



Reserved Matters application following
outline approval PA21/07018 dated 11th
October 2021 pertaining to access,
appearance, landscaping, layout and scale

Address: Land northeast of Little Mesmear, Treglines Lane, St
Minver, Wadebridge, Cornwall, PL27 6RA

Prepared by: One Planet Associates of Behalf of Mr & Ms
Cameron

Date: 02/12/2021



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1 Introduction

- 1.1 This Planning Statement (PS) has been prepared by One Planet Associates, on behalf of Andy and Millie Cameron (the Applicant), in support of a reserved matters application to Cornwall Council for a live/work dwelling on land northeast of Little Mesmeur, PL27 6RA. This application follows the approval of outline planning permission (ref: PA21/07018), granted 11th October 2021.
- 1.2 At the start of 2021 the applicant submitted an outline planning application with all matters reserved which was approved in March 2021. However, whilst designing the layout of this reserved matters application, issues with the approved red line boundary and indicative area for the live/work unit were identified. Therefore, a revised outline planning application was prepared and submitted to Cornwall Council for consideration. This application was approved on the 11th October 2021.
- 1.3 This statement provides an assessment of the proposed development with particular regard to the reserved matters as laid out in condition 1 of the approved outline permission. Specifically, this includes: access, appearance, landscaping, layout and scale (hereinafter referred to as the 'reserved matters'). This application has been made in accordance with condition 2 of the outline permission which requires an application to be made no later than 3 years from the date of the decision (decision dated 11th October 2021).
- 1.4 This application does not revisit arguments for or against the need of requiring a live/work unit in this location linked to the applicant's business as these have been considered, supported and approved as part of the outline permission.
- 1.5 This statement should be read in conjunction with the supporting information submitted with the planning application, including the RIBA Stage 3: planning Design Report prepared by Angus Webster Architects.

2 Site Details



Figure 1 Site Plan - Application boundary -red / applicant surf school and beach business -green

- 2.1 The application site lies within the curtilage of Mesmear, a former farm and outbuildings which is composed of 7 dwellings split between three owners. The site is accessed off Treglines Lane and is within the parish of St Minver Highlands. Treglines Lane connects Mesmear to a substantial but unclassified road which in turn connects Polzeath to the B3314 and on to Wadebridge. The village of St Minver is located to the south, Polzeath is located to the west and the larger village of Rock is located another mile further west. Mesmear is not a listed building and is not located within an AONB, SSSI or any other specific land designation.
- 2.2 The applicants own the land on which the proposal is sited and seek to construct a live/work unit on the site. This will provide both a permanent residential home for their young family and a stable working environment for them and their staff to work from, develop and grow their marine businesses.
- 2.3 At present the site is occupied by a static caravan, which has been in situ since 2006, and used as a store by the applicant for multiple trailers boats and other storage units which vary over time and season. The site benefits from an established access to Treglines Lane, which is already in frequent use.
- 2.4 This reserved matters application is supported by a detailed design. The supporting plans have been completed by a local Architect who has been working closely with the applicants to design a lasting family home that responds creatively and



positively to its surroundings, as well as providing a functional space that includes design features to meet the needs of their growing business. The applicant, along with the design team, feel confident that this proposal incorporates high quality design with features inspired by the site's local context and neighbouring buildings and provides a safe and enjoyable place to live and work, accommodating down time with the family as well as servicing the current and future needs of the business.

3 The Business

- 3.1 The applicant established 'Wavehunters', a surf and marine company based in St Minver and Port Isaac, in 2004 and has grown the business to 65 staff in the holiday season and 8 full-time, year-round employees. The number of employees has increased since the first outline planning application was submitted, from 60 holiday season staff and 7 full-time employees, as the applicant looks for new ways to grow the business. At present, the business expects to serve over 10,000 clients during a typical season.
- 3.2 The primary focus of the business is tourism, which has an extended season running from February half term through to October half term, with winter months being used to prepare and develop the business for the following year.
- 3.3 There are several customer facing components of the business which were explained in detail in the outline planning permission. However, a brief summary of these are included here:
- 3.4 **Beach services:** Located at Polzeath, a surf and SUP school with associated equipment hire and Wavehunters' fitness. The business conducts most of its lessons, equipment hire, staff training, fitness and yoga classes out of 3 trailers in this location. The volume of equipment grows year on year and now exceeds over 400 surfboards and SUPs and more than 1000 wetsuits.
- 3.5 **Boat services:** The company has increased its number of boats and operates from 3 x 10m+ vessels along with a fast ferry and water taxi service. Although these vessels are used throughout the tourist season, the applicant is also increasing their use for a variety of commercial works. The applicant is closely monitoring investment and expansion into the offshore renewable industry in the southwest and is aware that this forms a distinctive opportunity for Cornwall, as laid out in Cornwall's Local Industrial Strategy¹, further supported by the Cornwall and Isles of Scilly LEP who are consistently exploring ways to expand the marine supply chain. Importantly, Wavehunters is now coded for commercial operation up to a Cat 2 classification, allowing operation up to 60miles from a safe haven. Depending on how the commercial sector grows, the applicant anticipates applying for Cat 1 classification which will allow operation up to 150miles from a safe haven, creating a further business expansion pathway for Wavehunters.
- 3.6 **Booking and retail:** The number of booking stations and small retail units has remained the same since submitting the outline planning permissions. However, they remain just as critical to the operation of the business and ability to cope with the current and future planned capacity of the business.

¹ <https://www.cornwall.gov.uk/media/bvsmbtiy/cornwall-and-isles-of-scilly-industrial-strategy.pdf>



- 3.7 The business has been encouraged by the support from the community, Parish and Cornwall Council throughout the two proceeding outline permissions. This support has encouraged the business to invest and grow further this season safe in the knowledge that they will be able to set up a permanent back office and maintenance store at Mesmear.
- 3.8 The principal winter store for the trailer/boats will remain at Smiths Boat Yard in Rock. However, the facility to manage maintenance, hire delivery and equipment management will move to the live/work unit at Mesmear, removing the requirement for the temporary sites discussed in detail in the outline planning applications. Importantly, all of the boats will be serviced and maintained by the applicant and/or the full-time marine technician from the new unit.

4 Function and Infrastructure Context

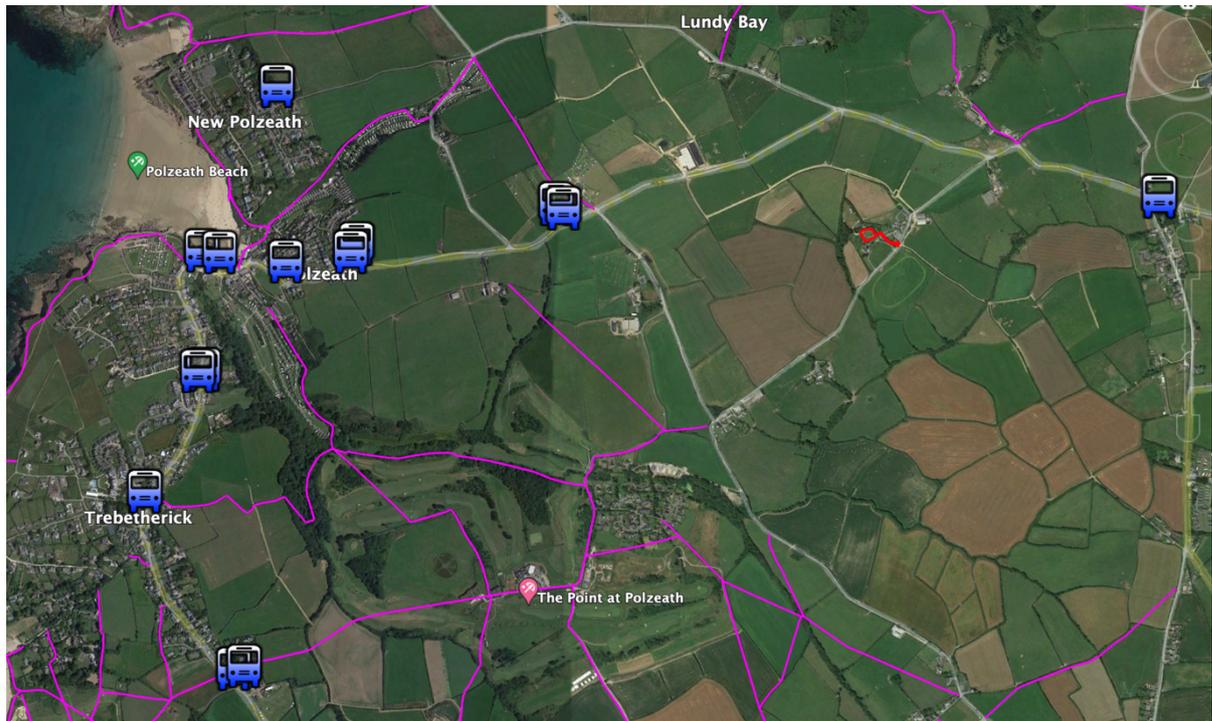


Figure 2 - PRoW (purple lines), Local Bus Stops (blue points), application site (red polygon)

- 4.1 Figure 2 above shows that there is a wide network of Public Rights of Way (PRoW) in the surrounding area. This network can be accessed easily and is used for recreation. In addition, this network also provides options for alternative access to and from the proposed live/work unit. A key aspect of the applicant's business is the operation of the surf school located on Polzeath beach. The PRoW network provides excellent links, by foot or bicycle, from the development site to the beach. This will reduce the need for all journeys to be made via car which will have a positive impact on the health and wellbeing of the applicant, their family and the staff that work for the business, as well as being beneficial for the environment. A safe and secure bike store has therefore been incorporated into the design to encourage this means of transport.
- 4.2 There is also a large number of bus stops accessible on foot via country lanes or the PRoW network. This will further reduce the applicant and their staff's reliance on private vehicles, especially during the summer months when the business' staff numbers rise to approximately 65.

5 The Development

Design Principles and Concept Overview

- 5.1 Cornwall Council Chief Officer's Advice Note: 'Good Design in Cornwall' identifies that people spend around 90% of their time indoors with 65% of this time spent at home. Therefore, the applicants wanted to encourage more connectivity with the outdoors and focus the design on creating healthier environments for both their staff and their family.
- 5.2 The family require a 2/3-bedroom dwelling with associated living accommodation. This aspect is married with the primary workspace of the Wavehunters workshop, office space and temporary employee accommodation. The functionality of these two aspects, which require connectivity as well as privacy, formed the starting block for the design. The applicants wanted a single building inspired by local traditional farmsteads that could function as a family home whilst servicing the needs of the business without either one having a negative impact upon the other. This formed the overarching principle which helped inform the scale, layout, landscaping and appearance of the proposal.
- 5.3 This section should be read alongside the **RIBA Stage 3: planning design report prepared by Angus Webster Architects** which outlines in detail the design approach and provides supplementary diagrams and visualisation in support of this Planning Statement.

Layout

- 5.4 At present the field is occupied by a large static caravan which will be removed from the site once construction of the live/work unit commences. It is generally considered that the replacement of the caravan would be beneficial to the setting of Mesmeas farm complex.
- 5.5 Careful consideration of the existing farm buildings within the Mesmeas complex has formed an integral part of the design process for this proposal. The design references characteristics of the neighbouring buildings and from the local area, resulting in a high-quality design with a blend of contemporary and traditional building materials.
- 5.6 The layout has been influenced by the need to create a suitable parking and turning area for the marine vehicles associated with the business along with outdoor space linked to the office and workshop. As well as functionality, the design supports employee health and wellbeing by encouraging the opportunity to hold outdoor meetings or opportunities to relax outside without intruding on the private amenity space of the family's residential area.

- 5.7 The site layout has been designed so that it can accommodate a safe and secure private amenity space for the young family in the northeast corner, and a sociable outside space to the west making the most of the far-reaching views over the countryside. The rear garden is enclosed by existing vegetation and trees to create a safe space for the family's children to play, separated naturally from the heavy equipment associated with the marine business.
- 5.8 The building's position also creates a greater reference with neighbouring properties allowing the proposal to nestle into the setting of the Mesmeur complex and surrounding tree lines, minimising adverse impacts. The building's position will not introduce a perceived or physical overlooking impact nor create any overshadowing to neighbouring properties.
- 5.9 The proposal has been broken up into two separate functions: the 'live wing', focused on the family needs and requirements, and the 'work wing', focused on servicing the needs of the business and its associated equipment. These two wings are then connected via a manager's office/home office on the first floor and an open, light and enjoyable living space on the ground floor. The building will therefore be viewed as one unit but will have two very different functions. Both functions have been entwined in the design so that it works within the context of the Mesmeur farm complex and the wider area. This high-quality design links inside space seamlessly with nature and the building's setting and provides excellent opportunities to support modern working practices, a growing business and encourage a healthy lifestyle.

Scale

- 5.10 The height of the development has been kept in-line or below the ridge height of the neighbouring farmhouse and associated buildings. The width and depth of the building have been informed by a 'what is needed' approach for the family and the business both now and in the future.
- 5.11 Within the design itself, the lower central roof form addresses the need for two-storey connectivity internally whilst minimising visual impact externally. Combined with the dropped eaves line, the central portion of the building appears subservient to the live and work parallel forms.
- 5.12 The detailing of the materials and openings to the elevations has been carefully considered to reflect those present in traditional farm buildings and to be functional for their intended use. The large ground floor openings married with vertically proportioned openings to the first floor level are tied together with a repeating rhythm that helps to break down the façade to prevent the building from being overbearing.

Landscaping

- 5.13 The site is bordered to the north, east and south by mature vegetation which will be retained and enhanced as part of the development.
- 5.14 New hedging and raised planters will provide additional visual screening to the live/work unit and define the curtilage of the building. In addition, the creation of new hedgerows will provide further natural wildlife habitats having a positive biodiversity net gain.
- 5.15 The main entrance area leading to the work-side and to the central courtyard will be of a hard-wearing, easily maintainable surface that will allow for the movement of vehicles. With the inclusion of dedicated boat-parking areas, this will give a flexible space that can accommodate possible changes in future needs of the business.
- 5.16 The transition between the vehicular entrance and courtyard will be demarked by visually different hard landscaping that will form a level, no slip route to the pedestrian access. The staggered U-shaped layout form of the building will create a feeling of enclosure that will be supplemented by seating areas to the raised planter.
- 5.17 A covered entrance way that serves both sides of the building will allow for a transition between inside and out that will be protected from inclement weather whilst providing additional external shading in the summer months.
- 5.18 External access to the building will be achieved by a set of external steps that allow access to the first floor offices. This allows for pedestrian activity to be seen at a higher level which will aid in diminishing any potential for vehicular activity or parking to dominate the site.
- 5.19 A series of terraced areas, forming an upper patio, upper deck area and lower patio provide a flexible space that visually demarks public and private spaces whilst allowing for direct access where required. By separating the landscape into these areas, it will prevent conflict between the live and work activities and create a multifunctional space that can be used for family time, social events or holding team meetings and workshops associated with the business.
- 5.20 The wide central steps to the lower patio aid in highlighting the different building forms, visually connecting the separate functional elements to the landscape. By breaking the terraces with steps to the lower level, it allows the building to settle into the natural slope without the whole appearing visually dominating.
- 5.21 A dedicated external terrace area to the southwest of the work area will serve the work wing, having direct access from the ground floor office. The positioning of this external amenity space allows the staff to have equally desirable views to the west whilst still having connectivity to the work element. It will be separated from the boat parking area by means of natural stone boulders that will be both a visual and

functional break between vehicles and pedestrians. This decking area also serves as a buffer between the external work activities and the private external space.

5.22 Large openings to the ground floor level of the work unit will allow functional access directly from the boat parking area. When the main doors are fully slid open, this will work in conjunction with the ground floor glazed area to the courtyard to give a centre of activity that forms the hub of the work area. The large sliding door rail visually connects the main work elevation to provide a considered and functional façade that is strongly connected to the external work area.

The Work Wing

5.23 Office space for the 8 full time employees has been provided in the work wing of the unit. Furthermore, a small kitchenet area and toilet facilities have been incorporated into the back of the workshop so that employees do not have to enter the residential wing of the unit. There is also private amenity space for employees to go outside for lunch or meetings, creating a pleasant environment for work without intruding on the family's private space.

5.24 A workshop, fundamental to the applicant's business, has been included into the design. This space is positioned so that it has a close relationship with the boat store, car park and wash down facilities essential for maintaining the marine business equipment.

5.25 A single spare bedroom has been included in the design of the work wing. As previously mentioned, the business now employs up to 65 members of staff during the peak season and staff sometimes struggle to find seasonal accommodation within the local area. Having temporary accommodation facilities for occasional staff who struggle to secure suitable accommodation is therefore extremely desirable. Alternatively, this space can be used as a guest bedroom for friends or family when they visit outside peak season.

Appearance – Including built form and materials

5.26 Natural and local materials such as stone, masonry and timber cladding have been used where possible with natural material being the predominant feature. Granite or stone quoins are proposed to dress corners and some reveals will be metal framed reflecting a palette of colours inspired by the surrounding architecture and the site's context.

5.27 Natural slate shall be used on the 'wing' roofs to reflect the general vernacular of the area and neighbouring buildings along with modern dark profiled sheet roofing on the central element of the building. Windows and sliding doors shall be aluminium or aluminium/timber composite. They will be slimline units with minimal frames. The windows will have larger areas of glass to maximise natural daylight and solar gain,

particularly in the winter months. The design has been driven by the desire to enhance the area and provide suitable space for the business and family's needs.

- 5.28 The external materials and overall design features are not unusual for a farmstead, nor are the large barn doors and entrance points which have been informed by other local properties both historic and modern. History and culture have therefore formed the foundations of the design and ensures that this building as proposed feels fundamentally Cornish and responds creatively and positively to its surroundings.
- 5.29 The central element to the building is visually of its own character and connects the two parallel forms. A change in roof material here allows the form to be read as such whilst the profiled sheet roof material is appropriate for the context. The black-stained timber cladding to this central section also assists in giving this element its own character to enhance the appearance of a farmstead collection of buildings, breaking down the overall form.
- 5.30 Materials have been chosen across the proposal to provide a timeless appearance that are appropriate in a traditional and contemporary context. The chosen materials provide interest to the façade, both through their natural variation of colour and patterning as well as the surface that will bring texture at different times of day and in different seasons. The materials are easily maintainable and replaceable in the long-term and widely available.

Efficiency

- 5.31 The proposed building will feature efficient building techniques and materials, both traditional and modern, to make a thermally efficient dwelling and working space. It will focus on a fabric first approach to sustainability, utilising super insulated timber frame and ensuring high levels of airtightness. Where possible and practical, the build shall accommodate features which are superior to the minimum standards required to meet efficiency and sustainability requirements. A ground source heat pump will be incorporated along with solar panels to reduce the building's reliance on fossil fuels and its dependence on power from the grid. An electrical supply including power for Electrical Vehicle (EV) charge points has been secured from Western Power Distribution (WPD) to ensure the residents and employees can adopt EVs in the near future.
- 5.32 The proposed building shall be comprised of mixed-use units with workshop space. These areas shall benefit from the inclusion of sound insulation to walls and roofs to minimise the impact of airborne sound being transferred from the building. The work wing of the building shall be mixed by way of administrative/office space and workshop uses. In accordance with condition 4 part 2 of the outline permission, the workshop uses will not be associated with heavy industry or machinery and will instead be limited to minor marine repairs and fabrications to parts and equipment.

Access and parking

- 5.33 The site benefits from an established access point to Treglines Lane.
- 5.34 The marine business has several large trailer units and boats fundamental to the operation of the business activities. The longest of these are the 10m boats and water taxi which, when transported on a trailer and towed by a car exceed 14m in length. Consequently, suitable parking has been provided to ensure that this can be accommodated on site, adjacent to the workshop area, for maintenance. Furthermore, a suitable turning space has been accommodated to ensure all vehicle movements off the site can exit in a forward gear and do not have to reverse along the track to exit the site. It should also be noted that the boats will only be brought to site for general maintenance or emergency repairs. Ordinarily, they will be stored at Smiths Boat Yard in Rock during wintering months or out on the water and stored on a mooring during the business' operational season.
- 5.35 The proposed live/work unit will benefit from private parking. The design has accommodated space for two or more private parking spaces for use by the family along with space for additional vehicles associated with the business. The design also accommodates temporary space for trailers and boats, which is associated with the work wing. Furthermore, existing boundary features will be retained which helps to avoid significant visual impact on the setting of the development, the surrounding landscape or adjoining neighbours and their amenity space.

Engagement

- 5.36 The applicant is a respected and valued member of the community. Andy has lived in the area since birth and has developed his tourism business since 2004 which now represents a major employer for the local area. Andy has also been a volunteer for the local lifeboat for over 20years. Andy and Millie have spent a lot of time engaging with the local community in regard to this development. They have submitted two outline planning applications to establish the principle of the development, both of which received parish support. In addition, over 34 independent letters were submitted in support for the first outline application (PA20/11239). Amongst other things, the letters express support for the business and its role within the community, providing outdoor activities for all ages and abilities, as well as acknowledging the applicant's need to live near to the business. The letters have not been copied and submitted as part of this application. However, they show the level of support Andy and Millie have for their proposed development and the number of local people who are aware of the application and took the time to write in support. This is an important aspect which weighs significantly in favour of the proposal.

6 Planning Policy

National Planning Policy Framework 2021 (NPPF)

- 6.1 The NPPF is a material consideration in the determination of this application as per Paragraph 2 of the Framework. It sets out Government's planning policies for England and how they are expected to be applied.
- 6.2 The golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development (Paragraph 11) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.
- 6.3 Paragraph 8 of the NPPF sets out three dimensions to sustainable development: economic, social and environmental; all of which give rise to the need for the planning system to perform a number of mutually dependant roles.
- 6.4 Paragraph 38 states that LPAs should approach decisions on proposals in a positive and creative way and work proactively with applicants to secure developments which improve the economic, social and environmental conditions of the area.
- 6.5 Sections 5 and 11 are also relevant to the proposal as they set out how LPAs should boost the supply of housing and how new developments should make use of land.
- 6.6 In regard to rural housing, Paragraph 79 states that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 6.7 Paragraph 126 places a strong emphasis on achieving high quality design in new developments and states that good design is a key aspect of sustainable development, creating better places in which to live and work.
- 6.8 Paragraphs 128 and 129 emphasise the need for LPAs to design guidance and codes that encourage beautiful and distinctive places with a consistent and high-quality standard of design.
- 6.9 Paragraph 130 provides a number of design related criteria that are to be considered during the decision-making process. These include ensuring that developments: focus on function, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; remain sympathetic to the local character and history; establish or maintain a strong sense of place; optimise the potential of the site and create places that are safe, inclusive and accessible and; which promote health and well-being.

Cornwall Council's Planning Policies and the St Minver Neighbourhood Development Plan

- 6.10 The overall design of the proposal aligns with the relevant aspect of Cornwall Council's existing and emerging design guide, the Chief Planning Officer's Advice Note: Good Design in Cornwall and the Building for Life 12 – third edition. Furthermore, particular regard has been given to Policy 2 – Spatial Strategy, Policy 5 – Business and Tourism, Policy 12 – Design, Policy 13 – Development Standards, Policy 16 – Health and Wellbeing, Policy 25 – Green Infrastructure and Policy 27 – Transport and Accessibility of the Cornwall Council Local Plan (LPD).
- 6.11 The St Minver Neighbourhood Development Plan (NDP) was adopted in June 2017 and provides guidance on development in the Highlands and Lowlands Parishes up to 2030. The NDP provides explicit support for the expansion of local businesses in appropriate locations, in particular those in the tourism sector, all of which is entirely consistent with the current proposal.
- 6.12 Paragraph 3.1 looks to support an enthusiastic group of young entrepreneurs creating opportunity for themselves and their families. Furthermore, it encourages development that is in harmony with existing developments and in styles that fit with the landscape character and maintain the essential beauty of this unique area.
- 6.13 Paragraph 3.2.5 state that tourism will remain the dominant business within the parishes. It will continue to be the main provider of employment and security for local families and will drive a sustainable future for the parish as a whole. It also states that small to medium enterprises will expand, where necessary, by allowing appropriate development in controlled areas.
- 6.14 Specifically, from a design perspective, Policy STMNDP 1.3 states that all new build, rebuild and extensions shall be in harmony with other properties in the adjacent area, which this proposal has been designed specifically to achieve.
- 6.15 Policy 2.7 requires additional build, rebuilds or extensions to provide: sufficient car parking and have sufficient amenity space for all likely occupants; have height, mass and external finishes that avoid disharmony with other properties in the adjacent area; will avoid adverse effects on designated nature conservation, heritage and landscape assets, and; have regard to Cornwall Council's Design Guide.
- 6.16 The proposed design of the live/work unit has been informed by all available policies and guidance documents and accords with Cornwall Council's LPD as well as Cornwall Council's existing and emerging Design Guide and the St Minver NDP. The proposal, once constructed, will provide suitable accommodation to house the applicant's growing family whilst allowing a local business to thrive by providing high quality workspace that encourages and enhances the health and well-being of staff.

7 Conclusion

- 7.1 The proposed development has drawn inspiration from local traditional farmsteads, reinterpreting and redesigning the relationship between the forms and functions of the buildings in a contemporary way. The staggered U-shaped form combines the work and live elements with varying levels of connectivity, separation and privacy and provides a high-quality place of work in the form of a farmstead reinterpreted.
- 7.2 The central space provides a physical and visual connection between the live and work elements and the change in roof material to profiled sheeting breaks the two parallel forms. The proposed landscaping and outdoor areas create practical places to accommodate equipment associated with the marine business whilst creating safe and enjoyable spaces for the family and an attractive office and workspace for staff that encourages opportunities to be outside.
- 7.3 The proposed materials are borrowed from other local traditional farmsteads and are proposed with respect to their positioning and function. Creating a building that is rooted in its environment and community and provides a considered response to a modern live/work unit that will last throughout the lifetime of the development.
- 7.4 This reserved matters application has been informed by the site's context and proposes a contemporary workstead of exceptional design that will allow the family and business to grow. The proposed development is consistent with local planning policies and would be clearly consistent with the aims of the NPPF, particularly in terms of a highly sustainable housing development and as an attractive and functional place to work. This in turn will help the local business grow, bringing wider economic and social benefits to the parishes of St Minver. Therefore, we respectfully request that Cornwall Council and the Local Parish support and approve this application.