

# Cornwall Council

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**Application number:** PA23/06927

**Applicant:**

Mr Peter Harding  
Perranwell Community Store  
School Hill  
Perranwell Station  
Cornwall  
TR3 7JU

**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 23 August 2023 and accompanying plan(s):

**Description of Development:** Temporary siting for 3 years from 1st August 2023 for Perranwell Community Store

**Location of Development:** Land South Of Village Hall  
School Hill  
Perranwell Station  
Cornwall

**Parish:** Perranarworthal

**YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.**

**DATED: 8 October 2023**

*Louise Wood* - Service Director Planning and  
Housing (Chief Planner Officer)

**CONDITIONS:**

- 1 The temporary community retail store building hereby permitted shall be removed from site and the land be restored to its original condition within three months after 8th October 2026, or within three months of the use cease trading, whichever is the earliest.

Reason: To enable the Local Planning Authority to retain control over the development which may have a detrimental visual impact on the character and appearance of the immediate area in accordance with the aims and intentions of Policy 12 of the Cornwall Local Plan Strategic Policies 2010-2030.

**DATED: 8 October 2023**

*Louise Wood* - Service Director Planning and  
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**PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:**

Site/location Plan PCS-1 REV A received 23/08/23

Block Plan PCS-3 received 04/09/23

Proposed PCS-2 REV B received 04/09/23

**ANY ADDITIONAL INFORMATION:**

- Please note that the proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is development of a building for which planning permission is granted for a limited period.
- Your attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act 1970 which requires by statutory obligation that "any person undertaking the provision of any building or premises to which the public are admitted, whether on payment or otherwise, shall, in the means of access both to and within the building or premises and in the parking facilities and sanitary conveniences to be available (if any), make reasonable provision for the needs of members of the public visiting the building or premises who are disabled". "Appropriate provision" is deemed to mean facilities provided in accordance with BS8300:2001.
- It is important that the appropriate Health and Safety measures are undertaken and maintained during the course of the development to ensure that all persons whether they are connected to the development or not are not placed in danger.

The Health and Safety Executive have powers under Section 3 of the Health and Safety at Work Act to ensure the safety of the public. The "Construction Design and Management" Regulations are also relevant. Particularly with regard to ensuring of a safe means of pedestrian access and egress from the site.

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.

**DATED: 8 October 2023**

*Louise Wood* - Service Director Planning and  
Housing (Chief Planner Officer)

## 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 [www.planningportal.co.uk/pcs](http://www.planningportal.co.uk/pcs). 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on 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.