
PLANNING STATEMENT



**July
2021**

Land at Falmouth Golf Course, The Green, Falmouth Cornwall

**Change of use of land to extend the residential curtilage of
Plot 17, The Green, Falmouth**

Land at Falmouth Golf Course, The Green, Falmouth, Cornwall TR11 5BQ

1. INTRODUCTION AND DETAILS OF PROPOSAL

- 1.1. Context Planning Ltd have been instructed to prepare this planning application for the change of use of a small parcel of land adjacent to the residential property under construction currently identified as Plot 17, The Green at Pennance Field and Swanpool Road in Falmouth.
- 1.2. The land in question currently forms part of Falmouth Golf Club and is in the process of being purchased by the applicant in order to provide a small extension to the apportioned garden of one of the residential properties that are currently under construction by Verto Homes Limited.
- 1.3. The application site is located on the south-western edge of Falmouth, on land belonging to Falmouth Golf Club. This is a non-agricultural piece of land, within the Area of Outstanding Natural Beauty (AONB), on the border of two Landscape Character Areas: Fal Ria, Truro (CA13) and Falmouth and Helford Ria (CA09).

2. RELEVANT PLANNING HISTORY

- 2.1. The ongoing residential development known as The Green has an extensive planning history, and the application site is positioned adjoining this area, currently forming part of the remaining land associated with the golf course.
- 2.2. The original plans to redevelop part of the Golf Course date back to 2009 and were subject to a number of planning applications and variations. The outline planning permission (ref. EA02/0075/09/M) and reserved matters applications (ref. PA13/00905 and 19/03635) allowed the replacement of the existing

clubhouse, together with a new shop, public footpath, car park and 48 holiday lodges. In 2011, the condition restricting the use of the proposed buildings to holiday letting was lifted to allow permanent residential use of the lodges (ref. PA11/01795).

- 2.3.** The residential development of 2, 3 and 4 bedroom zero carbon dwellings is now under construction, with some additional information for condition discharge currently under consideration (e.g. Condition 3 (Landscaping) approved details variation ref. PA21/04777).

3. POLICY BACKGROUND

- 3.1.** The following policies within the Development plan for Cornwall are relevant to this application:

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 12 Design
- Policy 21 Best use of land and existing buildings
- Policy 23 Natural environment

- 3.2.** The above policies should be considered alongside the National Planning Policy Framework 2021 (NPPF) and the National Planning Practice Guidance

- 3.3.** Additionally, the following Supplementary Planning Documents are relevant;

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- Cornwall Design Guide 2013
 - Cornwall Design Guide 2020 (consultation draft)

4. PLANNING ASSESSMENT

- 4.1.** The proposed extension to the residential curtilage seeks to square off a small, approx. 50sqm, parcel of land immediately adjacent to the southern edge of the garden.
- 4.2.** The original red line indicating the extent of the residential curtilage of the house is drawn tightly around the building leaving very little outdoor amenity space for the future occupiers. The proposed extension of the residential curtilage would be a logical addition, reusing what essentially otherwise would be an unusable left-over corner space enclosed on two sides by the new development.
- 4.3.** The area does not have the appearance of farmland, or open countryside, or even the golf course to which it belongs. The use of the land for ancillary residential purposes will have a minimal impact on the appearance of the site or the wider landscape.
- 4.4.** The proposed change of use would not fundamentally alter the character or appearance of the land. It would remain a grassed piece of ground and there is no proposal to introduce buildings of any form onto the land. The land is already viewed against the backdrop of the residential buildings under construction. Incorporating the parcel within the built form of the overall development at this stage will mean that it will appear for all intents and purposes to have formed part of the original design approach.
- 4.5.** The transition between the residential curtilage and the golf course landscapes would be preserved given that all of the immediately surrounding landscapes

are man-made and this development does not extend a domestic use into rural countryside.

- 4.6.** The occasional use of the site will not affect or threaten the root protection area of the nearby Monterey Cypress tree, which it overlaps by less than 3m. No construction will take place on the land with the boundary proposed to be demarcated by a native hedgerow which will be planted a considerable distance from the trunk.
- 4.7.** The proposed boundary treatment would replicate the wider landscaping scheme for The Green and would include a simple low hedge containing native coastal shrub species such as heather, gorse, butcher's-broom and wooly willows.
- 4.8.** Condition 7 of the planning permission ref. PA19/03635 removed permitted development rights afforded by the provisions of Class E of Part 1 and Class A of Part 2 of Schedule 2 to the General Permitted Development Order 2015 (as amended).
- 4.9.** The above restrictions are also duplicated within Schedule 2 (Estate Restrictions) of the Section 106 Agreement (as amended by Deed of Variation), which states that the owners are not permitted to erect any additional building or means of enclosure or hedges. It also prohibits works to or removal of the trees within the boundary or elsewhere on the land.
- 4.10.** As alluded to above the applicant is willing to accept a planning condition which removes permitted development rights as per the rest of the development site. This would ensure that the construction of any structures including outbuildings or means of enclosure would require planning permission, and as such the Council would retain full control over any future development should the prospective purchasers sell the property and associated land in the future. The

applicants have no intention of seeking to place any substantial moveable structures on the land either.

- 4.11.** The proposal will seamlessly blend in with neighbouring surrounding uses and would have no harmful impact upon the protected AONB landscape, visual or residential amenities of the area. The Council are therefore respectfully urged to approve this application which is compliant with the terms of the development plan and national planning guidance.

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Appendix 1 – Photographic Schedule



The view of the application site looking west towards the golf course with the land in question demarcated by the wooden planks



The view of the application site looking east towards the parking spaces between Plot 17 and Plot 16



The view beyond the application site looking south towards the Monterey cypress tree located approx. 15m from the house



The view looking east towards the front elevations of Plots 17, 18 and 19