

STATEMENT IN SUPPORT OF AN 'IN PRINCIPLE' PLANNING APPLICATION FOR A SINGLE RESIDENTIAL DWELLING ON LAND TO THE NORTH OF WHISPERINGS, COOMBE FOR KATIE NEWTON AND THOMAS WHITEMAN

The proposed site sits within the St. Stephen in Brannel draft NDP development boundary for Coombe as indicated on the document submitted with this application.

A pre application enquiry for a single dwelling on this site PA13/03005/preapp was submitted in 2013 and received a positive response, a copy of this is also attached to this application.

The planning position for development of this site has been further strengthened since the 2013 positive pre-app response by the inclusion of the site in the St. Stephen in Brannel draft NDP development boundary for Coombe.

The site is partially residential in that it currently accommodates an existing residential garage, access and driveway formerly under the curtilage of Whisperings. Full services exist to the site with mains drainage available in the road to the front of the site. The plot also has existing clearly defined boundaries.

The site is to the north of Whisperings and to the east of existing residential properties on the opposite side of the road, forming a sensible rounding off of the development pattern and is best use of a partial brownfield site with available road frontage, access and full services within a defined settlement.

The proposal is in accordance with the current Cornwall Council local plan and St. Stephen in Brannel draft NDP objectives for small scale residential development to support the regeneration of villages and the local economy.

The site was previously under the ownership of a local family who owned and lived in the property known as Whisperings since 1984. Whisperings was sold but the family are still involved in village affairs and close ties with the village have been kept. When Whisperings was sold and a positive pre application enquiry for development obtained in 2013, the application site was retained by the Newton family to provide an opportunity for the daughter Katie Newton to return with her husband and daughter to her home village of Coombe where she had spent the whole of her childhood and to now create their own family home and to continue the family connections with the village as an active part of the local Community.