



Pre-Planning Application Enquiry for
Removal of Workshop and Provision of Two Holiday Cottages

at
Hawksground, St Clether, Launceston
PL15 8PU

SUPPORTING STATEMENT

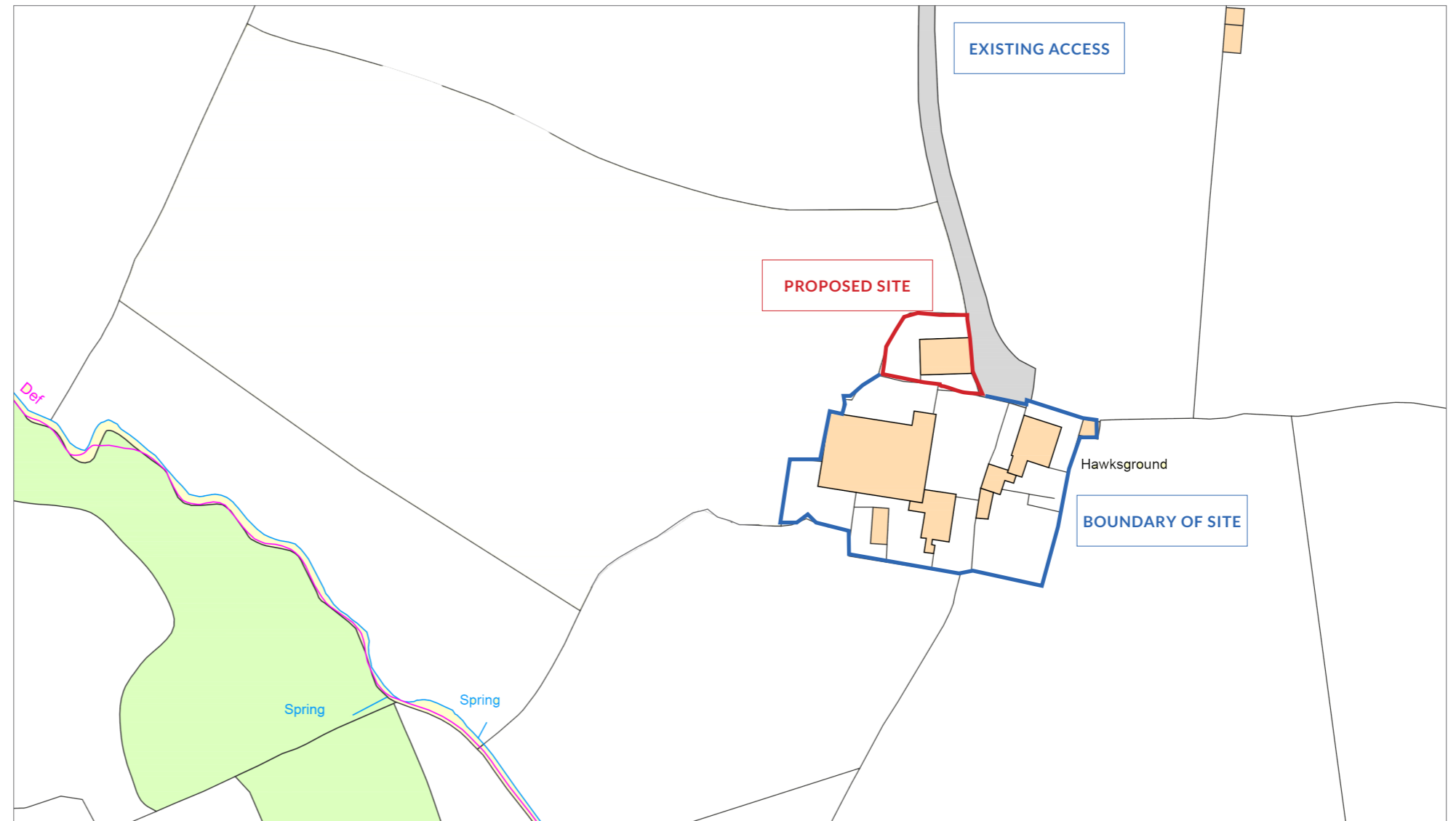
v.1 - April 2021



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LOCATION PLAN (NTS)
©Ordnance Survey licence no. 100022432
Land in ownership of the applicant forming this application
Land in ownership of the applicant not forming part of this application



1.0 INTRODUCTION

1.1 AUTHORSHIP

This document has been prepared by The Bazeley Partnership Chartered Architects and forms part of a Pre-Planning Application Enquiry on behalf of the applicant Mr L. Northey

1.2 PURPOSE OF THIS DOCUMENT

This Supporting Statement has been prepared on behalf of the applicant to bring forward a pre-planning application enquiry to support a preliminary discussion with Officers regarding the proposed development.

This statement describes the nature and extent of the proposal, how the local and wider contexts of the proposal site have been assessed and evaluated, and how the proposal accords with Planning Policy and current Design Guidance.

1.3 PROPOSAL SITE

The site is part of a Farmstead which no longer operates as a viable business. The retained land is rented to other local landowners for grazing and hay.

The site is currently occupied by an old workshop which has served the farm over decades. The building which has been constructed from a timber frame and clad with a metal sheet roof and metal and timber cladding to the elevations.

The building is in poor condition and is no longer viable to repair. The workshop function is no longer required.

The building and site are located adjacent to the existing farm access lane running down into the farmstead from the Country Lane. It is 20 metres away from the existing farmhouse. The site is well screened with mature hedge banks and trees to the west.



SATELLITE IMAGE OF THE SITE & SURROUNDING AREA [NTS]

©Google Imagery with annotations by TBP



SATELLITE IMAGE OF THE SITE & SURROUNDING AREA [NTS]

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2.0 SITE HISTORY

2.1 HISTORIC MAPS

A historic map of the site dating from 1890 (see right)

2.2 LAND DESIGNATIONS AND NEARBY HERITAGE ASSETS

There are two land designations that are relevant to the site and proposals:-

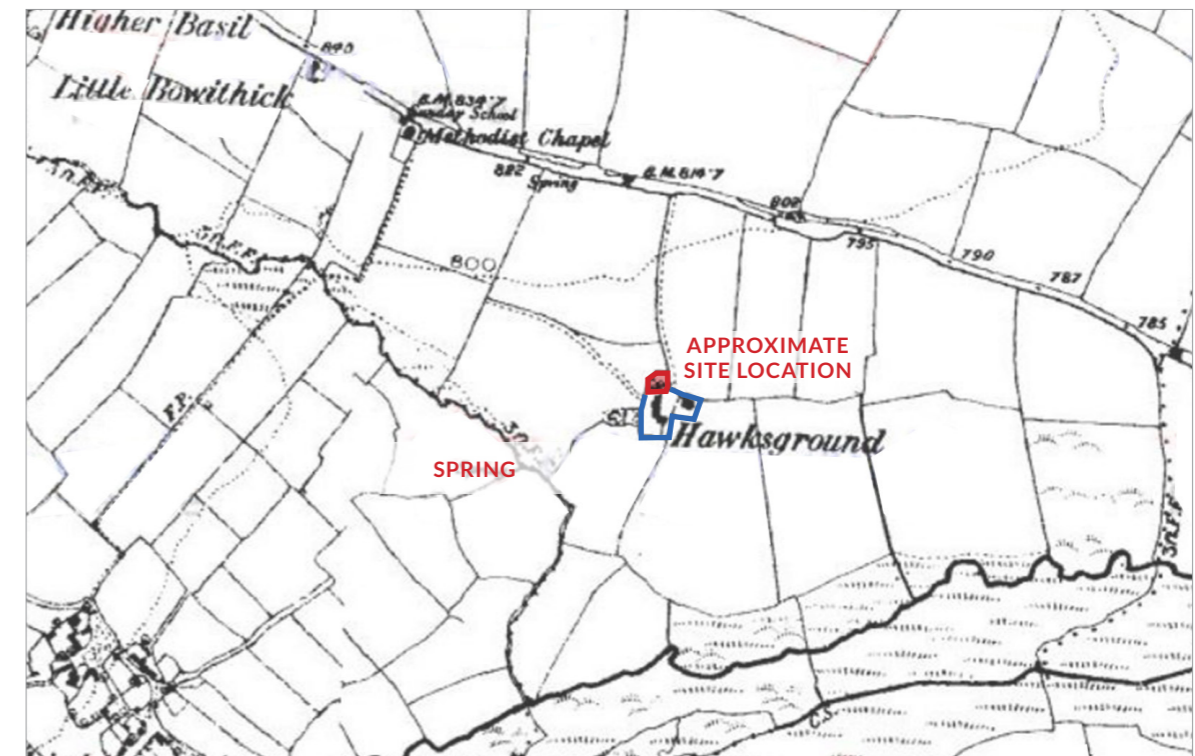
- AONB. The site lies within an Area of Outstanding Natural beauty
- SSSI. The site lies within the IRZ [zone4] of Bray Moor

There are no Heritage Assets nearby to the site

There is no PROW across the application site or land within the ownership of the applicant

2.3 PLANNING HISTORY

There is no planning history shown on Cornwall Council's Planning website with regards to the site



1890 HISTORIC MAP [NTS] ©Landmark Information Group Ltd. with annotations by TBP

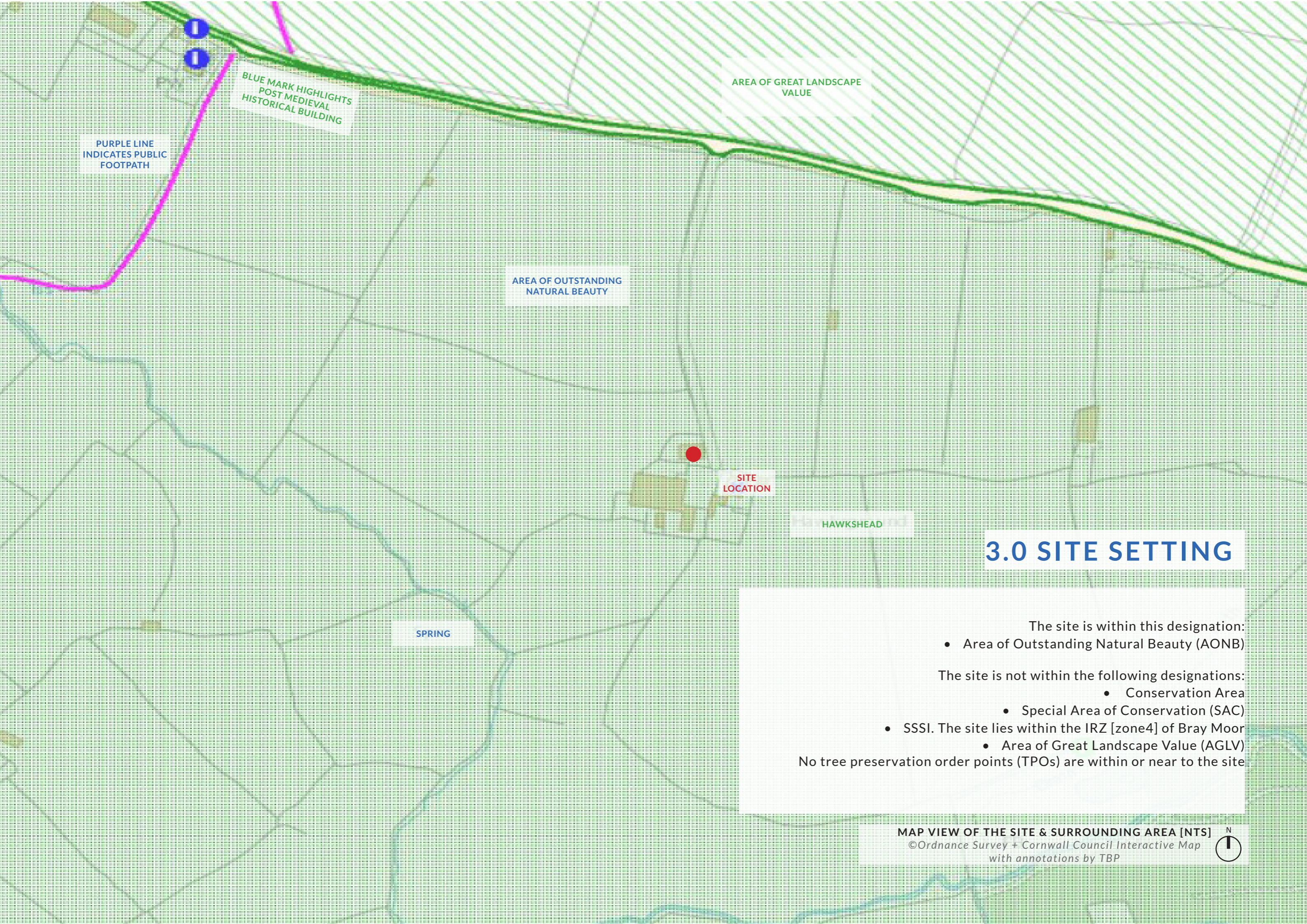


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BLUE MARK HIGHLIGHTS
POST MEDIEVAL
HISTORICAL BUILDING

PURPLE LINE
INDICATES PUBLIC
FOOTPATH

AREA OF GREAT LANDSCAPE
VALUE

AREA OF OUTSTANDING
NATURAL BEAUTY

SITE
LOCATION

HAWKSHEAD

SPRING

3.0 SITE SETTING

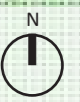
The site is within this designation:

- Area of Outstanding Natural Beauty (AONB)

The site is not within the following designations:

- Conservation Area
- Special Area of Conservation (SAC)
- SSSI. The site lies within the IRZ [zone4] of Bray Moor
- Area of Great Landscape Value (AGLV)

No tree preservation order points (TPOs) are within or near to the site



4.0 CONTEXT APPRAISAL

4.1 THE SITE

The proposal site and existing building is an old workshop which has served the farm over decades. The building which has been constructed from an old timber frame and clad with a metal sheet roof and metal and timber cladding to the elevations. The building is in poor condition and is no longer viable to repair. The workshop function is no longer required. The site is contained and formed by the mature hedge banks and trees and is separated from the main farmhouse by some 20 metres

Within the wider context, the proposal site is situated some 150 metres from the public highway - a Class C country road which runs east from Davidstow and the A39 - west through Altarnun, the A30 and Launceston. The site is 10 miles from Launceston and 6 miles from Camelford. The site lies within an AONB and is a mile from the edge of Bray Down to the south. See contextual images.



VIEW OF EXISTING OLD WORKSHOP



VIEW OF EXISTING OLD WORKSHOP



5.0 AMBITIONS

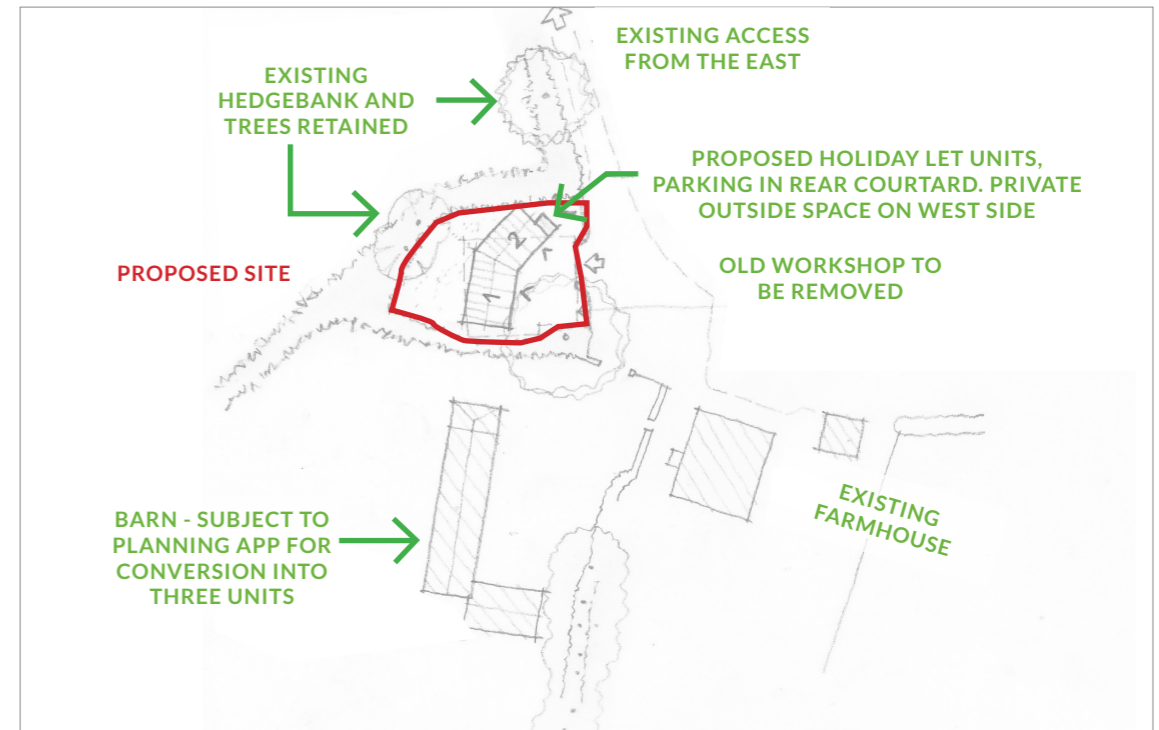
5.1 APPLICANT'S AMBITIONS

The applicant is looking to adapt and re-use the site to provide new high quality but small-scale holiday accommodation. A separate planning application for the conversion of a redundant granite stone and slate roof barn to three units of accommodation is pending. The amount of accommodation will be managed by the applicant and his family. It is also the intention of adding to and enhancing the overall character, quality, habitat, and ecology of the local area by means of these redevelopment proposals.

5.2 DESIGN INTENTIONS

Whilst the design and layout will be dealt with at a later detailed submission stage, the following design intentions have been identified at this pre-app stage:

- Size of potential footprint of each unit: approx. 80 - 90m²
- Provision of generous amenity space, whilst maintaining privacy and seclusion
- Siting and design to maximise natural daylight and passive solar gains to reduce energy consumption. Window placement to avoid overlooking as much as possible.
- Access created from the existing farm lane from the north. Very good visibility on exiting the lane on to the county road in both directions.
- Relatively compact well designed vernacular forms using local materials - to achieve 2/3 bedrooms.
- Carefully designed openings to ensure no loss of privacy through overlooking.
- Energy efficient construction and healthy materials
- Increase Biodiversity and Habitat
- On-site parking and turning for a minimum of two vehicles.



CONCEPTUAL SITE LAYOUT INCLUDING POTENTIAL SIZE AND LOCATION OF PROPOSED HOLIDAY LETS [NTS]



WIDER CONTEXT OF SITE LAYOUT INCLUDING POTENTIAL SIZE AND LOCATION OF PROPOSED HOLIDAY LETS [NTS]



6.0 PLANNING POLICY

6.1 EXISTING BUILT FORM

The location of the proposal site in relation to the wider context, including the adjacent barn to be converted improves and enhances the farmstead setting without adding brand new forms within a well screened and integrated site and pattern of built form. The siting is not considered to compromise the character of the area, or the amenity of any of the adjacent dwellings.

6.3 RELEVANT PLANNING POLICIES

The relevant policies within the Cornwall Local Plan Strategic Policies 2010-2030 include policies:

- 01 - Presumption in favour of sustainable development
- 03 - Role and function and places
- 05 - Business and Tourism
- 12 - Design
- 14 - Renewable and low carbon energy
- 16 - Health and wellbeing
- 21 - Best use of land and existing buildings
- 23 - Natural environment
- 27 - Transport and accessibility

Policy 5

Paragraph 3. 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.

Policy 21 paragraphs:-

a. use previously developed land and buildings provided that they are not of high environmental or historic value;

b. use despoiled, degraded, derelict and contaminated land provided that it is not of high environmental or historic value;

c. increase building density where appropriate, taking into account the character of the surrounding area and access to services and facilities to ensure an efficient use of land.

d. take into account the economic and other benefits (including food production) of Grade 1, 2 and 3a agricultural land. Where significant development of agricultural land is demonstrated to be necessary, poor quality land should be used in preference to that of higher quality.

Officers are invited to consider the following recent approvals granted for similar forms of development in comparable locations:

PA14/10042

Bowthick Methodist Church Altarnun Road St Clether Launceston Cornwall
Conversion of a Chapel and Coach House to a residential dwelling.



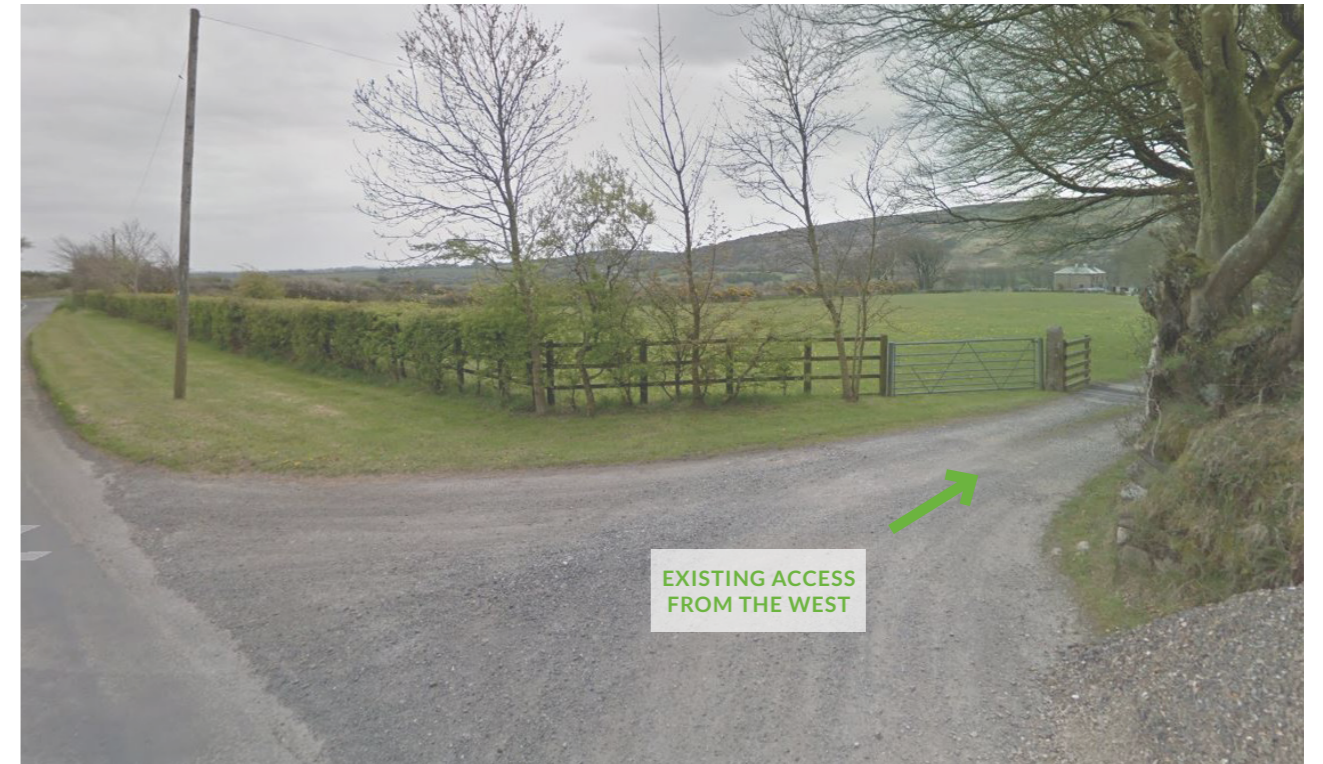
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7.0 ACCESS

7.1 SITE ACCESS

The access into the farm and site is via an existing farm access lane. Visibility for emerging vehicles on to the county road is excellent with wide low level grass verges forming a splayed entrance either side.



VIEW ALONG HIGHWAY WITH ACCESS LANE INTO FARM FROM THE WEST

COUNTRY ROAD LEADING TO PROPERTY



SITE LAYOUT INCLUDING POTENTIAL SIZE AND LOCATION OF PROPOSED HOLIDAY LETS [NTS]



VIEW ALONG HIGHWAY WITH ACCESS LANE INTO FARM FROM THE EAST



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8.0 CONCLUSION

This pre-application enquiry brings forward a conceptual idea to create a high-quality low-density holiday cottage development to augment further proposals to convert a redundant barn into a further three units.

The site is currently occupied by an old workshop shed which is not viable to repair or convert. The removal of the workshop would allow a further economical use to be created which can be managed by the application. The proposed development draws support from planning policies 5 Business and Tourism and 21 Best Use of Land and Buildings. In addition, Environmental and Ecological benefit is created which creates on balance an enhancement to the site and its setting.

The proposed concept described in this document has been considered in such a way as to be a well-integrated development with low density that integrates well with the existing built form. The scale and type of development proposed, in the form of small vernacular cottage or agricultural barn like units, is also very much in-keeping with the typology and form of the farmstead and in line with the applicant's ambitions.

The site is mature and well-established, with substantial existing enclosure formed by the existing hedgerows and trees. Its relationship and position to the existing built form adjacent and opposite demonstrates that the development would not be seen to extend the form into the open countryside.

8.1 FURTHER DISCUSSIONS

Further discussions and advice are therefore sought from Cornwall Council Planning Authority as to the acceptance in principle of the proposals to enable the applicant to consider whether or not to move forwards with a formal planning application. Therefore, the applicants and their Architects look forward to discussing the matter further with the Planning Authority.



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