



Supporting planning letter

Copperbarn, Millham Farm,

Lostwithiel PL22 0JA

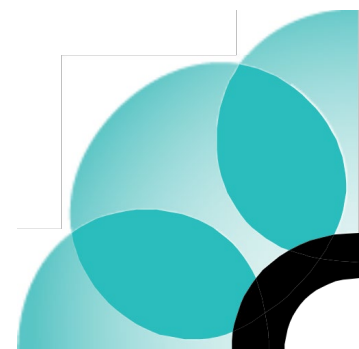


Table of Contents

1. Proposal

32. Planning policy

3



1. Proposal

Copperbarn was part of the Millham Farm complex of buildings and recently became residential and since 2021 the 7 acres of fields to the south of the barns have been cut for hay twice a year and provides grazing for Alpacas, ducks and chickens.

We have barns which are used for storage within the complex of buildings along our northern boundary. However space is at a premium to store the 400 bales of hay we harvest every year. This year we have had to wrap 11 large round bales for haylage and leave them in the field because we did not have enough barn space once we'd accommodated the smaller bales. We will use all this hay and haylage for feed or bedding.

It is our intention to use the proposed barn for storing the majority of the hay and also to provide shelter for the Alpacas during the winter months and shearing season. The remainder of the barn will be used for drying, sorting and grading the fleece (fibre) ready for spinning.

Once the barn is built in the spring, it is our intention to grow the herd and introduce females which will allow us to breed. The male and females need to be kept separate out of the breeding season and we have enough subdivisions in the larger field to allow for this.

We would also require a hardcore track from the existing gated access off Polscoe Road to the barn to allow easy access. Our grass-cutting tractor doesn't cope well on wet ground.

2. Planning policy

The proposal complies with the following guidance and policies.

Situ8 Planning Consultancy Ltd

Millham Farm, Lostwithiel, Cornwall, PL22 0JA

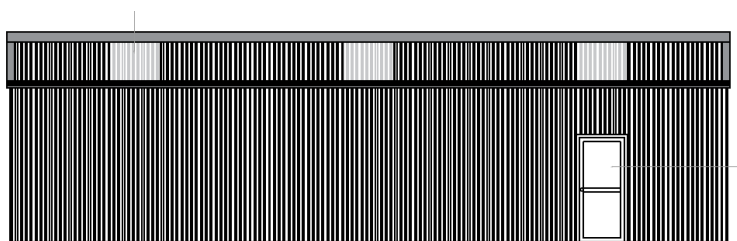
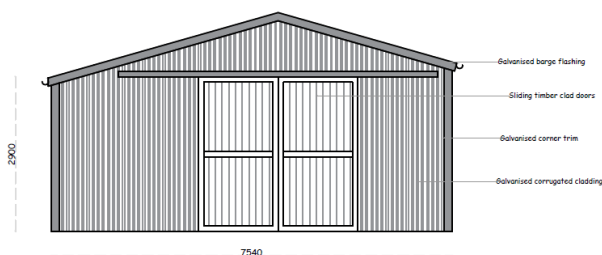
01726 67591 enquiries@situ8.co.uk www.situ8.co.uk



2.1 Cornwall Local Plan

Policy 5: Business and Tourism – the land was previously part of a larger farm holding and whilst we are not diversifying as such, we do seek to continue to use the land to house alpacas and poultry supported by a purpose built structure located in a more accessible and flatter part of the field.

Policy 23: Natural environment – the site lies within the AGLV and as such we have chosen materials which are best suited to an agricultural style building commonly found within the countryside. The barn is of simple typical agricultural design with minimal openings. Two large sliding doors at either end to allow for easy access for the tractor and livestock. We have kept the barn to a minimum size at 106 sqm (agricultural PD would have allowed a barn of 465 sqm if the farm had 12+ acres).



South facing elevation

2.2 Lostwithiel NDP

An aspiration of the plan is to Protect the natural and heritage environment in open spaces with particular concern for the farming landscape character, trees and woodland, small and medium

Situ8 Planning Consultancy Ltd

Millham Farm, Lostwithiel, Cornwall, PL22 0JA

01726 67591 enquiries@situ8.co.uk www.situ8.co.uk



field patterns, Cornish hedges and hedgerows, natural-looking ridges and skylines, dark skies and historic and cultural features.

The proposal is located close to the boundary of the field and does not require the removal of any hedges or trees. Elsewhere we are busy encouraging a more diverse wildlife with the introduction of a large pond, tree planting and areas left to meadow. We do not use pesticides or fertilisers on our land and the spring fed pond provides an easily accessible watering hole for local wildlife. We have subdivided the land into 4 separate fields, the hayfield and two all year grazing fields and a fourth which is a 20m wide strip around the land acting as a buffer to the boundary to be planted with native trees and left as set aside.

3. Conclusion

We trust we have provided enough information to allow you to make an informed decision to support our proposal.

