



Carrick Lodge  
Belyars Lane, St Ives, Cornwall TR26 2BZ

## Planning Statement

S73 application to planning permission PA20/06282  
to make changes to the external changes to site  
layout.





**Document Title:** Planning Statement –

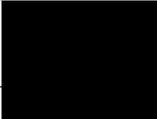
**Client:** Mr M Jordan.

**Job Number:** LH22-027

**Document Review:**

<b>Prepared by:</b> Oliver Gibbins	<b>Signed:</b> 
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<b>Peer Review:</b> Peter Grubb	<b>Signed:</b> 
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<b>Verified by:</b> Peter Grubb	<b>Signed:</b> 
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## 1.0 Introduction

### 1.1 Scope and Background

- 1.1.1 This Statement is prepared on behalf of Anglo Italian Properties to support a planning application for alterations to planning permission PA20/06282, which itself has already been varied through application PA/22/09861.
- 1.1.2 Planning permission was granted planning permission for the change of use of redundant residential care home to 10 no. residential apartments, including replacement extension, car parking and ancillary works under planning reference PA18/0293.
- 1.1.3 This development seeks permission for minor changes to the of the development that has been approved, these are required to change the site layout to allow for efficiencies and changes to parking layout.
- 1.1.4 This Planning and Design Statement will demonstrate how the proposed minor changes proposed have been considered and justifies the development against the Cornwall Local Plan and St Ives Area Neighbourhood Development Plan 2015 to 2030.

## 2.0 Proposed development

### 2.1 Overview

- 2.1.1 There have been a number of planning applications made on this site through S73 of the Town and Country Planning Act 1990. These changes have become required as a result of working with the architect and design team on the detailed project design.
- 2.1.2 This application follows on from the previous S73 which was approved in April 2023, under planning reference PA22/09861. This application made changes to the external appearance of the building.
- 2.1.3 This current application has been submitted to seek changes to the layout of the site and not the



approved plans of the building. The reason for these changes is to allow for the retention of the caretakers cottage (also known as Ron's Cottage) and this is subject to a separate application.

2.1.4 The changes relate to the following scope of works; retention of the caretakes cottage, the reprovision of car parking to the north and east of the building; provision of meter boxes; provision of a new footpath and stairs.

## 2.2 Summary Table of Plan numbers and amendments

2.2.1 In summary this development seeks minor changes to the site layout plan to allow for a reconfiguration of the parking provision and installation of stairs.

2.2.2 Full details of each change are identified in the following table.

Approved Plan	Revised Plan	Changes
Block Plan CLF 1302/100.00 Rev 02 received 17/04/23	Block Plan CLF 1302/103.01 P	Retain building of Rons Cottage for refuse store  Provision of meter boxes  Change to car parking layout to include re-provision of 3 spaces, 2 to the side of the building and 1 at the bottom.  EV charging points  Provision of new footpath and additional stairs.
Plan 1	Site    Location    Plan    CLF	Site Location Plan



	1302/103.00 P	
	Ground Floor 103.01 P	No changes to building but external changes identified to site plan shown.
CLF 1302/100.03 03 Second Floor Plan	CLF 1302/100.03 03	No changes
CLF 1302/100.04 03 Roof Plan	CLF 1302/100.04 03	No changes
CLF 1302/100.10 03 East Elevation	CLF 1302/103.10 P2	Additional parking identified New path Retaining wall for steps
CLF 1302/100.14 04 South Elevation	CLF 1302.100.14 04	No changes
CLF 1302/100.12 03 West Elevation	CLF 1302.103.12 P	Provision of meter room and private patio
CLF 1302/100.13 04 North Elevation	CLF 1302/103.13 P	Meter room shown Rons cottage shown

## 3.0 Planning Policy

### 3.1 Local Planning Policy

- 3.1.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that all planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.



3.1.2 In this instance the Development Plan is comprised of the:

Cornwall Local Plan 2010 to 2030 (adopted 2016)

St Ives Area Neighbourhood Development Plan 2015-2030

3.1.3 The following strategies have been assessed as being the most relevant to this proposal:

3.1.4 Cornwall Local Plan (2016):

- Policy 1a –Housing
- Policy 2 –Spatial Strategy
- Policy3 –Role and function of places
- Policy 6- Housing Mix
- Policy 12 –Design
- Policy 13 –Development standards
- Policy 21 –Best use of land and existing buildings
- Policy 23 - Natural environment
- Policy 26 –Flood risk management and coastal change
- Policy 27 –Transport and accessibility

3.1.5 St Ives Area Neighbourhood Development Plan 2015-2030

- Policy GD-1 General Development principles
- Policy H1 Affordable Housing
- Policy H2 Principal Residence Requirement
- Policy H4 Open Space Provision



- Policy OS3 Trees, Woodland, Hedgerows and Cornish Hedges
- Policy T1 Sustainable Transport
- Policy T2 Parking Provision for New Housing and other Developments
- Policy BE11 The Belyars

## 3.2 Framework

3.2.1 The National Planning Policy Framework (the Framework) sets out the Government's planning policies. The purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

3.2.2 In July 2021 a new version of the NPPF was published. This replaces previous iterations of the NPPF and so forms the most up to date account of Government planning policy. The following extracts of the NPPF are of particular relevance when considering the proposed development.

3.2.3 **Paragraph 11** explains that *Plans and decisions should apply a presumption in favour of sustainable development.*

*For decision-taking this means:*

*c) approving development proposals that accord with an up-to-date development plan without delay; or  
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>7</sup>; or*

*ii. 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*

3.2.4 **Paragraph 119** states that *Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and*



*ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.*

3.2.5 **Paragraph 120** states that *Planning policies and decisions should:*

*a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains –such as developments that would enable new habitat creation or improve public access to the countryside;*

*b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;*

## 4.0 Planning History

### 4.1 Site History

- 4.1.1 PA20/00180 - Submission of details to discharge conditions 4 (drainage) and 9 (construction management) in respect of decision notice PA19/06877 - Discharged PA19/06877 - Change of use of redundant residential care home to 10no. residential apartments, including replacement extension, car parking and ancillary works with variation of condition 2 (plans approved) of decision PA18/02953 dated 17/08/2018- Approved
- 4.1.2 PA18/02953 - Change of use of redundant residential care home to 10 no. residential apartments, including replacement extension, car parking and ancillary works - Approved
- 4.1.3 PA22/01283 | Submission of details to discharge condition 11 in respect of Decision Notice PA20/06282 dated 08.12.2020. | Carrick Lodge Belyars Lane The Belyars St Ives Cornwall TR26 2BZ –Discharged 7<sup>th</sup> April 2022.
- 4.1.4 PA22/01955 | Non-material amendment in respect of decision PA20/06282 dated 07/12/2020 for the omission of windows on second floor at the North-West corner of the new build extension and the addition of a second column supporting the North-facing balcony at the existing Lodge. Granted.



- 4.1.5 PA22/09861 | Change of use of redundant residential care home to 10no. residential apartments, including replacement extension, car parking and ancillary works with variation of condition 2 (plans approved) of decision PA18/02953 dated 17/08/2018 with variation of condition 2 of decision notice PA19/06877 with variation of condition no. 2 in respect of decision no. PA20/06282 dated 08/12/2020.  
| Carrick Lodge Belyars Lane The Belyars St Ives Cornwall TR26 2BZ

## 5.0 Planning Assessment

### 5.1 Design

- 5.1.1 The proposed changes are to the external layout of the development with no changes to the building itself. The changes proposed are all to the layout and are contained within the site boundary.
- 5.1.2 The development will allow for the retention of the existing building which was used as a caretakers cottage. The development will utilise this part of the site and this is subject to a separate stand alone application. This application seeks to provide for the changes required to accommodate this change, notably in relation to car parking.
- 5.1.3 The development will also change the landscaping to the approved plan. This is through the provision of additional stairs to the east of the building and a new footpath which will ling the parking and the residential development.
- 5.1.4 In terms of the impact on the character and appearance of the area the largest impact which will be visible from the public realm is the changes to the parking to the east of the building, where 1 space will be provided. In addition the new stairs and footpath will also be visible.
- 5.1.5 The parking will be compatible with the character of the area as it extends the existing parking area by 1 additional space. This will not have a material impact on the external appearance as it adjoins the existing parking area. The surfacing will match the form of the existing.
- 5.1.6 The second area that will be visible from the east is the stairs and footpath. This will add symmetry to the development and in the context of what is already approved is compatible with the character and appearance of the area.



5.1.7 The retention of the caretakers cottage (also known as Ron's Cottage) will not have a impact on the character and appearance of the area as is already existing. The building itself is an ornate building which relates well to the function and character of Carrick Lodge.

5.1.8 The external parking areas to the north and west of the building will be changed and it is acknowledged that this does provide an area of *tandem parking*. The parking provision is addressed in a subsequent section of this report, but in terms of impact on character this is a localised impact and will not detract from the character and appearance of the area.

5.1.9 Overall, these changes remain in accordance with Policies 12 –Design and 13- Development standards of the Cornwall Local Plan (2016) and Policy BE11 The Belyars of the St Ives Neighbourhood Plan.

## 5.2 Amenity

5.2.1 Given the nature and scale of the changes proposed through this S73, which are to address layout, they will not result in a significant loss of amenity to adjoining or neighbouring residents. The external areas are already used for car parking and will not introduce harmful over looking or wider amenity issues.

5.2.2 This development will not impact on the amenity of surrounding properties through the physical scale of the building or from loss of privacy through overlooking.

5.2.3 The scale, massing and bulk of the development is staying consistent with the standards set out in the original consent. There are no further impacts in comparison to this scheme. The development does not introduce any materially larger parts of the building.

5.2.4 In terms of impact the revised glazing design are at a higher level and will not therefore introduce harmful looking. The revised changes to the roof lights do not have a material impact on the privacy standards that have been accepted.

5.2.1 Overall these changes remain in accordance with Policies 12 –Design and 13- Development standards of the Cornwall Local Plan (2016) and Policy BE11 The Belyars of the St Ives Neighbourhood Plan.

## 5.3 Parking



- 5.3.1 The development will provide for a total of 19 car parking spaces. This equates to a parking ratio of 1.8 space per dwelling. 1 space will be provided for Ron's Cottage and the remaining 18 for the for the 10 units at Carrick Lodge.
- 5.3.2 Two of the spaces will be tandem spaces, these will be allocated to the same owner which would be able to access them and manage this arrangement within the site.
- 5.3.3 Advice and policy guidance on parking standards for new development is provided in the Cornwall Design Guide (December 2021). The provision of 1.8 spaces per unit will strike an appropriate balance between sufficient car parking for the development, whilst not over providing to encourage and support sustainable transport choices.
- 5.3.4 The revised layout has also allowed for EV charging points and has also improved the cycle parking provision on the site. As such this development complies with the Cornwall Design Guide.

## 6.0 Conclusions

### 6.1 Summary

- 6.1.1 The proposed amendments have been fully identified within this document and make a clear justification that the development will comply with the provision of the development plan.
- 6.1.2 As such it should be granted planning permission without delay.

