

## Planning Supporting Statement for Cornwall Council

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Application to determine if prior approval is required for a proposed:  
Erection, Extension or Alteration of a Building for Agricultural or Forestry  
use

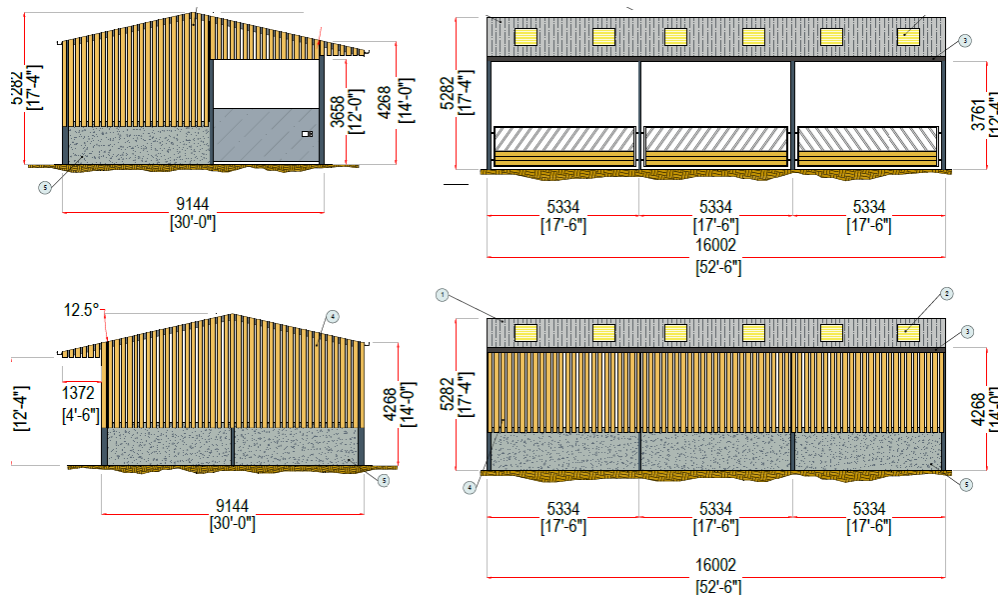
### Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 6, Class A/B/E

**Site Address :** Penrose Veor Farm,  
St Dennis, St Austell, Cornwall, PL26 8DB

**Date :** 13 August 2021

**Applicant :** Natural England (Mr Ben Thomas – Farm Manager)

**Agents :** Ross Collins, BSc(Hons), MRICS, FAAV  
Lodge & Thomas, Chartered Surveyors



## LODGE & THOMAS

ESTABLISHED 1892

58 Lemon Street  
Truro Cornwall  
TR1 2PY

01872 272722

[www.lodgeandthomas.co.uk](http://www.lodgeandthomas.co.uk)



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## **1.0 Application Type**

- 1.1 Proposed agricultural shed for storage of farm implements, machinery, etc.
- 1.2 *(Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 6, Class A/B/E.)*

## **2.0 Description of Proposed Development**

- 2.1 Erection of one no. steel portal frame agricultural building on an established 43.5 acre (17.6 hectare) grassland holding, that is farmed in conjunction with the Applicants' management of the Goss Moor National Nature Reserve, in order to provide storage for farm implements, agricultural machinery and agricultural vehicles.

## **3.0 Documents**

- 3.1 The application hereby submitted includes the following documents:-

### **3.2 Drawings - prepared by South West Steel Construction**

- # 22941 Elevation Proposed elevations
- # 22941 Floor Plan Proposed floor plan

### **3.3 Plans – prepared by Lodge & Thomas Chartered Surveyors**

- # NE21-101 Location / Holding Plan – Penrose Veor Farm
- # NE21-102 Block Plan

### **3.4 Application Documents – prepared by Lodge & Thomas**

- # Prior Approval Application Form
- # Planning Supporting Statement
- # CIL Form 5 (Community Infrastructure Levy)

## **4.0 Recent Planning History**

4.1 **PA20/09362** – Full Planning Permission granted 17 December 2020 for a replacement agricultural building of 348.4 sq m for housing of cattle, straw and manure. Now constructed.

4.2 **PA21/01554** – Application determined 10 March 2021 confirming that prior approval was not required for two replacement agricultural buildings totalling 378.0 sq m for storage of implements, agricultural machinery and agricultural vehicles. Now constructed.

4.3 Therefore, 726.40 sq m of replacement agricultural buildings have been constructed within the last two years.

## **5.0 Amount** *(all measurements are gross external floor areas)*

5.1 The Applicants propose to construct one agricultural building, viz:

5.2 One no. three-bay steel portal frame building of 168.28 square metres floor area, or approx. 1,811 square feet, clad with natural timber boarding.

5.3 Therefore, the combined area of the proposed new building, together with the existing recently constructed replacement buildings outlined in Section 4 above, would equate to an overall total of 894.68 sq m constructed within a two-year period, which is within the permitted maximum of 1,000 sq m.

## **6.0 Relationship to Surroundings**

6.1 The proposed site of the new farm storage building has been selected as it is the site of a former dilapidated pole barn within the farm yard and adjacent to existing, newly constructed buildings.

6.2 The rest of the holding at Penrose Veor Farm consists of reasonably productive pasture fields on the periphery of the Goss Moor National Nature Reserve. The site is amid / adjacent to the north western end of the existing range of farmhouse and farm buildings at Penrose Veor Farm, and is connected by existing farm tracks. Therefore the proposal minimises any loss of productive agricultural land, whilst providing much needed additional space for storage of farm machinery, agricultural vehicles and implements.

6.3 The proposed agricultural building would sit amid and adjacent to the existing range of agricultural buildings and dwellinghouse on the

farm, as shown on the Location / Holding Plan (Drwg # NE21-101) and Block Plan (Drwg #NE21-102) submitted with this application. The existing adjacent barns are newly constructed replacement buildings that were erected following the approved planning permissions summarised in Section 4 above. This application is for the final replacement barn required as part of Natural England's programme of investment and improvement at the farm.

- 6.4 From the Classification "C" public highway between St Dennis and Enniscaven, an existing private entrance lane leads into Penrose Veor Farm. The existing lane leads through the existing concrete surfaced yard to the site of the proposed new farm building. The proposed site is approximately 200 metres from the Classification "C" Public Highway.
- 6.5 A Public Footpath crosses through the farm and the yard but would not be impacted upon by the proposals.
- 6.6 The proposed building is surrounded by existing concreted farm yards, other existing agricultural buildings, the farmhouse, and pasture fields. The building will not require encroachment onto pasture fields being located entirely within the existing hardstanding farmyard.
- 6.7 The ridge height of the proposed timber clad shed is 5.282 metres (approx. 17'4"). The visual impact on the landscape will be minimal, particularly when viewed in the context of the existing farmstead and the range of farm buildings and dwellings in the vicinity. The site of the proposed agricultural building is within a rural farmed landscape consisting of pastoral fields, with associated farmyards and farm buildings.
- 6.8 From the Classification "C" public highway approximately 200 metres (220 yards) to the south, the proposed building would be largely screened by the hedges, topography and existing yards and buildings at Penrose Farm. Similarly, when viewed from the surrounding farmland the proposed building will also be largely screened by existing buildings, hedges and the topography. The building would be viewed within the context of the existing range of traditional and more modern agricultural buildings at Penrose Veor Farm, and the adjacent properties.
- 6.9 The building has been designed by South West Steel Construction in a manner that fits in with the surrounding landscape of pasture based farmsteads as shown on the submitted drawings.

## **7.0 Layout**

- 7.1 The proposed building will replace a former dilapidated building towards the north western end of the existing range of buildings at Penrose Veor Farm, and is shown as to location and layout on the Block Plan (Ref # Drwg NE21-102), and the Location / Holding Plan (Ref # Drwg NE21-101).
- 7.2 The Elevation Plan and Floor Plan prepared by South West Steel Construction are each identified with Ref # Drwg 22941.

## **8.0 Agricultural Holding / Farm Policy**

- 8.1 The Applicants, Natural England, are currently farming the circa 43.5 acre (17.6 hectare) holding at Penrose Veor Farm with a traditional beef cattle enterprise, as part of a much larger conservation project.
- 8.2 In addition to the subject holding, the Applicants own or manage in excess of 6,000 acres (2,400 hectares) of land across Cornwall, predominantly within the National Nature Reserves Estate.
- 8.3 They have an agricultural lease under the Agricultural Tenancies Act 1995 (known as a Farm Business Tenancy) of Penrose Veor Farm from the Tregothnan Estate, together with a long lease of the majority of the adjacent Goss Moor National Nature Reserve. The fixed term of the farm lease runs until 28<sup>th</sup> September 2029, and then from Year to Year thereafter until terminated. The holding is farmed and managed in conjunction with the Goss Moor National Nature Reserve, for which Natural England has responsibility. There is an ongoing programme of conservation, restoration and habitat improvement using a combination of managed cattle and pony grazing, together with mechanical scrub clearance, for which Penrose Veor Farm plays an increasingly important part.
- 8.4 Penrose Veor Farm now forms the farming and operational headquarters of the Goss Moor National Nature Reserve. The pastures provide higher quality grazing and calving paddocks to support the cattle that are then also used to graze the more marginal vegetation on the Moors. The buildings at Penrose Veor Farm are used for housing of cattle, feed, and farm machinery to further support the conservation works being undertaken on the adjacent Nature Reserve.

8.5 The present stocking rate at Penrose Veor Farm consists of a herd of 107 head of Galloway cattle, comprising: -

- 44 x Breeding Cows
- 2 x Breeding Bulls
- 8 X 24+ month old
- 28 x 12-24 month old
- 2 x 6-12 month old
- 23 x 0-6 month old



*Pedigree Galloway cattle, a vital tool for conservation grazing at the Goss Moor National Nature Reserve in conjunction with Penrose Veor Farm*

8.6 The Location / Holding Plan shows the extent of Penrose Veor Farm edged in blue, and the application site and link to the public highway are shown thereon in red.

8.7 The former range of buildings at Penrose Veor Farm was not sufficient to meet the requirements for the safe storage of farm machinery, agricultural vehicles and implements. The proposals detailed in this application, combined with those in the former approved applications detailed in Section 4 of this document, will combine to provide much needed space for increased and better storage facilities for these agricultural items. This will assist the Applicants in meeting objectives and improving the ongoing agricultural and environmental restoration projects, efficiency, time management, and reduce wastage.

## 9.0 External Dimensions of Proposed Buildings

9.1 Proposed agricultural buildings for storage of farm implements, machinery, etc.

9.2 External dimensions: -

Description	Measurement (meters)	Measurement (feet)
Length of Footprint	16.002 m	52' 6"
Width of Footprint	10.516 m	34' 6"
Height to Eaves	4.268 m	14' 0"
Height to Ridge	5.282 m	17' 4"

Footprint	168.28 m <sup>2</sup>	1,811.25 ft <sup>2</sup>
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9.3 The total floor area of the proposed building equates to 168.28 square metres, or 1,811.25 square feet.

9.4 Therefore, the combined area of the proposed new building, together with the existing replacement buildings outlined in Section 4 above, would equate to an overall total of 894.68 sq m constructed within a two-year period which is within the permitted maximum of 1,000 sq m.

## 10.0 Landscaping

10.1 The proposed site lies amid the existing farm yard at Penrose Veor Farm, on the site of a former 1970s / 1980s agricultural building, and adjacent to the newly constructed replacement buildings that were permitted by the recent applications listed in Section 4 of this document. Therefore, the proposed location makes best use of a currently unproductive area within the range of existing farmhouse, yard and buildings and which is connected by existing farm tracks.

10.2 The Applicant has selected the site as it is amid the existing range of buildings, and not used to its potential due to the dilapidated 1970s / 1980s agricultural building that is to be replaced. Other potentially available areas of the farm have not been selected as they are more productive land. This proposal has been designed to minimise the loss of productive agricultural land, whilst improving farm productivity and efficiency through investment in additional buildings for storage of agricultural machinery, vehicles and implements, in order to meet the requirements of the current system.



- 10.3 The site is largely screened by the presence of the existing farm buildings, surrounding fields, topography, and hedgerows. The proposed shed would be screened from the Classification "C" public highway which is approximately 200 metres (220 yards) to the south.
- 10.4 The building has been designed by South West Steel Construction in a manner that fits with the surroundings, within what is a rural area mainly comprised of small pastoral farms adjacent to the Goss Moor National Nature Reserve. From the surrounding area the proposed shed would be viewed within the context of the existing range of modern and traditional agricultural buildings, and other pastoral holdings in the locality.
- 10.5 It is not considered necessary to have any additional compensatory planning or landscaping in this location.

## **11.0 GPDO Relevant Planning Considerations**

- 11.1 It is noted that: -
- 11.2 The proposed development forms part of an agricultural unit of more than 5 hectares (total farmed area being approx. 17.6 hectares / 43.5 acres, plus the adjacent Goss Moor National Nature Reserve).
- 11.3 The proposed development is within a parcel of land that exceeds the required threshold of one hectare.
- 11.4 The proposed building has a footprint of 168.28 m<sup>2</sup> (1,811.25 ft<sup>2</sup>).
- 11.5 The proposed building is located within 90 metres of a building constructed within the last 2 years. As detailed in Section 4 of this document, two recent planning applications have resulted in agricultural buildings totalling 726.4 m<sup>2</sup> having been constructed in the last two years. Therefore, this proposal would take the overall total to 894.68 m<sup>2</sup> constructed within a two-year period, which is within the permitted maximum of 1,000 m<sup>2</sup>.
- 11.6 The proposed building is not located within 25 m of a metalled trunk or classified road.
- 11.7 The proposed building is on land currently used in connection with agriculture.
- 11.8 The proposed buildings is to be used for storage of farm implements, machinery, etc.

- 11.9 The proposed building is not located within 3 kilometres of an aerodrome.
- 11.10 The proposed building will not affect an ancient monument, archaeological site, or listed building.
- 11.11 The proposed building is not within a Site of Special Scientific Interest or a Local Nature Reserve.

## **12.0 Appearance / Design**

- 12.1 The appearance of the proposed building is shown on the accompanying Elevations drawing as prepared by South West Steel Construction.
- 12.2 The proposed building will have elevations clad with natural timber boarding (vertical) above natural grey concrete panelling, with a hinged door in natural steel, all beneath a dual pitch apex roof clad with natural grey profile cement fibre sheeting. The floor will be concrete.

## **13.0 Use**

- 13.1 The proposed steel portal frame agricultural building is required for the storage of farm vehicles, machinery and implements on this well-established 43.5 acre (17.6 hectare) holding that is farmed in conjunction with the Applicants' management of the Goss Moor National Nature Reserve.

## **14.0 Access**

- 14.1 The existing private access route leading through the yard to the existing buildings and the application site will continue to provide access to the proposed building as shown on the Block Plan (Ref Drwg NE21-102).

## **15.0 Summary & Conclusion**

- 15.1 This application is made for Prior Notification of an agricultural development – proposed building - in accordance with the Town and Country Planning General Permitted Development Order 2015 - Schedule 2, Part 6.
- 15.2 The former range of buildings at Penrose Veor Farm did not provide suitable storage for farm machinery, implements and equipment and had long been inadequate for proper storage of modern farm machinery. The buildings were several decades old and whilst they were used for storage of farm commodities, the requirements of the farm necessitated the replacement of these dilapidated buildings. The recently approved applications detailed in Section 4 of this document have now been implemented. The proposals in this application are now required to complete the programme of replacement barns in order to provide much needed space for increased and better agricultural storage facilities. This will
- 15.3 enable the farm business to increase productivity, improve time management, and reduce wastage.
- 15.4 The proposed development is in accordance with the conditions and requirements of the GPDO as described above.
- 15.5 The siting and design will minimise any potential impact on the landscape and amenity of the area.
- 15.6 There will be no requirement for any new access on to the Classification "C" Public Highway from which the site and the whole of the farm are already accessed.

***R. O. COLLINS, BSc (Hons), MRICS, FAAV***

***Member of the Royal Institution of Chartered Surveyors***

***RICS Registered Valuer No. 1206900***

***Fellow of the Central Association of Agricultural Valuers***

***Partner***

**LODGE & THOMAS**

ESTABLISHED 1892

**58 Lemon Street, Truro, Cornwall, TR1 2PY**