelling
- Relevant demolition in a conservation area
- Lifting or varying conditions associated with “other development”
- Agricultural buildings/dwellings*

Category D – Exemptions (Free)