



PLANNING SUPPORT STATEMENT

**USE OF LAND FOR SITING OF 3 BELL TENTS FOR HOLIDAY
PURPOSES FOR 6 MONTHS EACH YEAR
(1ST APRIL – 30TH SEPTEMBER)**

TREMATON HALL, TREMATON, SALTASH PL12 4RU



**On behalf of Mr and Mrs Pennycook
March 2021**



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1.Introduction

Situ8 Ltd have been instructed to act on behalf of Mr and Mrs Pennycook (the applicants) to write a planning support statement to accompany an application for the temporary use of land for small scale holiday purposes for a period of six months per year, comprising up to 3 bell tents at land adjacent to Trematon Hall, Trematon, Saltash (hereafter known as 'the site').

2.Site location and contextual appraisal

The site, is located to the south of the village of Trematon, which is located approximately 3km west of Saltash, in south-east Cornwall. The area proposed for the bell tents lies to the east of the applicants' home, Trematon Hall, which is an attractive Grade II Listed Georgian house that is situated within 25 acres of land, including fields and areas of woodland.

Trematon Hall, which has undergone sympathetic and high quality renovation works under the new ownership of the applicants, is successfully used for holiday purposes already, as well as comprising the applicants' residence. The property includes a large fruit and vegetable garden, as well as bees hives. Two high quality letting rooms are available for short term stays, with breakfast options available, as well as dinner service if required, with the food prepared and cooked by the applicants, using local produce. The applicants have created woodland walks through their land, which are made available for guests to explore as they choose.

The site is accessed off the private driveway that serves Trematon Hall, off the C122 which is the main route through the village. Trematon is a popular historic village that has a rural character to it, despite its close proximity and connections to Saltash, with the A30 within a short distance of the village. The village does not contain many services although it has a pub, is accessible by public transport (bus) and is within a short distance of Saltash from where trains are available. The area is popular with walkers, with a PROW that crosses the applicants land to the south of the proposal site.

The site comprises a modest paddock that is adjacent to the residential curtilage of Trematon Hall, and is accessed from the garden area via a gate on the western boundary. The site is grassed, and slopes gently down to the east and south, with views over the woodlands beyond. It should be noted that the woodlands are within the applicants' ownership, and these have been made accessible for guests, with woodland paths throughout the woods.

The site location and context is shown overleaf.

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Location of site within context of Trematon and Saltash (to the east)



Site viewed within context of Trematon Hall and nearby development

In respect of nearby development, while the site is well related to the village, there are limited views toward the site from other properties due to the presence of buildings and historic boundary walls at Trematon Hall, the lower topography of the site, and intervening mature trees that are within the applicants ownership/control.

Trematon Hall is Grade II Listed, however the property does not lie within a Conservation Area. The site does not lie within an area designated for its landscape qualities, however the boundary of the Tamar Valley Area of Outstanding Natural Beauty (AONB) lies to the west of the road (west of the site). The area is not at risk of flooding, lying within Flood Zone 1, and there are no Tree Preservation Orders in the vicinity of the site.

2.1 Site and area photographs

The following images provide an indication of the site's context, appearance, access, and setting, at the edge of the village.



Trematon Hall



Vegetable garden at Trematon Hall



Site access viewed from parking area





Access to Trematon Hall and site



View across site to the south-east





View from site towards gate linked to Trematon Hall



View from site towards village

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Eucalyptus and silver birch hedge on north-western boundary



Woodland walks



3.Relevant planning history

While there is planning history relating to Trematon Hall, there are no relevant planning applications that require consideration to the proposed holiday use.

4.Proposed development

This application seeks consent for the use of the land for small scale camping purposes, specifically the siting of up to three bell tents on a temporary basis each year – April to September. The site is well connected to Trematon and would provide a form of accommodation that is not currently provided for within the town or surrounding area. There is existing holiday provision at Trematon Hall which is very successful, and the more informal accommodation proposed would provide additional choices for guests to the area.

Given the form of accommodation proposed, it would be entirely appropriate to dismantle the bell tents after the summer season, and store these until the following Spring.



Example of proposed accommodation

The applicants are committed to providing a well-managed, unique and private holiday experience for couples, where there is currently no similar provision. The applicant would be able to manage and monitor

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the site on a 24 hour basis due to the proximity of Trematon Hall from the site.

As well as promoting the range of nearby services, facilities and attractions, all guests and future guests would be provided with a full schedule of public transport options including trains, coaches and buses within the wider area, so that they can choose an alternative mode of transport to the site from private motor vehicles either to travel to Trematon or for use when at the site. The site is a short taxi ride from Saltash, and so trains could be used by guests. Cycling is also a popular form of transport in the area, and would be a realistic method by which to travel to the site and to be based there.

The approximate proposed siting of the proposed bell tents is indicated below in yellow.



Proposed approximate siting of bell tents within site

4.1 Access and parking

There is an existing access to the site that would be utilised by guests, with an existing parking area that can accommodate several cars. Guests would then walk to the tents.

4.2 Layout

The bell tents would be sited in the locations shown on the plan, which will ensure privacy between the tents, and will reduce the visual impact of the tents when viewed from any public locations or private houses due to one of the tents being situated behind the boundary trees near the gate, and two being situated on the south-eastern slope.

4.3 Landscaping

No alterations are required to be made to the site in respect of landscaping, with any small land level differences to be dealt with by use of a low timber base.

4.4 Facilities

Toilet and shower facilities are already situated adjacent to the house, outside of the site area, with a short walk from the site to the facilities.



5.Planning policy guidance

5.1 Introduction to policies

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 (NPPF) was introduced in 2012 and stressed the importance of having a planning system that is genuinely plan-led. The NPPF was most recently revised in February 2019 however maintained the emphasis that planning applications should be determined in accordance with the development plan, with the purpose of the planning system being to contribute to the achievement of sustainable development. At the heart of the Framework, so that sustainable development is pursued in a positive way, is a presumption in favour of sustainable development.

In Cornwall the development plan comprises the Cornwall Local Plan 2010-2030 (CLP), including 'saved' policies from the former District Plans, which includes Minerals Local Plans. A Neighbourhood Development Plan for Saltash has been submitted to Cornwall Council for consultation, however at this early stage carries little weight.

In our view the proposal is wholly compliant with current national and local planning policy and guidance, where the proposal conforms to the principles of sustainable development, where the proposed development is well related to the village of Trematon, which itself is in close proximity to Saltash, and is able to be accessed by various modes of transport. The modest proposal which comprises three bell tents that would enable a total of six guests to be accommodated on the site, would have a negligible impact upon the amenities of nearby residents and would not result in any detrimental visual impact.

The relevant planning policy and guidance that the proposal is to be considered under are listed below, while material planning considerations are discussed in the context of a policy assessment within Section 5.2

National Planning Policy Framework 2019

Section 2 – Achieving sustainable development

Section 6 - Building a strong, competitive economy

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Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the natural environment

Cornwall Local Plan Strategic Policies 2010-2030 (Adopted 22nd November 2016)

Policy 1 Presumption in favour of sustainable development
Policy 2 Spatial Strategy
Policy 2a Key targets
Policy 3 Role and function of places
Policy 5 Business and Tourism
Policy 12 Design
Policy 13 Development standards
Policy 16 Health and wellbeing
Policy 21 Best use of land and existing buildings
Policy 22 European protected sites
Policy 23 Natural environment
Policy 24 Historic environment
Policy 27 Transport and accessibility

Planning Practice Guidance

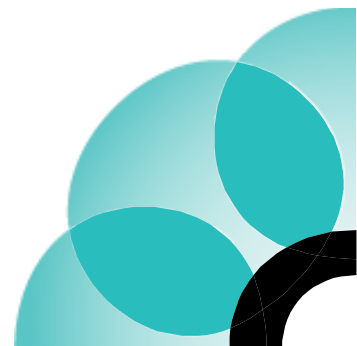
5.2 Planning policy assessment

The NPPF 2019 sets out the Government's planning policies for England and how these should be applied, with the ultimate aim of delivering sustainable development. In our view the proposed development accords with Paragraph 8 of Section 2 of the NPPF, where the development meets the criteria of Sustainable Development's three overarching objectives, those being economic, social and environmental objectives. It should be noted that these objectives 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.

The proposed development would meet with the economic and social objectives advocated within the NPPF and Cornwall Local Plan in respect of supporting the local economy without impacting detrimentally upon the amenities of neighbouring occupiers, or harming the wider environment and landscape.

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The Government's commitment to securing economic growth is addressed in the NPPF 2019. In this case and relevant, is guidance provided within Section 6 (building a strong, competitive economy) where to support a prosperous rural economy, the NPPF advocates planning policies and decisions that enable;

- *the sustainable growth and expansion of all types of businesses in rural areas, both through conversion and existing buildings and well-designed new buildings;*
- *support sustainable rural tourism and leisure developments which respect the character of the countryside.*

The Cornwall Local Plan 2010-2030 supports new tourism facilities and accommodation within Policy 5 (Business and Tourism) subject to certain criteria. The background text to the policy states;

In order to make the economy competitive it is important to remove unnecessary barriers. The Plan seeks to provide a positive policy framework, which supports jobs, business and investment with a focus on sustaining a range of local businesses. It sets a framework to encourage both large and small scale opportunities throughout Cornwall in appropriate locations.

The quality of Cornwall's landscapes, seascapes, towns and cultural heritage, enables tourism to play a major part in our economic, social and environmental wellbeing, it generates significant revenues, provides thousands of jobs and supports communities. Our key challenge is to realise this opportunity in better wages through improved quality and a longer season.

Policy 5 is supportive of tourism facilities, stating;

'The development of new or upgrading of existing tourism facilities through the enhancement of existing or provision of new, high quality sustainable tourism facilities, attractions and accommodation will be supported where they would be of an appropriate scale to their location and to their accessibility by a range of transport modes. Proposals should provide a well balanced mix of economic, social and environmental benefits.'

The proposed use of the site for the siting of three bell tents will support the existing business that exists in the form of short stay rooms within Trematon Hall, with an associated restaurant quality dining experience, should guests choose to stay in for the evening. In addition, the provision of holiday accommodation existing businesses in the locale, including within Trematon and Saltash, and more rural shops, attractions and pubs. The additional accommodation will contribute to providing employment opportunities through maintenance, cleaning and changeovers.



In our view the proposal would be compliant with the above guidance with consideration to the mix of benefits that would be provided, and the accessibility of the site.

Due to the proximity of the proposal site at the edge of the village of Trematon, where there is no similar provision, the proposal represents a unique form of accommodation that would enhance the facilities on offer within the area, thus drawing people to the area (albeit a modest number) to enjoy the village and surrounds.

The current Covid-19 pandemic will undoubtedly result in an increase in domestic tourism that will be continue for many years to come. The South West is a popular destination already, and while there are no indications that this will change, it is likely that many tourists will be seeking alternate forms of holiday accommodation that enable a greater degree of social distancing to take place. Smaller sites such as that proposed, will be attractive options for holiday makers. The proximity of the services and amenities of the village, with Saltash being located within 3km, will provide a greater sense of security than being located in an isolated area in the countryside. Restaurants and public houses that are within walking distance or a short bus or taxi ride from the site would appeal to those who do not wish to be completely without home comforts, and guests can also have their meals at Trematon Hall. There are many options for walking in the area, and guests can base themselves at the site without requiring regular vehicular trips to enjoy the area.

Policies 12 and 13 of the CLP are related to design and development standards. Development must ensure Cornwall's enduring distinctiveness and maintenance and enhancement of its natural and historic character, while ensuring that they do not give rise to harm to amenity standards. The site is located at the edge of the village, and as such is not situated far from other properties. Due to the separation distances however, and intervening buildings and trees, any visual impact or noise would be mitigated by these intervening features and the amenities of existing residents would not be adversely affected by the proposals. It should be noted however that the bell tents would sleep a maximum of two people in each, and the maximum number of guests would be six. Given that the accommodation will be marketed to couples, it is very unlikely that any noise would be generated by the guests at the site. The applicants reside at Trematon Hall and therefore the site and behaviour of guests would be well managed.

The proposed development will contribute to meeting the environmental objectives set out within the NPPF including Section 15, within Policy 23 of the CLP, by virtue of the nature of the modest accommodation proposed and the proposed siting, the proposed accommodation would not be widely visible in the landscape setting. While the site benefits from a range of views over the surrounding countryside, it has limited views back to the village due to the intervening trees and built forms, and therefore there are limited views from public areas or private houses towards the site. From wider views to the south and east,

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the small scale of the proposals would result in a negligible impact upon the wider landscape, with the village at a higher level forming a backdrop to the bell tents when viewed from these directions.

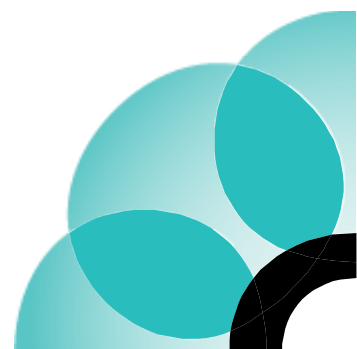
There are no changes proposed to the boundaries around the site other than a boundary to the north-west being planted (silver birch and eucalyptus trees, with an evergreen hedge) provide further screening, and to provide ecological enhancements within the site area. The proposed accommodation would not harm the character and appearance of the area, and would not harm the natural environment.

In respect of the impact upon the historic environment, the proposed holiday accommodation would have a positive impact upon Trematon Hall as a heritage asset, with the income generated able to be reinvested into the upkeep, maintenance and improvements to the Listed building and to the grounds. While the site is associated and in proximity of the Grade II Listed building, the site does not form part of the curtilage of the building. There is good separation between the proposal area and the main house with an intervening boundary, and wooded area with the curtilage that screens the site from the Hall. Given the separation distance, modest form of accommodation proposed and the temporary period that the bell tents would be erected each year, the impact upon the setting of the Listed building would be negligible.

In respect of accessibility and connectivity, the aims and intentions of Policy 27 of the CLP and Section 9 of the NPPF requires development proposals to minimise the need for travel and encourage the use of sustainable transport modes, and to ensure that development proposals do not significantly adversely impact the local road network.

The main entrance to Trematon Hall would be utilised for the proposed accommodation, with good visibility in both directions from the access. There have never been any safety issues with the use of the access, however it should also be noted that there is not anticipated to be a significant increase in the use of the access by vehicular traffic given the small scale of the proposed site.

The proposed use of land for the proposed are entirely supported by the NPPF and the CLP, where the proposed accommodation would support an existing business, and contribute to meeting economic, social and environmental objectives without harming the amenities of neighbouring occupiers, or harming the natural or historic environment.



6. Conclusions

We trust that the information given within this Planning Statement demonstrates the commitment and intentions that the applicants have to provide a unique and high quality form of accommodation in an area which currently does not have such provision. The proposal would complement the existing successful business that the applicants have developed at Trematon Hall, providing high quality visitor accommodation.

The site is sustainably located, being well connected to Trematon which is accessible by public transport or private vehicles, and has good connectivity to Saltash, which benefits from a railway station. There are a range of facilities in the area that would benefit from additional visitors, and the applicants would provide guests with information on local attractions and businesses so that there can be mutual support within the local and wider community. The existing holiday accommodation at Trematon Hall is well established, with a reputation for high quality food, and the proposed additional accommodation would represent an additional income source that would then be able to be reinvested in the Listed house and grounds.

The small number of bell tents proposed would mean that there would not be a significant visual, environmental, or heritage impact upon the wider area. Importantly in the autumn, the bell tents would be removed from the site and there would be no lasting impact upon the landscape.

We have endeavoured to take account of all the relevant planning policy that is applicable to such a proposal for holiday accommodation on a temporary basis each year. We are firmly of the view that the principle of holiday accommodation in this area is supported by the National Planning Policy Framework 2019, and the Cornwall Local Plan 2010-2030. The policies and advice within these documents fully support and encourage the expansion of existing businesses, as well as development which contributes to the rural economy. In the case of the proposal site, there are a range of facilities within the area that would benefit from such a provision, and good accessibility to those services. The proposed scheme would provide a unique and flexible form of accommodation for visitors where social distancing can be achieved, without impacting upon neighbouring amenity, the environment, or upon the setting of the Listed buildings in the area.

We trust that local residents, statutory consultees and Planning Officers will be able to support the proposed use of the land for the provision of three units of holiday accommodation in the form of bell tents that would be erected for a temporary period each year, and removed at the end of each season.

