

February 2024



Full Planning Permission

DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

Change of Use of incidental building to Form Holiday Letting Accommodation & Associated Works.

Osocozy, Wheal Kitty, St Agnes, Cornwall. TR5 0RW

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 B. Harvey. This Statement accompanies associated plans and documentation, seeking the Councils permission on the principle of;

“Change of Use of Annex to Form Holiday Letting Accommodation & Associated Works”

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:

PA19/01145 | Construction of incidental building and associated work | Osocozy Wheal Kitty St Agnes TR5 0RW

Material Key Points of the Application Proposal

- The proposal utilises an existing residential building in a sustainable location.
- no additional external changes to the building or its curtilage are proposed, and existing trees and shrubs will remain.
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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 1 relates to the presumption in favour of sustainable development and sets out that planning applications that accord with the policies in the Local Plan and supporting Development Plan (including, where relevant, with policies in Neighbourhood Plans) will be regarded as sustainable development and be approved, unless material considerations indicate otherwise.

The proposal utilises an existing residential building in a sustainable location, and do not conflict with any other policies in the Development plan.

Policy 21 Best use of land and existing buildings

Best use of land and existing buildings, encourages sustainability located proposals that use previously developed land and buildings provided they are not of high environmental or historic value.

Utilising the building as an unrestricted residential unit would align with the essence of this policy.

Policy 23 Natural environment

Policy 23 relates to the natural environment and sets out that 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.

The site lies within the St Agnes section of the Cornwall AONB, however no additional external changes to the building or its curtilage are proposed, and existing trees and shrubs will remain.

Policy 24 Historic environment

The location is situated within the Mining World Heritage Site. Nevertheless, there are no plans for external alterations, and the proposed change of use would not impact the designated area. However, in accordance with the policy,

developments within World Heritage Sites or those affecting other assets must incorporate a proportionate heritage statement, as elaborated later in this document.

Policy 27 Transport and accessibility

The policy mandates that all developments ensure safe and accessible site access for all individuals, while avoiding significant adverse effects on the local or strategic road network that cannot be effectively managed or mitigated.

Considering the Planning Authority's concern about the potential frequency of trips generated from day-to-day use, it is imperative to reference this policy. This concern arises from the possibility of an unsustainable form of development, exceeding the lawful use as a self-contained annexe and/or holiday let.

Given the relatively small scale of the unit, it is probable that occupants would have one or a maximum of two cars. There would be no substantive distinction between residential uses in this regard. However, the Authority may be implying concerns about the timing of such trips, as holidaymakers may not travel during peak hours. Nevertheless, the existing use also does not eliminate the necessity for occupants to travel to school and work. Consequently, in reality, an annexe use would produce similar impacts to that of a dwelling in terms of traffic generation scenarios. Moreover, the site is well-connected by foot, and highway impacts are not significant.

3.0 Effects on Heritage Assets

World Heritage Assets

Wheal Kitty lies within the St Agnes District of the Cornish Mining World Heritage Site. Paragraph 194 of the NPPF states "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted".

Consultation of the online heritage records has confirmed that only the WHS designation is relevant to the proposals. The site is not close to the St Agnes Conservation Area or any other designated asset such as listed buildings or scheduled monuments.

Non designated assets are recorded in the surrounding area, on open land to the north associated with Penhall's Mine. The nearest non designated asset is in the form of recorded documentary evidence to the east of the existing main dwelling, recorded as Wheal Vottle, an eighteenth century working for tin later incorporated into Wheal Kitty and Penhall Mine.

There are 7 key attributes that define the Outstanding Universal Value of the WHS:

- Mine sites, including ore dressing sites
- Mine transport infrastructure
- Ancillary industries
- Mining settlements and social infrastructure
- Mineworkers' smallholdings
- Great Houses, estates, and gardens
- Mineralogical and other related sites of particular scientific importance.

The site is an existing residential site of modern appearance, enclosed by similar properties. It is separated from remaining mining features in the surrounding landscape and is not seen in the context of these (Remnants of mine workings and evidence of former engine houses are the key attribute that are evident in the countryside in the vicinity of Wheal Kitty). The site does not display any of the characteristics that define the WHS.

The Application does not propose any external changes to the building or the site and as the site is already in residential use there would be no change to the existing modern residential character. The WHS officer raised no objections to the construction of the building nor the previous application for a change of use, so it follows there would be no further impacts arising from the intended use.

4.0 Green Infrastructure Statement

The application results solely to an occupancy condition and does not have any effect on ecology. The building and residential use will remain the same with no changes to trees or boundaries.

5.0 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.