

PLANNING STATEMENT

DECEMBER 2020

PROPOSED REDEVELOPMENT OF REDUNDANT STORE AND PREMISES TO HOLIDAY ACCOMMODATION

HERODSFOOT, LISKEARD
CORNWALL, PL14 4QX



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INTRODUCTION

Pollard Architectural Ltd have been instructed to act on behalf of the Applicants 'Mr Lyes and Ms Southern' in dealing with the planning process relating to the redevelopment of the redundant Store And Premises, to a single unit of holiday accommodation at Herodsfoot, Liskeard, Cornwall, PL14 4QX.

The Applicant retains the legal freehold ownership of the site, and therefore has control over the full extent of the land, including rights of access.

The intention of the Applicant is to secure planning permission for the redevelopment of the existing store and premises thus providing a small self-contained holiday letting unit.

The National Planning Policy Framework indicates that development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.

Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.

Smaller adaptable property solutions are clearly on the increase and there are many factors driving this increase, quality holiday accommodation with excellent connectivity is increasingly sought after and is likely to continue, especially in light of the current situation with Coronavirus (COVID-19).

This document should be read in conjunction with attached supporting drawings and details:

Ref:	2037-01A	Planning Application Drawing
	2037-02A	Planning Application Drawing
	Planning Statement	
	Community Infrastructure Levy Form	

APPLICATION SITE

The application site is situated within the village of Herodsfoot and was formerly a Store And Premises, however it is unclear when the use ended. Its location ensures that it has a range of services and facilities available within the locality including shops and medical services.

The property is currently vacant and has been so for some considerable time. The property is situated on one floor with elevated roof storage, a ground floor entrance with side window leading into the main building area with a window at the far end. Pedestrian access currently afforded to the site will be located to the far end and utilising the existing vehicular access off the lane.

The existing premises show no signs of structural weakness, however is badly in need of renovation. The applicants upon securing the premises were faced with the immediate requirements to make the building safe and secure for passing pedestrians and vehicles alike.

There should be no issue with the principle of the redevelopment of the premises for holiday letting purposes when considered against relevant government advice, development plan policies and other material considerations. In considering the appropriate way forward for the development of the site, due regard has been given to the physical, social, economic and planning policy context of the site.

It is the applicants desire to re-develop and renovate the property to create a compact one-bedroom holiday letting unit, thus increasing the available accommodation offer within the locality and surrounding area. The re-development and renovation of the property will enhance the area whilst retaining the existing character of the site.

Detailed plans have been fully developed with consideration given to the budget, existing structure, spatial requirements, orientation of the site and its external areas.

During these uncertain times and the unprecedented situation with Coronavirus (COVID-19), the applicants recognise the importance of providing a holiday experience with the flexibility to allow for working remotely.

Property design and the industry as a whole should change its focus and strive to provide not only sustainable, but adaptable property solutions and thanks to greatly improved internet connectivity and workforce applications, increasing numbers of businesses, employers and their employees are embracing work from home policies.

The trend is towards more homeworking and greater flexibility, with new technologies allowing individuals to connect their homes to the global marketplace and in many cases to continue working remotely whilst enjoying a family break or last minute get away. These changes are transforming society and present new challenges to the way we live and work and increasingly holiday.

Holiday accommodation that can offer excellent connectivity and work solutions will contribute to the local economy and reduce the need for long distance travel. The potential contribution to reducing carbon emissions in this way is significant and has arguably been overlooked for too long.

PROPOSAL

The project has been conceived around the need to provide the much needed renovation of the property whilst also providing sustainable and somewhat future proof holiday experience. The new accommodation will combine traditional form and materials with contemporary design.

The roof is finished in natural slate and the external cladding will be a mixture of natural stone and timber to reflect its rural nature.

The accommodation will have a minimal heat load due to the high levels of insulation and airtight construction implemented along with high efficiency heating.

Where possible, new materials will be carefully selected for their reduced carbon footprint. Timbers will be sourced from sustainable sources and where at all possible from locally grown managed woodland.

All existing boundary treatments and natural planting will be retained. Vehicular access and parking serving the proposed accommodation will remain predominantly un-altered.

It has been demonstrated that the development would not harm the Building, and would result in the preservation of the important asset for future generations within the village. The premises are currently disused and the redevelopment works will bring it back into use and will allow necessary repair works to take place and avoid any further decay.

Another key consideration is the acceptability of the development in this location in the context of the presumption in favour of sustainable development.

The proposals are entirely consistent with Policies 1, 2, 3, 21 and 24 of the Cornwall Local Plan.

Policies 21 and 24 are of particular relevance. Policy 21 relates to the best use of land and buildings, and supports the re-use of redundant or disused buildings. Policy 24 relates to the historic environment and supports proposals that will help to secure a sustainable future for Cornwall's heritage assets.

The conversion works seek to retain as much of the historic character of the building as possible, and the dwelling has been carefully designed to avoid unnecessary loss of the historic fabric of the building.

PLANNING POLICY CONTEXT

A thorough examination of planning policy and guidance has been undertaken in order to inform the proposed development, and ensure that the proposal remains in accordance with the Cornwall Local Plan November (CLP) and national planning policy guidance in the form of the National Planning Policy Framework July 2018 (the Framework), and subsequent Planning Practice Guidance.

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on applications for planning permission and appeals must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise.

The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

The Framework states that Local planning authorities should approach decisions on proposed development in a positive and creative way. LPAs should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

The National Planning Policy Framework July 2018

The National Planning Policy Framework was published during July 2018, The Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The Government's Planning Practice Guidance (PPG) provides further detail and explanation on the various elements in addition to the Framework.

The application site relates to an existing building. As the proposal relates to an existing building, the proposal is considered to represent sustainable development.

Section 11 discusses making effective use of land and paragraph 117 states planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.

The application site relates to an existing building where there is a presumption in support of reuse of such appropriately constructed buildings. Section 12 discusses achieving well-designed places, and paragraph 124 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 127 states that planning policies and decisions should in part ensure that developments:

- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users;

The Cornwall Local Plan

The Cornwall Local Plan “CLP” provides the most up-to-date relevant planning policy for Cornwall, and can now be given full weight in the decision-making process. The Development Plan policies and explanatory text provide a clear indication of the direction of travel of future planning policy in Cornwall.

The following CLP policies are considered relevant:

Policy 1 Presumption in favour of sustainable development

Policy 2 Key targets and spatial strategy

Policy 3 Role and function of places

Policy 11 Managing viability

Policy 13 Design

Policy 14 Development standards

Policy 17 Health and wellbeing

Policy 21 Best use of land and existing buildings

Policy 23 Natural environment

Policy 27 Transport and accessibility

In focusing on the guidance and policies of the CLP in more detail, the following sections and paragraphs are considered to be of particular importance to the proposed development:

The formal adoption of the CLP is seen as a transition to a more positive and permissive set of guidance of which to assess planning applications and planning appeals against. Development and settlement boundaries have now been deleted, and the CLP does not provide any such blanket restrictions on new development.

Policy 1 – Presumption in favour of sustainable development, 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’*

Policy 1 continues to state *‘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.’*

It is clear that when relating Policy 1 of the CLP to the application site and development, the development proposal clearly accords with the criteria as set out.

It is confirmed that the CLP contains no specific policies which state that the proposed development, in this location, should be restricted.

At the heart of the Framework is the presumption in favour of sustainable development. This means that the LPA should positively seek opportunities to meet the development needs in their area unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

Policy 21 of the CLP states that, *“To ensure the best use of land development proposals should give priority to...previously developed land and buildings.”* This accords with the sixth, core land use planning principle of paragraph 17 of the Framework, which it has been established above that the proposal also accords with.

With reference once more to paragraph 14 of the Framework, it is clear that there are no adverse impacts associated with the proposed development, nor are there any policies in the Framework which indicate that such development should be restricted. Furthermore, it is clear that the proposal also accords with guidance provided in the adopted CLP.

ACCESS

The site is located within Herodsfoot on an unclassified road, which provides both pedestrian and vehicular access to the property. Visibility from the existing access point is reasonable and considered to provide appropriate and safe vehicular access.

CONCLUSION

The development seeks the conversion of an existing former store and premises into modest holiday accommodation. The proposed redevelopment has been sympathetically designed to ensure that the historic interest of the building is retained.

National policy guidance and development plan policies, insofar as they apply, seek good quality environments with attractive well-designed developments that cater for the whole of the community. The development proposal seeks planning permission for the refurbishment, redevelopment of an existing premises, in a highly sustainable location. The proposal has been designed to a high standard, is of appropriate scale and will preserve the character of the area.

The conclusion to the evaluation of the site and the principle of the proposal is that it is sustainable development that would be appropriate to the surrounding area. The development should therefore be approved, having regard to the statutory determination obligation prescribed by Section 38(6) of the Planning and Compulsory Purchase Act 2004, and in accordance with the relevant policies of National Planning Policy Framework 2018, policies within the Cornwall Local Plan 2010 – 2030 and guidance within the Cornwall Design Guide 2013. The following conclusions and recommendations are considered relevant to the site and proposed use.

Property design and the industry as a whole should change its focus and strive to provide not only sustainable, but adaptable property solutions.

It is hoped that Cornwall Council will support the application for the reasons detailed within this report, further justified by the additional information contained within the application.

We trust that you will support this proposal and look forward to a favourable outcome.

