

PLANNING APPLICATION FOR CONVERSION OF BARNs AT GREAT TREGASTICK, WIDEGATES, LOOE

K W Chapman : June 2021

ARCHAEOLOGICAL ADDENDUM

Following discussions/correspondence with the Cornwall Council Senior Development Officer, Archaeology in early 2017 (and prior to the issue of Permission PA17/03339), the Senior Officer stated his requirements in relation to the archaeological aspects of the proposed development in an e-mail on 26 June 2017 as follows:

"Based on the known archaeological and historic evidence available to us, I recommended on 9th May that a Condition be attached to consent for a) archaeological building recording (mainly photographic) prior to conversion, and b) an archaeological watching brief on the internal (floor excavations) and external (surrounding site stripping) during groundworks. I think this recommendation is still valid.

Although there may be now some doubt about the usefulness of external groundworks recording because of recent disturbances, in any event you will still be required to commission the archaeological building recording as a Condition of consent.

Therefore, what I propose is that the generic archaeological Condition still be attached to planning consent in accordance with NPPF paragraph 141 (James Hills please note), and then we can let the archaeological contractor make an initial site evaluation and review the evidence before submitting their Written Scheme of Investigation (WSI) to us for approval. This is normal archaeological practice.

They will have to be on site to undertake building recording of the barns prior to conversion anyway, so if (as they may assess) it is worth also carrying out some limited recording of the surviving buried archaeology, both within the structure and externally, then all well and good. This should not add significantly to the onsite work required, yet will ensure that adequate recording of aspects of the buried archaeology and upstanding structures is made for the public record."

The generic archaeological condition was attached to Permission PA17/03339 at item No3.

In order to discharge this archaeological condition, Prospect Archaeology was requested by the owner (i) to liaise with the Senior Officer, Archaeology in order to bottom out his requirements, to evaluate the site, and to review the evidence, and (ii) to produce the Written Scheme of Investigation (WSI) which Condition No3 requires to be submitted and approved in writing.

After evaluating the site and reviewing the available evidence Prospect Archaeology was of the opinion that the building is of limited archaeological interest, and was unable to locate any evidence indicating there was buried archaeology in the area.

It was agreed with the Senior Officer, Archaeology that a WSI would be produced to cover both the recording of the building and the work in dealing with any buried archaeology (should this be required).

The archaeologist carrying out the building recording was to assess the necessity for/likely value of a watching brief for buried archaeology and the details of the brief (if any) were to be agreed.

The WSI was produced and an Application to Discharge Condition No3 was submitted on 18 March 2021. However, as a result of Covid Pandemic delays it had not been processed by the Council when PA17/03339 lapsed on 1 May 2021.

The WSI referred to above is attached and forms part of this Application. The Council is requested to confirm its approval of this WSI within the planning permission to be granted.