

Cornwall Council

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Application number: PA12/12052

Applicant:

Mr Terry Thompson
Lambreague Hall Rebuilding Team
Tregwyns,
Penwartha
Coverack
Cornwall
TR12 6RS

**Town And Country Planning Act 1990 (As Amended)
Town And Country Planning (Development Management Procedure) (England)
Order 2010**

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 21 December 2012 and accompanying plan(s):

Description of Development: Demolition of existing two storey village hall and rebuilding of replacement village hall and community facilities.

Location of Development: Lambeage Hall
School Hill
Coverack
Helston
Cornwall
TR12 6SA

Parish: St. Keverne

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

Phil Mason
Head of Planning and Regeneration

DATED: 5 March 2013

IDOX/ACFULZ

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 No development shall commence until details (including samples) of the materials to be used in the construction of the external surfaces (cladding/stonework/roof slates) of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with the aims and intentions of policy 2 of Cornwall Structure Plan 2004 and paragraphs 56, 60, 61, 109, 111 and 115 of the National Planning Policy Framework 2012.



Phil Mason
Head of Planning and Regeneration

DATED: 5 March 2013

REASON(S) FOR APPROVAL:

The proposal accords with the relevant Development Plan policies and there are no material considerations which indicate that planning permission should be refused, taking into account that the proposed development would not cause overriding demonstrable harm to interests of acknowledged importance.

The site currently comprises an existing two storey village hall and community centre facility that is in use. The building is capable of holding local activities and events but is severely limited by the buildings age and that up keep is a going concern. The proposed replacement of the existing sub-standard structure with a new building is acceptable in principle as it will seek to improve facilities for the community in this village which will accord with paragraphs 69 and 70 of the National Planning Policy Framework 2012 and policy 1 of the Cornwall Structure Plan 2004.

The site is located within an Area of Outstanding Natural Beauty (AONB) and a Conservation Area such that the area has particular landscape designations which seek to protect its character. The Cornwall Area of Outstanding Natural Beauty Management Plan 2011-2016 policies PD8 and GP08.1 seek development that does not damage the AONB.

One of the key concerns expressed from third parties is the design and setting of the proposed building. The proposed design comprises a more modern design which proposes to use a natural slate roof covering, the walls will be finished with horizontal timber cladding, local stone with granite details and painted render. The building has been designed with two roof heights to give the building some definition. The south-west section of the building will have a roof slate down to the ground floor in order to break up the elevation. The building while being contemporary will utilise natural materials in order that over time the building will weather and integrate with the surroundings. The existing building is stark and has no architectural merit such that it is considered its replacement will be an improvement on the existing building. The building will be slightly higher than the existing building and the north east section will be 2 metres higher than the existing ridge height of the building.

The highway to the north is at a higher ground level such that while the building will be larger in the context of the street scene it will not appear overbearing and will be set within the hillside with other dwellings above it such that it will not be overly prominent. The building will accord with policies 1 and 2 of the Cornwall Structure Plan 2004 and paragraphs 56, 60, 61, 109, 111 and 115 of the National Planning Policy Framework 2012.



Phil Mason
Head of Planning and Regeneration

DATED: 5 March 2013

The plans only show disabled parking for the site as it historically has limited parking available. Given that the proposal is that the building will be used for community activities and services the majority of visitors will not drive to the site. The proposal is not to utilise the building for corporate events but for the local population to make use of the facilities. The agent has advised that other parking facilities exist in the village but no specific agreements have been made with landowners regarding specific parking requirements due to the reasons stated above. The site is located within the village such that the majority of trips can be accomplished on foot and as such the building comprises a sustainable form of development that will accord with paragraphs 15, 32 and 39 of the National Planning Policy Framework 2012.

The proposed building has been positioned so that it has been moved away from the embankment to the north as the existing building is located along this boundary such that maintenance would be difficult. The south-west of the building has no windows in the elevation such that there will be no overlooking from the development. This is an improvement on the present situation as there are presently windows in the south-west elevation. The windows in the north-west elevation of the main hall are at high level such that similarly they will not overlook any neighbouring occupier. The north-east section of the building which will be located closer to the parking area than the existing building will have windows in the north-west elevation but this are effectively at the road level and face towards the highway such that they will not overlook any neighbouring occupier. The neighbour to the north of the site is located at a higher ground level than the application site such that while the building will appear closer and higher it will not be overbearing due to its positioning lower in the hill slope. As such it is considered that the building will not negatively impact upon the residential amenities of neighbouring occupiers and will accord with paragraph 17 of the National Planning Policy Framework 2012.

RELEVANT PLANNING POLICIES:

- Cornwall Structure Plan 2004: 1,2

-National Planning Policy Framework: Section 4. Promoting sustainable transport

-National Planning Policy Framework: Section 7. Requiring good design

-National Planning Policy Framework: Section 8. Promoting healthy communities

-National Planning Policy Framework: Section 11. Conserving and enhancing the natural environment

-Cornwall Area of Outstanding Natural Beauty Management Plan 2011-2016: PD8 and GP08.1



Phil Mason

Head of Planning and Regeneration

DATED: 5 March 2013

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Site/location Plan 13230-008 P
Existing 13230-01
Existing 13230-02
Existing 13230-03
Proposed 13230-007 P2 received 28/02/13
Proposed 13230-009 P received 28/02/13

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 :

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.



Phil Mason
Head of Planning and Regeneration

DATED: 5 March 2013

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 using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

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 www.cornwall.gov.uk/default.aspx?page=10863. For any further assistance please contact addressmanagement@cornwall.gov.uk or telephone 0300 1234 100.



Mr Terry Thompson
Lambreague Hall Rebuilding Team
Tregwyns,
Penwartha
Coverack
Cornwall
TR12 6RS

Your ref:
My ref: PA12/12052
Date: 5 March 2013

Dear Sir/Madam

**Demolition of existing two storey village hall and rebuilding of replacement village hall and community facilities.
Lambeage Hall School Hill Coverack Helston**

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://www.planningportal.gov.uk/uploads/appPDF/P0810Form027_england_en.pdf. Your attention is drawn to the recent change of 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)

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

Yours faithfully

Martin Jose

**Development Officer
Planning and Regeneration Service
Tel: 01209 614486**

^MA, thompson.51@hotmail.co.uk::planning@cornwall.gov.uk::Cornwall Council Decision Notice Attached::Decision Notice Attached;

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