



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8328

Offers in excess of £650,000

Development site at Speranza and Sea Sands,
Battery Hill, Portreath, Redruth, Cornwall, TR16 4NW

FREEHOLD



A rare and exciting opportunity to acquire a superbly positioned coastal development site with PLANNING PERMISSION to build two 3 storey reverse level detached contemporary homes (Planning Reference PA16/08916) with fantastic far reaching sea views, perched just above the beach. Located in the heart of the thriving coastal village of Portreath and within easy reach of amenities, a well regarded primary school and excellent nearby coastal walks.





DESCRIPTION

- Superb opportunity to build two stunning contemporary beach fronting homes with far reaching sea views.
- Situated in the heart of the thriving seaside village of Portreath and within walking distance of its many amenities.
- With planning permission in perpetuity to build two detached houses, one with four bedrooms and one with three bedrooms, under planning reference – PA16/08916.
- Both houses will be arranged over three floors with the living accommodation on the top floor to make the most of the sea views.
- We understand that there are to be no CIL payments as a material start to the development has been made.
- Further reports and documentation can be provided to any interested parties via the vendor's sole agent and can be accessed on Cornwall Council online planning portal.



LOCATION

Portreath village, on Cornwall's north Atlantic coastline, has long been a holiday retreat, and over recent years has increased considerably in popularity. The village is very evidently a place where a lot of money is being spent on the housing stock, especially those surrounding the beautiful sandy beach. The profile of the area has risen considerably, and the beach provides a playground to holidaymakers and locals alike providing excellent bathing and surfing. There are lovely walks along the surrounding coastline via the South West Coastal Footpath, much of which is under Stewardship of the National Trust.

Portreath has been notably growing in popularity over recent years as a holiday location and has recently become a World Heritage site. Situated on Cornwall's north Atlantic coastline, to the west of Truro with a pier and harbour providing shelter for an active fishing fleet.

Portreath is at the end of the Bissoe valley cycle trail which stretches from the north coast to the south coast at Devoran, providing traffic free cycling and walking through Cornwall's mining heritage landscape with many further trails branching off it. The village provides a bakery, general store, post office, surf shops, inns, cafés, restaurant and a primary school. Secondary schooling is available at Redruth and Truro, the latter also having three private schools.

Redruth is the nearest large town offering a cinema, numerous shops and restaurants and a main line railway station which has a direct link to London Paddington with approximate travel time of 4½ hours. The county capital of Truro is some 15 minutes' drive away offering

extensive leisure, commercial and retail amenities commensurate with Cornwall's capital including the county's major hospital and Hall for Cornwall which hosts a variety of theatrical and entertainment events throughout the year.



Not to scale – for identification purposes only.



Rendered Elevations

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Portsmouth, Andrew Murdoch, 2016
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Copy Planning Permission

Cornwall Council**Pydar House Pydar Street Truro Cornwall TR1 1XU**Email: planning@cornwall.gov.uk

Tel: 0300 1234151

Web: www.cornwall.gov.uk**Application number:** PA16/08916**Agent:**Tristam Stott Architects
Tristam Stott Architects
The Old Bakery
Malpas Road
Truro
Cornwall
TR1 1QH**Applicant:**

Mr Andrew Murdoch

**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 September 2016 and accompanying plan(s):

Description of Development: Two new dwellings replacing three existing dwellings

Location of Development: Sea Sands
Battery Hill
Portreath
TR16 4NW

Parish: Portreath

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 1 December 2016

Phil Mason
Service Director Planning and Sustainable Development

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA16/08916

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no development within Classes A, B, C, D and E of Part 1 of Schedule 2 to the said Order shall be carried out without an express grant of planning permission, namely:

The enlargement, improvement or other alteration of the dwellinghouse;
 The enlargement of the dwellinghouse consisting of an addition or alteration to its roof;
 Any other alterations to the roof of the dwellinghouse;
 The erection of construction of a porch outside any external door of the dwelling;
 The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure.

Reason: In the interests of the amenities of the occupiers of adjoining dwellings and the visual amenities of the area, and in accordance paragraphs 17, 58, 61 and 109 of the National Planning Policy Framework 2012 and Policies 12 and 23 of the Cornwall Local Plan Strategic Policies 2010 - 2030

- 4 The development hereby permitted shall not be used or occupied until space has been laid out within the site for vehicles to be parked in accordance with the approved plan P01C, and that space shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure the provision of off-highway parking, in the interests of highway safety, in accordance with paragraph 32 of the National Planning Policy Framework 2012.



DATED: 1 December 2016

Phil Mason

Service Director Planning and Sustainable Development

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA16/08916

- 5 Development other than that required to be carried out as part of an approved scheme of remediation must not commence until criteria 1 to 2 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until criteria 4 has been complied with in relation to that contamination.

Criteria 1: Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval, in writing, of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to human health
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Criteria 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and approved in writing, by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Criteria 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation



Phil Mason

Head of Planning and Enterprise

DATED: 1 December 2016

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA16/08916

carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Criteria 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of criteria 1, and where remediation is necessary, a remediation scheme must be prepared in accordance with the requirements of criteria 2, which is subject to the approval, in writing, of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with criteria 3.

Reason: To ensure that 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 2012 with specific reference to paragraphs 109 and 120.

- 6 Before the first occupation of the dwellings hereby permitted the windows as annotated obscured on plan P01C shall be fitted with obscure glazing and the windows shall be permanently retained in that condition thereafter.

Reason: To protect the privacy of the occupants of the dwelling known as Surf Cottage in accordance with paragraph 17 of the National Planning Policy Framework 2012 and policy 12 (2) of the Cornwall Local Plan Strategic Policies 2010 - 2030.



Phil Mason
Head of Planning and Enterprise

DATED: 1 December 2016

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA16/08916**PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:**

Site/location Plan P00B received 26/10/16
Illustrative Purposes only P02 received 23/09/16
Proposed P01 C received 15/11/16

ANY ADDITIONAL INFORMATION:

- Whilst a Construction Management Plan has not been formally requested, the applicant/developer is reminded that the Parish Council and neighbours have raised concern regarding the disruption during the construction period. You are reminded and encouraged to 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 to ensure that the road network (particularly Battery Hill) is kept open for access to properties and that pedestrians are protected from the building work.

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: 1 December 2016****Phil Mason****Service Director Planning and Sustainable Development**

PLANNING HISTORY

Planning Applications (12)

- Extension of time for the demolition of existing dwellings and erection of two replacement dwellings (Decision Notice Number PA99/00643/F dated 12 February 2001)
Ref. No: W2/PA06/00032/FE | Status: Approved with conditions
- Demolition of existing dwellings and erection of two replacement dwellings (amended design)
Ref. No: W2/PA07/02115/F | Status: Approved with conditions
- Erection of two replacement dwellings
Ref. No: W2/PA09/00844/F | Status: Approved with conditions
- Two new dwellings replacing three existing dwellings.
Ref. No: PA16/08916 | Status: Approved with conditions
- Non-material amendment (No. 1) for minor alterations to fenestration and minor alterations to the size of the proposed dwellings in respect of (PA16/08916) Two new dwellings replacing three existing dwellings.
Ref. No: PA18/08351 | Status: Approved with conditions
- Submission of detail to discharge Condition 5 (contaminated land) PA16/08916
Ref. No: PA19/07766 | Status: Discharged
- Certificate of lawfulness for proposed two new dwellings replacing three existing dwellings as approved under decision PA16/08916 dated 01/12/2016
Ref. No: PA19/10349 | Status: Granted *
- Minor adjustments to curtail development of the lower ground floor of Sperenza to storage only and minor adjustments to fenestration.
Ref. No: PA20/04336 | Status: Approved with conditions *
- Demolition of existing dwellings and erection of two replacement dwellings
Ref. No: W2/PA99/00643/F | Status: Approved with conditions
- Erection of a domestic garage.
Ref. No: W2/68/26434/F | Status: Approved with conditions
- Erection of a chalet extension B & alterations to dwelling A
Ref. No: W2/63/16315/F | Status: Approved with conditions
- Erection of a domestic garage.
Ref. No: W2/60/11121/F | Status: Approved with conditions

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR16 4NW.

SERVICES – The water has been cut off at the stopcock and the electricity has been disconnected. There is mains drainage on the site. For Council Tax see www.mycounciltax.org.uk.

DIRECTIONS – Proceed into Portreath on the B3300. As you descend the hill, with the beach in front of you, there will be a sharp bend to the right and a turning on your left onto Battery Hill. Take this left hand turn and the development site will be found immediately on your right hand side, marked by our For Sale board.

AGENT'S NOTE 1 – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT'S NOTE 2 – A party wall agreement will need to be entered into with a neighbouring property. There is a pedestrian right of way for a neighbouring property to the seaward side of the development.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

