

Cornwall Council

Correspondence Address: Cornwall Council Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ

Email: planning@cornwall.gov.uk

Tel: 0300 1234151

Web: www.cornwall.gov.uk



Application number: PA19/07921

Agent:

Mr M Scoot MRTPI MRICS
Maypool House
Maypool
TQ5 0ET

Applicant:

R J Walker Ltd
Land at Maiden Green
Threemilestone
TR3 6BA

**Town And Country Planning Act 1990 (As Amended)
Town And Country Planning (Development Management Procedure) (England)
Order 2015**

Grant of Conditional Planning Permission

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION**, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 9 September 2019 and accompanying plan(s):

Description of Development:	Full planning application for the development of a 78 bed 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 of Development:	Land And Maiden Green Threemilestone Truro Cornwall TR3 6BA
Parish:	Kenwyn

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 30 November 2020

Hayley Jewels - Head of Development
Management

CONDITIONS:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 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.

- 3 Prior to the commencement of the development hereby approved, a Landscape and Ecology Management Plan (LEMP) and a timetable for its implementation and management shall have been submitted to and approved in writing by the Local Planning Authority. The LEMP shall be based on the proposed mitigation and enhancement measures detailed within the Protected Species Report: Bats, Badgers and Reptiles, prepared by Tamar Ecology and dated January 2020.

The content of the LEMP shall include the following:

- o Description and evaluation of features to be managed;
- o Ecological trends and constraints on site that might influence management;
- o Aims and objectives of management;
- o Prescriptions for management actions;
- o Preparation of a work schedule (including triggers for work and an annual work plan capable of being rolled forward over a 10 year period);
- o Details of the person, body or organization responsible for implementation of the plan;
- o Ongoing monitoring, management, maintenance and remedial measures to be carried out over a 10 year period;
- o A time table for implementation; and
- o Timeframe for reviewing the plan.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure the habitats and species are safeguarded and where appropriate enhanced in accordance with Policy 23 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraphs 170 and 174 in the National

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Planning Policy Framework 2019. A pre-commencement condition is necessary as construction works has potential to impact upon landscape and ecology features of importance.

- 4 No development shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for:
- (i) means of access for construction vehicles including routes to and from the site;
 - (ii) on site construction worker, visitor and site operative parking;
 - (iii) a scheme to encourage the use of public transport for contractors;
 - (iv) loading and unloading of plant and materials;
 - (v) storage of plant and materials used in constructing the development;
 - (vi) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - (vii) wheel washing facilities;
 - (viii) measures to control the emission of dust and dirt during construction;
 - (ix) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - (x) the operation of plant and machinery associated with engineering operations;
 - (xi) site security;
 - (xii) fuel, oil and chemicals storage, bunding, delivery and use;
 - (xiii) how both minor and major spillage will be dealt with;
 - (xiv) containment of silt/soil contaminated run-off;
 - (xv) disposal of contaminated drainage, including water pumped from excavations;
 - (xvi) site induction for workforce highlighting pollution prevention and awareness;
 - (xvii) anticipated number, frequency and size of construction vehicles entering / exiting the site;
 - (xiii) delivery times of construction materials;
 - (xix) construction operating hours;
 - (xx) emergency responses; and
 - (xii) community and stakeholder relations and training

The development shall be carried out strictly in accordance with the approved CEMP.

Reason: To minimise environmental impacts and ensure that the development is undertaken in a manner which reduces any potential impact upon the residential amenities currently enjoyed by existing residents and businesses, and in accordance with the aims and intentions of policies 12 and 16 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraphs 91 and 180 of the National Planning Policy Framework 2019.

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- 5 No development shall commence until a site schedule for the supervision and monitoring of tree protection measures has been submitted to and approved in writing by the Local Planning Authority. Tree protection measures shall then be implemented in accordance with the approved details and in accordance with the submitted Evolve Tree Consultancy Report Ref. 0158-4-A and associated Tree Protection, EV-0158-4-TPP-Landscape-05-19. All tree protection fencing shall be erected prior to the commencement of development and shall be retained and maintained until the completion of the development.

Reason: In the interests of visual amenities and the character of the area, and in accordance with policies 12 and 23 of the Cornwall Local Plan Strategic Policies 2010 - 2030, policy E6 of the Truro and Kenwyn Neighbourhood Plan 2015 - 2030 and paragraphs 127 and 170 of the National Planning Policy Framework 2019. A pre-commencement condition is necessary to ensure valued trees/hedgerows are protected throughout the entire construction phase.

- 6 No development shall commence until a scheme of hard and soft landscaping, taking account of approved plan reference PL05 B, has been submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall provide:

- Full schedule of plants;
- Details of the mix, size, distribution and density of all trees/shrubs/hedges including the planting heights of proposed trees;
- Method statements for the means of removal of existing hedgerows on site;
- Details plans of proposed hedgerows, including cross sections;
- The proposed height, siting, appearance and construction of all boundary treatments (means of enclosure);
- Hard surfacing materials (including road layout and layout within plots);
- Minor artefacts and structures (e.g. furniture, signs);
- Areas of pedestrian access.

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first use of the development hereby approved or the completion of the development, whichever is the sooner. All boundary treatments shall be completed prior to the first use of the development. Notice shall be given to the Local Planning Authority when the approved scheme has been completed.

Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species as those originally planted. The boundary treatments (means of enclosure) shall not

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thereafter be altered or removed, other than by necessary replacement, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenities and ensuring provision of ecological mitigation, and in accordance with policies 12 and 23 of the Cornwall Local Plan Strategic Policies 2010 - 2030, policies E5 and E6 of the Truro and Kenwyn Neighbourhood Plan 2015 - 2030 and paragraphs 127 and 170 of the National Planning Policy Framework 2019.

- 7
- A) No development shall take place until a programme of archaeological recording work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:
1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation
- B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
- D) The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

Reason: To ensure the recording of archaeological features which may be present on site, in accordance with policy 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraph 199 of the National Planning Policy Framework 2019. A pre-commencement condition is necessary in this instance due to the need to ensure that a programme and methodology of site investigation and recording of archaeological features is undertaken before physical works commence on site.

- 8
- The foul and surface water drainage systems shall be in accordance with the principles set out in the WSP Flood Risk Assessment and Drainage Strategy Ref 70044608-WSP-FRA-0001-DC-DE-0001 (dated August 2019).

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No development approved by this permission shall be commenced until the following details are provided:

1. Details of the final drainage schemes including calculations and layout;
2. A Construction Surface Water Management Plan;
3. A Construction Quality Control Plan;
4. A plan indicating the provisions for exceedance pathways, overland flow routes and proposed detention features;
5. A Phasing Plan and timetable of construction;
6. Confirmation of who will maintain the drainage systems and a plan for the future maintenance and management, including responsibilities for the drainage systems and overland flow routes.

The Developer must inform the Local Planning Authority of any variation from the details provided and agree these in writing before such variations are undertaken.

The surface water drainage systems shall fully manage surface water flows resulting from the developed site up to the 1 in 100 year peak rainfall event plus a minimum allowance of 40% for the impact of climate change.

The approved scheme shall be implemented in accordance with the timetable so agreed and the scheme shall be managed and maintained in accordance with the approved details for the lifetime of the development.

Reason: To prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal; in accordance with policies 16 and 26 of the Cornwall Local Plan Strategic Policies 2010 - 2030, policy E2 of the Truro and Kenwyn Neighbourhood Plan 2015 - 2030 and paragraph 163 of the National Planning Policy Framework 2019.

- 9 No development, other than demolition of any buildings or structures, shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:
- a) a survey of the extent, scale and nature of contamination;
 - b) the potential risks to:
 - ' human health;

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- ' property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
- ' adjoining land;
- ' ground waters and surface waters;
- ' ecological systems; and
- ' archaeological sites and ancient monuments.

Reason: To ensure that the health risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and intentions of the National Planning Policy Framework 2019 with specific reference to paragraphs 170 and 180 and Policy 16 of the Cornwall Local Plan Strategic Policies 2010 ' 2030, Adopted November 2016. A pre-commencement condition is required in this case because it is essential to establish before any works takes place the nature and extent of any ground contamination in order to safeguard the health of workers taking part in the development of the site and to ensure the appropriate design and subsequent safe occupation of the development.

- 10 No development shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

Reason: To ensure that the health risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and intentions of the National Planning Policy Framework 2019 with specific reference to paragraphs 170 and 180 and Policy 16 of the Cornwall Local Plan Strategic Policies 2010 ' 2030, Adopted November 2016. A pre-commencement condition is required in this case because it is essential to establish before any works takes place the nature and extent of any ground contamination in order to safeguard the health of workers taking part in the development of the site and to ensure the appropriate design and subsequent safe occupation of the development.

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- 11 The approved remediation scheme in condition (10) shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development [or relevant phase of development] is occupied.

Reason: To ensure that the health risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and intentions of the National Planning Policy Framework 2019 with specific reference to paragraphs 170 and 180 and Policy 16 of the Cornwall Local Plan Strategic Policies 2010 ' 2030, Adopted November 2016.

- 12 Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported in writing immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development [or relevant phase of development] is resumed or continued.

Reason: To ensure that the health risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and intentions of the National Planning Policy Framework 2019 with specific reference to paragraphs 170 and 180 and Policy 16 of the Cornwall Local Plan Strategic Policies 2010 ' 2030, Adopted November 2016.

- 13 The development hereby permitted shall not be brought into use until secure, sheltered cycle parking has been provided, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be retained thereafter.

Reason: In order to ensure provision for varied modes of transport, in accordance with policies 13 and 27 of the Cornwall Local Plan Strategic Policies 2010 - 2030, policy T3 of the Truro and Kenwyn Neighbourhood Plan 2015 - 2030 and paragraphs 102 and 108 of the National Planning Policy Framework 2019.

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- 14 Before any of the development hereby permitted is brought into use, parking and turning areas shall be laid out and constructed in accordance with approved drawing no. PL05 B and the said areas shall not thereafter be obstructed or used for any other purpose.

Reason: To ensure adequate parking and turning facilities off the adjoining highway and in accordance with policy 27 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraphs 102 and 108 of the National Planning Policy Framework 2019.

- 15 Before any of the development hereby permitted is brought into use, the pedestrian footpath link leading from the south of the site shall be laid out as indicated on approved drawing no. PL05 B. The footpath link shall not thereafter be obstructed or used for any other purpose.

Reason: To ensure pedestrian access is available to and from the site, in accordance with policies 13 and 27 of the Cornwall Local Plan Strategic Policies 2010 - 2030, policy T3 of the Truro and Kenwyn Neighbourhood Plan 2015 - 2030 and paragraphs 102 and 108 of the National Planning Policy Framework 2019.

- 16 The development hereby permitted shall not be brought into use until a minimum of two electric vehicle charging points have been provided, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to promote low carbon modes of travel, in accordance with policy 16 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraph 181 of the National Planning Policy Framework 2019.

- 17 The development hereby permitted shall not be brought into use until the installation of a CCTV system, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of providing a safe development, and in accordance with policy 16 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraph 91 of the National Planning Policy Framework 2019.

- 18 The development hereby permitted shall not be brought into use until details of all external lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be designed to minimise sky glow and light overspill onto the surrounding hedgerows and trees and shall be planned in consultation with a bat ecologist. The development shall be carried out in accordance with the approved details and shall thereafter be retained without alteration. No further external lights shall be installed without the further written approval of the Local Planning Authority.

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Reason: In the interests of visual amenities and minimising ecological impacts, in accordance with policy 23 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraphs 170, 175 and 180 of the National Planning Policy Framework 2019.

- 19 The development shall proceed in accordance with sections 5.7.1, 5.7.2, 5.7.3, 6.3, 6.4, 7.4 (noting mitigation outlined in table 16) and 8.2 of the submitted Protected Species Report: Bats, Badgers and Reptiles, prepared by Tamar Ecology and dated January 2020.

Reason: In order to ensure impacts to protected species are minimised, and in accordance with policy 23 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraphs 170 and 175 of the National Planning Policy Framework 2019.

- 20 The external materials used for the construction of the hotel building hereby approved shall be as detailed on approved plans reference PL25 rev. H and PL26 rev. G, and shall be completed prior to the first use of the hotel. The structure shall be permanently retained in that condition thereafter.

Reason: In the interests of visual amenities, and in accordance with policy 12 of the Cornwall Local Plan Strategic Policies 2010 - 2030, policy E4 of the Truro and Kenwyn Neighbourhood Plan 2015 - 2030 and paragraph 127 of the National Planning Policy Framework 2019.

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PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Proposed PL05 REV B received 10/06/20
Proposed PL24 REV A received 10/06/20
Proposed PL07 REV B received 10/06/20
Proposed PL08 REV H received 10/06/20
Proposed PL09 REV B received 10/06/20
Proposed PL25 REV H received 10/06/20
Proposed PL26 REV G received 10/06/20
Proposed PL21 REV C received 10/06/20
Proposed PL22 REV B received 10/06/20
Proposed PL23 REV B received 10/06/20
Block Plan PL04 REV B received 10/06/20
Proposed PL06 REV A received 15/04/20
Proposed SJS_MG_LPO_001 REV D received 15/04/20
Proposed PL11 REV A received 15/04/20
Proposed PL12 REV A received 15/04/20
Existing SJS_MG_RLP_010 B received 03/10/20
Proposed 192 PL13 received 09/09/20
Site/location Plan received 09/09/20

ANY ADDITIONAL INFORMATION:

- The proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended); however, no CIL is payable in relation to the proposed hotel and B1 uses as the Cornwall CIL Charging Schedule gives this type of development a zero rate. CIL is payable on the floorspace of the drive thru restaurant. A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, under separate cover. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate. There are further details on this process on the Council's website at www.cornwall.gov.uk/cil.
- This permission is granted following the Planning Obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) from K.S Tripp and R.JWalker Limited to Cornwall Council and dated 10th November 2020.

In dealing with this application, the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application, on this occasion this has included :

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Discussions/negotiations ongoing with LPA throughout determination of planning application

Dedicated phone number of the case officer for the Applicant/Agent

Close liaison with the Town and Parish Councils in accordance with the protocol.

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DATED: 30 November 2020

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NOTES

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then they may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so within 6 months of the date of this notice (or 12 weeks from the date of this notice in the case of householder appeals made in relation to applications submitted on or after 6 April 2009). Appeals must be made to the Planning Inspectorate using a form which can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <http://www.planningportal.co.uk> . A copy of the completed appeal form must also be submitted to the Council.

Please Note:- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are on [GOV.UK](http://www.gov.uk).

(<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on Cornwall Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice.

If this approval is for the erection of new buildings please refer to the note below.

Registering addresses for new properties prior to commencement

You must apply officially to register the name of any new street or the address of any new property through Cornwall Council's Street Naming and Numbering process. You are required to submit an application form, plan and appropriate fee all details of which can be found on our website at <http://www.cornwall.gov.uk/streetnaming>. Developers are advised to contact Street Naming and Numbering at the earliest opportunity for street naming as the process involves consultation with the local Parish, Town or City Council and can take several months to complete. For any further assistance please contact addressmanagement@cornwall.gov.uk or telephone 0300 1234 100.

Mr M Scoot MRTPI MRICS
Maypool House
Maypool
TQ5 0ET

Your ref: Maiden Green Hotel and
Restau...
My ref: PA19/07921
Date: 30 November 2020

Dear Sir/Madam

**Full planning application for the development of a 78 bed 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.
Land And Maiden Green Threemilestone Truro Cornwall**

With reference to this planning application, I enclose the Decision Notice granting permission.

If conditions have been included that must be complied with before the commencement of the development, e.g. "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://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:

£116 (per request) for applications not falling within fee categories 6 or 7 (non-householder applications)

£34 (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)

You may wish to take the opportunity to submit details to discharge more than one condition per request.

Yours faithfully

James Moseley

**Senior Development Officer
Planning and Sustainable Development Service
Tel: 01209 614004**