

Mr M Scoot MRTPI MRICS  
Maypool Estates  
Maypool  
TQ5 0ET

**Your ref:** MFG Truro Con 12 S96A  
**My ref:** PA22/09016  
**Date:** 1 November 2022

Dear Sir/Madam

**Application number:** PA22/09016  
**Proposal** Non material amendment in relation to decision notice  
PA21/06047: Amendment to condition 12 - Hard landscape  
**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 12 - Hard landscape

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 amended condition**

- 12 Prior to the development hereby approved being brought into use, full details of hard landscape works must be submitted to and approved in writing by the Local Planning Authority. The agreed works shall be completed prior to the development hereby permitted being brought into use.

The hard landscaping details shall include:

- proposed finished ground levels or contours;
- means of enclosure (to include 389 metres of new Cornish hedge to be constructed as detailed within appendix D of the arboricultural monitoring report by evolve tree consultancy dated 12 March 2019);
- hard surfacing materials;

- minor artefacts and structures (eg. furniture, refuse or other storage units, signs etc.);
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.)

Reason: In the interests of visual and residential amenity and in accordance with the aims and intentions of Policies E4 and E5 of the Truro and Kenwyn Neighbourhood Plan 2015-2030, Policies 12 and 23 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraphs 127, 130 and 174 of the National Planning Policy Framework 2021.

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**

Mr M Scoot MRTPI MRICS  
Maypool Estates  
Maypool  
TQ5 0ET

**Your ref:** MFG Truro Con 12 S96A  
**My ref:** PA22/09016  
**Date:** 27 October 2022

Dear Sir/Madam

**Non material amendment in relation to decision notice PA21/06047:  
Amendment to condition 12 - Hard landscape  
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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