

Mr M Scoot MRTPI MRICS
Maypool Estates
Maypool
TQ5 0ET

Your ref: MFG Truro Con 8 Badger
My ref: PA22/09017
Date: 3 November 2022

Dear Mr Scoot,

Application number: PA22/09017
Proposal Non material amendment in relation to decision notice
PA21/06047 : Amendment to condition 8 - Mitigation measures
Location Land Rear Of Maiden Green, Threemilestone, Cornwall
Applicant Mark MFG

Your proposed amendment to the above planning application received on 5 October 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 in relation to decision notice PA21/06047: Amendment to condition 8 - Mitigation measures

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

- 1 The development hereby permitted shall be completed in accordance with the mitigation measures identified at Table 4 of the report titled Preliminary Ecological Appraisal: Addendum for Commercial Area by Tamar Ecology dated October 2018, Sections 6.2 and 6.3 of the report titled Dormouse Survey by Tamar Ecology dated January 2019 and Sections 6.4, 6.5 and 7.2 of the report titled Protected Species Report: Bats, Badgers and Reptiles by Tamar Ecology dated October 2018 as amended by the Landscape and Ecological Management Plan Badger Mitigation Plan by Tamar Ecology dated March 2022 as approved under the discharge of condition 10 under PA21/12255.

Reason: To protect species which are evident as having potential to utilise the habitat provision within the site in accordance with the aims of Policy E5 of the Truro and Kenwyn Neighbourhood Plan 2015-2030, Policy 23 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraphs 174 and 180 of the National Planning Policy Framework 2021 and Circular 06/2005: Biodiversity and Geological Conservation - Statutory obligations and their impact within the planning system.

The proposed changes are considered inconsequential in terms of scale in relation to the original application;

The proposed changes would not result in a detrimental impact either visually or in terms of amenity;

The interests of any third party or body who participated in or were informed of the original decision would not be disadvantaged in any way;

The proposed changes are not contrary to planning policy.

There is no conflict with a restrictive condition on the original consent.

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 sincerely

Hayley Jewels

Head of Development Management

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Dear Sir/Madam

**Non material amendment in relation to decision notice PA21/06047 :
Amendment to condition 8 - Mitigation measures
Land Rear Of Maiden Green 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

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