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PLANNING STATEMENT

Proposed agricultural machinery and implement storage shed

Mor, High Cove Farm,

Trenance, Mawgan Porth, Newquay, Cornwall, TR8 4BZ

On behalf of Mr & Mrs Warren N & Grace A Spokes

March 2024

Introduction

This planning statement accompanies an application seeking full planning permission for a new shed building. We have been instructed to act on behalf of the Applicant 'Mr & Mrs Warren N & Grace A Spokes'.

Procedure

In accordance with planning application procedure, Certificate B has been completed, and notice has been served on 'Mr Brendan Spokes' because they have an interest in part of the land etched in red. The Applicant owns and controls the land upon which the new building will be positioned, Notice has been served because of third party interest in the existing vehicular access.

Proposal

The description of proposed development is 'Proposed agricultural machinery and implement storage shed'. The building is designed to be fit for purpose, utilitarian in form. Internally, the shed will contain a single open space bay, to provide storage of machinery and implements required and associated with the maintenance and upkeep of the land. Externally, the building will be timber clad, with a profile sheeting roof.

The proposed shed building is required by the Applicant due to the need to upkeep and maintain the parcel of land within ownership. The shed building is justified on the basis of the extent of land owned and maintained. There are no other available existing buildings which would be suitable for the intended required use.

Context

The proposed shed building will be situated in a rural area, being required and justified due to the extent of land owned, which requires upkeep and maintenance. The shed building is fit for purpose and utilitarian, and similar in character to many agricultural buildings and sheds scattered throughout the Cornish landscape.

As such, the proposed shed building is appropriate in context, given the intended use, and will therefore not appear out of place.

Planning policy and guidance

The relevant local level planning policies are contained within the Cornwall Local Plan November 2016.

The relevant national level planning guidance is contained within the National Planning Policy Framework December 2023, including a raft of Planning Practice Guidance that supplement the NPPF.

There is no Neighbourhood Development Plan for this area.

Character of the area / landscape

The proposed shed building is appropriate for the site location, and is similar in form to numerous other agricultural buildings and sheds visible within the wider Cornish countryside. Given the appropriateness of design and materials, the proposed shed will assimilate acceptably with the character of the area and wider landscape.

Conclusions

The proposed shed building is required and justified due to the need to maintain and upkeep the land. The shed building will have an acceptable relationship with the surroundings and will not appear out of character with the area, and as such is worthy of approval.