



Parish Clerk  
Mabe Parish Council  
C/o MS Electrical  
The Square  
Mawnan Smith  
TR11 5EP

Your ref:  
My ref: PA18/04092  
Date: 21 August 2019

Dear Sir/Madam

**Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009**

I am writing to let you know that an appeal has been made to the Ministry of Housing, Communities and Local Government in respect of the following planning application:

MHCLG ref:	<b>APP/D0840/W/19/3228471</b>
Cornwall Council ref:	<b>PA18/04092</b>
Appeal start date:	<b>20 August 2019</b>
Proposal:	<b>Proposed residential development of 27 dwellings including access, estate roads and landscaping</b>
Location:	<b>Land Off Antron Way Antron Way Mabe Burnthouse TR10 9HS</b>
Appellant:	<b>Helford Atlantic Ltd</b>
Cornwall Council decision:	<b>REFUSED</b>

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

You may view the documents relating to this case online at <http://planning.cornwall.gov.uk/online-applications> or at this office during normal working hours.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant (unless they are expressly confidential). These will be considered by the Inspector when determining the appeal.

**If you wish to make further comments, or modify/withdraw your previous representation, you can do so online using the Planning Inspectorate website at: <https://acp.planninginspectorate.gov.uk>.**

**If you do not have access to the internet, you can send your comments to: The Planning Inspectorate, Polly Quayle, Room 3G Hawk, Temple Quay House, 2 The Square, Bristol, BS1 6PN.**

All representations must be received by 24 September 2019. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the MHCLG appeal reference.

Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Inspectorate Web Site.

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in planning appeals" free of charge from this office or from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

The Council's reasons for refusing permission for this development are as follows:

- 1 The proposal would result in a substantial increase in the built form on prominent rising land and would cause unacceptable harm to the character and appearance of the countryside. It is considered the benefits of providing affordable housing do not outweigh the identified harm. The proposal is therefore contrary to policies 1, 2, 12, and 23 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraphs 8, 124 and 127 of the National Planning Policy Framework 2018.
- 2 In the absence of a mechanism to secure the provision of affordable housing, off-site financial contributions to deliver improvements to mitigate pressures on education, open space provision and Falmouth and Helford Special Area of Conservation, the proposal is contrary to policies 6, 9, 12, 13, 16, 22 and 28 of the Cornwall Local Plan Strategic Policies 2010-2130 and paragraphs 8, 34, 56, 64, 92 and 96 of the National Planning Policy Framework 2018.

Should you require any further information in connection with this appeal, please contact me.

Yours faithfully

**Sandra Oram**

**Senior Development Support Officer  
Planning and Sustainable Development Service**

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