

UNIQUE DEVELOPMENT OPPORTUNITY IN CITY LOCATION

GENERAL COMMENTS

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 6 October 2023 and accompanying plan(s): Description of Development: Change of use of redundant store into a one bed residential dwelling.

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 occupation of the development hereby approved, the window openings on the south elevation shall be fitted with double glazing to the specification indicated on approved drawing reference "Plan 2", and the walls shall be sound proofed in accordance with the details submitted to the Local Planning Authority on the 6th December 2023 named 'DETAIL OF SOUNDPROOFING TO WALLS'. The development shall be retained thereafter in accordance with these details. Reason: In the interests of ensuring an appropriate standard of development which protects the amenities of future occupiers, in accordance with policies 12, 13 and 16 of the Cornwall Local Plan Strategic Policies 2010 - 2030, policies E4 and H1 of the Truro and Kenwyn Neighbourhood Plan 2015 - 2030 and paragraphs 127 and 180 of the National Planning Policy Framework 2019.

4 - Prior to the occupation of the development hereby approved, a new boundary treatment shall be erected as shown on approved drawing reference "Plan 5" (including block wall and fence), with said boundary not to exceed two metres in height from ground level. The boundary treatments indicated on "Plan 5" shall be retained in perpetuity, and at no time following the first occupation of the development shall there be any parking of any motor vehicle within the site.

Reason: In the interests of highway safety, and in accordance with policy 27 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraph 114 of the National Planning Policy Framework 2023.

5 - Prior to the first occupation of the dwelling hereby approved the bird box shall be installed in accordance with the details indicated on drawing no Plan 8 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 174 of the National Planning Policy Framework 2021.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

SERVICES

Any potential buyer will need to make their own enquiries to the relevant service providers.

DIRECTIONS

From Trafalgar roundabout take the first exit onto St Clements Hill. Proceed up the hill and The Old Store can be easily located on the left hand side where a Philip Martin for sale board is erected.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

CONTACT US

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The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

