

November 2023



Full Planning Permission

DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

Construction of Timber Packing Barn for Produce from Polly Tunnels & Associated Works

Kelnan Plants, Little Kenegie, Gulval. TR20 8YN

Prepared By Cornwall Planning Group



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1.0 Introduction

This planning application has been submitted to Cornwall Council in the form of full planning permission. The Design & Access Statement has been produced by the Cornwall Planning Group on behalf of the client Mr C. Osborne. This Statement accompanies associated plans and documentation, seeking the Council's permission on the principle of;

Construction of Timber Packing Barn for Produce from Polly Tunnels & Associated Works.

Since January 2012, Mr. Osborne, along with his mother, have been operating Kelnan Plants in Gulval. The primary focus of the business involves the cultivation and sale of South American plants.

In addition to maintaining an online retail platform for plant sales, Mr. Osborne actively participates in Truro Market days and various events to showcase and sell the produce. The purpose behind the proposed packing barn is to establish a dedicated space for the preparation of sales and exports, thereby facilitating the expansion of the growing business.

After conducting research of the site and surrounding area it has been noted that recent development sites have been approved within the area. Confirming the area is suitable for development. Please see some examples of approved planning in the area below:

PA23/06615 | Permission for use of an existing building for holiday purposes. | 39 Old Court Kenegie Manor Gulval Cornwall TR20 8YN

PA22/07245 | Application for a Lawful Development Certificate for existing use of land as a caravan site for the stationing of two self-contained residential caravans and associated curtilage | Land At Trenow Farm Kenegie Hill Gulval Penzance Cornwall TR20 8YN

PA22/01126 | Siting of shepherds hut and connection to existing septic tank | Land At Trenow Farm Kenegie Hill Gulval Cornwall TR20 8YN

PA20/06120 | Construction of farm shop, widening of existing vehicle access, pedestrian access and path. | Trenow Farm Kenegie Hill Gulval Penzance Cornwall TR20 8YN

PA18/10997 | Redevelop and extend Gulval cricket club house | Gulval Cricket Club Gulval Penzance Cornwall TR20 8YN

2.0 Cornwall Local Plan & National Planning Policies

The Cornwall Local Plan was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This will cover the period up to 2030.

In February 2016 Cornwall Council submitted the plan to the Secretary of State for examination. The inspector published a report in September 2016. The adopted plan includes the Inspector's recommended main modifications.

The Cornwall Local Plan replaces a number of policies from:

1. the Local plans of the former District and Borough Councils
2. the Minerals and Waste Plans of the former County Council

We believe our formal planning application confirms to the above Cornwall Local Plan Schedules;

Policy 1 Presumption in favour of sustainable development

Policy 2 Spatial strategy

Policy 2a Key targets

Policy 3 Role and function of places

Policy 4 Shopping, services and community facilities

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

3.0 Travel Plan and Transport Statement

In principle, this proposal has been designed in accordance with Cornwall Council Highways Department Design Guide, and therefore we feel we have satisfied all elements required for Cornwall Council Highways Department to accurately assess our application in terms of required parking, highways safety and associated works.

The proposed application site and plan(s) outline the following:-

- There are no alterations to the existing parking arrangement of the site, and therefore this application seeks no permission for any Highways/Parking Arrangements.

4.0 Effects on Heritage Assets

Area of Outstanding Natural Beauty

Policy 23 relates to the natural environment and seeks for development proposals to sustain local character and distinctiveness. Point 2 specifically relates to Cornish landscapes and advises that development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and undesignated landscapes. Point 2(a) relates to the AONB and states that great weight will be given to conserving landscape and scenic beauty within or affecting the setting of the AONB.

The consequential benefits to the area and compliance with the Cornwall Local Plan & NPPF are as follows;

- Visual Impact – The existing visual impact of the building is apparent from the enclosed plans. The proposed improvements will fundamentally improve both the street scheme, elements of the property that area clearly screen by the boundary and topography of the landscape.
- Improved design –The material choices compliment the vernacular of local materials. The proposed changes will improve the quality of living for the applicants and ultimately all provision.

5.0 Regenerative, Low Impact Assets

We believe that development should be regenerative and low impact, with a focus on sustainability and minimizing our environmental footprint. Our proposed development plan aims to achieve these goals by incorporating renewable energy sources, reducing waste, and promoting biodiversity. We are committed to creating a space that is not only functional and aesthetically pleasing, but also contributes to the health and well-being of the local ecosystem.

Regenerative, Low Impact Plan:

- Renewable Energy: The proposed development could incorporate renewable energy sources such as solar panels and wind turbines to reduce our reliance on non-renewable energy sources. This could be installed under permitted development where applicable or identified on the enclosed application drawings.
- Reduced Waste: The applicants will implement a waste reduction plan that includes recycling, composting, and minimizing single-use plastics.
- Biodiversity: The proposed development will promote biodiversity by soft and sustainable landscaping materials to reduce runoff and provide habitat for local wildlife.
- Sustainable Materials: We will use sustainable materials wherever possible, such as reclaimed wood and recycled metal.
- Water Conservation: Our development will implement water conservation measures such as rainwater harvesting and low-flow fixtures to minimize water usage.
- The proposed works would be built in accordance with the latest building regulations Conservation Fuel & Power Approved Document L. This provides high levels of insulation, heat loss, SAP, & air tightness.
- The proposed dwelling in accordance with government legislation will have electric car charging points.

6.0 Green Infrastructure Statement

- The proposed works could incorporate bird boxes and bee bricks, in accordance with the Cornwall Council Planning for Biodiversity Guide (2018). Subject to request and condition by Cornwall Council.
- The incorporation of Green Infrastructure has played a pivotal role in the planning of this project, with the aim of facilitating the movement of both people and wildlife throughout the site, while also establishing a network of versatile spaces. The proposal for an onsite Biodiversity Net Gain (BNG) is a testament to the development's commitment to preserving and enriching the natural environment.
- Due to the scale and use of the site long-term maintenance of the green infrastructure will fall to the future owners of the plot. However a suitable planning condition can be applied if requested by Cornwall Council.

- The existing biodiversity will be retained as part of the proposed works. Existing site photographs have been provided demonstrating the existing ecology environment and biodiversity.

7.0 Lighting Statement

The proposed lighting design takes into consideration the unique dark sky environment of the International Dark Sky Designation and aims to minimize the impact of light pollution. The application site proposed is not located within this planning constraint and as such no information is required.

The proposed lighting design takes into consideration the unique dark sky environment of the International Dark Sky Designation and aims to minimize the impact of light pollution. The lighting will be focused downwards and shielded to reduce glare and prevent light spillage. Low colour temperature bulbs will be used to minimize blue light emissions, which can disrupt wildlife and human circadian rhythms. The lighting will be controlled by sensors and timers to ensure that it is only in use when necessary. Overall, the proposed lighting design seeks to balance the need for safety and visibility with the importance of preserving the dark sky environment of the International Dark Sky Designation Areas.

Additionally, the proposed lighting design will be in compliance with the Dark Sky Friendly Lighting Guidelines as recommended by the International Dark-Sky Association (IDA). The lighting fixtures will be carefully selected to ensure that they meet the IDA's requirements for Dark Sky Friendly lighting. The design will also ensure that there is no upward light emission. This will help to preserve the natural beauty and ecological integrity of the Dark Sky Designation.

The proposed lighting design will also take into consideration the needs and preferences of the local community. The lighting will be designed to enhance the safety and security of the area while minimizing the impact on the local environment. The proposed design will be sensitive to the needs of wildlife and the local ecosystem, and will be designed to avoid disrupting their natural rhythms and habits.

In conclusion, the proposed lighting design for the planning application within the International Dark Sky Designation will seek to balance the need for safety and visibility with the importance of preserving the unique dark sky environment of the area. The design will be in compliance with IDA guidelines and will be sensitive to the needs of the local community and wildlife.

8.0 Conclusion

We believe that the details submitted clearly show that the site can be developed in a way that the locality will not be adversely affected, indeed, there is a clear opportunity to provide a high-quality development to meet the needs of present and future generations.

As previously mentioned, there are several comparable application sites that have been approved. We have transparently demonstrated this certainly accords to the Cornwall Local Plan & National Planning Policy Framework.

Overall, the proposed development of the site would represent sustainable development, supported by the NPPF and the policies of the emerging CLP and as such, we believe Cornwall Council should support the principle of the proposals contained within this formal planning application.