



Appeal Decisions

Site visit made on 17 June 2026

by Chris Baxter BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10th July 2026

Appeal A Ref: APP/D0840/C/25/3362154

Appeal B Ref: APP/D0840/C/25/3362155

Appeal C Ref: APP/D0840/C/25/3362156

Appeal D Ref: APP/D0840/C/25/3362157

Trethurffe Hills Farm, New Mills, Laddock, Truro, Cornwall TR2 4QG

- The appeals are made under section 174 of the Town and Country Planning Act 1990 as amended (the Act).
- The appeals are made by Mr David Goodrich (3362154), Mrs Heather Goodrich (3362155), Mr Alexander Goodrich (3362156) and Mrs Jacqueline Goodrich (3362157) against an enforcement notice issued by Cornwall Council.
- The notice was issued on 12 February 2025.
- The breach of planning control as alleged in the notice is without planning permission, the material change of use of agricultural land for the siting of two caravans for residential use (currently unoccupied) and the associated engineering operations to change land levels, installation of sewage treatment plants and creation of a hardstanding areas.
- The requirements of the notice are to:
 - (1) Cease the non-agricultural use of the land outlined in red on the attached plan.
 - (2) Remove the caravans from the land outlined in red on the attached plan.
 - (3) Remove from the land shaded in orange all services connected to the caravans for the purposes of independent human habitation, including but not limited to electric cabling, water pipes, sewage pipes, sewage treatment plants, gas bottles etc.
 - (4) Demolish and remove the hardstanding areas from the land shaded in orange on the attached plan.
 - (5) Restore the land shaded in orange on the attached plan to its former condition/contours before the engineering operations took place.
 - (6) Remove from the land all materials and debris resulting from compliance with the requirements of (2), (3) and (4) above and restore the land to its former condition before the breach took place.
- The period for compliance with the requirements is six months.
- The appeals are proceeding on the ground set out in section 174(2)(g) of the Act.

Decision

1. The appeals are dismissed and the enforcement notice is upheld.

Appeals on ground (g)

2. Ground (g) is that the period for compliance with the notice falls short of what is reasonable. The appellants seek a minimum of 12 months rather than the six months to comply with the requirements of the notice.
3. The appellants explain that a planning application for a replacement dwelling has been submitted and the timeline of this application directly effects the ability to comply with the requirements. Minimal compelling justification has been provided however, which indicates why the application has to be determined in order to allow the appellants the ability to comply with the requirements.

4. The submitted planning application had a determination date of 16 April 2025, which has now passed, and I have not been updated as to whether this application has been determined. Regardless of this matter, there is insufficient evidence to convince me that more time is needed to comply with the requirements. A period of 12 months would be excessive and on balance, I consider the period of six months to be reasonable.
5. The appeals on ground (g) therefore fail.

Conclusion

6. For the reasons given above, I conclude that the appeals on ground (g) should fail. The appeals are dismissed and the enforcement notice should be upheld.

Chris Baxter

INSPECTOR