



Robert Hoskings O.G.S.TEC Designs Design & Access Statement

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**Date
25/11/23**

To Area 4 Planning Department:

Design and Access Statement for A Full Planning Application

Ref: Land South OF The Old Stables, Liskey Hill, Perranporth, Cornwall, TR6

OBB

Proposed Application For The Erection Of A New Agricultural Barn For The Storage Of Agricultural Machinery Needed To Farm the Application Site.

Site Photo & Positioning Of The Barn For This Application.



Introduction

My name is Robert Hoskings. I am an accredited planning agent and have traded under the name 'O.G.S.TEC.Designs' since setting up in private practice in 2008. I have nearly 22 years of professional experience of town planning/ developing & Building regulations, having been continuously self-employed in the discipline since 1990. I am privately employed by my clients to undertake all aspects of planning applications & Cornwall Council accredited me in 2016.

I am instructed by Mr & Mrs Morgan, the owner of the proposed land, in this matter.

The purpose of this Statement is four-fold:

1. It provides a brief overview of the application proposals and identifies the key components of the scheme;
2. It provides a précis of current local and national planning policies that have a bearing on the consideration of the application;
3. It provides a précis of other planning considerations that are relevant to consideration of these proposals; and finally,
4. It draws some brief conclusions regarding the proposal.

History of the Site

The application site is a parcel of land owned by the applicant & is connected to the surrounding agricultural lands owned also by the applicant.

The application site area has always been used as an area to store machinery for the use of the land, it's has also been used as an area to park farm machinery & trails over the years. The land has a connection to the adjoining fields through a gated system & this also leads to 5 caravan pitches in the Northern direction.

At this moment in time the land houses a grassed area that is adjacent to a poly tunnel that is in need of repair after being damaged in the winter storms.

The new agricultural barn will be placed within the building line of the existing poly tunnel that is marked & shown on Cornwall Councils Interactive Mapping Plan. The new barn will be constructed and designed to blend with the surrounding building, as the materials suggested are all in existence on the buildings within this area.

The site sits within a freehold site (for agricultural use) and has its own land registry. This land registry has no connection to any other surrounding properties.

New Use of Site

This application seeks permission for a new agricultural barn, this is a much-needed addition to the land & will help remove the agricultural machinery from an older barn that is not wind & weather tight & is in need of repair, the new agricultural barn is needed to farm the surrounding lands plus it would be in a better & closer proximity to the applicants house & cut the need to walk across two fields to access the barn in existence in the lower field.

This will also enhance the growth of the business (caravan pitches) & help increase the employment of new people to the business, also to take into account, the business caters mostly to the tourism trade which has a massive need to contribute to the local economy, the interdiction of this new

agricultural barn & planning application is paramount to the sustainability of this business & its future.

The application site lies South of the applicant's house & outbuildings & abuts the fields & land owned by them. The new agricultural barn will not change the usage of the application land.

The application site is located close to the town of Perranporth and is within a short walk to the town centre.

There is a bus stop near the main road that feeds buses from all over Cornwall and all main links can be connected from these bus stops. The building boundaries are set out within the Cornwall Local Plan Strategic Policies 2010–2030.

Planning History Of Application Site Marked In Red

The application site already has a fully approved planning application for the erection of an agricultural building, the building size & height & material finishes remains the same & the new building remains within the same marked red line boundaries as the previous approved application, the new buildings position & orientation have changed & this is why a new planning application has been submitted. Please see approved planning application below & attached to this new submitted application.

PA21/05149 | Erection of new agricultural barn for storage of agricultural machinery | The Old Stables Road From Junction At The Old Stables On The B3284 To Cregaminnis Perranporth TR6 0BB.

Planning History Surrounding The Application Site Marked In Blue

PA21/10883 | Application to determine if prior approval is required for the change of use of an agricultural building into a residential dwelling and installation of a septic tank | Land NE Of The Old Stables Perranporth Cornwall TR6 0BB.

PA22/10831 | Full Planning Application To Replace The Approved Class Q Application PA21/10883 & A Rear Underground Ground Floor Extension, To Add A Master Bedroom Ensuite Walk In Wardrobe & Utility Area To The Original Approved Building.

There has been associated planning application over the years with the house known as The Old Stables & there is a collection of application submitted for the surrounding area over the past years but none of the applications hold any relevance to this application.

New Site Layout

The new proposed site layout is clearly illustrated on the accompanying plans attached to this application. Please see plans labelled – Plan 1 (scale 1:1250), Plan 2 (scale 1:500), Plan 6 (scale 1:200) Plan 7 (scale 1:200).

The new proposed floor plans for the new agricultural barn are clearly illustrated on the accompanying plan attached to this application. Please see plans labelled Plan 4 (scale 1:50)

Site and Barn Scale

The existing site boundaries marked in blue cover 3915m² (0.3915 hectares) of agricultural land.

The sited area marked in red covers 287 m².

The new barn has a footprint of 72m².

The off-road access & turning area cover an area of 428m².

Surrounding land left with the site area 3200m²

The new barn ridge height will be 53.80 off the datum level (3800mm from F.F.L).

This can all be seen on the plan labelled – Plan 4, (scale 1:100) Plan 6,7 (scale 1:200).

The proposed new barn will have its orientation parallel to the boundary hedge & access lane & the adjoining Poly tunnel & this has been positioned so not to lose any of the turning area & maximizes the land usage.

The new barn ridge height will have no ill effect on the neighbouring properties known as The Old Stables & Boskenna, the nearest windows to the proposed barn are at Boskenna (West elevation) but there are no windows to be added to this building, so there will be no ill effect to these property's amenities nor will the new barn cause any shadowing problems to this property nor The Old Stables due to its height and the tracking of the sun.

The North, the East & the South elevations will have no visual effect to any neighboring properties as there are also no windows on these elevation.

Please refer to all attached plans for visual information.

The Site and Surrounding Area

This development lies within the settlement as identified by the settlement boundaries on the proposal map set out by the Council Policy 6D item 1.

The application site is located in a southern direction to Perranporth & within the residential area of Perranporth (Parish of Perranzabuloe) and is surrounded by residential dwellings & farm buildings.

The dwellings & farm buildings within this hamlet area are of a mixed construction and are of different sizes and with different characteristics (detached within their own plots, stone faced or render finishes, wood cladded) all buildings are well rooted within their plots and not many have a street front elevation as this area is a hamlet off an access lane, unseen by the public.

The new barn will be located as set out on the attached plans (Plan 7 New Ground Layout 1:200).

With this design this application will help with there being no visual impact upon each of the adjoining neighbour's garden areas due to the positioning of the new agricultural barn and the height of the walling and trees in place at the site.

To the North of the site lays the Poly tunnel & beyond that lays the hamlet of residential properties (The Old Stables & Boskenna) plus a collection of out building connected to the above-named properties, beyond them lays the area for the 5 caravan pitches, this leads onto the area of central Perrarporth. No windows will be added to the new agricultural barn on this elevation so no overlooking can occur and therefore there will be no effect on anyone's amenities within this area & direction.

To the East of the proposed site lays the fields connected to the application site, the land drops away at the end of field 4 into a wooded area own by the applicants & this leads into an area known as Bolingey Village. This elevation side will house the main access wood doors, there are no properties in this direction so the new agricultural barn will have no effect to any surrounding dwelling or their amenities.

To the South of the proposed site lies the boundary hedge to the application site & beyond that lays a parcel for land not owned by the applicants, beyond this lies open countryside that leads into an area known as Penwartha Coombe. There will be a side door added to the elevation side by as mentioned there are no dwelling in this direction, so again there will be no effect to any properties or the amenities.

To the West side of the proposed site lays the boundary hedge & the boundary tree line, beyond this lays the access track from the main road (B3284), the B3284 then abuts the corner of a field not owned by the applicants. This then leads onto Polglaze Barton Farm, beyond this lays an area known as Perrancoombe. The West elevation side will house no windows nor doors so again there will be no effect to any dwelling in this direction.

Please see plan labelled Plan 1 (1:1250 Scale).

As you can see from reading this section of the Design and Access statement and by looking at the aerial views and the Location Plan (Plan 1 1:1250 scale) and the Block Plan (Plan 2 1:500 Scale) the site is surrounded by residential

housing, farm buildings & is well inside the building envelope of Perranporth and is fully accessible to all amenities in the town centre - shops, doctors, Post Office, school, bus stops, parks and these are all within a short walking distance of Perranporth. All can be reached by a public foot path that accesses Perranporth making this a very accessible site for the new agricultural_barn.

Appearance

All the materials are listed below.

Roof to be metal galvanized sheeting & Grey in colour.

Front access doors & side door to be wood & natural wood in colour.

Outer finishes being horizontal natural wood cladding.

Fascia and soffit boards to be wood grained upvc Grey in colour.

Rainwater pipes and guttering to be UPVC and black in colour.

Please see the illustrated plans labelled - Plan 3 (scale 1:100), Plan 5 (scale 1:50).

SUSTAINABILITY

The agricultural building aim to be of a sustainable development, using the following principles:

Lighting – 100% of light fittings will use low energy fittings.

Blocks will be 7^{kn} all cast from recycled hard-core (7^{kn} blocks have a higher thermal mass to contain heat)

Timber trusses & timber frames will be constructed from licensed renewable wood farms all wood used will be FSC certified (if the inner skin is Timber Framed)

All other wood used will be FSC certified (wood flooring, doors, door liners, skirtings, windowsills, trusses).

Natural wood cedar cladding to be English & FSC certified.

All hard-core used on site will be from recycled companies.

All work onsite will be undertaken by local tradesmen.

All materials will be purchased from local suppliers.

All parking areas to be laid with a porous finish (block paving) to disperse rain & ground waters.

Waste/recycling – a dedicated area will be used to store recycling bins.

All materials to match existing buildings on & within this area of Perranporth.

All the above will cut down on this applications carbon footprint.

Please see all the plans attached for details.

Climate Emergency Development Plan Document – Adopted 23rd February 2023.

Policy G1 – Green Infrastructure Design and Maintenance Green infrastructure should be central to the design of schemes, ensuring permeability of the site for wildlife and people and creating a multi-functional network of spaces and uses. All developments should be planned around the protection and enhancement of nature. Development proposals will be expected, where appropriate to the scale and nature of the development, to meet the following principles of green infrastructure design:

1) The green infrastructure should form a multifunctional network through the creation of linear and other green infrastructure features to provide and enhance natural connections using important local character features, including existing planting, trees, groups of trees, copses, wetland, hedgerows and opportunities for wild food foraging as the key starting point for green infrastructure proposals and retain, reinforce and embed them into the design of the development to create distinctive places with permeable boundaries that reference, reflect and enhance the local environment, and Comment:

Existing site boundaries will not be altered and will be managed to encourage rural biodiversity, any new fencing & boundary finishes will be from sustainable materials with will encourage new opportunities for wild food foraging & in turn this will help enhance the local environment.

2) The green infrastructure shall be accessible for all with high levels of accessibility in public areas, and promote health, wellbeing, community and cohesion and active living, and Comment:

Not applicable

3) The green infrastructure shall incorporate sustainable drainage and blue infrastructure wherever possible and create better places for people and wildlife, and Comment:

Rainwater is actively harvested collected and re-used for land use from the guttering downpipes, this is collected in container barrels above ground, and surface water will drain to the soakaways in situ, surface finishes are porous with block paving on the parking area outside the building & the remaining grounds that surround the building are left as grass.

4) The green infrastructure shall be resilient to climate change, minimise the development's environmental impact and enhance the quality of water, soil and air, aiding resilience and adaptation to climate change, and Comment:

Not applicable.

5) Priority shall be given in landscaping schemes and natural planting to at least 50% pollinator friendly planting of predominantly native species, and

Comment:

Small-scale landscaping is developed within the site & on the boundaries, flower beds & grassed areas are in situ & this will not change with this application, all boundary hedges will remain in situ & untouched.

6) Street trees and other greening shall be integrated into street design and public open spaces wherever possible while remaining sympathetic to the historic environment. Streets should be designed to accommodate tree pits, whilst maintaining the space for the necessary runs of services (e.g. water, electric, sewerage), and Comment:

Not applicable.

7) The design and maintenance of green infrastructure shall conserve and enhance the historic environment and contribute to local distinctiveness, and

Comment:

Noted

8) Homes should have access to a well-proportioned and well-orientated garden (generally equal in size to the footprint of the house) or other communal green space that provides a cohesive and useable space which is suited to a range of activities and space for nature, and Comment:

This new agricultural building will not affect this section of this Climate Emergency Development Plan, this is written within the Scale & Site section.

9) The development shall make provision for long-term, post-development management and maintenance for all green infrastructure, including provision for community representation and management, and Comment:

Not applicable

10) The development proposal shall include a scheme for the provision of bird and bat boxes and bee bricks tailored to habitat conditions existing on or being created on and/or adjoining the site including the location and clustering (as appropriate) of those measures. These should normally be provided at the rate of one measure per unit, provided in the most suitable locations, either as single units or a cluster of such (e.g., close to hedgerows and flightpaths), and Comment:

The applicant will endeavour to supply bird and bat boxes to the new building & sounding boundaries & an Ecological Geology Trigger List has been submitted & didn't recognise or identify any protected species so no remedial works are needed with this application.

Travel Statement

The bus stops for this area of Perranporth are located at, Liskey Hill Caravan Park, Status Active, Bus Stop Type CUS "As shown on CC Interactive Maps", the bus stops are situated on the B3284 main road 200 metres North from the site. The bus stops are placed upon the B3284 main road that links to the centre of Perranporth, also there are variety of other active bus stops within the area of Perranporth all servicing the area of Cornwall & this main route also go towards Chiverton & the main A30 to the South, this connects to Truro, Newquay, Falmouth & Helston & in turn this links accesses to all the surrounding villages, all the bus routes lead to all the local train stations in Truro, Newquay, Camborne, Falmouth, all are within 12 to 14 Kilometres & these link to all the major city's which links to London using the Paddington to Penzance mainline & these access all the major airports & ferry ports. The bus

stops on the B3284 also provides a school bus service to all the secondly schools within this area.

This area of Perranporth now has a new active bike cycle trail (Saints Trail) that connects the surrounding villages & this new trail is being expanded & will in turn connect Perranporth to Goonhavern to St Agnes & in 2024 this trail will connect to Chiverton & West Langarth (stadium For Cornwall), this trail will then be connected to the city of Truro at a later date.

As you can see from reading this section of the Design and Access statement and by looking at the aerial views and the Location Plan (Plan 1 1:1250 scale) and the Block Plan (Plan 2 1:500 Scale) the site & connecting buildings are surrounded by residential housing and is connected to Perranporth, Truro, Newquay, Falmouth & the main A30 and is fully accessible to all amenities within these towns & the surrounding area of Perranporth (Parish Of St Perranzabuloe): - shops, pubs, doctors, Post Office, schools, bus stops, train station and parks. These are all within a short distance of the site. All can be reached by bike, car or public transport that access this area of Perranporth, making this a very accessible application for this kind of development within this area.

Vehicular Access

Vehicular access from the road will not be affected by this application nor will any added traffic movement be added to this area of land, there will be no adverse effect to any of the neighbouring properties with this application.

Disabled Access

The topography of the site is such that the route from the point of the proposed access & turning area towards the principle entrance of the new agricultural barn, can satisfy requirement M1 of the Approved Document by

the provision of a disable pathway not exceeding a gradient of 1 in 20 and has a minimum unobstructed width of 1.200mm.

The principle entrance door will have a clear opening width of not less than 775mm and be fitted with an accessible threshold.

All electrical switches and sockets will be sited no lower than 450mm and no higher than 1200mm above floor level, in accordance with Approved Document Part M, Section 10, the above can & has been achieved with this application.

Drainage & Utilities

Rainwater

The roof rainwater will discharge to the new soakaway pits on site & will be set within the Flood Zone 1 area of the site, as set out within the attached FRA report.

Storm Water

The application site will not affect the main road to the North, so all storm water on the main road & access road will not be affected, this would be due to there being no change in ground levels at the entry to the application site on the North access entry point, this is all in situ.

Foul Drainage

There will be no foul drainage connected to this new agricultural barn.

Mains Water

The main's water is connected to the site from SWW main supply situated in the main road running to the North of the application site.

Electric

A new main electric will be connected to the new building from the electric pole situated within the site's boundary to the North, if needed.

Flood Zone

The site sits within the Strategic Flood Risk Assessment Flood Zone 1.

**Justification Statement Asked For By The LPD With The Previous Approved
Planning Application PA21/05149**

Justification Statement for A Full Planning Application

**Ref: Land South OF The Old Stables, Liskey Hill, Perranporth, Cornwall, TR6
OBB**

**Proposed Application For The Erection Of A New Agricultural Barn For The
Storage Of Agricultural Machinery Needed To Farm the Application Site.**

Site Photo & Positioning Of The Barn For This Application.



Introduction

I am writing this Justification statement after the unfounded comments written by Perranzabuloe Parish Council's on the above planning application.

"Perranzabuloe Parish Council

Comment Date: Tue 29 Jun 2021

Object (Unanimous) ? No evidence of agricultural need, Development in the countryside"

JUSTIFICATION

1 : I have talked to Steven Arthur the ward counsellor about the councils debate on this application, he informed me that the council did not discuss the application on the contexts of the application submitted to them, they discussed the application that this was going to be a caravan store & this application as no connection to the caravan site nor could you fit caravans into a building of this size as the lintels heights are too low. The application should be debated on the merit & content of the application submitted & not on the assumption & what you think it could be, my clients are clear with this application & therefore the application was submitted for the description & content of the Design & Access Statement & the attached plans to the submitted application for an agricultural building.

2 : The land that the application is applying for is registered agricultural land, this is written in the land deeds owned by the clients.

3 : With the above being so then the only application that can be entered for this type of building is an application for an agricultural building & this is what the use of the building is for & this is the titled land it sits within.

4 : The land connected to the application site is farmed by the applicants & also registered as a small holding "Holding Number 07/207/0286".

5 : The applicants also rent fields out to a local farmer called Damien Tredinnick (Nansmellyn Farm, Bolingey) to use for lambing, this takes place once a year.

6 : The applicants cut & bail the hay off the fields ever year & this is sold to Mr Tredinnick to feed this cattle on this farm.

7: There are two agricultural buildings on the application site (that have been approved by the LPD & are on there planning register) & theses are what are known as “open stock buildings” & are not fully weather tight, these house feeds, tools, materials & machinery for the farming of the land. The problem with these agricultural buildings is the machinery is not protected for the weather & the high levels of salt from living on the coast. This can be seen on the attached photos.

8 : The machinery is rusting & depreciating because of the above storage barns, the new agricultural building is a sealed building & this is why this agricultural building is need solely to house the machinery used on the small holding. This can be seen on the attached photos.

9 : As the LPD will be aware the agricultural buildings on site are not secure & cant be made secure because of their construction type, this leads to problems of farm machinery being stolen on a regular base & the applicants want to store the expensive machinery in a secure unit for their safe keeping. This can be seen on the attached photos.

10 : The two other agricultural buildings are now totally full with feeds, tools, materials & machinery & there is an urgent need for more storage area on the land. This can be seen on the attached photos.

11 : The applicants are retiring this year & are going to reintroduce cattle back to the small holding for more retiring income & one of the agricultural buildings will be needed to house the cattle on the land.

Please see the photos attached to justify this application on its own merit.

AGRICULTURAL BUILDINGS 1



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AGRICULTURAL BUILDINGS 1 MACHINERYS THAT NEEDS RESTORING



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AGRICULTURAL BUILDINGS 1 SHOWING HOW FULL THE BUILDING IS



AGRICULTURAL BUILDINGS 2



AGRICULTURAL BUILDINGS 2



AGRICULTURAL BUILDINGS 1 MACHINERY THAT NEEDS RESTORING



AGRICULTURAL BUILDINGS 1 MACHINERYS THAT NEEDS RESTORING



AGRICULTURAL BUILDINGS 1 MACHINERY THAT NEEDS RESTORING



AGRICULTURAL BUILDINGS 2 SHOWING HOW FULL THE BUILDING IS



History of the Site

The application site is a parcel of land owned by the applicant & is connected to the surrounding agricultural lands owned also by the applicant.

The application site area has always been used as an area to store machinery for the use of the land, it's has also been used as an area to park farm machinery & trails over the years. The land has a connection to the adjoining fields through a gated system & this also leads to 5 caravan pitches in the Northern direction.

At this moment in time the land houses a grassed area that is adjacent to a poly tunnel that is in need of repair after being damage in the winter storms.

The new agricultural barn will be placed within the building line of the existing poly tunnel that is marked & shown on Cornwall Councils Interactive Mapping Plan. The new barn will be constructed and designed to blend with the surrounding building, as the materials suggested are all in existence on the buildings within this area.

The site sits within a freehold site (for agricultural use) and has its own land registry. This land registry has no connection to any other surrounding properties.

New Use of Site

This application seeks permission for a new agricultural barn, this is a much-needed addition to the land & will help remove the agricultural machinery from an older barn that is not wind & weather tight & is in need of repair, the new agricultural barn is needed to farm the surrounding lands plus it would be in a better & closer proximity to the applicants house & cut the need to walk across two fields to access the barn in existence in the lower field.

Robert Hoskings

(O.G.S.TEC.Designs)

Conclusion

The application site already has a fully approved planning application for the erection of an agricultural building, the building size & height & material finishes remains the same & the new building remains within the same marked red line boundaries as the previous approved application, the new buildings position & orientation have changed & this is why a new planning application has been submitted. Please see approved planning application below & attached to this new submitted application.

The Land Agent for Cornwall Council has supported the previous application.

This application seeks permission for the new agricultural barn, this is a much-needed addition to the land & will help remove the agricultural machinery from the an older barn building that's in totally need for repair or replacement, the new agricultural barn is needed to farm the surrounding lands, this in turn will help maximise the much needed floor & storage space within the other assorted buildings upon this land and this will enhance the growth of the business & help increase the employment of new people to the business, also to take into account, the business caters mostly to the tourism trade with the caravan pitches to the land to the North of this application site, this also has a massive need to contribute to the local economy.

The new agricultural barn ridge height will have no ill effect on the neighbouring properties & faculties that around this area, the nearest windows to the proposed barn are over 24 meters away to the North west, there will be no adverse effect to this property's & there amenities in this direction.

The proposed new agricultural barn is in keeping with the existing properties and farm building within the area & does not cause any issues of overlooking or loss of amenities to neighbouring dwellings. The design is acceptable and fits in well with the land scene and area.

It is considered this proposal does not appear overbearing within its setting and no detrimental impact will be created to the area. Plus, some properties & farms do & have had the same building erected within these areas of Peranporth.

This application has taken into account relevant policies and other material considerations, and it is not considered that there are any other considerations that are of such material significance as to affect this application made.

Due to its size, design and location in relation to neighbouring properties & farms it is considered that the new agricultural barn would have no significant impact upon the residential amenities of the occupiers of these properties & farms through any overshadowing or overlooking. This is because of the design and scale of the proposed extension and the low roof line and the tracking of the sun direction throughout the day.

The proposed new agricultural barn by its form, design and finishes will preserve and enhance the character of the existing dwelling and the visual amenities and landscape character of the surrounding area.

This application would make a modest contribution to the local area and a small contribution to the local economy.

The design of the new agricultural barn is within the characteristics of the area and is in keeping with the general vein of development in this area.

As the design statement states, I have taken into account all considerations of land and layout and this proposal seems to be the best use and placement for the new agricultural barn and is much needed in this area of the land of the use of the agricultural machinery needed to farm the land.

The new barn aims to be a sustainable development using all sustainable materials listed in the sustainability section.

The proposal is in line with the intentions of paragraph 83 of the NPPF, being an extension to an agricultural business. The addition of an agricultural building in the site and in this location is acceptable in principle.

Design and Landscape Impact: The proposed development, by virtue of its scale, form, design and finishes is considered to preserve the visual amenities/landscape character of the surrounding area. The building has a low roof profile so as to be set within the dense scrub landscape screening & tree line boundary that runs around the North, South & West periphery of the site and towards the residential dwellings that abut the land. This scrub screening

& trees boundary line will be retained as part of the proposal as it also provides valuable weather protection for this elevated site.

On this basis the proposal would accord with policies 2, 12 and 23 of the CLP and paragraph 170 of the NPPF in respect of landscape impact.

Given the distance, the agricultural character of the area and the proposed machinery and fodder storage use for the new outbuilding to replace existing dilapidated storage, it is considered that any adverse effects from noise, activity disturbance and odour are likely to be minimal. The proposal would therefore align with Policy 12 of the CLP and paragraph 127 of the NPPF.

Access and Highways Safety: The proposal will reuse the existing gated access onto the adjoining access track which already serves this area of land and adjoining fields and paddocks. The proposed, relatively small-scale outbuilding would not introduce any significant increase in traffic generation to the site and on site turning and parking would be retained, furthermore this applications will have no effect on the main road network the B3284.

The accessing & turning areas will not change with this application & the farm machinery is only used upon the land laid out in blue on the Location Plan (PLAN 1 Scale 1:1250), the fields are all connected internally by a gated system.

As you can see from reading this Design and Access statement and looking at the aerial views and the Location Plans this site is fully surrounded by residential housing, farms & is well inside the building envelope of Perranporth and is fully accessible to all amenities - the town shops, doctors, Post Office, school, bus stops, parks, and these are all within accessible distance of making this a very accessible area for the placement of this new agricultural barn.

There has been no consultation with the LPD or the local Parish Council with this application.

Some small alterations could be made to these plans if requested.

Relevant Planning Policies

The fundamental basis of this application is that the development proposed is acceptable in principle and on its specific merits for the reasons set out above.

The proposal is considered to comply with the relevant policies of the development plan as a whole as well as the National Planning Policy Framework, and the principle of development on this site is appropriate.

It is concluded that in balancing the social, economic and environmental roles of the planning process, the proposed development can rightly be considered to be sustainable development that accords with the development plan and the National Planning Policy Framework when taken as a whole, and in accordance with paragraph 11 of the framework, the development should be approved without delay.

This application complies with the following policies set out by the Cornwall Council Planning department, some of the following policies may have now changed and been moved into new template policy documents.

Cornwall Local Plan Strategic Policies 2010 - 2030

Policy 1 Presumption in favour of sustainable development

Policy 2 Spatial Strategy

Policy 3 Role and function of places

Policy 5 Business and Tourism

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

Policy 26 - Flood risk management and coastal change

Policy 27 – Transport and Accessibility

National Planning Policy Framework

Section 1. Introduction

Section 2. Achieving sustainable development

Section 4. Decision-making

Section 6. Building a strong, competitive economy

Section 8. Promoting healthy and safe communities

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Section 11. Making effective use of land

Section 12. Achieving well-designed places

Section 14. Meeting the challenge of climate change, flooding and coastal change

Section 15. Conserving and enhancing the natural environment

Section 16. Conserving and enhancing the historic environment

Supporting a prosperous rural economy

83. Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;

c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

7: Requiring good design

8: Promoting healthy communities

12: Conserving the historic environment

The Development Plan and Other Material Considerations

Other Guidance:

Planning Practice Guidance

Cornwall Design Guide 2013

Chief Planning Officer Advice Note: Good Design in Cornwall 2017

Section 38 (6) of the Planning and Compulsory Purchase Act 2004

sets out the presumption that planning applications be determined in

accordance with the policies of the development plan unless other material considerations dictate otherwise. The National Planning Policy Framework (NPPF) published in 2012 introduced a presumption in favour of sustainable development (paragraph 14) stating:-

*“...For **decision-taking** this means: approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or—specific policies in this Framework indicate development should be restricted.”*

Attached Plans and Documents

Plan 1 Location Plan 1:1250

Plan 2 Block Plan 1:500

Plan 3 New Elevations 1:100

Plan 4 New Floor Layout Plan 1:50

Plan 5 New Roof Plan 1:50

Plan 6 Original Ground Layout Plan 1:200

Plan 7 New Ground Layout Plan 1:200

Eco Trigger Form

CIL Form

SDQ Form

E A Flood Zone Map

Approved Planning Notice

Kind regards

Robert Hoskings

Accredited Planning Agent

(O.G.S.TEC.Designs)