

Planning Supporting Statement

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Application for Planning Permission for Erection of replacement agricultural building

The Town and Country Planning Act 1990

Site Address: Mys Hedra Farm,
St Buryan, Penzance, Cornwall, TR19 6EJ

Date: 22 January 2024

Applicant: Mr J. Willis



1. Background

- 1.1. We have been instructed by the Applicant, Mr James Willis, to prepare and submit a Planning Application to Cornwall Council for the erection of a replacement agricultural building on Mys Hedra Farm.
- 1.2. The holding at Mys Hedra Farm extends to approximately 2.85 acres / 1.15 hectares in size. The property consists of several fields of grassland, several farm buildings, a farmhouse and other associated buildings. The land is maintained solely by the Applicant.
- 1.3. This planning application proposes the removal of an old farm building, and the erection of a more suitable replacement agricultural building. The existing building is in a poor state of repair, is poorly sited and is of a design not suited to modern agriculture. A modern replacement will be beneficial to Mr Willis' holding.
- 1.4. The application hereby submitted includes the following documents and plans:
 - Completed application form.
 - Drawing No. WILL 101 – Location Plan.
 - Drawing No. WILL 102 – Existing Site Plan.
 - Drawing No. WILL 103 – Proposed Site Plan.
 - Drawing No. WILL 104 – Existing Building.
 - Drawing No. WILL 105 – Proposed Building.
 - Community Infrastructure Levy Form 1.
 - Completed Ecology Report Trigger Table.
 - South West Water asset map.

2. Site Description

- 2.1. Cornwall Council's Interactive Map shows a public Footpath located to the north-east of the application site. Said footpath begins at the holding's main entrance way and heads north-west along the holding's northern boundary. This footpath will be approximately 70 metres distant from the proposed replacement building. There are no other Public Rights of Way (PRoW) in the immediate area.
- 2.2. The application site is accessed directly from the holding's main entrance way via a hard-surfaced track and yard area. The holding's main entrance way provides access directly to the adjacent "A30" Public Highway.
- 2.3. Cornwall Council's Interactive Map further shows that the holding is located within the St Buryan Area of Great Landscape Value (AGLV) and the Penwith Heritage coast.
- 2.4. Magic.gov.uk shows that there are no other nationally or locally designated ecological sites within or near to the application site.

- 2.5. Cornwall Council's 'Cornwall and Isles of Scilly Historic Environment Record' shows that there are no historic features within or near to the application site.
- 2.6. The Environment Agency's 'Flood Map for Planning' service shows that the site is not located within either Flood Zone 2 or 3.

3. Proposal

- 3.1. The application seeks Planning Permission for the removal of an existing agricultural building and the subsequent erection of a replacement agricultural building.
- 3.2. The existing building has an approximate footprint of 40 sq. metres, with approximate dimensions of 6.6 metres by 6 metres. The building stands approximately 2.2 metres to the eaves and 2.7 metres to the ridge. The building is of timber frame construction and clad with a mixture of timber boarding, timber sheeting and corrugated metal sheeting. The building is covered with fibre cement sheeting. The building is old and in a poor state of repair. Historically, the building would have housed farm animals. The building is of no architectural merit and does nothing for the character and appearance of the area.
- 3.3. The existing building is shown in the below photograph.



Above: existing building.

- 3.4. The proposed replacement building will be of modern steel portal frame construction. The footprint will be 108 sq. metres, with dimensions of 12 metres by 9 metres. The building will stand 4 metres to the eaves and 5 metres to the ridge. The building will be clad with olive-green metal sheeting down to concrete panels at the base. An olive-green roller door and personnel door will be located on the north-eastern elevation. The building's apex roof will be covered with olive-green box profile metal sheeting.
- 3.5. The proposed design materials are seen frequently throughout the locality and are similar to another building on the holding itself. These materials will therefore assist in integrating the replacement building into the surrounding environment. Furthermore, these design materials will prove more resistant to the site's harsh coastal weather conditions than natural timber.
- 3.6. The replacement building will be sited slightly further west than the existing building, over an area of existing hardstanding, rubble and grassland. The replacement building will be located in the corner region of the field and will be orientated to follow the alignment of an adjacent hedge. This proposed siting remains closely related to the existing range of buildings and yards on the holding.
- 3.7. The replacement building will provide a more suitable, secure and accessible storage space for farm related items such as Mr Willis' range of tractors and equipment. Mr Willis is currently unable to safely house much of his farming equipment on the holding due to the lack of available storage space. At present, Mr Willis is temporarily storing the following equipment with Essex based family members:
- Massey Ferguson 35
 - Massey Ferguson 135
 - Massey Ferguson 178
 - Ford 7810
 - International TD-6
 - Vintage grey Ferguson
 - 1943 Fordson Standard Tractor
- 3.8. Several photographs of the above are shown within Appendix I.
- 3.9. The existing range of modern agricultural storage buildings are relatively small in scale and so are currently at capacity. The existing building subject to this proposal's construction and scale make it inaccessible to modern equipment, unsecure and not weathertight. The building is completely unsuitable for Mr Willis' storage needs on the holding. Renting storage space locally is not financially viable and would result in unnecessary vehicle journeys being made for the trailering of equipment to and from the holding. The replacement building will therefore resolve the holding's storage shortage through the provision of a modern agricultural storage building on owned land within the farmstead.

4. Relevant Planning History

4.1. In October 2020, planning permission was granted under planning reference number PA20/05969 for the replacement of two agricultural buildings on Mys Hedra Farm. The case officer was Ms Katie Mosley. The permission enabled “Barn 1”, a timber clad building, to be replaced with a more modern and suitable juniper green metal sheet clad building. The replacement building was also taller than the previous building.

4.2. The Officer Report stated:

“The application site is an established farmstead, and the buildings would be sited adjacent to the existing buildings. The proposed agricultural buildings are considered justified and reasonable given that they are replacing two existing agricultural buildings and given the land ownership.”

4.3. The Officer Report further stated:

“The buildings would be built upon the same footprints as the existing buildings and given the location of the application site, set back and at a lower level from the road would not be largely visible from the surrounding area. The proposed buildings would be positioned within an existing farmstead and be well related to the existing buildings.

The buildings form part of an existing cluster, and therefore would not represent a sporadic form of development in the open countryside. The scale, design and materials for the building are deemed appropriate for the type of building, and its intended use. Furthermore, the appearance of agricultural buildings in the open countryside is not unexpected, as such structures are required to support agriculture and the rural economy.

By reason of the location, appearance, and intended use of the development it is concluded that the proposal would not be harmful to the character and appearance of the surrounding landscape and AGLV. . In light of this the proposal does not conflict with the aims and intentions of policies 12 and 23 of the Cornwall Local Plan.”

4.4. The above planning application is a material consideration and shares many similarities with the current proposal. A picture of a building erected under the above planning permission is shown below for reference.



- 4.5. Additionally, in November 2021, permission was granted for the conversion of the holding's existing stone barn to a single two-bedroom dwelling under planning reference number PA21/06598. At present, this permission remains extant. The stone barn sits near the existing building subject to this planning application. Therefore, the slight resiting of the replacement building will be of benefit to both buildings with access for maintenance etc. greatly improved.

Planning Assessment

- 4.6. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the application should be determined in accordance with the Development Plan unless any material considerations indicate otherwise.
- 4.7. The Development Plan is the Cornwall Local Plan 2010-2030 adopted in November 2016 (the Local Plan). We are not aware of a 'made' or emerging Neighbourhood Development Plan existing for the parish of Sancreed.
- 4.8. The most relevant Local Plan policies include:
- Policy 1 – Presumption in favour of sustainable development
 - Policy 5 – Business and Tourism
 - Policy 12 – Design
 - Policy 21 – Best use of land and existing buildings
 - Policy 23 – Natural environment

- 4.9. With regards to the principle of development, being that an existing agricultural building will be replaced with a more suitable modern agricultural building, the proposal is considered to be reasonable and justified. The existing building is old and in a poor state of repair. The existing building is by no means suited to the current needs of Mr Willis' holding, with the footprint and scale being too restrictive. The building is inaccessible to farm vehicles and equipment, owing to the internal timber supports. The larger replacement modern agricultural building will provide a suitable storage area for Mr Willis' range of tractors and associated equipment on owned land within the farmstead. At present, the holding lacks sufficient storage space. For the above reasons, we consider the proposal to be agriculturally justified.
- 4.10. The existing building is old and in a poor state of repair – the building is of no architectural merit. The removal of the existing building and the erection of a replacement building of standard agricultural design will in our opinion lead to a general betterment of the immediate area. The replacement building has been designed in a manner that fits with the other existing buildings on the holding itself and the wider surroundings. The proposed replacement building's design materials mirror those approved under the holding's previous planning application (planning reference no: PA20/05969). The design materials are not considered to detrimentally impact the character or appearance of the surrounding landscape.
- 4.11. With regards to the proposed siting, the location has been carefully considered by Mr Willis, with neighbours consulted. The replacement building will not be sited over the footprint of the existing building due to reasons of poor accessibility and proximity to other buildings etc. The proposed building will be located slightly further west, over an area of hardstanding, rubble and grassland. Mr Willis has engaged with South West Water (SWW) to ensure the proposed replacement building does not interfere with a nearby mains water pipe. A copy of SWW's asset plan for the site is submitted with this application. The proposed building will be orientated to follow the alignment of an adjacent hedge. The replacement building will be entirely screened from the nearby Public Highway. The building will be visible from the public Footpath to the north of the holding. The replacement building would be positioned within an existing farmstead and would be well related to the other existing buildings. The building would sit over an area of existing hardstanding yard, and area of rubble and an area of grassland. Given the context, we do not consider the proposal to represent a sporadic form of development in the open countryside. By reason of the location, appearance and intended use, we do not consider the development to be harmful to the character and appearance of the surrounding landscape and AGLV. It therefore follows that the proposal does not conflict with the aims and intentions of policies 2, 12 & 23 of the Cornwall Local Plan and paragraphs 135 and 180 of the National Planning Policy Framework 2023 (NPPF).
- 4.12. With regards to neighbouring amenity, we do not consider there to be any overbearing or loss of privacy concerns. Additionally, we do not consider there to be any concerns relevant to noise and odour etc.
- 4.13. Access would be unaffected by the development. The proposal is considered to be acceptable from an access and highway safety perspective.

5. Green Infrastructure Statement

- 5.1. Policy GI of Cornwall Council's Climate Emergency DPD states that development proposals will be expected, where appropriate to the scale and nature of the development, to meet several green infrastructure design principles. Given the modest agricultural nature of the proposal, we are of the opinion that it would be inappropriate for said Green Infrastructure design principles to apply.

6. Summary & Conclusion

- 6.1. This application is made for Full Planning Permission – in accordance with the Town and Country Planning Act 1990.
- 6.2. The proposed removal of an existing agricultural building and the subsequent erection of a replacement building that is of a standard agricultural design will be beneficial to Mr Willis and his holding. The proposed replacement building will provide a suitable modern storage area on owned land for Mr Willis' range of farm equipment and machinery. The replacement building will likewise remain respectful to the local surrounding area and the holding itself.
- 6.3. It is therefore our view that the proposal accords with the relevant policies of the Local Plan and the NPPF. Therefore, we feel that this application should be supported and planning permission granted.

Appendix I – Existing Farm Vehicles



