

TOWN AND COUNTRY PLANNING ACT, 1990

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Notice of Approval for Modification of Development

Agent
Allen Frostick Associates Ltd
Pool Meadow House
Pipers Pool
Launceston
Cornwall
PL15 8PG

Applicant
Mr M Howard & Mrs M Davey
C/O M Howard Builders
Kensey
Newport Trading Estate
Launceston
Cornwall

NORTH CORNWALL DISTRICT COUNCIL, being the District Planning Authority **HEREBY APPROVE** permission for the development proposed by you in your application dated the 18 July 2007 in respect of land at: **Tremeale Barns, Daws House** in the Parish of South Petherwin namely: **Modification of condition 3 on Decision Notice 88/4841 to include use of accommodation for Local Needs Housing.**

Approve subject to the following condition and reason:

1. The occupation of the subject properties shall be limited to a qualifying local person as defined in Appendix three of the Council's adopted Community Benefits Supplementary Planning Guidance - September 2005 or as subsequently revised or for holiday accommodation and for no other purpose including any other purpose in Class 3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order. Reason: The site is not within an area where unrestricted residential development would normally be permitted, therefore any such use, other than the proposed use for holiday purposes or as an affordable dwelling, would be contrary to the policies of the Cornwall Structure Plan and the District Local Plan in respect of such development).

INFORMATIVE: Notwithstanding condition no.3 which is hereby lifted the remaining conditions contained in Decision Notice 1988/841 dated 9 June 1989 shall continue to apply insofar as the same are capable of taking effect.

**THIS DEVELOPMENT MUST BE CARRIED OUT IN ACCORDANCE WITH THE PLANS
HEREBY APPROVED. ANY ALTERATIONS WILL REQUIRE A FURTHER
PLANNING/LISTED BUILDING CONSENT.**

CONDITIONS NOT COMPLIED WITH MAY BE SUBJECT TO LEGAL ACTION.

Summary of the Reasons for Approval

In accordance with the requirements of Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 having regard to the pattern of existing development in the area and the relevant provisions of the Development Plan, namely policies 1, 2, 8 and 9 of the 2004 County Structure Plan and policies DVS1, DVS3 and HSG4 of the District Local Plan, it is considered that subject to compliance with the conditions (if any) attached to this permission, the proposed development would, where relevant, be in accordance with the Development Plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience. Full regard has been paid to any other material considerations which might have indicated otherwise.

Your attention is drawn to the enclosed notes.

10 October 2007


Authorised Officer