

Business

LOCATION • SERVICES • LTD

PLANNING, URBAN REGENERATION, GRANT FUNDING
AND ECONOMIC DEVELOPMENT CONSULTANCY

1, Riverside House, Heron Way, Newham, Truro, Cornwall TR1 2XN

Tel: 01872 222777 Fax: 01872 222700

E-mail: info@bls.co.uk

Conversion of Existing Former Water Storage Building to a Residential Dwelling

**Kerley
Chacewater
Truro
TR4 8LQ**

Ms Elizabeth Hobbs-Brannan

PLANNING STATEMENT

February 2021

CONTENTS

- 1.0 Introduction**
- 2.0 Background and Planning History**
- 3.0 Need for the Proposed Development**
- 4.0 Description of the Proposed Development**
- 5.0 Planning Policy Context**
- 6.0 Planning Policy Assessment and Characteristics**
- 7.0 Conclusion**

1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Business Location Services Ltd and is submitted with a planning application on behalf of Ms Elizabeth Hobbs-Brannan in respect of proposed development at Kerley, Chacewater, Truro, TR4 8LQ. The planning application is a full detailed application for the conversion of former water storage building to a residential dwelling.

1.2 The Planning Statement should be read in conjunction with the Design and Access Statement which accompanies this planning application. In addition the planning application is accompanied by the following plans/drawings and technical reports: -

- Drawing No. C622 01 Site Location Plan
- Drawing No. C622 02 Block Plan
- Drawing No. C622 03 Site Survey
- Drawing No. C622 04 Elevation as Existing 01
- Drawing No. C622 05 Elevation as Existing 02
- Drawing No. C622 06 Elevation as Existing 03
- Drawing No. C622 07 Elevation as Existing 04
- Drawing No. C622 08 Sections as Existing
- Drawing No. C622 09 3D as Existing
- Drawing No. C645 10 Proposed Site Plan
- Drawing No. C645 11 Proposed Floor Plan 01
- Drawing No. C645 12 Proposed Floor Plan 02
- Drawing No. C645 13 Elevation as Proposed 01
- Drawing No. C645 14 Elevation as Proposed 02
- Drawing No. C645 15 Elevation as Proposed 03
- Drawing No. C645 16 Elevation as Proposed 04
- Drawing No. C645 17 Sections as Proposed
- Drawing No. C645 18 3D as Proposed
- Bat and Barn Owl Survey – CEC Ltd
- Structural Survey Report – Derek Gray Associates
- Phase I Contamination Report – Approved Site Investigations Ltd
- Heritage Assessment – South West Archaeology

2.0 BACKGROUND AND PLANNING HISTORY

2.1 Planning permission for the conversion of Disused Water Store into Lifetime Home was refused on the 20th December 2018 on decision notice PA17/11928. The reason for refusal cited by the Local Planning Authority was that the proposed reuse of the water tower for residential development including new build and associated domestic curtilage would result in harm to the character of the designated World Heritage Site.

2.2 A subsequent planning appeal against the refusal of planning permission with the reference APP/D0840/W/19/3226681 was dismissed by the Secretary of State. The appeal decision concluded that the proposal would have a harmful effect on the character and appearance of the area and World Heritage Site

contrary to local planning policy guidance which together seek to ensure that development proposals respect local character, reuse buildings in a way that leads to an enhancement to their immediate setting are appropriately scaled and maintain the historic character and distinctiveness of the mining landscape.

- 2.3 The proposed development subject of the previous refusal and dismissed appeal involved both the conversion of the existing structure together with significant extensions and additions to the existing building contrary to policy guidance contained in Policy 7 of the Cornwall Local Plan. The proposed development, the subject of this planning application, seeks to fully address the previous refusal of planning permission through the simple conversion of the existing structure into a new dwelling with only a minor additional entrance feature to the building. The layout and design of the current application has been taken from the conversion from a similar former water storage building which was granted planning permission at Coldwind Cross, Perranwell on decision notice PA17/04963 on the 25th July 2017.

3.0 NEED FOR THE PROPOSED DEVELOPMENT

- 3.1 Paragraph 59 of the National Planning Policy Framework (NPPF) stipulates that to support the Government's objective of significantly boosting the supply of houses it is important that a sufficient amount and variety of land can come forward where it is needed that the needs of groups with specific housing requirements are addressed. Paragraph 79 of the NPPF requires planning decisions to avoid the development of isolated homes in the countryside unless in certain circumstances which includes development that seeks to reuse redundant or disused buildings and enhance its immediate setting.
- 3.2 Policy 7 of the Cornwall Local Plan mirrors national planning policy guidance in paragraph 79 of the NPPF and only permits the development of new homes in the countryside in special circumstances which includes the reuse of suitably constructed redundant buildings that are considered appropriate to retain and would lead to an enhancement of their immediate setting. The appropriateness for buildings for conversion will depend on their scale, method of construction, structural soundness and the ability to convert the building without the necessity of substantial demolition or substantial rebuilding operations.
- 3.3 Policy 21 of the Cornwall Local Plan seeks to ensure the best use of land and buildings and provides encouragement to sustainability located proposals that use previously developed land and buildings provided that they are not of high environmental or historic value.
- 3.4 The Cornwall Local Plan has now been formally adopted by Cornwall Council and now comprises the Development Plan. Policy 2a Key Targets of the Cornwall Local Plan states the Local Plan will provide homes in a proportional manner where they can best meet need and sustain the function of local communities and their catchment with an overall target of delivering a minimum of 52,500 homes in the period 2030.

3.5 The application site lies in the Parish of Chacewater which lies within the Truro and Roseland Residual Community Network Area which in Table 1 of Policy 3 has a proposed minimum housing target allocation of 11,200 dwellings. Taking completions 2010 – 2016 of some 548 dwellings, and sites with planning permission/under construction of 486 dwellings, allowance has been made for windfalls on sites of less than 10 dwellings for the period 2021 – 2030 of 297 dwellings. The Cornwall Local Plan states that housing need in parishes should focus on meeting local need and the sustainability of smaller settlements through windfall development through the use of previously developed land and buildings.

3.6 While it is acknowledged that Cornwall Council can demonstrate a minimum 5 year housing land supply this is very much a minimum target and Policy 3 of the Cornwall Local Plan provides for windfall housing provision which includes the use of previously developed land and buildings.

4.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

4.1 The Design and Access Statement which accompanies this planning application provides a detailed description of the proposed development. The existing building has been the subject of a Structural Survey report which accompanies the application. The Structural Survey report confirms that the building is structurally sound for the purposes of a residential conversion.

4.2 Fundamentally, the design of the current proposal unlike the previous proposal and subsequent dismissed planning appeal is contained within the fabric of the existing structure and does not require any substantial demolition, rebuilding operations other than an additional minor entrance feature and internal fit out and external finishes.

4.3 The application site comprises a site area of some 1.6 Ha approx. The proposed conversion provides for a two storey dwelling internally with four bedrooms on the ground floor and living accommodation on the first floor. A glazed atrium feature provides internal light to the internal first floor landing area. The exterior of the proposed conversion provides for a simple palette of materials with white render, vertical timber cladding and window and door openings. Externally the existing access will be surfaced with the creation of 4 car parking spaces.

4.4 In summary therefore it is considered the proposed development is of scale wholly appropriate to the sympathetic conversion and reuse of a disused building that will add to local character and the quality of the area and the WHS designation.

4.5 The existing building has a GIA of some 186.2 sqm and together with the provision of an internal first floor area; the proposed building will have a GIA of some 359.2 sqm.

5.0 PLANNING POLICY CONSIDERATIONS

National Planning Policy Framework (NPPF) (February 2019)

- 5.1 Section 2: Achieving Sustainable Development. Paragraphs 7-11 set out the mechanism for achieving sustainable development, together with the presumption in favour of sustainable development in decision making.
- 5.2 Section 4: Decision Making. Local Planning Authorities should approach decisions on proposed development in a positive and creative way and that decision makers at every level should seek to approve applications for sustainable development where possible. Paragraph 47 stipulates that planning law requires that applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.3 Section 5: Delivering a sufficient supply of houses. Paragraph 59 states that to support the Government's objective to significantly boost the supply of housing, it is important that a sufficient amount and variety of land can come forward where it is needed and that land with planning permission is developed without unnecessary delay.
- 5.4 Paragraph 68 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out quickly. To promote a good mix of sites, Local Planning Authorities should identify through the development plan and brownfield registers at least 10% of their housing requirement on sites no larger than 1 Ha and support the development of windfall sites giving great weight to the benefits of using suitable sites within existing settlements for houses.
- 5.5 Paragraph 78 states that to promote sustainable development in rural areas housing should be located where it will enhance and maintain the vitality of rural communities.
- 5.6 Paragraph 79 stipulates that planning decisions should avoid the development of isolated houses in the countryside subject to certain circumstances and in paragraph 79(c) the circumstances include the reuse of redundant or disused buildings and enhance its immediate setting.
- 5.7 Paragraph 109 stipulates that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impact on the road network would be severe.
- 5.8 Paragraph 117 requires planning decisions to promote on effective use of land in meeting the need for homes while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 118(c) gives substantial weight to the value of using suitable brownfield land

while paragraph 118(d) promotes and supports the development of underused land and buildings.

- 5.9 Paragraph 122 stipulates that planning decisions should support development that makes efficient use of land taking into account the need for different types of housing, local market conditions and viability and the desirability of maintaining areas' prevailing character and setting, including residential gardens, together with the importance of securing well designed and attractive places.
- 5.10 Section 12: Achieving well-designed places. Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development.
- 5.11 Paragraph 127 sets out criteria to ensure that development is visually attractive and sympathetic to local character and optimises the potential of the site creating safe, inclusive and accessible places. Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area. Where design accords with clear expectations in plan policies, design should not be used by the decision taker as a valid reason to object to development.
- 5.12 Section 14: Meeting the challenge of climate change, flooding and coastal change. Paragraph 148 states that the planning system should support the transition to a low carbon future in a changing climate taking full account of flood risk and coastal change. Paragraph 150 states that new developments should be planned to avoid increased vulnerability to climate change and to help reduce greenhouse emissions.
- 5.13 Paragraph 170 states that planning decisions should contribute to and enhance the natural and local environment and by preventing new and existing development from contributing to being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water, noise pollution or ground instability.
- 5.14 Paragraph 178 stipulates that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any soils from land instability and contamination.
- 5.15 Section 16: Conserving and Enhancing the Historic Environment sets out policy guidance in respect of proposed development affecting heritage assets. Paragraph 189 in determining application requires the Local Planning Authority to request an application to describe the significance of heritage assets affected including any contribution made by their setting.
- 5.16 Paragraph 192 requires Local Planning Authorities in determining planning applications to take account of sustaining and enhancing the significance of heritage assets and putting them to viable uses together with the desirability

of new development making a positive contribution to local character and distinctiveness.

- 5.17 Paragraph 195 stipulates that where a proposed development will lead to substantial harm to a designated heritage asset Local Planning Authorities should refuse consent. Paragraph 196 stipulates where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset this harm should be weight against the public benefits of the proposal including where appropriate its optimum viable use.
- 5.18 Paragraph 200 requires Local Planning Authorities to look for opportunities for new development within World Heritage Sites and proposals that preserve these elements of the setting that make a positive contribution to the asset should be treated favourably.

Planning Practice Guidance (PPG)

- 5.19 On 6th March 2014, the Government launched the Planning Practice Guidance (PPG) as a web based resource, which seeks to bring together planning practice guidance for England in an accessible and useable way.
- 5.20 Under the Section headed “Design” ID:26-01, the PPG emphasises the advice provided in the NPPF that “Good quality design is an integral part of sustainable development. Good Design responds in a practical and creative way to both the function and identity of a place”.
- 5.21 In respect of promoting local character the PPG, ID:26-007 states “Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation”.
- 5.22 Paragraph 024 concerns layout and requires new developments to respond appropriately to the existing layout of buildings and streets and to ensure that adjacent buildings relate to each other, continuing: “The layout of areas, whether existing or new, should be considered in relation to adjoining buildings, streets and spaces; the topography; the general pattern of building heights in the area; and views, vistas and landmarks into and out of the development site”.
- 5.23 Paragraph 026 concerns scale and notes that “Decisions on building size and mass, and the scale of open spaces around and between them, will influence the character, functioning and efficiency of an area”.
- 5.24 Paragraph 040 states “Well-designed housing should be functional, attractive and sustainable. It should also be adaptable to the changing needs of its occupants”.

Cornwall Local Plan Strategic Policies 2010 – 2030

- 5.25 The Development Plan in Cornwall is the Cornwall Local Plan which was adopted on 22nd November 2016.
- 5.26 Policy 1 of the Cornwall Local Plan states that “When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework”. The Policy states further that “When considering whether a development proposal is sustainable or not, account will be taken of its location, layout, design and use against the three pillars of economic development, social development and environmental protection and improvement”.
- 5.27 Policy 2 of the Cornwall Local Plan requires that new development provide a sustainable approach to accommodating growth, providing a well balanced mix of economic, social and environmental benefits. Policy 2 of the CLP seeks to focus growth on the main towns where they can support regeneration and sustainable development. Policy 2(1) requires development proposals to respect and enhance the quality of space and special character of Cornwall by ensuring development is high quality and demonstrating and understanding of its location. Policy 2a of the CLP sets a target for the delivery of a minimum of 52,500 homes in Cornwall to the year 2030 and for the Truro and Roseland Community Network Area, identifies the need for some 1,200 dwellings to be provided.
- 5.28 Policy 3 of the Cornwall Local Plan seeks to manage development in the key towns and villages. Policy 3 identifies policy guidance for new housing outside of the main towns with emphasis on the use of previously developed land and buildings.
- 5.29 Policy 7 of the Cornwall Local Plan stipulates that development of new homes in the countryside will only be permitted where there are special circumstances which includes the reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting.
- 5.30 Policy 12 of the Cornwall Local Plan provides that development proposals will be judged against fundamental design principles of character, layout, movement, adaptability, inclusiveness, resilience and diversity and process. The Policy also requires that development proposals should protect individuals and property from overlooking and unreasonable loss of privacy, overshadowing and overbearing impacts, and unreasonable noise and disturbance.
- 5.31 Policy 13 of the Cornwall Local Plan requires that all new development will be expected to provide sufficient on-site open (or private amenity) space, car parking provision, and space for storage for domestic activities and recreation, as well as collection of waste, recycling and compostables.

- 5.32 Policy 23 of the Cornwall Local Plan seeks to sustain local distinctiveness and character and where possible to enhance the natural environment and assets.
- 5.33 Policy 24 stipulates that development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment and where appropriate enhancing the significance of designated and non-designated heritage assets and their setting. Development within the Cornwall and West Devon Mining World Heritage Site and its setting should accord with the WHS Management Plan.
- 5.34 Policy 26 of the Cornwall Local Plan relates to flood risk management and requires that development should take account of and be consistent with any adopted strategic and local flood and coastal management strategies. Section 2 of the Policy requires that development should be sited, designed, of a type and, where necessary, located in a manner that it minimises, or reduces and (where possible) eliminates flood risk on the site and in the area.
- 5.35 Policy 27 of the Cornwall Local Plan provides for all development to provide a safe and suitable access and not to cause adverse impact on the local or strategic road network.

Chacewater Neighbourhood Plan

- 5.36 The Chacewater Neighbourhood Plan has been adopted and forms part of the development plan. Policy LGOSS of the Neighbourhood Plan provides support for the residential conversion of redundant buildings provided the building is in keeping with its surroundings, the building is capable of conversion, any conversion is compatible with its landscape and setting and provides a safe and convenient access.
- 5.37 Policy HE2 World Heritage Site of the Chacewater Neighbourhood Plan states that proposals which would impact on the Cornish Mining World Heritage Site must comply with the WHS Management Plan and follow the assessment procedures of the WHS Supplementary Planning Document. Policy HE4 of the Neighbourhood Plan requires proposals to respect and enhance the historic character making reference to the Chacewater Landscape Character Assessment.

Chief Planning Officer's Advice Note: Good Design in Cornwall December 2019

- 5.38 The Chief Planning Officer's Advice Note: Good Design in Cornwall aims to provide a guide to greater consistency in decision making and, again, although it does not form part of the development plan, it is a material consideration.
- 5.39 The Advice Note states that the Council wishes to work with the applicants to achieve the best outcomes by encouraging innovation in sustainable

construction and seeking good solutions and that there is no wish to impose an artificial vernacular or aesthetic taste. The Advice Note encourages engagement with the community and planners and that development should not be stuck in the past or replicate poor quality development. It is also emphasised in the Advice Note that it should not be used too prescriptively, and that it is not a toolkit and that it should be read in conjunction with the Cornwall Design Guide and Building for Life.

- 5.40 The Advice Note provides a series of questions in respect of practical considerations for good development in Cornwall under three headings; Integrating into the Neighbourhood, Creating a Place and Street and Home.

Cornwall Design Guide 2017

- 5.41 The Cornwall Design Guide was originally adopted in March 2013 and was produced to help inform the design of new development and ensure of good design and improve the quality of development. The Cornwall Design Guide sets out principles of design and encourages sustainability, the use of design and access statements and proactive engagement in the design process.
- 5.42 The Cornwall Design Guide supports development that has been subject to an interactive design process and follows the principles of good design. It also supports sustainable and safe neighbourhoods and development proposals with excellent architecture. The Guide should be read in conjunction with the Chief Planning Officer's Advice Note: Good Design in Cornwall.

Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013 – 2018

- 5.43 The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan does not form part of the development plan but constitutes a material consideration. The Plan encompasses both the substantial physical assets and landscapes that make up the WHS together with the cultural traditions that created them as elements of Outstanding Universal Value. The application site lies within the Gwennap Mining District. Policy P3 of the Plan requires planning authorities to ensure that new development protects, conserves and enhances the WHS and its setting.
- 5.44 Policy C2 of the Plan requires new development to add to the quality and distinctiveness of the WHS by being of a high quality design and respectful of its setting. Policy C7 of the Plan requires the historic character and distinctiveness of the Cornwall and West Devon mining landscape to be monitored.

6.0 PLANNING POLICY ASSESSMENT AND SITE CHARACTERISTICS

Introduction

- 6.1 Section 38(b) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission should be dealt with in accordance with the development plan, unless material considerations indicate otherwise. Paragraphs 10 and 11 of the NPPF stipulates that planning decisions should apply a presumption in favour of sustainable development and that development proposals that accord with the up-to-date development plan should be approved without delay.
- 6.2 For decision making this means approving development proposals that accord with the development plan and where the development plan is absent or silent or where relevant policies are out of date granting planning permission.
- 6.3 The development plan comprises the Cornwall Local Plan and the Chacewater Neighbourhood Plan. The Chief Planning Officer's Advice Note: Good Design in Cornwall and the Cornwall Design Guide together with the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan are material considerations.
- 6.4 The application site does not comprise a listed building or non-designated heritage asset but does lie within the Gwennap Mining District WHS. There are no other landscape or other policy constraints affecting the application site.

Principle of Development

- 6.5 The application site is located close to the village of Chacewater, although it is acknowledged lies in the open countryside. However, in policy terms, paragraph 79 of the NPPF, Policy 7 of the Cornwall Local Plan and Policy LGOSS of the Chacewater Neighbourhood Plan supports the conversion of disused buildings for new residential dwellings in the countryside. In addition, Policy 3 and 21 of the CLP provides policy support for the use of sustainably located previously developed land and buildings for new residential dwellings provided they are not of high environmental or historic value.
- 6.6 Policy 7 of the Cornwall Local Plan also states that the appropriateness for buildings for conversion will depend on their scale, method of construction, structural soundness and the ability to convert the building without the necessity of substantial demolition or rebuilding operations. The application building is structurally sound and the proposed conversion is capable of being undertaken without any need for substantial rebuilding. In this context the proposed development is considered to be fully policy compliant with Policy 7 of the Cornwall Local Plan.
- 6.7 For the purposes of the conversion of a disused building albeit in the countryside is considered to be sustainably located and the principle of development constitutes sustainable development and is in accordance with paragraphs 8, 10 and 11 of the NPPF and Policy 1 of the Cornwall Local Plan.
- 6.8 The proposed development will contribute to the windfall housing need and policy compliant with Policy 3 of the Cornwall Local Plan which provides the

windfall housing provision through the use of previously developed land and buildings.

Scale, Layout and Design

- 6.9 The scale, layout and design of the proposed development seeks to address the reason for refusal of the previous proposal together with the matters raised by the subsequent dismissed appeal decision by the Secretary of State. The proposed development involves the conversion of a former water storage building with there being no external additions to the existing building other than an additional minor entrance feature.
- 6.10 The proposed elevations with its use of a palette of materials including render, timber cladding and window openings retains the existing form and massing of the building while facilitating the sympathetic conversion and its reuse as a viable residential dwelling. The proposed scale, layout and design of the proposed building is similar to approved on a similar water storage building that was granted at nearby Perranwell on decision notice PA17/04963 on the 25th July 2017. It is considered that this planning permission provides a precedent for the proposed development.
- 6.11 While the existing building is its current condition albeit appearing in a disused rundown state appears somewhat inconspicuous it does not make a positive contribution to the landscape character of the area. It is therefore considered that the proposed development is of a scale that provides for the reuse of the existing building with no additions with a palette of materials that will enhance the local character of the area and WHS.
- 6.12 In this context it is considered the scale, layout and design of the development is in accordance with planning policy guidance in paragraph 124, 127 and 130 of the NPPF, Policy 12 and 13 of the Cornwall Local Plan, Policy LGOSS of the Chacewater Neighbourhood Plan and Policy C2 of the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan.

Impact on Local Character and World Heritage Site

- 6.13 Fundamentally the existing water storage building is not a listed or historic building and does not enhance the local character or the WHS in this location. The proposed development is contained within the existing structure and while there is change to the external appearance of the building it is considered that the palette of materials and finishes provides for sympathetic conversion and reuse of a redundant building.
- 6.14 A heritage assessment has been undertaken and accompanies this planning application. The heritage assessment concludes that the conversion now proposed, when compared with the previous proposal, will cause less than substantial harm to the setting of the WHS. In this context there is no conflict with paragraphs 184, 189, 192, 193, 194, 195 and 196 of the NPPF. Policies 2(i), 24 and 25 of the Cornwall Local Plan, Policies HE2 and HE4 of the

Chacewater Neighbourhood Plan and Policies C2 and C7 of the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan.

7.0 CONCLUSION

- 7.1 The proposed development represents a revised proposal for the conversion of an existing former water storage building to a residential dwelling following the refusal and dismissed appeal for a significantly larger development with significant additions. The current application seeks to address the reasons for refusal and dismissed appeal through the simple conversion and reuse of the existing disused building. Accordingly the principle of development is now considered to be fully policy compliant with planning policy guidance in paragraph 79 of the NPPF, Policies 7 and 21 of the Cornwall Local Plan and Policy LGOSS of the Chacewater Neighbourhood Plan.
- 7.2 The proposed development involves the conversion of the former water storage building with there being no external additions to the existing building other than an additional minor entrance feature with a palette of materials that are considered to enhance the local character of the area and the WHS. In this context it is considered that the scale, layout and design of the proposed development is in accordance with planning policy guidance in paragraphs 124, 127 and 130 of the NPPF, Policy 12 and 13 of the Cornwall Local Plan, Policy LGOSS of the Chacewater Neighbourhood Plan and Cornwall and West Devon Mining Landscape World Heritage Site Management Plan.
- 7.3 In terms of the impact on local character and the WHS and while there is change to the external appearance the proposed development will result in less than substantial harm to the setting of the WHS and that there is no conflict with planning policy guidance in paragraphs 184, 189, 192, 193, 194, 195 and 196 of the NPPF, Policies 2(i), 24 and 25 of the Cornwall Local Plan, Policies HE2 and HE4 of the Chacewater Neighbourhood Plan and Policies C2 and C7 of the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan.