



Lelant Downs

Hayle

TR27 6LJ

Asking Price £325,000

- OUTLINED PLANNING PERMISSION FOR TWO DWELLINGS
  - LELANT DOWNS
- A RARE OPPORTUNITY
- CIL PAYMENT APPLICABLE
- POTENTIAL FOR MORE DWELLINGS SUBJECT TO PLANNING
- A HIGHLY SOUGHT AFTER, TUCKED AWAY LOCATION
- PHONE NOW TO ARRANGE A SITE VISIT



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - New  
Build

Floor Area - 0.00 sq ft



0



0



0



## CONDITIONS ATTACHED TO THE OUTLINED PERMISSION

### CONDITIONS:

1 Details of the appearance, landscaping and scale (hereinafter called the reserved matters) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2 An application for approval of reserved matters must be made no later than the expiration of 3 years from the date of this decision and the development hereby approved shall commence no later than 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

4 Prior to the first occupation of the dwelling(s) hereby approved bat box(s)/ bird box(s)/bee brick(s) shall be installed in accordance with details to be submitted to and approved in writing by the LPA and shall thereafter be retained maintained as such.

Reason: To accord with policy G1-10 of the Climate Emergency Development Plan Document 2023 and policies 1, 2 and 23 of the Cornwall Local Plan Strategic Policies 2020- 2030 and paragraphs 8 and 180 of the National Planning Policy Framework 2023.

5 Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of retained trees, in accordance with BS 5837, including a tree protection plan(s) (TPP) shall be submitted to and approved in writing by the Local Planning Authority.

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA23/02345

DATED: 30 January 2024 Louise Wood - Service Director Planning and Housing (Chief Planner Officer)

IDOX/ACOUTZ

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development does not have a detrimental impact upon the natural environment in accordance with the aims and intentions of policies 2 and 23 of the Cornwall Local Plan Strategic Policies: 2010 - 2030, policy G1 of the Climate Change DPD and paragraph 180 of the National Planning Policy Framework 2023.

Informative:

The TPP submitted shall ordinarily address (not exclusively) the following issues:

- The location of tree protection measures; indicating the alignment of protective fencing and the areas to be protected, to include measurements from existing fixed points.
- A specification for protective fencing to safeguard trees during both demolition and construction phases
- A specification for scaffolding and ground protection within the root protection areas (RPA as defined in BS 5837) of retained trees.

d) Existing and proposed soil levels. Plans to indicate spot heights of the ground at the bases of retained trees stems and beneath the edges of trees canopies or half their height whichever is the greater.

e) Details of the timing and phasing of works in relation to tree protection.

f) The location of construction access routes, temporary parking, on site offices, welfare facilities and areas used for the loading, unloading and storage of equipment, materials, fuels, waste, and the mixing of concrete.

g) The location and installation of all above and below ground services, utilities and drainage.

h) The location of all approved development (to include roads, footpaths, parking areas and driveways and boundaries.)

i) A full specification for the construction of any roads, footpaths, parking areas and driveways, where these abut or extend within the RPAs of retained trees (including details of the no-dig specification and the extent of these areas to be constructed using a no-dig specification). Details shall include relevant cross-sections.

j) Boundary treatments within the RPAs of retained trees

k) Methods of demolition within the root protection area of the retained trees.

l) Detail of construction within the RPA that may impact on retained trees, including level changes.

o) Reporting of supervision inspection and supervision

p) Methods to improve the rooting environment for retained and proposed trees and landscaping

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Housing (Chief Planner Officer)

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If at any stage of the development process, a conflict between the operational requirements of contractors and tree protection measures becomes evident, professional arboricultural advice is to be sought immediately.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no development within Classes A, B, C and E of Part 1 of Schedule 2 to the said Order shall be carried out without an express grant of planning permission, namely:

The enlargement, improvement or other alteration of the dwellinghouse;

The enlargement of the dwellinghouse consisting of an addition or alteration to its roof;

Any other alterations to the roof of the dwellinghouse;

The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure.

Reason: In the interests of the amenities of the occupiers of adjoining dwellings/visual amenities of the area, and in accordance with policies 2 and 12 of the Cornwall Local Plan (2010-2030) and with paragraph 135 of the NPPF (2023).

7 The development hereby permitted shall not be occupied until the installation of a system to serve the development for the disposal of sewage has been completed in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. The details shall include a programme for maintaining the system if required. The system shall be retained and maintained thereafter in accordance with the approved details.

Reason: In the interests of water quality and the residential amenities of future occupiers and in accordance with the aims and intentions of policies 13 and 16 of



the Cornwall Local Plan (2010-2030) and with paragraph 180 of the NPPF (2023).

8 The garage hereby permitted (annotated as detached garage on approved drawing number 006E rev E) shall be kept available for the parking of motor vehicles/cycles at all times. The garage shall be used solely for the benefit of the occupants of the dwelling of which it forms part (that being Plot 1 on approved drawing number 006E Rev E) and their visitors and for no other purpose and permanently retained as such thereafter.

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DATED:

#### ADDITIONAL INFORMATION

ANY ADDITIONAL INFORMATION:

- Please note that the proposed development set out in this application will be liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). The amount of the liability will be calculated when the related reserved matters application is determined. Further information about CIL is available at [www.cornwall.gov.uk/cil](http://www.cornwall.gov.uk/cil).

- This is an Advisory Note issued by the Countryside Access Team at Cornwall Council. There are general obligations that the applicant should adhere to when their works are carried out either on or in close proximity to a Public Right of Way:

- ' The Public Right of Way must remain open and available and free from obstructions at all times

- ' No materials or equipment should be stored on the Public Right of Way

- ' There must be no reduction at any time to the available width of the Public Right of Way and in circumstances where development abuts or is close to the Public Right of Way, encroachment of development works onto the Public Right of Way should not occur

- ' Both during and following the completion of development, vehicle movements should not interfere with public use of the way nor endanger members of the public using the Right of Way. The safety of users is paramount and must be ensured at all times

- ' No additional barriers (e.g., gates) should be placed across the Public Right of Way. You must apply to Cornwall Council for permission to erect or alter any type of structure on or across a Public Right of Way

- ' Wildlife mitigation fencing must not be placed across the right of way

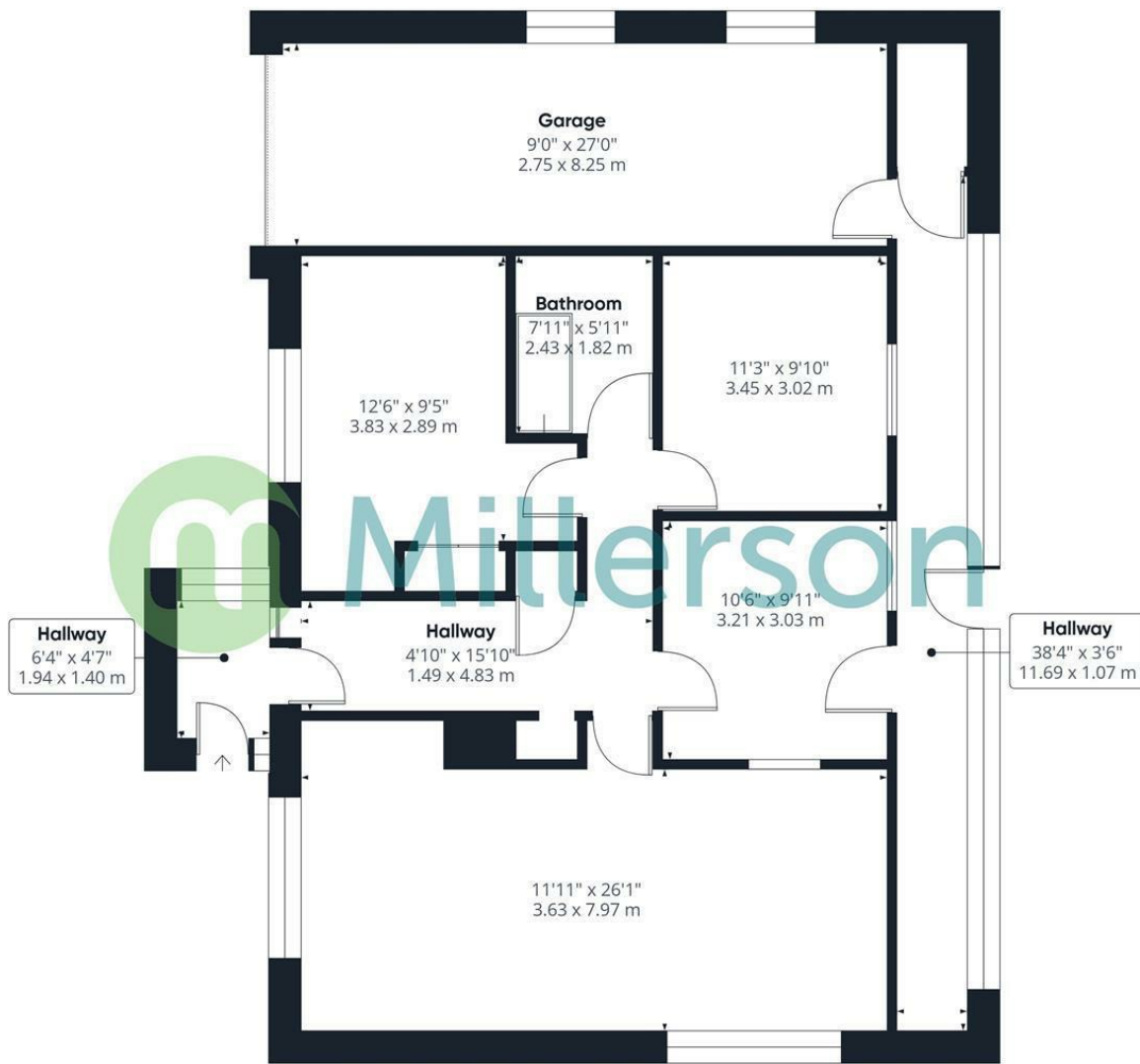
- ' No alteration can be made to the surface of a Public Right of Way without consent. Such works require separate authorisation and agreement from the Countryside Access Team at Cornwall Council. This includes work that disturbs the existing surface as well as work to improve a path, track or way by means of adding new material on top or replacing the existing surface

- ' The applicant should ensure they have private access rights to drive motor vehicles on Public Footpaths, Public Bridleways and Restricted Byways where there is presently no recorded public vehicular Right of Way

- ' If increased vehicular use both during and following the completion of development work results in damage to or deterioration of the surface of a Public Right of Way, for the Council reserves the right to take appropriate enforcement action

- ' If a Public Right of Way needs to be closed temporarily, a Temporary Traffic Regulation Order must be obtained





Approximate total area<sup>(1)</sup>  
 1298 ft<sup>2</sup>  
 120.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 www.millerson.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	