

September 2023



Full Planning Permission

## DESIGN AND ACCESS STATEMENT

### Construction of Agricultural Barn

Land West of Hunters Moon  
Tredavoe  
Tredavoe Lane  
Newlyn  
TR20 8TW

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 & Mrs Mann This Statement accompanies associated plans and documentation, seeking the Council's permission on the principle of construction of agricultural barn.

The proposed barn building has been sited and designed with regards to the sensitive landscape designation with the field being served by an existing access via the service lane. The purpose of the agricultural barn is for adequate safe storage and security of the following agricultural equipment

- Tractor
- Fertiliser spreader
- Large Roller
- Large Topper
- 2 x Chain Harrows
- Quad Bike
- Trailer
- 8 Horses (2 x Broad Mares, large space required for foaling)
- Storage of items for equestrian purposes
  - Hay/straw
  - Horse tack and equipment
  - Jumps
  - Fencing

It is identified within this statement that the proposal would comply with the relevant development plan, including the policies contained within the Cornwall Local Plan, and the National Planning Policy Framework. It is therefore concluded that there should be a presumption in favour of sustainable development, when giving due consideration to the economic, social and environmental roles of the planning system.

## 1.1 Planning Assessment

The provision of an agricultural and equestrian storage building in a field is an acceptable one subject to other material planning considerations.

Policy 12 of the Local Plan seeks to ensure that neighbouring residents are protected from adverse impacts. In this case there are no neighbouring residential properties adjacent to the barn.

The site is not within any local or national landscape designations such as a AGLV or AONB, however lies adj to an Area of Great Landscape Value.

The St Buryan AGLV sits to the west of the site.

Policy 23 of the Local Plan explains that development should sustain local distinctiveness and character, and protect and where possible, enhance Cornwall's natural environment.

The proposed barn is a typical agricultural building, its design, siting and scale is appropriate for its setting and reflects its functional use. The barn's proposed appearance seeks to use vertical timber cladding with corrugated steel roofing sheets and suitable agricultural timber doors to which is appropriate for its setting and would help the building rest into the landscape. In addition, the barn has been sited next to the existing well established boundary hedgerows which would aid in screening the development. The application site is not prominent within the landscape and would be relatively well screened.

Overall, this proposal is an acceptable form of rural development which would not harm the character and appearance of the site or wider area. Nor would the development harm the AGLV, nearby listed building or public right of way. The proposed barn will make use of an existing agricultural access which currently serves the field.

The application is therefore considered to comply with policies 12, 16, 21 and 24 of the Cornwall Local Plan, sections 12 and of the NPPF and with policies and guidance set out in the Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2020 - 2025.

## 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;

<b>Policy 1</b>	<b>Presumption in favour of sustainable development</b>
<b>Policy 2</b>	<b>Spatial strategy</b>
<b>Policy 2a</b>	<b>Key targets</b>
<b>Policy 3</b>	<b>Role and function of places</b>
<b>Policy 7</b>	<b>Housing in the countryside</b>
<b>Policy 12</b>	<b>Design</b>
<b>Policy 16</b>	<b>Health and wellbeing</b>
<b>Policy 21</b>	<b>Best use of land and existing buildings</b>
<b>Policy 23</b>	<b>Natural environment</b>

### 2.1 National Planning Policy

**Section 2: Achieving Sustainable Development**

**Section 3: Plan Making**

**Section 4: Decision Making**

**Section 12: Achieving Well Designed Places**

**Section 15: Conserving and Enhancing the Natural Environment**

### 3.0 Travel Plan and Transport Statement

This agricultural and equestrian building is sited to serve the site and provide storage space in connection with its proposed use. This type of development is obviously sited in the countryside and is inherently part of the rural economy and the rural way of life. Agricultural and equestrian uses are accepted as being appropriate within a rural countryside setting. The development does not raise any travel plan issues which are unusual or inappropriate for the proposed use of the site. Movement to / from the site will be minimal and in connection with the proposed use.

### 4.0 Effects on Heritage Assets

Tredavoe Methodist Church lies north of the application site, the proposed development will have no impact to this grade 2 listed building.

**Name: TREDAVOE METHODIST CHURCH**

**List Entry Number: 1210370**

**Location**

TREDAVOE METHODIST CHURCH

The building may lie within the boundary of more than one authority.

**County:**

**District:** Cornwall

**District Type:** Unitary Authority

**Parish:** Penzance

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 07-Feb-1974

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System: LBS**

**UID: 395008**

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

1. 1498 TREDAVOE SW 4528 12/625 Tredavoe Methodist Church

II

2. 1844. Small simple chapel. Limewashed granite rubble with protecting granite quoins. Entrance porch, enclosed, rubble, with crude pediment and pointed arch doorway, above granite pointed arch recessed panel and at gable head a short square turret with pointed head panels, and wind vane. Granite addition of 1899 at opposite south west end. Interior, wood balustraded pulpit and lectern, simple panelled box pews with doors.

Listing NGR: SW4534628537

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## Selected Sources

Legacy Record - This information may be included in the List Entry Details

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## Map

**National Grid Reference: SW 45346 28537**

## 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:

- **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.

## 6.0 Green Infrastructure Statement

The Council's Policy Guidance note which accompanies the Climate Emergency DPD explains, Policy G1 provides that development proposals will be required to meet the principles of Green Infrastructure design 'where appropriate to the scale and nature of the development'. Planning applications need to be accompanied by GI Statements and plans where appropriate to the scale and nature of development (for some minor development this may be a section of the Design Statement/Design and Access Statement).

This revised application for an agricultural and equestrian storage barn is a very modest development which would not raise any adverse impacts on GI. The field's existing well established hedges will be retained and are not affected by this proposal. A new native planted hedge will be provided around the west and north sides to help soften and screen the development.

## 7.0 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.

The proposed agricultural/equestrian building is of a suitable design commonly seen in the area for agricultural and equestrian use. It is not considered that it will have any significant impact on the landscape and character of the area.

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.

## 8.0 Site Photographs



