

# KAIROS

## ARCHITECTURE

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## **DESIGN AND ACCESS STATEMENT**

**Removal of Enforcement EN21/00918**

**And Approval sought for additional classification**

**B8 storage to be added to a portion of the land**

**to**

**Land to the South of Gwel an Mor**

**Sandy Lane**

**Redruth**

**TR16 5SS**

## Introduction

This Full Planning application has been submitted to Cornwall Council seeking the approval for the works already undertaken to the land South of Gwel-an-mor, Sandy Lane. An Enforcement has been placed on the land ref EN21/00918, this application seeks to satisfy Cornwall Planning that the works are not detrimental to the area.

Mr M Pascoe was not aware that Planning permission was required for the land for the works to which he has undertaken and upon the enforcement being served has stopped all works and sought to rectify the situation.

Below are some examples of similar approved applications in the St Day area. These applications show that the area is suitable for the changes and extension proposed in this application.

PA16/10058- **NO Objections** - Hedgerow removal notice to put in an entrance in order to maintain land

PA20/00138- **Approval Granted** - Retrospective application for the stationing of two containers for storing of agricultural machinery for use on allotments

PA19/01632- **Approval Granted** - General purpose agricultural building

## Cornwall Local Plan & National Planning Policies

It is our belief that the work already undertaken to the land south of Gwel-an-mor satisfies policies outlined in the Cornwall Local Plan and the National planning Policy.

Cornwall Local Plan: -

**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 13** - Development standards

**Policy 16** - Health and wellbeing

**Policy 21** - Best use of land and existing buildings

**Policy 23** - Natural environment

**Policy 24** - Historic environment

## Design

As far as design of the proposed is concerned the works to the land are very basic with only a small shipping container and some posts visible above ground. The Shipping container is of similar size, shape and look like others that are found on land in ownership of others very close to Mr Pascoe's land. Photographic evidence of these can be seen below.

The Land is divided into two fields. The first being in ownership of Mr Pascoe's parents who have allowed Mr Pascoe to use the land for storage and access to his field which is the second field which is in Mr Pascoe's ownership. Access over the first field was very difficult given the gradient and being of earth would frequently mean that with inclement weather access was not possible with machines to maintain the land. The first and second field have a new crushed gravel road which makes access easier and less prone to bad weather. This was laid on the same access line which had been used for many years as a worn dirt track but allows vehicles to have much better traction when weather is wet.

The first field has also the same grit laid to allow better storage of vehicles and storage which Mr Pascoe uses for his ground works business and permission is sought for an amendment to the classification to add B8 storage use for the land. Please see Proposed Site plan for area being applied for additional B8 Classification. Electric and water has been installed to this field to allow for maintenance of his machinery and for use to serve the remaining land for usage in line with its agricultural status.

Mr Pascoe has a plan for the land in his ownership. It will aid him to become more self-sufficient. This would include the growth of vegetables and fruits that he is looking to plant in the near future and does not undermine the agricultural status of the land. However, Enforcement have stated that the groundworks to the property need to outline and justify why they have been undertaken.

The land in Mr Pascoe's ownership has undergone groundworks to provide several plots that have been levelled off. At most the ground has been raised by 1m but no new earth has be introduced or removed to or from the land with all earth works undertaken with earth that was already on the land. The levelling of portions of the land is to allow for easier access and maintenance of the crops and or animals to which Mr Pascoe is looking to sew and keep. Proposed Section of the land illustrates the works undertaken.

Mr Pascoe has also outlined that he was going to install drainage at the point of access to the first field to stop any future surface water from discharging out from the field(s). This is indicated on the Proposed Site plan.

Mr Pascoe has sectioned the land into smaller parcels marked out by temporary timber posts. Each plot is for the growth of Fruit, Vegetables and looking after animals such as pigs, and goats etc. All of which do not undermine the agricultural status of the land.

Future works which had not been completed by Mr Pascoe due to the enforcement would of seen agricultural wire fencing installed which would have made the clarification of the proposed usage of the land possibly clearer.

Water and electric have also been installed to this land for the usage of animal husbandry and crop growth. It would like to be noted again that the first parcel of land is not in Mr Pascoe's ownership but has permission to use the land as where the second parcel of land is in his ownership and thus the water and electricity installed to the first plot of land may not be able to be used by him should at a later date the first parcel of land is sold or permission for the usage of the land is taken away. It is therefore necessary for both plots to have electric and water to secure the future usage of these plots as storage/maintenance and as agricultural land.



Container situated close to Mr Pascoe's Land



Allotment for growing vegetables and plants etc situated close to Mr Pascoes land

## Access

Access to the land has not changed and will remain as the existing gated access. The access over the land has been altered to allow for better and easier continuous usage and follows the same direction and scope which was already in existence. Gravel has been used to aid the grip of wheeled vehicles. Please see photographic evidence of works undertaken to the access.



Crushed gravel that has been laid on the existing access route through the field and to a portion of the land to provide storage.



Works undertaken to provide staggered flat areas which will be used for the planting of vegetables and fruit trees/bushes and for keeping animals.

## **Client Statement**

I would like to express that Firstly I did not realise that I required to make a planning application for the works that have been already undertaken as I thought they constituted agricultural works. I purchased the land from my parents with the thoughts of using it to become more self-sufficient. I have noticed that many of the areas of land that are around my field are used for both storage and gardening/allotments for growing fruit and vegetables. With the land being of a gradient that is quite steep I wanted to try and create allotments or areas that were manageable and easily accessed for both machinery and by foot for planting and harvesting and possibly the looking after of animals. I would like to in the future look after goats to help with the maintenance of the land keeping both the hedges and grass well managed.

I am not looking to do anything that would go beyond the scope of agricultural usage both as farming and storage of machinery.

I have a groundworks business where I use diggers and such as well as tools that I need to store. The container that I have placed on the first piece of land in my parents' ownership is for the storage of tools both for the groundworks business and the upkeep of the land and care of fruit and vegetables grown on the land. The container is removable, and I have installed electric and water so as to be able to use the container as a workshop for the maintenance of my machinery and tools etc. I have also installed electric and water to the second field in my ownership so as to allow for the growth of plants and looking after of animals.

I am happy to abide by any suggestions made by the council to allow me to continue to finish works which will allow for the usage of the land as agricultural and storage.

## **Conclusion**

It is our understanding that the information that we have provided show that the Works already undertaken and the proposed works to the land have and can be undertaken in a way that has not and will not adversely affect the area. We believe that the proposal will allow the land to be used as a small holding and continue to be used as agricultural land to provide as part of a self-sufficient lifestyle as well as support the applicants established groundworks business.

It is our belief that Cornwall Council should support the application based on the information provided and the fact that the proposed application for this development is supported by both the Cornwall local plan and the National Planning Policy Framework.