

# DESIGN & ACCESS STATEMENT

On behalf of:

**Mr Peter Warrington and Shaun Ferkin**

In respect of:

A Retrospective Planning Application in Respect of the Siting of a Laundry Building

At:

**Grambler Farm,  
Sandy Lane,  
Redruth,  
Cornwall  
TR16 5SR**

October 2023



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## **1.0 SUMMARY**

- 1.1. This statement has been prepared with reference to 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 attached planning application relates to the retrospective siting of a laundry building at Grambler Farm, Sandy Lane, Redruth, Cornwall TR16 5SR on behalf of the applicants, Mr Peter Warrantong and Shaun Ferkin.
- 1.3 This application has been prepared and submitted by Yvonne Davies who is a planning consultant with the relevant planning experience and expertise in relation to this type of application.

## **2.0 DISCLAIMER AND LIMITATIONS**

- 2.1 Davies Rural Property Consultants has prepared this report for the sole use of the named client or clients in accordance with our terms and conditions under which all of our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any services provided by us. Information contained within this report document has been obtained from a variety of sources including statutory record, generally available public information, third party supplied information and through personal correspondence with the applicants.

## **3.0 INTRODUCTION & BACKGROUND**

- 3.1 Grambler Farm is a Cornwall Council owned farm which the applicants began occupying in 2022. The applicants operate a holiday-let change over and linen hire business and needed to site their laundry on the farm.

3.2 They had sited some agricultural shipping containers on the farm to securely store agricultural equipment and feed and began using these as part of the laundry storage also. This developed into a more formal laundry building over time and it was brought to the applicants attention that they needed planning permission for the change of use and repurposing of the shipping containers.

4.0 The proposal site is located on the edge of the farmyard at Grambler Farm opposite a staff parking area for staff working on the farm and in the laundry building.

#### 5.0 DESIGN & ACCESS DETAILS

5.1 The proposal site is identified outlined in red on the attached site plan at Appendix I.

5.2 The access to the site is via an existing access to the farmyard which leads off the highway. The access lies on a straight section of highway with sufficient visibility splays in both directions.

5.3 The proposed building is constructed with a solid concrete floor, a timber frame which connects the two metal shipping containers under a timber frame and onduline clad roof with intergrated light diffusers. Externally the walls have been clad with shiplap.

5.4 Commercial effluent from the site is collected in tanks and disposed of by a commercial waste company.

5.5 The application is accompanied by a completed wildlife trigger list. There are no trees, hedges or vegetation on the site or immediately surrounding it.

5.6 The site is not located within a designated area and is not known to be affected by other statutory or limiting designations.

## **6.0 Environmental / Biodiversity Statement**

- 6.1 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.
- 6.2 In the interest of minimising landscape impact at night 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 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.

## **7.0 Drainage and Flood Risk**

- 7.1 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.

## **7.0 Conclusion**

- 7.1 The proposed agricultural building is of a standard design commonly seen in the area for agricultural use. It is not considered that it will have any detrimental impact on the surrounding landscape or properties.
- 7.2 It is believed that the attached application and evidence provided above should enable the Local Planning Authority to reach a positive decision within typical determination periods.

# APPENDIX 1

## - Site Plan

# **APPENDIX II**

## **- Ownership & Location Plan**

# **APPENDIX III**

## **- Ground Floor Plan and Roof Plan**



# **APPENDIX IV**

## **- Elevation Drawings**