

Planning Application for an Agricultural Barn at High Kernock,
Pillaton, Saltash, PL12 6QU.

Design and Access Statement and Supplementary Information

Stephen Lees, Agent

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1. Purpose of Application

This application has been brought forward to help with site security on the farm. There have been several small thefts from the farm in recent years, and this application is designed to provide a new secure barn, which can be kept secure under lock and key. No other infrastructure is required, with the access being from an existing stone track.

The area of the agricultural holding is 36.27 acres or 14.68 hectares. The site application area is 468 square metres and the barn area is 226 square metres (18m X 12m).

2. Proposed location

The location has been chosen to be close to the main farmhouse, for additional security, but also tucked into a field corner where it will have minimal impact on the landscape. A tall untrimmed hedge, approximately 10 metres high, will provide a backdrop to the barn, minimising the landscape impact. See sketch below. The floor datum level is set at 200mm above the surrounding field.



Scale of development in relation to surrounding hedges

The access will be via an existing stone track and a short section across the existing grass field. The application area is for the barn only, as no other infrastructure is proposed.

The applicant has sought to minimise the visual impact throughout, not only for planning purposes, but also for the amenity of visitors to the adjacent Camping and Caravan Club touring site.

Within the wider rural setting, the barn forms a standard medium sized farm building typical of the south-east Cornwall countryside. By siting it in the proposed location it is clearly tied into the existing main residence and the nearby caravan facilities. This is essential for security reasons, but also avoids a new building in an area of open countryside.

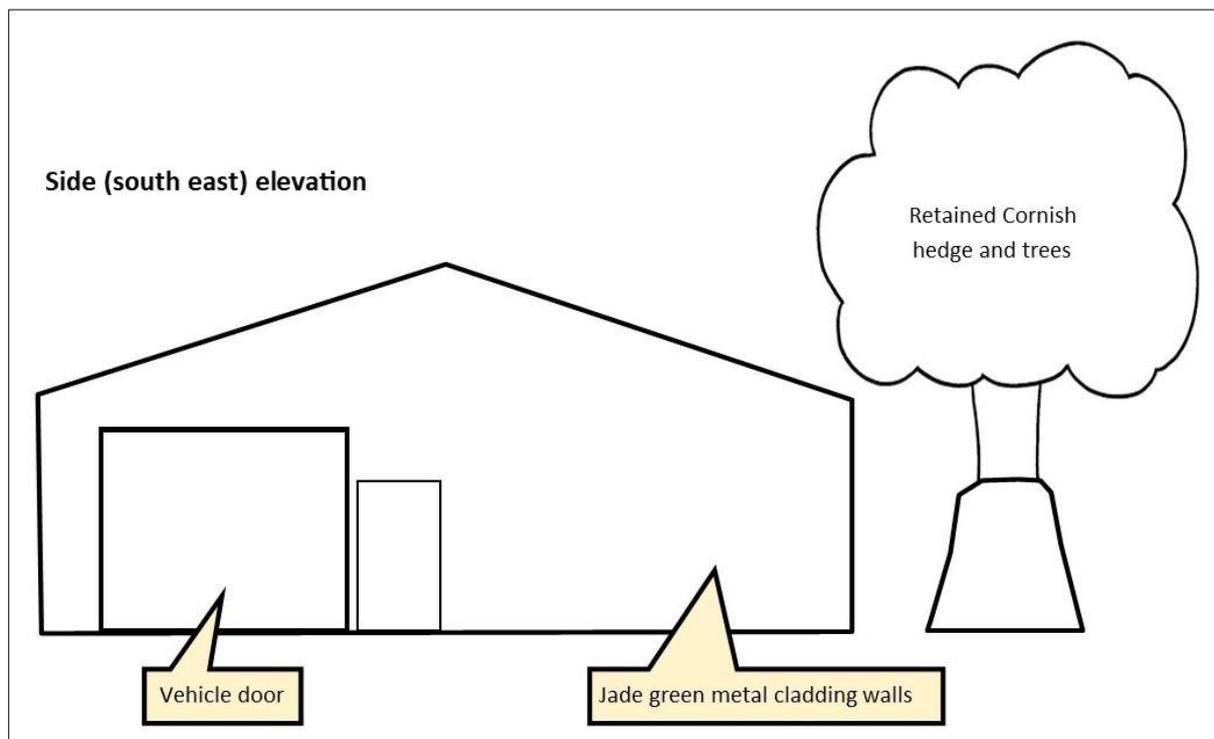
3. Building Materials

The proposed building will have dark green (Juniper Green) walls, to better blend into its setting. The roof will be a more standard light grey cement fibre roofing sheets. Use of existing tracks for access will further minimise landscape impact.

The proposed barn is a single storey building with a single room. No separate floor plan has therefore been provided.

4. Trees and Hedges (Question 15)

The box has been ticked for being adjacent to a hedge. The hedge is small oak and hazel growing on a Cornish stone and earth bank. The barn is located four metres from the base of the hedge (5 metres from the centre) in order to avoid impacts on the hedge, which will be retained as a screen for the barn and maintain the rural landscape and habitat.



Retention of existing hedge

5. Hours of Opening (Question 20)

As the barn is being used on a working farm it is not possible to be specific about times of opening, as agriculture is a seven day a week occupation and also weather dependent. However, as the barn will be storage of machinery when not in use the level of activity will be low at all times.

Stephen Lees
Land and Heritage Ltd
Agent for Mr Graham Moore.