

PLANNING STATEMENT

INCLUDING DESIGN & ACCESS STATEMENT

On behalf of:

Mr J. Mowbray

In respect of:

Proposed Agricultural and Forestry Storage Building

At:

**Land at Tregilly,
Rosecare, St Gennys,
Cornwall
EX23 0BE**

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1.0 SUMMARY

- 1.1. This statement has been prepared in reference to the Cornwall Council planning application validation checklist and is believed to provide sufficient evidence to support the required elements of the Local Requirements contained therein.
- 1.2. The application relates to a proposed agricultural and forestry building to be used to store machinery, feed and forage in relation to the agricultural land and woodland at Land at Tregilly, Rosecare, St Gennys, Cornwall EX23 0BE.
- 1.3. This application has been prepared and submitted by Yvonne Davies who is a qualified Rural Surveyor with the relevant planning experience and expertise in relation to this type of application.

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3.0 INTRODUCTION & BACKGROUND

- 3.1 This statement is provided in support of a planning application for an agricultural and forestry building to be used to store feed, forage and forestry machinery and equipment. The application is submitted on behalf of Mr Justin Mowbray who owns the land on which the site is situated.

- 3.2 The application site is situated in a rural location within the parish of St Gennys and lies approximately to the north of the village of Rosecare in North Cornwall. The land parcel in which the proposed site is situated is bounded to the west, north and south by agricultural land and to the east by a mature hedge with an access lane beyond.
- 3.3 The land on which the site is located has been in agricultural use for many years. Historic mapping shows an agricultural building and yard area on the site. The applicant currently uses the site as a parking and turning area for vehicles and machinery in conjunction with the management of the land.
- 3.4 The site is situated in a relatively remote location and does not currently have any agricultural buildings to house machinery, feed or forage. The applicant used the agricultural land for grazing purposes. The woodland forming part of the holding has not been managed for many years and extensive felling and clearing is needed in order to protect and maintain healthy mature trees as well as allowing space for further planting.
- 3.5 The applicant intends to use the building to store forestry machinery and equipment in connection with the management of the woodland as well as storing logs under cover externally. He will also store feed and forage for livestock grazing the agricultural land in order to supplement their feed over the winter months.

4.0 SITING, DESIGN & APPEARANCE

- 4.1 It is proposed that the agricultural and forestry storage building will extend to 23.05 metres in length and 12.34 metres in width. It is planned with an eaves height of 3.76 metres and a ridge height of 6.63 metres. It has a mono pitched lean-to log store attached along the length of the western side which extends to 3.31 metres wide. This part of the building is 2.98 metres to eaves and 4.00 metres to the ridge.
- 4.2 The building will be constructed with a portal frame structure, clad externally with timber boarding. The building will be fitted with a roller-shutter door on the western elevation for security reasons and two pedestrian doors, one on the northern elevation and one on the western elevation. The roof will be clad with corrugated fibre cement roof sheeting with integrated light diffusers. The lean-to log store on the western side

of the building will be enclosed on the southern end to protect this area from prevailing weather conditions.

- 4.2 Access to the site will be through the existing gateway to the field enclosure in which the site is situated. To the front of the building a parking and turning area will be maintained. This will be finished with hardcore and compacted rolled stone. The siting of the building is shown on the attached site plan.

5.0 National Planning Policy Context

- 5.1 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. The framework is a key part of the Government's reforms to make the planning system less complex and more accessible.

- 5.2 The NPPF acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications – it's [relevant] content is therefore included to assist the LPA in making a positive and supportive decision in regard to this application.

- 5.3 The NPPF is further supported by 'Planning Practice Guidance' – a guidance system providing advice as to the interpretation and implementation of national policy. Where relevant information from this resource is available – it may also be referred to in this section. Please note that PPG notes are correct at the time of writing but may be amended from time to time.

- 5.4 Core NPPF paragraphs relevant to this application are as follows:

- Para 14 - The presumption in favour of sustainable development
- Para 28 – Supporting a prosperous rural economy
- Para 100 – Meeting the challenge of climate change, flooding and coastal change
- Para 109 – Conserving and enhancing the natural environment
- Para 186 – Decision making

6.0 Local Planning Policy Context

6.1 The application falls within Cornwall Council Local Planning Authority and as such planning policy in relation to this development is found in the Cornwall Local Plan Adopted 2016.

6.2 The relevant planning policies from this plan area as follows:

- Policy 1 Presumption in favour of sustainable development
- Policy 2 Spatial strategy
- Policy 2a Key targets
- Policy 12 Design
- Policy 21 Best use of land and existing buildings
- Policy 22 European protected sites – mitigation of recreational impacts from development
- Policy 23 Natural environment

7.0 Environmental / Biodiversity Statement

7.1 Following a walk-over site survey / investigation by the author, there is believed to be no known or discernible detrimental effect of the proposal upon protected species or any environmentally sensitive receptors.

7.2 In the interest of minimising landscape impact and risk of impact to biodiversity, particularly to foraging bats and other nocturnal species lighting at the site is to be kept to an absolute minimum no external incandescent lighting proposed – both to ensure a pleasant ‘dark’ environment for human inhabitants - and also in reference to minimising light pollution and general visibility of the unit in the wider area.

7.3 Hard landscaping works are proposed to be kept to a minimum. A rolled stone hardstanding will be created in front of the proposed building to allow for access and turning agricultural machinery.

7.3 In the event that it is considered that a standard planting or landscaping condition needs to be applied to a decision notice, a landscaping scheme can agreed in advance of commencement of landscaping works.

7.4 Standard condition terms expected:

- Planting to be undertaken in first season following completion and to be adequately protected against pest related damage / disease.
- Any failed transplants to be replaced for 5 years after commencement of work on the site.
- Species mix to be agreed in writing with the LPA prior to landscaping work being undertaken.

8 Flood Risk

8.3 We have consulted the Environment Agency's flood risk data and found that the site is not located with a designated flood risk zone. There is no reason to believe that localised flood risk exists within the site, likewise applied surface finishes are of a permeable nature - to ensure swift migration of rain water to the ground – thus preventing flood risk exacerbation on / off site.

8.4 With the above in mind, it is believed that the proposal is unaffected by any flood risk issues.

9 Drainage

9.3 Surface water drainage to the site is via a soakaway as shown on the attached site plan. Provision will also be made for rain water harvesting from the roof of the building and this will be used on the farm.

10 Land Contamination

10.3 A site inspection has been undertaken by the author. It is confirmed that there are no apparent sources of contamination either observed or reported.

11 Landscaping

- 11.3 Please refer to the attached landscape plan and biodiversity section above. An ecological survey of the site was also undertaken and a copy of this is attached to this application.
- 11.4 It is believed that the proposal sits very well within the site and is of a design / style appropriate to its agricultural setting.
- 11.5 The proposal is well designed and is constructed to a high standard and as the existing planting – which obscures the visual impact it is felt that further landscaping works are not likely to be required to mitigate visual impact.

12 Lighting

- 12.3 There is no new external lighting proposed as part of the scheme.

13 Noise Impact

Due to its location, the proposed building is likely to have little impact in terms of noise.

13.0 Waste Management

- 13.3 Waste materials shall be sorted and recycled where possible.

14 Highways

- 14.3 The site is accessed via an existing agricultural access. The visibility splays to either side of the access are good and exceed the minimum requirements. It is anticipated that the agricultural machinery required to cultivate the land will be stored in the proposed agricultural building and therefore movement to and from the site using the access onto the highway will be minimal. It is therefore considered that the proposal will have minimal impact from a highways perspective.

15 Proposed Planning Conditions

15.3 The applicant is open to landscaping condition being attached to any planning approval to enable the LPA to reach a swift and positive decision.

15.4 Aside from the above, it is believed that no further conditions shall be required. That said, if the council would wish to propose any additional conditions, the applicants would be prepared to discuss appropriate wording – as necessary.

16 Conclusion

16.3 The proposed agricultural building is required as part of the applicant's farming and forestry enterprise to enable them to manage the land.

16.4 Providing there are no material objections to the application, we see no reason why a positive decision can not be made within the relevant timescales.