



MR & MRS D MARSHALL
PLANNING DESIGN AND ACCESS STATEMENT
TREGRAY HOUSE, CHAPEL HILL, TREGAJORRAN
CMIA ARCHITECTURE LTD, JANUARY 2021

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SECTION 1

INTRODUCTION

1.0 INTRODUCTION

1.1. INTRODUCTION

This statement forms part of the application prepared by the homeowners in respect of the proposal to enable the placement of four (no.4) 'Shepherds Huts' on amenity land associated with the property Tregay House, Chapel Hill, Tregajorran as an independent holiday lets.

1.2. OVERVIEW

The application site is part of Tregay House a detached two storey dwelling built in circa. 1988. The property is located at the bottom of Chapel Hill, which is the main public highway leading to the small hamlet of Tregajorran. The house is located centrally on the plot, which comprises approximately two acres of woodland, formal gardens and grass paddocks. The grass paddock had a number of existing fruit trees which will be supplemented further. Two other buildings are present on the site immediately to the north-east of the dwelling, one being a wooden car port and the other a block built, single storey stable block and 1.5 storey tack room with loft.

The application site consists of an area of open amenity land enclosed with a post and rail fence and an area of woodland covering an area of 0.376ha.

The scheme seeks to place four (no.4) 'Shepherds Huts' with associated parking provision

The design will:

- Provide holiday let accommodation comprising four 'Shepherds Huts'.
- Associated parking spaces
- Planting of an orchard to the west of the application site.
- Have no adverse affect on the World Heritage Site.

1.3 APPLICATION

This application seeks the Full Planning approval for the proposed works.

SECTION 2

SITE DESCRIPTION & CONTEXT

2.0 SITE DESCRIPTION & CONTEXT

2.1. SITE DESCRIPTION & CONTEXT

The proposed site of the works is located at the bottom of Chapel Hill, which is the main public highway leading to the small hamlet of Tregajorran.

As existing, the site contains a detached dwelling which is located centrally on the plot, which comprises approximately two acres of woodland, formal gardens and grass paddocks. Two other buildings are present on the site immediately to the east of the dwelling, one being a wooden car port and the other a block built, single storey stable block and 1.5 storey tack room with loft. The property was constructed circa 1988 and is not listed.

The application site sits to the west of the of the property and the dwellings. Within the application site there is an area of open amenity land enclosed with a post and rail fence and an area of woodland, combined the site area is approximately 0.376ha.

2.2. EXISTING ACCESS & MOVEMENT

The property has a private driveway leading off from Chapel Hill up to the main house. There is turning and parking provision for one car at the front of the house. A large block paved courtyard at the rear of the property offers additional parking for several vehicles.

There is also a pedestrian gate access further up on Chapel Hill with access to the woodland garden at the front of the property.

2.3. EXISTING PUBLIC TRANSPORT PROVISION

The closest bus stop is located at the Tesco Extra Pool which is an eight minute walk from Tregray House. This stop picks up the First Kernow 46 and 47 routes which offer regular services to Camborne, Redruth and Truro where other wide reaching bus routes can be accessed. The property is also lies between the main railway stations at Camborne and Redruth which sit on the West Coast Main line service.

The site is also located near the local amenities of Pool, providing a high level of local supplies and services, reducing the dependence on the car.

2.4. FLOOD RISK

The application site is outside the Environment Agency's Flood Zones.



Fig 1. Google map showing the context of the site in relation to urban centres.



Fig 2. Google Map showing the site.

SECTION 2

SITE DESCRIPTION & CONTEXT

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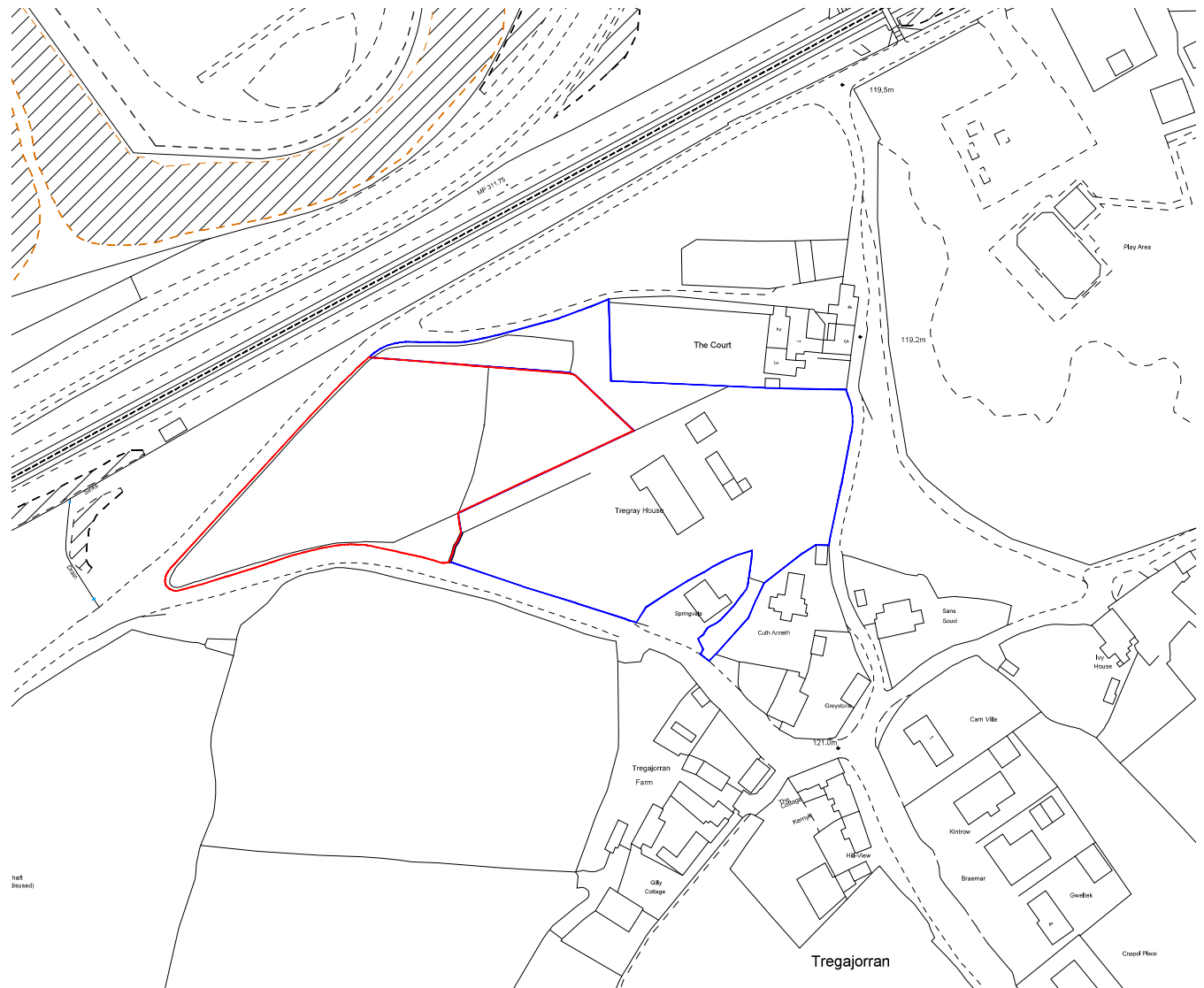


Fig 3. Existing Site layout

SECTION 2

SITE DESCRIPTION & CONTEXT

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Fig.4. View east towards the site on the left of the road.



Fig.6. View west showing the amenity land and woodland beyond.



Fig.5. View south across the site showing the open amenity land.



Fig.7. Current access to Tregay House and associated buildings and land.

SECTION 3

PLANNING HISTORY

3.0 PLANNING HISTORY

3.1. PUBLIC CONSULTATION

Due to the limited scope and impact of the works, the owners have undertaken consultations with the immediate neighbours with regards to the proposed scheme with all appearing supportive of the scheme.

3.2. PREVIOUS PLANNING APPLICATIONS

The following planning applications have been submitted for the proposed site:

W2/86/00364/0 - Outline planning permission granted on 16 June 1987 for the erection of dwelling and garage. This permission was granted subject to a Legal Agreement under Section 52 of the Town and Country Planning Act 1971; dated 19 May 1987 which effectively restricts any further development on the Development Land, i.e. Within the curtilage of the dwelling house.

W2/86/00364/S01 - Reserved matters granted on 27 July 1987 for the erection of dwelling. Condition 2 restricts the use of the permitted garage to the said use, and it shall not be used, adapted or converted in any way, for any domestic use or otherwise, without the express consent of the Local Planning Authority.

W2/92/00719/F - Erection of detached domestic garage. - Status: Refusal

Further to the above, a Supplemental Legal Agreement was entered into on 21 February 1997 between the Council and landowner at the time. Subsequent to the grant of the permissions referenced above, the owner at the time unlawfully erected an outbuilding on the Development Land contrary to the terms of the original Section 52 Agreement. By entering into the Supplemental Agreement, the Council permitted the owner to retain the said outbuilding.

PA16/06612 - Removal of condition 2 attached to decision notice W2/86/00364/S01 (garage retention) dated 27 July 1987 was granted on 7 September 2016.

PA17/04276 - Permission was granted for conversion and extension of existing stable and tack room/store into holiday let accommodation and erection of a timber stable building and store in paddock.

3.3. PRE APPLICATION ADVICE

DESIGN AND VISUAL IMPACT

The main consideration for the use of the land for holiday accommodation is the Overall impact on the character of the area. The site benefits from extensive views and therefore the scheme should be designed to assimilate and retain its current open and rural character rather than seek to screen the impact. The submitted block plan appears to do this with focussing the positioning of the units of accommodation in proximity to the existing built form and creating an orchard area at the most exposed location. Any sub-division of the land should be of an appropriate and sympathetic treatment and it is unlikely that close

boarded fencing or similar would be acceptable.

It is unlikely that any dedicated lighting would be considered acceptable given its Setting within the wider landscape.

The plans submitted to support the application appear to provide a sympathetic Scheme in terms of its visual impact. It would be requested that an application is Supported by a comprehensive soft landscaping scheme. It is likely that vehicular Access utilising the existing access would be the most appropriate given its rural Setting rather than introducing a separate access.

HIGHWAYS

Policy 27 of the Cornwall Local Plan states that all proposals should provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated.

Highway comments have not been sought to inform this pre-application enquiry however this will form a material planning consideration when assessing an application (if forthcoming). The Highways Department will need to be satisfied that the junction is sufficient in regard to visibility and the highway network capacity will not be exceeded as a result of the proposal.

Accordingly, at this stage, it is uncertain whether this matter can be overcome.

ECOLOGY

The site currently comprises mowed grass land and therefore unlikely to be of a Habitable to support biodiversity. Notwithstanding this, the use of the land a holiday use has potential to impact upon established hedgerows / features which have potential to impact network routes for protected species. Furthermore, the Council have adopted a Biodiversity SPD which seeks to achieve a biodiversity net gain for schemes throughout Cornwall.

It is requested that a Phase 1 ecology survey be undertaken, and a scheme presented which responds to any recommendation / enhancements outlined.

DRAINAGE

The site is subject to a 'Critical Drainage Area' designation. All new development will have to play their part in reducing current rainfall runoff rates. There is a presumption in favour of draining surface water to a watercourse, or surface water sewer and all off-site surface water discharges from development should mimic greenfield discharge rates. If it is deemed unviable to drain to a watercourse or surface water sewer draining surface water by infiltration can then be assessed. A drainage strategy would be requested to support such an application.

CONCLUSION

In summary there is considered scope for the use of the land for a holiday use as Submitted. However, at this stage the impact upon the World Heritage

Designation is unclear which could result in an in-principle concern. The scheme should be designed to minimise its visual impact and comments from the highways department are required to ensure these matters are acceptable.

3.4. RELEVANT PLANNING POLICY

We understand the following policies to be relevant to this application and that the proposed design complies with all national and local policies:

- National Planning Policy Framework (NPPF) 2012
- Planning Practice Guidance 2014
- Cornwall Local Plan Strategic Policies 2010-2030 (Adopted 22nd November 2016)

SECTION 4

DESIGN PRINCIPLES OF NEW SCHEME

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Fig. 8. Proposed site plan layout.

SECTION 4

DESIGN PRINCIPLES OF NEW SCHEME

4.0 DESIGN PRINCIPLE

4.1 THE VISION

The vision of the scheme is to place four (no.4) Shepherds Huts in the amenity land and woodland that will create high quality self contained holiday let accommodation. Proposed as part of the scheme will be the planting of a new orchard to the west of the site.

4.2 PROPOSED DEVELOPMENT

This application seeks permission for the placement of four (no.4) self contained Shepherd Huts for the use as holiday let accommodation.

4.3 LAYOUT

The scheme proposes to place three huts in the eastern area of the site with the other hut placed in a more secluded clearing of the woodland to the east in between the other huts and the dwellings. The parking provision will be accessed from the main entrance and offer space for four (no.4) cars one space per hut with no cars parking next to the huts. In the western part of the site the scheme proposes the planting of an orchard in addition to further planting to screen the huts from each other and views into the site.

4.4 SCALE

The proposals seek to retain the existing vegetation and character of the paddock and the scale of the Shepherd Huts will be sympathetic in form and scale to the landscape.

4.5 APPEARANCE

The proposals will take the form of a traditional Shepherds Hut. The huts are mounted on traditional metal chassis giving the appearance that the huts are movable. The huts themselves are of timber construction and are clad in horizontally lapped timber with a rounded metal roof and a flue protruding for the log burner contained within.



Fig. 9. Proposed site plan layout.

SECTION 4

DESIGN PRINCIPLES OF NEW SCHEME

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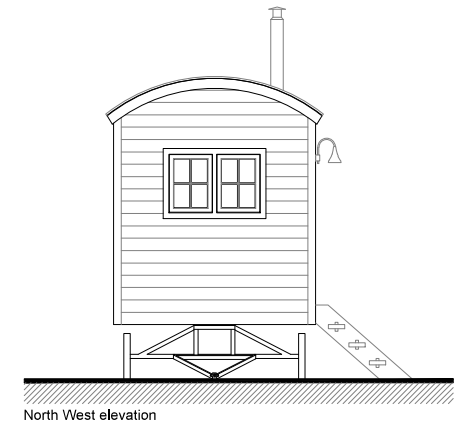
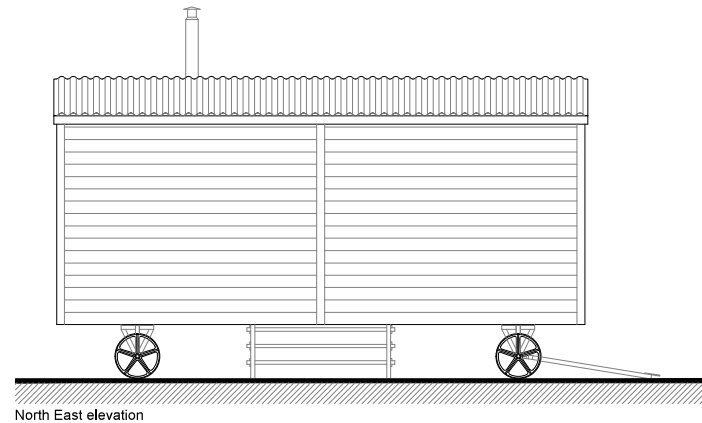
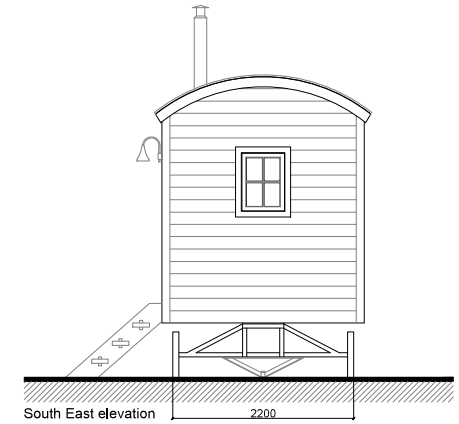
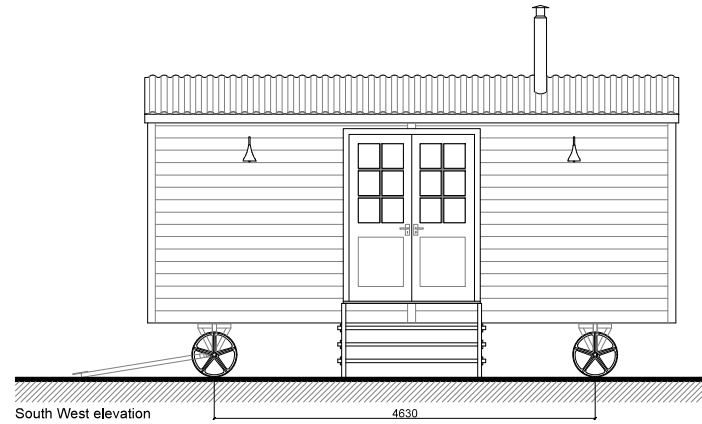
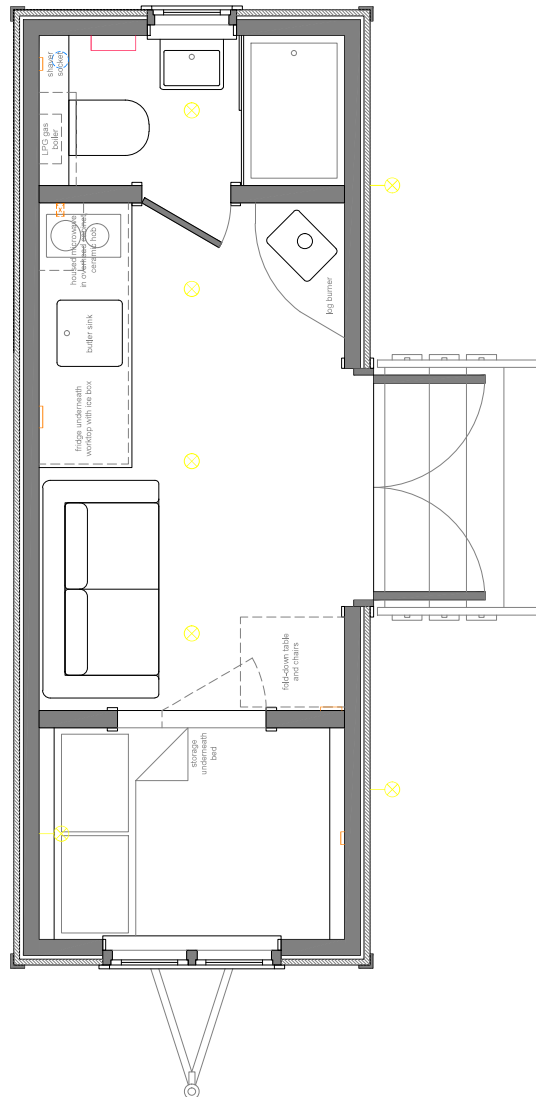


Fig. 10. Proposed proposed plan and elevations of the Shepherd's Hut. (Courtesy of Greendown Shepherds Huts)

SECTION 5

LANDSCAPE

5.0 LANDSCAPE

5.1 PROPOSED PRINCIPALS

The application site sits within approximately two acres of land which consists of woodland, formal gardens and grass paddocks. The proposed holiday lets are positioned in the western paddock.

Some landscaping works are proposed to the western paddock which will be made available for use by the holiday lets accommodation as follows:

- Existing trees and hedgerows will be retained and enhanced where possible
- Additional planting will be used to screen each Shepherds Hut from one another to increase the level of privacy and the feeling of seclusion.
- An orchard is proposed towards the western part of the paddock offering increased opportunities for wildlife, whilst increasing the site privacy
- The wooden post and rail fencing will be repaired and replaced where necessary.

The current entrance to the paddock sits behind the stone wall entrance to Tregary House. The entrance is marked by a gap in the stone wall which runs perpendicular to the main entrance. It is proposed that the parking will be accessed from this entrance with the car parking area formed from a permeable topping such as granite chippings to create a parking area for four cars.

SECTION 6

ACCESS & UTILITIES

6.0: ACCESS & INFRASTRUCTURE

6.1. DRAINAGE

There is an existing foul drainage which runs down the drive, cuts into the garden (where we will site unit 1), and into the paddock before linking to the main sewer in the road. It is proposed that the Shepherds Hut will be linked into this existing system.

6.2. ELECTRICITY/GAS/WATER

The Shepherd Huts will be connected into the existing water network which existing within the site.

New electricity connections will provide the Huts with power.

The proposal will use LPG (bottled) gas for the hot water systems in Shepherds Huts.

6.3. PEDESTRIANS

Pedestrian access remains unchanged.

6.4. CYCLISTS

Cycling access remains unchanged.

6.5. PUBLIC TRANSPORT

Existing bus and rail links remain accessible to all.

6.6. ACCESSIBILITY

Safe and suitable access shall be provided for all people in accordance with current building regulations.

6.7. EMERGENCY ACCESS

Access for emergency vehicles remains unchanged.

SECTION 6

CONCLUSIONS

8.0 SUMMARY

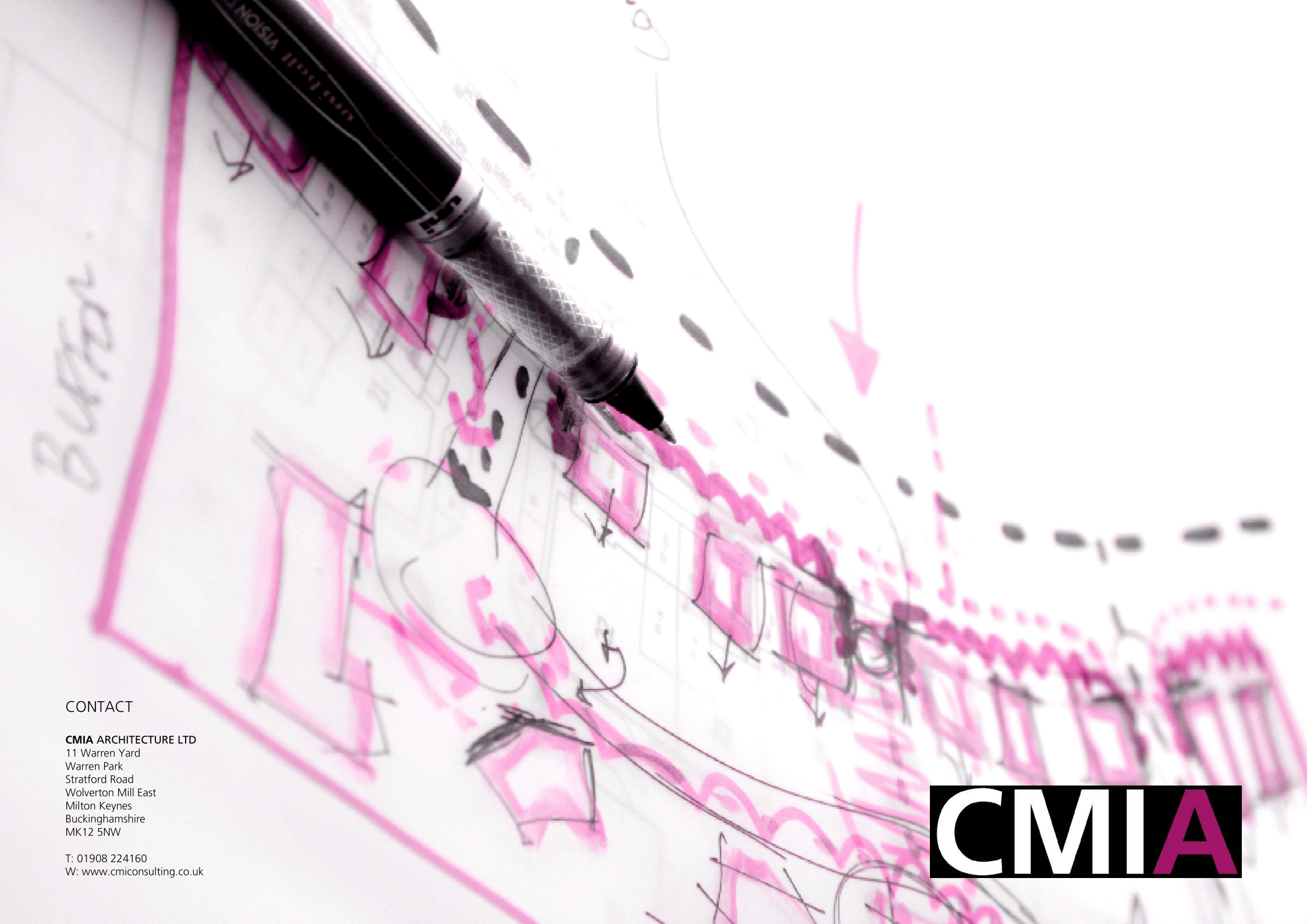
8.1. SUMMARY

The proposed development as set out in this application has been designed to enhance the setting and planning considerations, in order to minimise its impact on the characteristics of the local environment. Accordingly, the proposed development is considered to conform to the National and Local Planning Policies.

The development does not adversely affect the World Heritage Site.

For these reasons, we request that Planning Permission be granted.

If you need any additional information, please do not hesitate to contact us.

A close-up, high-angle photograph of a black pen with a silver textured grip resting on a piece of paper. The paper features a hand-drawn architectural sketch in black ink, with various rectangular shapes, lines, and arrows. A large, thick pink arrow points from the top right towards the center. The word 'Buffer' is written in cursive in the top left corner. The background is slightly blurred, showing more of the sketch and the pen's body.

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