

Pre-Application Enquiry - Erection of a General Purpose Tractor
Shed on Land at Higher Prospidnick Farm, Nancegollan
AMENDED SCHEME

Design and Access Statement

On behalf of:

Mr R Jones

January 2024

Prepared by:



Penmellyn

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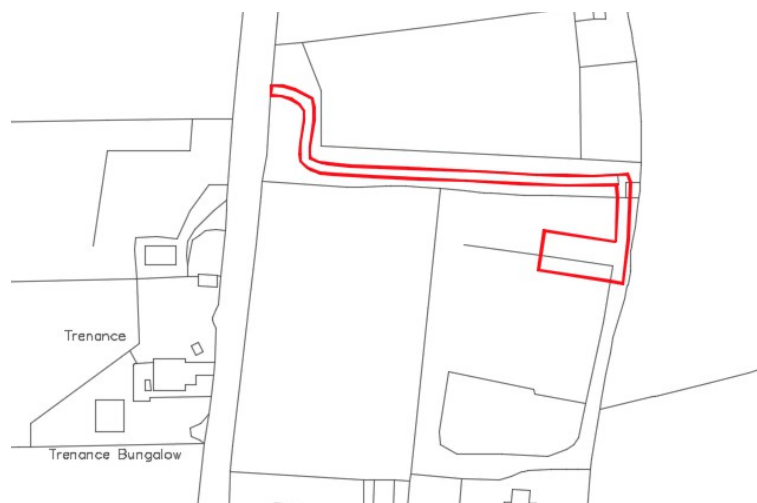
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1.0 Introduction

- 1.1 This Statement has been prepared by Penmellyn Design on behalf of Mr R Jones of Higher Prospidnick Farm, Nancegollan, Helston, Cornwall. It accompanies a pre-planning application enquiry submitted to Cornwall Council following the withdrawal of a full planning application reference PA23/07398.
- 1.2 The above application was withdrawn on the planning officer's advice following negative comments from the Land agent who argued that the proposed shed was unnecessary and too large for the purpose intended for it.
- 1.3 The applicant is keen to discuss his proposals and requirements hence this new pre-planning application enquiry is addressed to the Land Agent.
- 1.4 This Statement sets out the background to the proposal and explains why the additional agricultural shed is required and how it has been designed to suit it's purpose and why we believe it will not adversely impact on the rural landscape.

2.0 Application Site

- 2.1 The application site, which measures just over 0.032 hectares (excluding the farm track), is situated centrally within the applicant's landholding. The site is accessed directly off the B3303 to the west via a private track and the applicant's principle home is located 100m or so to the south. See below a map extract.



2.2 The site itself was a clearing within the wooded area and a logical location for storage of farm machinery given its central position and ease of access to the applicant's land.

2.3 The site does not lie with an Area of Outstanding Natural Beauty nor does it lie within a World Heritage Site.

3.0 The Proposals

3.1 Following the withdrawal of application reference: PA23/07398, the proposed tractor shed has been further reduced in size and will now measure 10m long x 5.8m wide. The 6" corrugated grey fibre sheet pitched roof will have a 3.4m ridge height. The external walls will be clad with treated timber closed Yorkshire boarding and the base will be concrete blockwork.

3.2 The shed will accommodate some of the applications collection of vintage tractors and general agricultural machinery. As the proposed building is smaller than previously proposed, a selection of the following will be stored in the shed:

- 3 x vintage tractors
- 1 x farm trailer
- 1 x muck spreader
- 1 x mower for tractor
- 1 x chisel plough
- 1 x 2 furrow plough
- 2 x sets of harrows
- 1 x ditching attachment
- 1 x seed spreader

3.3 The shed is of an agricultural design with an appearance and as such will respect the intrinsically agricultural character and appearance of the surrounding area.

3.4 The shed is to provide safe and secure storage and will be used entirely for purposes in connection with the maintenance of the applicant's land.

4.0 Design & Access Statement

Effect of the proposed development on other properties and people

- 4.1 As the application site is very isolated with no residential properties nearby, it is our view that the proposal will not cause harm to other properties or people. The application site is well screened from public view points by a mature boundaries and tree groups.

The extent to which the development takes into account the character of the existing building and surrounding buildings

- 4.2 The proposed agricultural shed will nestle within the small wooded parcel of land 100m or so north of the applicant's home and it will be be virtually concealed from public view. All proposed external materials are agricultural in style and are entirely in-keeping with the agricultural character of the surrounding area.

The orientation of the new development

- 4.3 The proposed agricultural shed follows the north/south orientation of the site.

The scale of the proposed development

- 4.4 As examined in the previous sections, it has been demonstrated that the scale and proportions of the proposed shed will reflect the agricultural nature of the building proposed.

Landscaping or boundary features

- 4.5 All existing landscape features will be retained.

5.0 Green Infrastructure Statement

- 5.1 **Open Space** - The site is completely surrounded by open space which is a large contributing factor to the delivery of the onsite Biodiversity. The surrounding rural landscape also acts as a buffer to maximise the separation distance from the proposal to the highway to the west not only for users of the new shed but for wildlife will undoubtedly occupy the surroundings.

- 5.2 **Hedgerow** – Close to the site are many Cornish Hedges which support biodiversity.

- 5.3 **Planting** – Given the agricultural nature of the proposals there will be little opportunity for new planting. The immediately surroundings consist of natural countryside and farmland.
- 5.4 **Conclusion** – The minimal impact of green infrastructure has been central to the design of this scheme to ensure permeability of the site for wildlife and people and to create a multi-functional network of spaces and uses. The development has been planned around the protection and enhancement of nature.

6.0 Travel Plan

- 6.1 The land is used for agricultural purposes and as the applicant's principle residence. The access is existing and includes a graveled private driveway which terminates directly onto the highway network.
- 6.2 The proposed new shed will accommodate the applicant's farm vehicles which are used entirely on the land and very rarely encroach onto the public highway.
- 6.3 The proposed development, given its location and use, will have a minimal impact on the highway transport system.

7.0 Conclusion

- 7.1 National policy guidance and development plan policies seek good quality environments with attractive, well designed developments that cater for all sectors of the community. The proposals are entirely concurrent with existing national and local policy with no detrimental impacts on neighbouring properties and exhibits a design that will sit comfortably within the local setting.
- 7.2 It is our contention that the proposed development, by virtue of its design, scale and appearance is entirely necessary and suitable for its purposes and will not have an adverse effect on the character or appearance of the surrounding area. The proposal therefore accords with the Development Plan for the purposes of Section 38(6) of Planning and Compulsory Purchase Act 2004 and as such, we believe the development proposed in this application, should be approved.