

Mr Jonathan Pascoe
Scotland Road
Hendra Croft
Newquay
Cornwall
TR8 5QR

Your ref: Maiden Green Hotel
My ref: PA23/04870
Date: 10 July 2023

Dear Sir/Madam

Application number: PA23/04870
Proposal Non-material amendment to decision notice PA19/07921 to amend the description of development to read: Full planning application for the development of a hotel with integral bar / breakfast facility, B1 uses on the ground floor (up to a maximum of 345 sq.m.), a Drive Thru restaurant (A3 / A5), pump station, access, parking, landscaping, infrastructure and associated works.

Location Land At Maiden Green Maiden Green Threemilestone Truro
Applicant Mr Jonathan Pascoe

Your proposed amendment to the above planning application received on 13 June 2023 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 to decision notice PA19/07921 to amend the description of development to read: Full planning application for the development of a hotel with integral bar / breakfast facility, B1 uses on the ground floor (up to a maximum of 345 sq.m.), a Drive Thru restaurant (A3 / A5), pump station, access, parking, landscaping, infrastructure and associated works.

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.

Site/location Plan received 13/06/23

This permission is granted for the following reason(s):

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The amendment to the description is considered inconsequential comparative to that of the original permission, taking into account the scale of the approved development and lack of alterations, and will not cause any harm in respect of visual or residential amenities. Third parties do not stand to be impacted.

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

Louise Wood

Service Director Planning and Housing (Chief Planner Officer)