



## PLANNING UPDATES FOR INFORMATION: FEBRUARY 2024

**[PA23/08444](#) | Listed Building Consent for an extension to dwelling | Clifton Farmhouse Landulph Saltash Cornwall PL12 6QG**

**Landulph Parish Council (20 November 2023)**

Landulph Parish Council's response to Cornwall Council is to support this application subject to the Listed Building Officer having no objections.

**Cornwall Council has approved this application.**

**[PA23/08443](#) | Extension to dwelling | Clifton Farmhouse Landulph Saltash Cornwall PL12 6QG**

**Landulph Parish Council (20 November 2023)**

Landulph Parish Council's response to Cornwall Council, is to support this application.

**Cornwall Council has approved this application.**

**[PA23/10064](#) | To remove/relocate hedgerow and field access gate in order to create a highway passing place. | Land At Grid Ref: SX4198 63447 Landulph Cornwall.**

**Landulph Parish Council (18 December 2023)**

Landulph Parish Council's response to Cornwall Council, is to agree with this application.

**Cornwall Council: No objections.**

**[PA23/02817](#) | Outline Planning Permission with some matters reserved (appearance, landscaping, layout and scale) for the erection of a dwelling | West Coombe Landulph Cross Landulph Saltash Cornwall PL12 6NE**

**Landulph Parish Council (19 June 2023)**

Landulph Parish Council's response to Cornwall Council, is to agree with this application, but seeks clarification on the removal of the 10m hedge, and site access for the build.

**Cornwall Council - email from Planning Officer dated 19 January 2024:**

Dear Parish Clerk,

I write to you in respect of the Parish Council's comments for planning application PA23/02817 at Landulph Cross for the "Outline Planning Permission with some matters reserved (appearance, landscaping, layout and scale) for the erection of a dwelling". The Parish Council commented as follows:

*Landulph Parish Council agrees with this application, but seeks clarification on the removal of the 10m hedge, and site access for the build.*

This application follows an earlier refused planning application for two dwellings under PA21/06579 which was dismissed at appeal. I attach the Officer Report and the Appeal Inspectors decision on the earlier application. The Inspector noted the development "would be harmful to the character and visual appearance

of this part of the road”, “would undermine the visual and rural qualities of this area” and “would fail to conserve and enhance the landscape and scenic beauty of the AONB.”

This current application has sought to address some of the concerns of the previous application by seeking to use the existing access, however, the dwelling is still located towards the far end of the garden. This is contrary to our pre-application advice for the site where we advised:

*“There may be potential for a reduced scheme for a single dwelling which is sited closer to Landulph Cross - more in line with the curtilages of the neighbouring properties Grimsdale and Kerensa - which would better reflect the pattern of development.”*

As such, we have advised the applicant that we would be willing to support a scheme closer to the host dwelling, but that we would not be supportive of the dwelling in its current location as it would visually extend development towards Cargreen. We are therefore recommending the current application is refused and a fresh application is submitted in line with our advice to the applicant – provided it is more closely located to the host dwelling I would anticipate Officer support at that stage.

In light of the above, I intend to recommend the current application for refusal.

I would respectfully request that your Council consider the following options as set out within the Protocol for Local Councils:

1. Agree with my recommendation
2. Agree to disagree
3. It is requested the LPA consider referring the matter to planning committee

Please tell me which option you wish to choose within 5 working days from the date of this communication.

If I do not hear from you within 5 working days, a delegated decision may be issued in accordance with my recommendation following discussion with the Divisional Member. If our recommendation changes for any reason we will notify you so that you may reconsider your own position.

Delegated Authority Decision taken by the Parish Clerk, in consultation with all Landulph Parish Councillors. 6 of the 7 Councillors responded to agree with option 1: to agree with the Planning Officer’s recommendation.

**25.01.24 Email sent from Landulph Parish Clerk to the Planning Officer: Landulph Parish Council has agreed with option 1: to agree with your recommendation.**

**Cornwall Council: Email dated 7.2.24 – this planning application has been withdrawn.**