



Planning Design and Access Statement
Retention of Leisure/Recreational
Facility known as Bar Silo

Land at South Torfrey Farm,
Golant, PL23 1JA



For South Torfrey Farm

Prepared January, 2024

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1.Introduction

Situ8 Ltd have been instructed to act on behalf of Mrs D Andrews (South Torfrey Farm Ltd) to write a supporting Planning, Design and Access statement for the retention of silos, containers and sheds at South Torfrey Farm, Golant, PL23 1LA (hereinafter referred to as 'the site').



2.Site and Contextual Appraisal

2.1 Location and background to the site

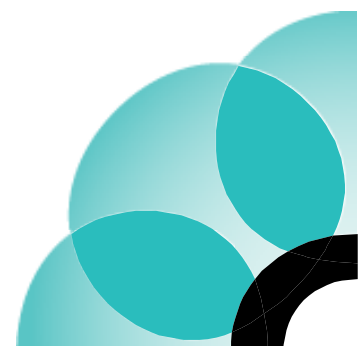
The land is situated within South Torfrey Farm, Golant, PL23 1LA which is a working farm. The farm has benefitted from the grant of planning permission to diversify allowing a sustainable approach for the farm. This has been achieved through the conversion of various barns within the farm complex to be used for holiday letting purposes which specifically enable disabled persons to enjoy the site and the locality. The site has on-site features to enhance visitor stays, i.e a hydrotherapy pool.

Other uses permitted include the utilisation of an existing building where its use has changed to facilitate an events venue i.e weddings etc used in association with local and the visiting community staying within the existing complex and to attend events held within the barn building. The permission to allow a variety of events to be held within the boundary of South Torfrey Farm has expanded the farm's economic viability, now on an all year-round basis and this proposal will support the ethos of farm diversification at the site.

We can advise that the current letting period offers significant opportunities to local businesses i.e retailers, hoteliers etc, with people staying for events, or indeed help with supplies for events.

2.2 Surrounding Development

The surrounding development represents a farm that has diversified over time with the inclusion of holiday accommodation and an events facility including weddings, music venue etc.



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The locale has a 'blanket' AONB designation but given the discrete location and placement of the Silos etc it is contended that the development does not harm the important landscape designation. We say this on the basis that South Torfrey is not apparent when viewed from within/beyond the landscape setting from varying vantage locations.

2.3 Site description

The site of the silos etc is central to the farm complex and is surrounded by vegetation ie trees and hedges. It is a flat site and discrete when viewed in the landscape setting.

2.4 Site and area Photographs



The Bar Silo and Associated facility



3.Site Investigation

3.1 Ecology

Ecological Surveys Ltd have been instructed to survey the site to provide a report.

The report accompanies the application submission and recommends. There are no further surveys required at this site.

3.2 Flood Risk Assessment, surface and foul water drainage

The development has the benefit of soakaways and also drains to a treatment plant at the site. We can confirm that there are no known drainage issues at the site.

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4.Planning History

We draw your attention to PA19/02003 - which secured planning permission for a Class E development. The proposal was described in 2019 as “the change of use of barn to hold activities, functions and ceremonies”.

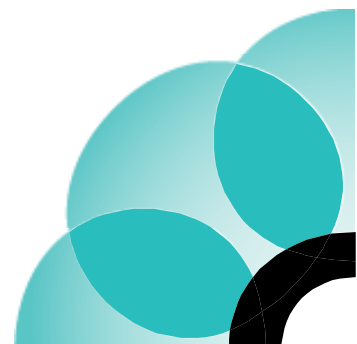
This permitted development provides a new business dimension to the farm and is leisure/recreationally related.

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5.Planning Policy & Guidance

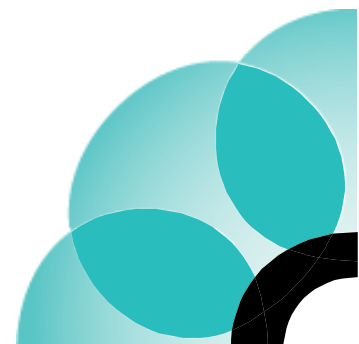
5.1 National Planning Policy Framework 2023 (NPPF)

Under section 38(6) of the Planning and Compulsory Purchase Act 2004 decisions on applications for planning permission and appeals must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise.

For the purpose of determining this planning application the following policies from the National Planning Policy Framework (NPPF) 2023 and the Cornwall Local Plan Strategic Policies 2010-2030 (CLP) and the Climate Emergency DPD 2023. There is an adopted Neighbourhood Plan for St Sampson (2021-2030).

In policy terms we begin with the NPPF 2023. The NPPF 2023 stresses the importance of having a planning system that is genuinely plan-led. Where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development.

The NPPF 2023 is the Government's planning policy that sets out the requirements of the planning system providing a framework within which local people and their accountable councils can produce their own local and neighbourhood plans, which reflect the needs and priorities of their communities. It sets out that applications are required to be determined in accordance with the development plan unless material considerations indicate otherwise, with the NPPF 2023 being a material consideration in the decision-making process, and acting as the principal policy consideration where the development plan is out-of-date.



The NPPF 2023 also advocates that the purpose of the planning system is to contribute to the achievement of sustainable development. It asserts that there are three dimensions to sustainable development: economic, social and environmental all of which gives rise to the need for the planning system to perform a number of mutually dependent roles. Achieving sustainable development means that the planning system has three over-arching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure. This proposal will meet with the criteria of the policy and will help support the existing facilities at the application site (South Torfrey) the community of Golant and wider locality.

There are also significant benefits to employment for local people who will have opportunities at the site and also the associated businesses inextricably linked to the venue.

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of facilities are provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

The location of the site means that the local and visiting population of Golant are well placed in the community to access the recreational/leisure facilities offered at South



Torfrey.

And

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. We contend that the site is well placed in the community sited on a farm where there is still agricultural operations and a number of holiday accommodation units.

The facility proposed is of an appropriate scale that does not harm the landscape setting. Every effort has been made in conceiving this scheme to ensure that green policies are adhered to from the CLP 2010-2030 and also the C CE DPD 2023. The site is considered to be in the right place for this type of recreational/leisure facility.

Furthermore, the development will support the services and facilities that prevail in the community and will also support other neighbouring settlements.

Areas of The Framework especially relevant to the proposal are as follows:

Section 6: Building a strong and competitive economy

Paragraph 86 is relevant to the case and sets out that planning policies should:

- a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;
- b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;



c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment;

and

d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

Turning to Paragraph 87 supports such a proposal where planning policies and decisions should recognise and address the specific locational requirements of different sectors.

Further, Paragraph 88 asserts its support for such development and confirms

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, beautiful new buildings;

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

In this case the proposal accords with this advice and guidance.

Section 11: Making effective use of land and buildings

In our view the proposal accords with this policy and clearly makes an efficient use of land through the re-use of existing built forms at this site. Further para 124 confirms that planning policies and decisions should: a) encourage multiple benefits from both urban and rural land, including through mixed use schemes.



Section 15. Conserving and enhancing the natural environment

Paragraph 180 asserts that planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes.

In addition, paragraph 182 confirms that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. In this case the applicant has been mindful of retaining the rural landscape by using the existing silos and also the sheds and containers.

5.2 Additional guidance

The Cornwall Local Plan 2010-2030

In order to make the economy competitive it is important to remove unnecessary barriers. The Plan seeks to provide a positive policy framework, which supports jobs, business and investment with a focus on sustaining a range of local businesses. It sets a framework to encourage both large- and small-scale opportunities throughout Cornwall in appropriate locations.

Decisions will support and protect the sustainability and expansion of existing businesses and the growth of new sectors to strengthen the economy particularly where this provides full time jobs and, wherever possible, leads to a rise in the average wage in Cornwall.

We share the plan's philosophy in that "a flexible approach ensures sufficient sites and a range of premises of the right type are available in the right places at the right time to meet business needs of the economy. In this case the applicant in the pandemic period 2020 resolved to support the community with an outdoor leisure/recreational facility on their land. At that time despite the restrictions to daily life the economy grew and business



needs were changing rapidly.

We note that this Plan is not prescriptive of the location or nature of most employment space that will be developed, providing the flexibility required to adapt to changing markets. The interest and growth of this business has taken the applicant completely by surprise and has also meant success for other local businesses inextricably linked to this business i.e. food and drink retailers etc in the local area.

We contend that the retrospective proposal accords with this policy ethos.

Policy 1 – Presumption in favour of sustainable development. Taking into consideration the Social and Economic Contexts as noted above, this application provides a sustainable solution within these areas.

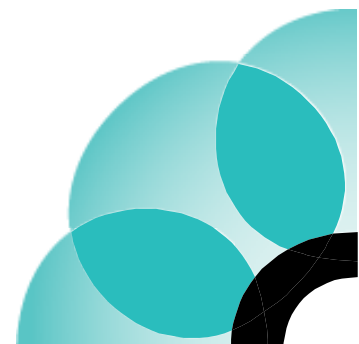
Policy 2 (3c) – Generating and sustaining economic activity. This application will assist the on-going holiday letting business, which supports and helps maintain the agricultural activity on this well-established farm. Employment opportunities have also arisen for full and part time staff (12 on the payroll all being paid over the living wage).

Policy 2 (3f) – Generating and sustaining economic activity. This application has indicated that it will enhance non-seasonal events, which has already given many opportunities for the local labour force/businesses from within and beyond this area.

Policy 5 (1c, 3) – Business and Tourism. This application is based on continued sustainable farm diversification opportunities and will meet the rationale of thinking in regard to this policy.

Policy 16 - Health and Well-Being

The policy maximises the opportunity for physical activity through the use of open space, indoor and outdoor sports and leisure facilities and providing or enhancing active travel



networks that support and encourage walking, riding and cycling.

We are of the view that the proposal meets with the advice and guidance as set out in this policy.

Policy 21 – Best use of land and existing buildings. As indicated previously, this development utilises existing agricultural buildings/facilities i.e. silos and containers/sheds, which would more that adequately suit the size required for the type of events to be continued (if planning approval for this application is given).

Policy 23 – Natural Environment

Development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance. We are content that the proposal given that it is contained within the farm complex adheres to the advice and guidance as set out in this policy in regard to the landscape setting.

Policy 27 (2) – Transport and accessibility. The application has considered this change of use in conjunction with the existing holiday lettings of the farm complex. Given that the visiting community are mainly local the additional transport on the highway network has not proven to result in harm. For the past 3 years since the venue has been retrospectively operating there has not been an adverse highway effects. Further, we are not aware of any collisions in this locale.

Cornwall Area of Outstanding Natural Beauty Management Plan 2022-2027

The applicant has acknowledged the Area of Outstanding Natural Beauty's importance and is aware that they are afforded the highest designation in the country. Since the outbreak of the Coronavirus it has been established that there is a need to also protect people and



their well-being. The Cornwall AONB Management Plan 2022-2027 has a number of policies that seek to ensure people's health and well-being are promoted. We are of the view that such a venue and proposal meet with the policy requirements of this plan. The policies also reference increasing access to the AONB landscape to improve levels of physical activity, health and well-being. Further it refers to the increased mental health and such venues can help to connect people to nature, decrease health inequalities and prevent social isolation. Policy HWB-P1 of the Plan seeks to deliver outcomes within the current Health and Wellbeing Strategy relevant to the protected landscape, particularly around the following outcomes: helping people to live longer, happier and healthier lives, and improving the quality of life. The applicant confirms that this retrospective use has over the past 3 years made a positive contribution to the well-being and health of the local and visiting community who have attended events at the site.

The Plan refers to Objective HWB-Ob1 which encourages a wider range of people to use the AONB landscape and seascape for health and well-being benefits. This can be either, within and outside the AONB, specifically targeting areas in the AONB with the capacity and infrastructure to accommodate **recreational activities** and not those areas particularly sensitive to disturbance.

Objective HWB-Ob2 echoes HWB Objective 1 through the utilisation of the beauty of the AONB to inspire people to explore the AONB for health, leisure and recreation, provided that this does not impact upon the qualifying features from recreational disturbance.

The plan also supports business, employment and a robust economy. Policy SCE-P5 supports economic and employment facilities within AONB communities which respect and enhance the historic environment, local vernacular and settlement pattern. In this case we believe that the applicant has made a significant improvement to people's quality of life and uses existing farming features to the benefit of the community and landscape setting.

Policy PD-P2 Development management decisions should specifically consider the cumulative effects of individual developments on the designated landscape. The addition



of further individual developments and particularly replacement and re-development of existing dwellings **and buildings** etc **will be supported** where these are landscape led and do not exceed the sensitivity and capacity of their designated landscape setting and where they do not give rise to cumulative effects particularly through the inclusion of uncharacteristic contemporary elements, domestic paraphernalia and light spill. In this case we consider that the re-use of the silos, sheds and containers do not exceed the sensitivity and the capacity of the designated landscape, particularly as the venue is contained within the farm complex.

Policy PD-P8 also supports new tourism, leisure and recreation development that conserves and enhances the diverse local landscape characteristics of the various sections of the Cornwall AONB. Development of such facilities should respond to the character, sensitivity and capacity of the designated landscape and not comprise a conspicuous uncharacteristic element harming the character, tranquillity and bio-diversity of the landscape, ensuring that the scale, design, colour, and use of materials have appropriate regard to the protected landscape. Developments should seek better integration of existing holiday sites, visitor infrastructure, and car parks in order to reduce landscape and visual impact. Again, we are of the view that we meet the criteria of the policy.

Policy PD-P11 asserts that any development in, or within the setting of, the AONB must be sustainable development that:

- maintains local distinctiveness and contributes to the sense of place; it should respond to local historical, cultural and landscape context and enhance and feel part of the existing landscape. This can include responding to both built and natural attributes, for instance using characteristic local construction methods, built forms, field patterns and landscapes. It may also include retaining or enhancing key views, landscapes and buildings that provide a tangible link to Cornish culture;
- is appropriately located, and addresses landscape sensitivity and capacity being of a scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting;
- reflects vernacular scale and detailing avoiding the uncharacteristic



introduction of large scale dwellings with very extensive glazed elevations and imposing presence; Innovation in building design within the AONB should be landscape-led providing contextually responsive in the terms set out above, provide contemporary development that is well integrated into its setting and the AONB landscape. • is compatible with the distinctive character of the location described by the Landscape Character Assessment, with particular regard to the setting of settlements and the rural landscape;

Policy PD-P17 discusses farm diversification and infrastructure that will generally be supported where they provide sustainable rural businesses, enhance local distinctiveness and cultural heritage and where the development is of a scale, design and location that can be accommodated within the sensitive landscapes of the AONB.

Ultimately the development conserves and enhances the local distinctiveness and natural beauty of the AONB landscape and its settings while meeting the needs of local communities.

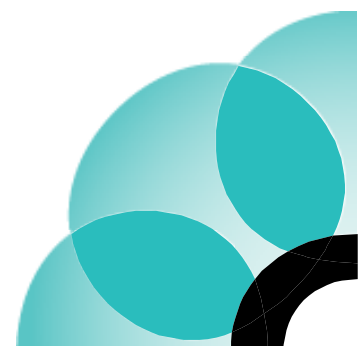
We now turn to the local neighbourhood plan and illustrate how the proposal accords with local policies.

St Sampson Neighbourhood Development Plan 2021-2030 - The plan ethos asserts its support and encouragement for appropriate economic development. Indeed, the policy criteria talks about social cohesion. Further, there are specific policies in regard to economic development, we draw your attention to Policy E1. This policy supports new business and commercial development including the change of use of existing buildings that are sympathetic to the character of the area.

In this case we understand that there is no negative impacts upon neighbours and the development has not harmed the rural environment.

Policy Conclusions

There are a number of policies locally and nationally that support this case. We have



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referred you to the relevant policies above. Ultimately, we accept that this the proposal was a new venture at the time in 2020 where there was clearly strong motivation from the government of the need to save and provide for recreational/leisure facilities such as this. Central governments PM Robert Jenrick asserted that “Councils will now need to take the temporary impact of coronavirus into account when considering permission for change of use, re-development or demolition of a theatre, concert hall **or live music performance venue**. We are of the view that this move, alongside the £1.57 billion investment to protect Britain’s cultural, arts and heritage sector, provides extra security to businesses as they make plans to re-open their premises when is it safe to do so, and in the meantime continue to share their talent and passion for the arts outdoors and virtually.

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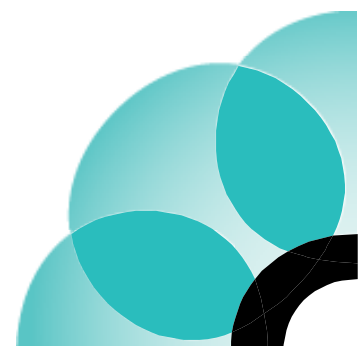
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6. Pre-application consultation and public consultation

In light of the fact the application is for the retention of buildings etc we can advise that the community are aware of this venue. This is said on the basis that there have been events held here within the former silos and associated facilities.



7. Proposed Development

7.1 Introduction/Business Background

This retrospective application seeks permission for structures including a container and sheds together with two former silos. The facilities contained at this site include WCs, Bar, and storage/kitchen. These units have provided facilities since 2020 and used for the purpose of leisure and recreation.

Business Background

The business at this site is known as Bar Silo which is a family run business sharing passion for live music, local seasonal food and hospitality. It was during the first lockdown in 2020 that this venture began. Mr Matthew Andrews (an engineer and carpenter), started work on a dis-used grain silo, whereby he carefully handcrafted all the fixtures from locally sourced reclaimed wood. He was assisted by Mr Joe Andrews (Marketing Manager, photographer & craft beer aficionado), Ms Rosie La Chapelle (Site Manager), and Ms Molly Denham (Bar Manager) who duly created this recreational/leisure facility. Collaboration with Ms Amanda Crowle of [Cornish Maid](#) (on-site caterer) also occurred to support the recreational and leisure facility.

The applicant hosts ticketed events every Friday, showcasing a variety of musicians performing on-stage in an intimate event space. The site is supported by an already converted silo bar and an associated WC facility which is finished as a rustic cocktail bar. The finish and form retains and maintains agricultural silo i.e metalized exterior etc (See photographs contained in this statement). There is also an on-site caterer/store known as Kim's Kitchen which provides seasonal culinary food.



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It should be noted that Bar Silo complements the existing holiday letting business (former barns and a multi-use barn) with permission for recreational uses including barn dances, wedding ceremonies and a yoga studio.

7.2 Design and layout

The metal silo units and containers/sheds are discretely located within the confines of South Torfrey Farm (to the south of the main complex of buildings). The retrospective development remains as agricultural forms i.e metal and timber circular finish (See below). We also draw your attention to the plans accompanying the application for the containers etc.



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7.3 Residential Amenity

There are no near neighbours and the applicants are mindful of potential nuisance and have ensured that despite the popularity of the business that the hours of operation are now strictly regulated and monitored.

In light of the existing holiday accommodation business and community neighbours the applicants have been mindful of noise and have endeavoured to ensure that noise is kept to a minimum together with the operational hours of business.

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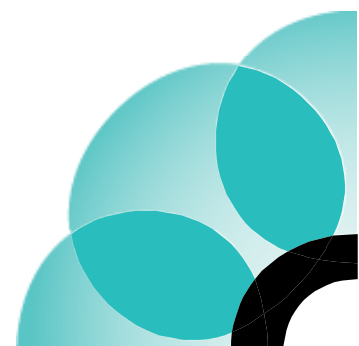
8.Travel/Access Statement

Access to the site remains as existing which is via the main road known to the north of a 'C' class road and also to the road serving the village, known as Water Lane.

We can confirm that in the past 3 years since the business has been operative that there has been no identified highway safety issues on the highway network in the vicinity of the proposed development. Therefore, it is concluded that this development is appropriate and acceptable in traffic and transport policy terms at local and national levels.

Customers at Bar Silo events are mainly local people residing at Golant and Lostwithiel. The visiting community staying at the site and also those staying in the village also attend. Pedestrian and car access prevails.

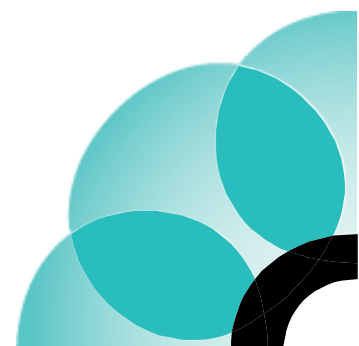
We contend that the development is acceptable and that safe and suitable access is provided at the site. The proposal therefore accords with the advice and guidance as set out in the NFFF 2023, the Cornwall Local Plan 2010-2030 and also the St Sampson NDP 2021-2030.



9. Opportunities

- Weddings at the site have and will continue to increase (thereby supporting a business element at the site).
- Locally the take-up of Air BnB and other accommodation in the local area has and will increase.
- Short stays have and will further increase the footfall to local facilities i.e The Fisherman's Arms and other local hospitality businesses.
- Improve the health and well-being of the local and visiting community.
- Provision of jobs - Bar Silo currently has 12 people on its payroll, all receiving above the Living Wage, and 3 self-employed staff.
- Bar Silo rents its catering premises to 'Cornish Maid', who in turn employs a number of other staff for Friday events and is also the go-to on-site wedding caterer.

While Bar Silo has momentum to grow it also has a good word-of-mouth reputation, and a strong on-line presence. We would be most grateful for a grant of permission to allow investment in order to future-proof the business.



10. Conclusion

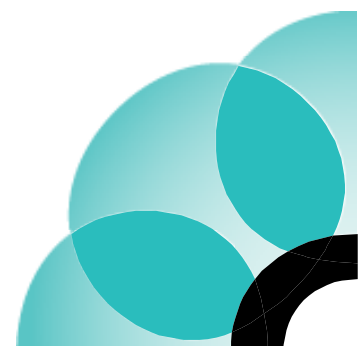
We are mindful that this is a retrospective planning application but re-iterate that the use occurred during the Covid pandemic period of 2020 and subsequently the government made changes to the planning system to save for example theatres, concert halls and live music performance venues. The objective was to protect future generations and improve people's health and well-being, whilst protecting the important landscape setting.

We trust that the information given within this report and the attached plans demonstrate that the applicant is committed to providing a sustainable business in the round at South Torfrey Farm.

The applicant has endeavoured to take account of all the relevant planning policy and carried out survey work in order to address any potential issue which could be associated with this site.

Further consideration has been given to the landscape setting where a sensitive approach to design, form and finishes has occurred i.e. retention of rustic forms.

We trust that you will support this proposal, and we look forward to implementing the scheme in the near future.



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11.Appendices

