



Development types and Definitions

for PSF - general planning and
CPS - mineral, waste and other
"county matter" returns

Date 01/03/2013 V1

Planning and Regeneration

PSF Return – Development Types and Definitions

Q001	Dwellings (Largescale major developments) - Class C3 in Town and Country Planning (Use Classes) Order 1987 (as amended). Excludes hotels, hostels, caravan sites etc.
Q002	Offices / research and development / light industry (Largescale major developments) - Classes A2 and B1 in the Town and Country Planning (Use Classes) Order 1987 (as amended). Includes banks, building societies and estate agents. Also includes general offices (not providing service direct to visiting public) and those for research and non-polluting industrial processes
Q003	General industry / storage / warehousing (Largescale major developments) - Classes B2 and B8 in the Town and Country Planning (Use Classes) Order 1987 (as amended). Includes wholesale distribution.
Q004	Retail distribution and servicing (Largescale major developments) - Classes A1 and A3, A4, A5 in the Town and Country Planning Use Classes Order 1987 (as amended). Includes A1 - internet cafes, post offices, ticket or travel agencies, A3 - restaurants and cafes, A4 - public houses and A5 - hot food takeaways. See Page help for definition of major developments.
Q005	Gypsy and Traveller pitches (Largescale major developments) - Decisions on applications in relation to Gypsy and Travellers caravan sites should be recorded in the relevant category of development as defined in largescale major.
Q006	All other largescale major developments including wind turbines > 2ha
Q007	Dwellings (Smallscale major developments) - Class C3 in Town and Country Planning (Use Classes) Order 1987 (as amended). Excludes hotels, hostels, caravan sites etc.
Q008	Offices / research and development / light industry (Smallscale major developments) - Classes A2 and B1 in the Town and Country Planning (Use Classes) Order 1987 (as amended). Includes banks, building societies and estate agents. Also includes general offices (not providing service direct to visiting public) and those for research and non-polluting industrial processes.
Q009	General industry / storage / warehousing (Smallscale major developments) - Classes B2 and B8 in the Town and Country Planning (Use Classes) Order 1987 (as amended). Includes wholesale distribution.

Q010	Retail distribution and servicing (Smallscale major developments) - Classes A1 and A3, A4, A5 in the Town and Country Planning Use Classes Order 1987 (as amended). Includes: A1 - internet cafes, post offices, ticket or travel agencies, A3 - restaurants and cafes, A4 - public houses and A5 - hot food takeaways.
Q011	Gypsy and Traveller pitches (Smallscale major developments) - Decisions on applications in relation to Gypsy and Travellers caravan sites should be recorded in the relevant category of development as defined in Smallscale major.
Q012	All other Smallscale major developments Including wind turbines from 1 to 2 ha
Q013	Dwellings (minor developments) - Class C3 in Town and Country Planning (Use Classes) Order 1987 (as amended). Excludes hotels, hostels, caravan sites etc.
Q014	Offices / research and development / light industry (minor developments) - Classes A2 and B1 in the Town and Country Planning (Use Classes) Order 1987 (as amended). Includes banks, building societies and estate agents. Also includes general offices (not providing service direct to visiting public) and those for research and non-polluting industrial processes.
Q015	General industry / storage / warehousing (minor developments) - Classes B2 and B8 in the Town and Country Planning (Use Classes) Order 1987 (as amended). Includes wholesale distribution.
Q016	Retail distribution and servicing (minor developments) - Classes A1 and A3 in the Town and Country Planning Use Classes Order 1987 (as amended). Includes post offices, ticket or travel agencies, internet cafes, public houses, restaurants, cafes and hot food takeaways.
Q017	Gypsy and Traveller pitches (minor developments) - Decisions on applications in relation to Gypsy and Travellers caravan sites should be recorded in the relevant category of development as defined in minor development.
Q018	All other minor developments including windturbines – less than 1 ha
Q019	Minerals Processing (Other developments) - Authorities should enter here only those applications which are not 'county matters' i.e mineral handling, bricks / pottery etc manufacture and pipelines, conveyors etc (National Land Use Classification References MI01D, MA06A and TR05B). The minerals decisions recorded should include both major (largescale and smallscale) and minor developments.

Q020	Change of use (Other developments) - many developments involve some change of use of land but a decision should only be classified as Change of Use if the application does not concern a major development and either no building or engineering work is involved or the building or engineering work would be permitted development were it not for the fact that the development involved a change of use (e.g. the removal of internal dividing walls in a dwelling house to provide more spacious accommodation for office use).
Q021	<p>Householder developments (Other developments) - Householder developments are defined as those within the curtilage of a dwellinghouse which require an application for planning permission and are not a change of use.</p> <p>Included in householder developments are extensions, conservatories, loft conversions, dormer windows, alterations, garages, car ports or outbuildings, swimming pools, walls, fences, domestic vehicular accesses, including footway crossovers, porches and satellite dishes.</p> <p>Excluded from householder developments are applications relating to any work to two or more flats, applications to change the number of dwellings (flat conversions, building a separate house in the garden), change of use to part or all of the property to non-residential (including business) uses, anything outside the garden property (including stables if in a separate paddock).</p>
Q022	Advertisements (Other developments) - decisions on applications for consent to display advertisements under the Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended).
Q023	Listed building consents to alter / extend (Other developments) - decisions on applications for listed building consent to extend and / or alter under Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Q024	Listed building consents to demolish (Other developments) - decisions on applications for listed building consent to demolish under Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Q025	Conservation area consents - decisions on applications for conservation area consent under Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Q026	<p>Certificates of lawful developments (Other developments) Include all decisions relating to:</p> <ul style="list-style-type: none"> a. (i) applications for certificates of lawful development; (ii) applications for certificates of appropriate alternative development

Q027	Notifications (Other developments) - Include all decisions relating to notifications under Circular 14/90 (electricity generating stations and overhead lines) and other notifications.
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Largescale Major Developments - Definition

For dwellings, a largescale major development is one where the number of residential units to be constructed is 200 or more. Where the number of residential units to be constructed is not given in the application a site area of 4 hectares or more should be used as the definition of a major development. For all other uses a largescale major development is one where the floor space to be built is 10,000 square metres or more, or where the site area is 2 hectares or more.

Smallscale Major Developments - Definition

For dwellings, a smallscale major development is one where the number of residential units to be constructed is between 10 and 199 (inclusive). Where the number of dwellings to be constructed is not given in the application a site area of 0.5 hectare and less than 4 hectares should be used as the definition of a smallscale major development. For all other uses a smallscale major development is one where the floor space to be built is 1,000 square metres and up to 9,999 square metres or where the site area is 1 hectare and less than 2 hectares.

The area of a site is defined as the area directly involved in some aspect of the development. Normally this will be the area outlined on the plan included with the application form. Surrounding land owned by the applicant, but not directly affected by the proposed development, should not be included, neither should any part of an adjoining road. If the area involved in a development is split into two parts by a classified road it should still be considered as one site. The area occupied by the road should not be included in the site area.

The floorspace of a building is defined as the sum of the floor area within the building, measured externally to the external wall faces at each level. Basement car parks, rooftop plant rooms, caretakers, flats etc. should be included in the floorspace figure.

Where a largescale major or smallscale major development is subject to a change of use application, it should be coded as largescale major or smallscale major development and not as a change of use. The use category will be determined by the 'end use' of the proposed change. For example, if the application was to convert a warehouse into 12 flats (and where the building or engineering work would be permitted development were it not for the fact that the development involved a change of use) the application should be coded as 'smallscale major residential'.

Minor developments - Definition

For dwellings, minor development is one where the number of dwellings to be constructed is between 1 and 9 inclusive. Where the number of dwellings to be constructed is not given in the application, a site area of less than 0.5 hectares should be used as the definition of a minor development. For all other uses, a minor development is one where the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare.

A decision should be classified as relating to a Major/Minor Development on the basis of the development covered by the application which was decided. Thus the granting of outline permission for the development of a site may have been classified as smallscale major development, but the approval of reserved matters for, say, five houses on part of the site would be classified as minor development.

Gypsy and Traveller Pitches

Decisions on applications in relation to Gypsy and Traveller caravan sites should be recorded as largescale major, smallscale major or minor developments (1 - 9 pitches should be recorded as minor development, 10 - 199 pitches as smallscale major development and 200 or more pitches as largescale major development).

Change of Use

Many developments involve some change of land use but a decision should only be classified to 'Change of Use' if:

- (i) the application does not concern a major development and
- (iia) no building or engineering work is involved; or
- (iib) the building or engineering work would be permitted development were it not for the fact that the development involved a change of use.

An example of (iib) might be the removal of internal dividing walls in a dwelling house to provide more spacious accommodation for office use.

Householder Developments

Householder developments are defined as those within the curtilage of a dwellinghouse which require an application for planning permission and are not a change of use. Included in householder developments are extensions, conservatories, loft conversions, dormer windows, alterations, garages, car ports or outbuildings, swimming pools, walls, fences, domestic vehicular accesses including footway crossovers, porches and satellite dishes.

Excluded from householder developments are applications relating to any work to two or more flats, applications to change the number of dwellings (flat conversions, building a separate house in the garden), changes of use to part or all of the property to non-residential (including business) uses, anything outside the garden of the property (including stables if in a separate paddock).

Use categories

Decisions relating to largescale major, smallscale major or minor developments should be classified by reference to the principal use within the development, i.e. the use on which the other uses are considered to depend. Normally this will be the one which accounts for the greater proportion of the new floor space (although in certain cases the principal use will be the one that does not account for any floor space as such).

If there is any doubt as to the principal use in a multi-storey block the ground floor use should be taken as the principal one. (This rule would apply where, for example, the amounts of floor space taken up by two different uses were approximately equal). A proposed development should be classified on the basis of its own principal use and not that of the complex of which it is part. Thus a development involving the construction of offices within the curtilage of a general industrial site should be classified as Offices / Research and Development / Light Industry. Similarly, a dance-floor extension to a restaurant should be classified as 'All other minor developments' and not to 'Retail, distribution and servicing'.

Certain very small developments cannot be said to have any separate use of their own (e.g. the erection of boundary fences, alterations to shop fronts, alterations to vehicular accesses).

These developments should be given the same use category as the property concerned.

2. CPS Return – Development Types and Definitions

Procedure for dealing with minerals, waste and other applications that Communities and Local Government call "county matter" applications which will be dealt with by the strategic team.

The **Area Team** and **District Office** fields should be populated with your normal email and area address and the **Development type** should be CMAAJ for major "county matters", CMMIN for minor "county matters" and CMOTH for other "county matters".

- major site ("county matter") - an application site which has a site area of 1 hectare or more, or where the floorspace to be built is 1,000 square metres or more;
- minor site ("county matter") - an application site which has a site area of less than 1 hectare or where the floorspace to be built is less than 1,000 square metres.
- The floorspace of a building is defined as the sum of the floor areas within the building, measured externally to the external wall faces at each level. The classification of major/minor site should be based on the development covered by the application which was determined. Thus, the construction of a small workshop on a minerals extraction site would be classed as minor even though the minerals site itself would be classified as major.
- A variation of a condition should be recorded as major or minor depending on the area affected by the condition. Thus, a condition regulating (say) the operating hours of a major site would be classed as major. Another condition affecting only the appearance of a small workshop on the same site would be classed as minor.

In addition to the Development type field you will need to complete the Specials screen in IDOX (CPS details tab) for these applications.

In order to maintain the accuracy of this return, please can you make sure that when validating an application in this category you go to the **Specials tab, select CPS1/2 return** and complete as much as you can in the drop down lists below.

LIVE IDOX Enterprise for UNI-form V 8.0 for Cornwall Council

File Edit View Record Functions GIS Image Options Spatial Help

Reception Consideration Pre-App Decision Specials Forward Plan

Agricultural (Building) Agricultural (Other) Hazardous Substances Ind/Com Processes CPS1/2 Returns Map Print Index

App No. PA11/00014 Pre-App Address Nenstellon Sewage Treatment Works
Stoney Lane
Bodmin
Cornwall

U.P.R.N. 010014485814

Status **Pre-App**

Proposal The proposed development will consist of a new biogas holder lightning protection system

Map Ref (E) 204345 (N) 67205 Land Area (m²) 142 0.01 ha.
Date Application Valid 05.01.2011 Floorspace (m²)
Date of Decision Notice 01.03.2011

CPS Application Type **32 - Treatment**

Major / Minor MIN - Minor

Nature of Proposed 0 - Other (not in 1 to 7 below)

Development 0 - Other (not in 1 to 7 below)

Decision Taken

Environmental Assessment 0 - None

Reasons for Delay 1)

Reasons for Delay 2)

Reasons for Delay 3)

Cornwall Council Intranet UNI-form

“County matter” applications generally relate to minerals and waste applications (application types should be coded as follows: MIN (Mineral Application), MNENV (Mineral application with environmental statement) WASTE, I have included the full list below as e.g. variations to conditions etc. on these application types will also need to be recorded along with all of these

- applications for certificates of lawfulness of existing use or development;
- applications for certificates of lawfulness of proposed use or development;
- developments which would normally have been permitted under the Town and Country Planning (General Permitted Development) Order 1995 but have come before the local authority for determination because they require an Environmental Assessment;
- development permitted under the Town and Country Planning (General Permitted Development) Order 1995, but subject to prior approval
- variations to schemes/conditions, including renewal and removal of conditions, where new planning permission is required, **with the correct fee.**
- consolidating permissions for the winning or working of minerals;

- revised applications following refusal, turning away or non determination;
- revised applications following the granting of permission;
- applications for Certificate of Appropriate Alternative Development.

The CPS application type code is as follows - if you are in doubt, please look up an historical application (if one exists) or call Angie 504401.

Enter one of the following codes to record the principal development on the site. For example, an application for an office on a minerals extraction site should be recorded under the relevant minerals code. The same applies to applications for variation of conditions and for approval of details/schemes.

Minerals:

- | | |
|----|---|
| 1 | Chalk |
| 2 | China and Ball Clay |
| 3 | Clay/Shale |
| 4 | Coal (deep-mined) |
| 5 | Coal (open-cast) |
| 6 | Gypsum/Anhydrite |
| 7 | Igneous Rock |
| 8 | Ironstone |
| 9 | Limestone/Dolomite |
| 10 | Oil/Gas-Exploration |
| 11 | Oil/Gas-Appraisal |
| 12 | Oil/Gas-Development |
| 13 | Sand and Gravel |
| 14 | Sand (excluding silica sand) |
| 15 | Sandstone |
| 16 | Slate |
| 17 | Vein minerals |
| 18 | Other minerals |
| 19 | Recycling plants for secondary aggregates |
| 20 | Coal-bed methane production |
| 21 | Coal-bed methane exploration/appraisal |
| 22 | Silica sand |

Waste:

- | | |
|----|--------------------------------------|
| 30 | Landfill |
| 31 | Transfer Station |
| 32 | Treatment |
| 33 | Storage |
| 34 | Oil/Solvent Recovery |
| 35 | Incineration with energy recovery |
| 36 | Incineration without energy recovery |

- 37 Scrap Yards
- 38 Civic Amenity
- 39 Materials recovery/recycling (other than aggregates)
- 40 Other Waste
- 41 Composting
- 42 Anaerobic digestion
- 43 Pyrolysis

50 Other county matters

Code 50: Other 'county matters' should be used very infrequently, as most 'county matters' developments should be classified as either minerals or waste developments. Examples of 'other county matters' are:

- (a) railway depots and wharves located away from mineral extraction sites;
- (b) landfill gas control/utilisation schemes.

Developments on minerals and waste sites which are connected with the main development should not be classified as 'other county matters' but should be given an appropriate minerals or waste code. Examples of such developments are:

- (a) workshops, office buildings and storage areas on landfill sites;
- (b) access to minerals and waste sites;
- (c) ancillary works on minerals and waste sites;
- (d) vehicle parking on existing minerals and waste sites.

Applications for certificates of lawful use or development which relate to minerals (for example) should be given an appropriate minerals code. The same applies to applications for a variation to a condition or conditions.

You should use application type **ROMPS** for Determinations under the review of mineral planning permissions (ROMPS) and periodic review of mineral planning permissions, as defined by Schedules 13 and 14 of the Environment Act 1995.

Any applications for consent, agreement or approval of details or schemes required by conditions relating to "county matter" applications need to be recorded as application type **PS21**. **You won't need to complete the Specials CPS1/2 return tab for ROMPS or PS21s.**

Enter one or two codes to indicate the Nature of the Proposed Development:

- 0 Other (i.e not in 1 to 7 below)
- 1 New mineral-working, exploration or appraisal/waste disposal site
- 2 Extension to area of existing site
- 3 Extension to life of existing site
- 4 Deepening of working or other changes within existing site
- 5 Increasing void space for landfill
- 6 On-site manufacturing or ancillary operations/uses
(e.g storage of skips on a waste site)
- 7 Variation of condition(s)

Notes:

Two codes might be used when, for example, an application is made to change the contours on a waste site, which includes increased void space. In this case Codes 4 and 5 would be used.

For landfill development, Code 2 relates to lateral extension and Code 5 to vertical extension of void space.

Environmental Impact Assessment (EIA)

Use one and only one of the following codes to indicate the circumstances in which an EIA has taken place or where there has been no EIA:

- 0 None
- 1 EIA included by the applicant
- 2 EIA required by planning authority
- 3 EIA directed by Secretary of State

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Planning and Regeneration Service

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