

Montagu Town Planning Limited

PLANNING POLICY ASSESSMENT, TRANSPORT AND EXPLANATORY STATEMENT

SEA VIEW FARM, SPARNON GATE,
REDRUTH

APPLICATION FOR PLANNING PERMISSION FOR THE
PROPOSED DEMOLITION OF AN AGRICULTURAL BUILDING AND THE
ERECTION OF A DOG BOARDING KENNEL

CLIENTS: MR & MRS B ROTH

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1. Introduction

- 1.1 This Statement has been prepared by Montagu Town Planning Ltd, in conjunction with CJ Morford Ltd, Architectural and Design Services, on behalf of Mr and Mrs B Roth who own the application site.
- 1.2 This statement is submitted in support of a detailed planning application for the proposed demolition of an agricultural building and the erection of a dog boarding kennel.
- 1.3 A detailed consideration of the various planning policies is provided below. That said, it is considered that the development complies with the requirements of the Development Plan for the following reasons:
- The proposal will allow the Applicants to increase the boarding capacity of their business improving the economic viability of this business, which helps diversify the existing agricultural business;
 - The proposal will allow the applicant to provide a dedicated building to board dogs within, which is well design and suitable in appearance;
 - The proposal will not result in any adverse environmental, landscape, visual or ecological impacts; and
 - The development will use the existing safe means of vehicular access serving the site.

2. Site Description

- 2.1 Sea View Farm is a family run agricultural business which has existed for the past 40 years and comprises of 180 acres of owned and rented agricultural land.
- 2.2 The application site is a roughly rectangular shaped parcel of land that measures some 540 square metres in extent and is located within the complex of farm buildings that are developed around the two storey traditional farm house. The site is developed with an open fronted agricultural building clad with corrugated sheets, which is surplus

to demands. The building is located behind the roadside hedge which defines the western boundary of the site. There are a range of buildings together with the farmhouse, which define the southern boundary of the site. There are two further buildings which enclose the eastern boundary of the site. A track runs between these two buildings leading to the agricultural land to the east. A modern timber agricultural building is located on the northern side of the site on the opposite side of the access driveway into the site from Old Portreath Road.

- 2.3 The site itself is covered by a concrete base and was historically covered by an agricultural storage building which was removed some time ago. The site is relatively flat.
- 2.4 The site is located on the eastern side of Old Portreath Road opposite a commercial stables and sand school. The settlement of Sparnon Gate is located a distance to the south and centred around the cross roads of Old Portreath Road and Bassett Road.
- 2.5 The site is not located within any national or local landscape designations. There are no designated, or non-designated heritage assets on, or immediately adjacent to the site.
- 2.6 The Applicants dog boarding, walking and exercising business has existed at the farm for approximately 5 years and has grown over that time to a well-established business that employs three members of staff.

3. Application Proposal

- 3.1 As has been mentioned previously planning permission is sought for the proposed demolition of an agricultural building and the erection of a dog boarding kennel.
- 3.2 The extent of the application site (outlined in RED) is detailed on the Site Location Plan (Drawing No.04). This plan also shows the context of the application site, the location of Old Portreath Road, the range of buildings forming the farmstead, referred

to above, the commercial stables and sand school and the surrounding agricultural land.

- 3.3 The Existing Topographical Survey Plan shows the existing boundary features which enclose the site, as well as the range of buildings forming the farmstead as well as the vehicular access serving the site.
- 3.4 The Proposed Site Plan (Drawing No.02) shows the location of the proposed boarding kennel as well as the location of the other buildings on the farmstead. It is evident from this plan that the building will have a U shape around a concrete yard, which will have a total footprint of 367 square metres.
- 3.5 Drawing No.03 details the Proposed Floor Plans and Elevations. It is evident from this plan that there are a number of individual kennels in the building, together with a staff room and reception area. The inner walls of the building will be open to the concrete yard which will itself be enclosed by a wall surrounding it. The building will be undercover of a pitched roof covered with grey plastic coated roof sheets. The external walls will be finished with a painted render finish. There are only two UPVC windows in one elevation of the building and there is one UPVC door in another elevation. UPVC rainwater goods are proposed which will drain to on-site soakaways.
- 3.6 On-site parking will be provided to the east of the proposed building.
- 3.7 The following plans and documents are submitted as part of the application:
- Dwg. No.01 - The Existing Topographical Site Survey (scale 1:200);
 - Dwg. No.02 - The Proposed Block Plan (scale 1:200);
 - Dwg. No.03 - The Proposed Floor Plan (scale 1:50), Elevations (scale 1:100) and Sections through the Building (scale 1:50);
 - Dwg. No.04 - The Site Location Plan (scale 1:2500),
 - A Bat and Barn Owl Survey compiled by Spalding Associates; and
 - The Planning Policy Assessment, Transport and Explanatory Statement compiled by Montagu Town Planning Ltd.

4. Transport Statement

- 4.1 The site is located in the countryside, where there is no access to any public transport.
- 4.2 The existing vehicular access will be utilised for the proposed building and on-site car parking will be provided. The Proposed Block Plan shows that there is a large vehicle parking and turning area located to the side of the proposed building. This space is also suitable for larger vehicles.

5. Planning Policy Context

- 5.1 The revised National Planning Policy Framework (NPPF) published in July 2021 provides the Government's framework for delivering sustainable development and facilitating economic growth through the planning process. Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 The introduction of the NPPF is a material consideration in planning decisions. The Development Plan for the Council covering this area of Sparnon Gate includes the adopted Cornwall Local Plan Strategic Policies 2010 - 2030.
- 5.3 The proposed scheme has been considered against the following guidance and specific policies, provided below, and is considered to be in conformity with these policies, as detailed within Section 7 of this Statement.

National Planning Policy Framework (NPPF)

- 5.4 The following sections of the NPPF are considered to relate to the proposal, namely:
- Section 2 – Achieving Sustainable Development;
 - Section 5 – Delivering a Sufficient Supply of Homes;

- Section 9 – Promoting Sustainable Transport;
- Section 11 – Making Effective Use of Land;
- Section 12 – Achieving Well-Designed Places;
- Section 15 – Conserving and Enhancing the Natural Environment.

Cornwall Local Plan Strategic Policies 2010-2030

5.5 The formal adoption of the Cornwall Local Plan is seen as a transition to a more positive and permissive set of guidance of which to assess planning applications and planning appeals against.

5.6 The following policies are considered to relate to the proposal, namely:

- Policy 1 – Presumption in favour of Sustainable Development;
- Policy 2 – Spatial Strategy;
- Policy 3 – Role and Function of Places;
- Policy 12 – Design;
- Policy 13 – Development Standards;
- Policy 21 – Best Use of Land and Existing Buildings;
- Policy 23 – Natural Environment; and
- Policy 27 – Transport and Accessibility.

Climate Emergency DPD 2023

5.7 The following policies are considered to relate to the proposal, namely:

- Policy C1 – Climate Change Principles;
- Policy G1 – Green Infrastructure; and
- Policy T2 – Parking.

6. Design and Access Statement

Access

- 6.1 The site is served by an existing access driveway, which is located to the north of the proposed building and extends to a flat surfaced parking area. The proposed development will not alter this existing arrangement at all.
- 6.2 There is on-site parking large enough to accommodate up to six cars in an area to the side of the proposed building. There is sufficient open car parking space to accommodate the Applicant's needs as well as providing parking space for any visitors.

Ecology

- 6.3 As the development proposed the demolition of an existing agricultural building a Bat and Barn Owl Assessment has been provided. This report has not identified the presence of any protected species within the existing building.
- 6.4 The proposed building is not located close to any boundary hedge and will be built on an area which previously housed an agricultural barn. The development will not adversely impact on any qualifying hedges or boundary trees. As a consequence, there are no Arboricultural constraints that would prevent the proposal from being developed.

Proposed Design

- 6.5 The brief is to erect a building designed to kennel dogs and to provide a central courtyard area for the dogs. Consequently, the design of the building is representative of the buildings' form and function.
- 6.6 The proposed form, massing and materials of the building would be sympathetic to the site. Due to the design, massing and use of suitable finished external materials the building will not compete with the other buildings on the site. The finished external materials used in the building are considered appropriate considering the rural context within which the site is located.

- 6.7 In light of the above mentioned, it is considered that design, massing and location of the proposed building it will sit comfortably within the application site and will therefore, be a positive addition to the property overall.

7. Planning Assessment

Green Infrastructure

- 7.1 Policy G1 of the Climate Emergency DPD requires that green infrastructure should be central to the design of schemes. Development proposals will be expected, where appropriate to the scale and nature of the scheme, to meet with the following principles of green infrastructure design, namely, consider local landscape character, incorporate sustainable drainage, conserve and enhance local distinctiveness and include the provision of bat and bird boxes and the use of bee bricks.
- 7.2 The proposal does not result in the loss of any boundary landscaping, which is characteristic to the local character of the area. The building will be used as a dog kennel and the provision of bee bricks, bat boxes and bird boxes can be introduced into the fabric of the proposed building. Run-off surface water will be drained into an on-site soakaway.
- 7.3 In light of the above mentioned, the proposal will comply with the requirements of Policy G1 of the Climate Emergency DPD.

Principle of the Development

- 7.4 The NPPF recognises that planning policies and decisions should play an active role in guiding development towards sustainable solutions; however, in doing so should also take local circumstances into account, to reflect character, needs and opportunities of each area (paragraph 9). It recognises overall that sustainable development has to be a balance of economic, environmental and social factors with no one factor being dominant. Paragraph 10 of the NPPF states that development should be considered in the context of the presumption in favour of sustainable development.

- 7.5 Policy 1 of the Cornwall Local Plan – Presumption in favour of sustainable development, states that *‘When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework’*. The Policy states further that *‘When considering whether a development proposal is sustainable or not, account will be taken of its location, layout, design and use against the three pillars of economic development, social development and environmental protection and improvement’*. It is evident that when considering Policy 1 to the application proposal, the development proposal clearly accords with the criteria as set out.
- 7.6 The proposed development will conform to Policy 2 through the provision of one new single storey building which is well designed according to the buildings function.
- 7.7 Policy 5 of the Local Plan presumes in favour of business development in the countryside subject to that development being of a scale appropriate to the location or demonstrate an overriding business need for the development in this location.
- 7.8 As has been mentioned previously the proposal will allow the existing business to expand further offering a boarding facility as well. The existing business has grown over the past 5 years and is now a well-established business that employs three members of staff. Some of the staff are part-time; however, subject to the outcome of the proposal it is anticipated that all staff could be employed full-time.
- 7.9 Whilst a new building is to be provided, this will service an existing business that has grown from this site over the past 5 years. As such the locational need for the development is proven. The building is of a limited scale and as such suitable for the proposed location.
- 7.10 In light of the above mentioned the development will comply with the requirements as set out in Policies 1, 2 and 5 of the CLP and the requirements of paragraphs 9 and 10 of the NPPF.

Design of the Building

- 7.11 Section 12 of the NPPF relates to achieving well-designed places. Paragraph 127 of The Framework accepts that the need to secure high quality and inclusive design goes beyond aesthetic considerations, and this is clear from the high-quality design, which incorporates both traditional and modern elements resulting in a pleasing appearance.
- 7.12 As required in paragraphs 129 and 130 of the NPPF, the proposed development will add to the overall quality of the area for the lifetime of the development; create an attractive and comfortable place to live; optimise the potential of the site; respond to local character and reflect the local surroundings; use materials through innovative design and be visually attractive through considered architecture and landscaping.
- 7.13 Policy 12 of the Local Plan provides that development proposals will be judged against fundamental design principles of character; layout; movement; adaptability, inclusiveness, resilience and diversity; and process. The policy also requires that development proposals should protect individuals and property from overlooking and unreasonable loss of privacy; overshadowing and overbearing impacts; and unreasonable noise and disturbance.
- 7.14 The proposed building is to be located on the footprint of an existing agricultural building which is now surplus to requirements. The existing building is quite large and clad with corrugated metal sheets. The building has no architectural merit.
- 7.15 The proposed building is significantly lower in height in comparison to the existing building. The building's appearance and design is as a result of the buildings function and form. The building will accommodate a number of dog kennels which will be enclosed on three sides, whilst open around a concrete yard, which itself is enclosed by a wall.
- 7.16 The building is sited within the farm stead, some distance from the closest neighbouring dwelling, which is located some 50m to the south. The Proposed Block Plan shows that the proposed building will be located adjacent to a range of other buildings, as well as adjacent to the existing farmhouse. The Applicants have

successfully run their business from the site for a significant period of time, during which they have not had any noise related complaints.

- 7.17 Taking all of the above mentioned into consideration, it is submitted that the proposed development will not harmfully affect the amenities of neighbouring occupiers in terms of noise in accordance with Policy 12 or the guidance within the Cornwall Design Guide.

Best Use of Land and Existing Buildings

- 7.18 In accordance with the requirements of paragraph 119 of the NPPF the proposed development would allow for the effective and efficient use of this site.
- 7.19 Policy 21 of the Local Plan seeks to ensure the best use of land and existing buildings. The policy seeks to protect the best and most versatile agricultural land from development. The proposed building replaces an existing agricultural building that is no longer needed. The development is located within the farmstead and does not result in a loss of any of the surrounding agricultural land, and therefore compliance with the above mentioned policy requirements is achieved.

Natural Environment

- 7.20 Paragraph 174 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.
- 7.21 Policy 23 of the Local Plan seeks to sustain local distinctiveness and character and where possible to enhance the natural environment and assets.
- 7.22 As has been mentioned previously, the development will not result in the loss of any boundary vegetation which encloses the site. This boundary vegetation is clearly characteristic of not only the site, but also characteristic of other residential properties in the immediate area.

- 7.23 A Bat and Barn Owl Survey of the existing building has been undertaken. This report has not identified the presence of any protected species within the existing building. That said, the report does make some recommendations towards increasing biodiversity, which the Applicants are willing to undertake.
- 7.24 In light of the above mentioned it is considered that the development complies with the requirements of Policies 2 and 23 of the Local Plan, as well as with the requirements of Paragraph 174 of the NPPF.

Impact Upon Highways

- 7.25 Section 9 of the NPPF relates to promoting sustainable transport. Policy 27 of the Local Plan relates to transport and accessibility. The policy requires the provision of safe and suitable access for all people and that the development should not cause a significantly adverse impact to the local or strategic road network.
- 7.26 Policy T2 of the Climate Emergency SPD requires that development should provide for suitable on-site parking. The development will provide a suitable amount of on-site parking for vehicles in relation to the size of the proposed building. The existing vehicular access is in a location which affords unobstructed views of other users of the highway and, therefore it is not considered that the existing access will introduce any highway safety issues.
- 7.27 It is considered that that there are no highway reasons for the Council to refuse to grant planning permission for the development as the proposal complies with the guidance provided in section 9 of the NPPF, Policy 27 of the Local Plan and Policy T2(Parking) of the Climate Emergency DPD.

Sustainable Development

- 7.28 Paragraph 11 of the NPPF advises that at the heart of the NPPF is a presumption in favour of sustainable development. Where development proposals accord with the development plan, as this development does, it should be approved without delay.

7.29 It is considered that the proposal would contribute to an **economic** role through its contribution towards the local economy through employment during building operations and the purchase of materials. **Socially** the development would help expand the Applicant's business. The development will not result in any demonstrable landscape, or visual impacts. With regard to the **environmental** objectives, the development represents an effective and efficient use of the application site. The design, massing and scale of the development are appropriate to the scale of the development and will not harm the character of the site and surrounding area. The proposed design and use of the range of local external natural materials protects and conserves the character and appearance of the area in which the site is located.

8. Conclusion

- 8.1 It is considered that this is an appropriate location for the development that is the subject of this application. The development accords with the guidance set out in paragraph 11 of the NPPF, which asserts the presumption in favour of sustainable development that is at the heart of the NPPF.
- 8.2 The NPPF establishes the case for making efficient use of land. The proposal meets with this requirement in as much as it does not expand outside of the farmstead.
- 8.3 The proposed design is reflective of the building's function and form with minimal impact on the natural environment.
- 8.4 Safe means of vehicular access exists.
- 8.5 The proposal is considered to comply with policies 1, 2, 5, 12, 21 and 23 of the Cornwall Local Plan, as well as with Policies C1 and T2 of the Climate Change Emergency DPD through the provision of this dwelling, which will represent a form of development that is of appropriate scale and massing considering the context of the area. For all the reasons set out above, the proposal would not give rise to significant or demonstrable harm.

- 8.6 By reference to the relevant policies contained in the development plan, and considering all relevant material planning considerations, it is concluded that development the subject of this application is acceptable in all respects.
- 8.7 The proposal complies in all respects with the development plan for the purposes of Section S38(6) of the Planning and Compulsory Purchase Act 2004. Most particularly in terms of guidance contained in paragraph 11 of the NPPF and the policies, referred to above, in the Cornwall Local Plan, because the proposal is beneficial in social, economic and environmental terms and is therefore 'sustainable', planning permission should be granted without delay.