

AECOM (Plymouth)
Plumer House
Tailyour Road
Plymouth
Devon
PL6 5DH

Your ref: NAR NMA 02
My ref: PA22/07415
Date: 30 August 2022

Dear Sir/Madam

Application number:	PA22/07415
Proposal	Non-material amendment (NMA1) in relation to decision notice PA20/09631 dated 05/04/2022 for amendment to condition 17 (Cornish Hedges)
Location	Land North Of A390 Treemilestone, Threemilestone, Cornwall
Applicant	Mr Edwards

Your proposed amendment to the above planning application received on 12 August 2022 as listed below has been considered under S96A of the Town and Country Planning Act 1990 and has been determined to be non-material.

Cornwall Council hereby grants permission for the following non-material amendment:

Non-material amendment (NMA1) in relation to decision notice PA20/09631 dated 05/04/2022 for amendment to condition 17 (Cornish Hedges)

The plan(s) listed below are those approved. The development must be undertaken in accordance with approved plans on the original application except where amended by those below. No substitution should be made without the prior consent from the local planning authority. Failure to adhere to the details of the approved plans or to comply with the conditions on the original planning permission constitutes a contravention of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken.

This permission is granted subject to the following condition

- 17 A) Prior to the commencement of Construction Works within any stage as agreed under condition 4 (including any facilitative vegetation clearance or tree works), a Conservation Statement for Cornish hedge and boundary repairs shall have been submitted to and approved in writing by the Local Planning Authority. The Statement shall include the methodology of inspection and plan/elevation/section recording, protection, dismantling and storing of Cornish hedge and boundary materials (including hedging stone, field gate posts or

hedge furniture (e.g. stiles)) of each existing boundary/Cornish hedge to be breached by the NAR.

B) Prior to the reinstatement or repair of any Cornish hedge or boundary/hedge furniture identified within the Conservation Statement approved under part (A), the findings of the Conservation Statement together with the proposed bank material, facing style and stone type to be used to make good each breach (informed by the plan/elevation/section drawings), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the details hereby approved prior to the relevant stage of the NAR being brought into public use.

Reason: To retain control over the appearance of the development and these key historic landscape features that contribute to the character of the area in the interests of visual amenities of the locality and in accordance with the aims and intentions of Policies E4, E5 and C3 of the Truro and Kenwyn Neighbourhood Plan 2015-2030, Policies 2, 23 and 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraphs 174 and 197 of the National Planning Policy Framework 2021. A pre-commencement condition is necessary in this instance due to the need to secure and agree a programme and methodology for boundary repairs is undertaken before physical works commence on site.

Please note that this is not a decision under building regulations and separate consent may be required. Please contact building control for more information.

Yours faithfully

Hayley Jewels

Head of Development Management

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for amendment to condition 17 (Cornish Hedges)
Land North Of A390 Treemilestone Threemilestone Cornwall**

With reference to this planning application, I enclose the Council's decision letter confirming that the amendments proposed have been determined to be non material.

If conditions have been included that must be complied with before the commencement of the development, eg "No development shall commence before ...", and this is not done, the development cannot be validly commenced even if it is within the time limit set by Condition.

If details are required I look forward to receiving them. Application forms can be found on <http://www.planningportal.co.uk/>. Your attention is drawn to the fees to discharge planning conditions under The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012:

£97 (per request) for applications not falling within fee categories 6 or 7 (non-householder applications)

£28 (per request) where the request relates to an application for works to an existing dwelling, or within the curtilage of such, falling within fee categories 6 or 7 (householder applications only)

No fee – for applications to discharge conditions relating to a Listed Building Consent.

You may wish to take the opportunity to submit details to discharge more than one condition per request.

Yours faithfully

Matthew Doble

**Principal Development Officer
Development Management Service
Tel: 01872 322222 Mob 07483 172703**

Development Management Service
Cornwall Council
Correspondence Address: Cornwall Council Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ
planning@cornwall.gov.uk