

PROPOSED AMENDMENT TO PA20/11484 (DEMOLITION OF EXISTING BUILDINGS & CONSTRUCTION
OF A DWELLING) WITH SPECIFIC REGARD TO CLIFF STABILISATION WORKS & ALTERNATIVE SURFACE
WATER DRAINAGE PROPOSAL | DESIGN, ACCESSIBILITY & PLANNING APPRAISAL
INCLUDING HERITAGE IMPACT ASSESSMENT & GREEN INFRASTRUCTURE STATEMENT

ADDRESS: THE CHALET, FORE STREET, PORT ISAAC, PL29 3RE

CLIENT: MR M STAMP

DATE: MARCH 2024



planning | architecture | landscape

CONTENTS

1.0 EXECUTIVE SUMMARY.....	1
2.0 EXISTING SITE	2
3.0 PLANNING HISTORY.....	5
4.0 PROPOSED DEVELOPMENT.....	6
5.0 PLANNING POLICY CONTEXT.....	7
6.0 MATTERS FOR CONSIDERATION.....	8
7.0 PLANNING ASSESSMENT	17
8.0 CONCLUSION.....	19
APPENDIX 1.....	20



1.0 EXECUTIVE SUMMARY



Laurence Associates is retained by Mr Mark Stamp (the applicant) to progress a full planning application for a Proposed amendment to PA20/11484 (Demolition of existing buildings and construction of a dwelling) with specific regard to cliff stabilisation works, and alternative surface water drainage proposal (the proposed development) at The Chalet, Fore Street, Port Isaac, PL29 3RE (the application site).

The Design Accessibility and Planning Appraisal has been prepared to support the planning application.

As part of this application, a cliff face inspection report was carried out on the property and the surrounding coastline of the plot to include any noted significant structural movement of any structure. The report comments on the possible presence of any visible structural defect or other sign of damage that may require remedial works in the future.

It is considered that the proposal is entirely consistent with policies contained within the National Planning Policy Framework 2023, policies within the Cornwall Local Plan 2010 – 2030, The St Endellion Neighbourhood Development Plan 2020-2030 Referendum Version (NDP), The Cornwall and Tamar Valley Area of Outstanding Natural Beauty Management Plan 2022-2027, the Cornwall Council Climate Emergency Development Plan Document (DPD)(2023), and guidance within the Cornwall Design Guide 2021.



2.0 EXISTING SITE

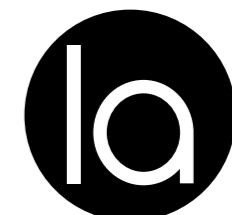
The site comprises an area of land on a sensitive cliff top location which formerly sited a detached, single storey dwelling known as The Chalet. The site lies on a promontory on the eastern side of the harbour. Along with The Chalet, the site formerly had two storage buildings, all of which were demolished following the approval of (application PA20/11484) which consisted of the demolition of *The Chalet* and associated amenity buildings, with the construction of a replacement dwelling.

The property is located near the edge of a coastline cliff face which is approximately half surrounded by an up to of 15 to 20 metre high near vertical rock face. The seaward facing elevation of the bungalow directly face to the west southwest. The cliff face is mainly slate bedrock intruded with various other minerals such as quartz veins.

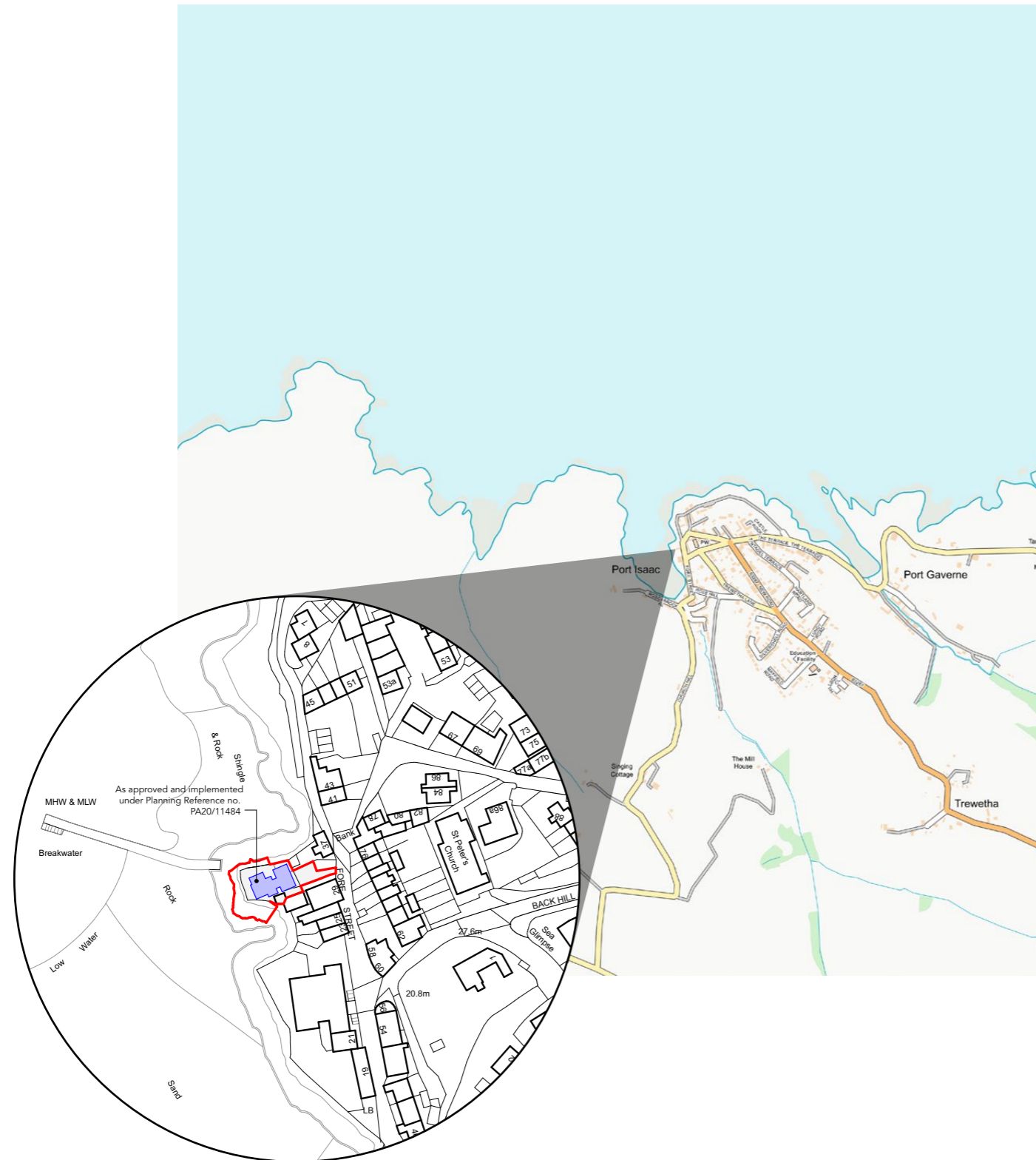
The cliff face compared to the earliest Ordnance Survey map 1st Edition dated 1879 shows minimal change in terms of location of the general coastline in the past 140 years. At the bottom, at the sea level, the rock outcrop beach has large sections of eroded slate bedrock characterised by mid grey thinly bedded bedding planes. The general angle of the slate bedrock bedding planes is variable but is generally less than 20 degrees to the horizontal and rises up toward the west in direction. There are some discontinuities of a more vertical nature consistent with minor fault lines or folding pressure creating fractures of which some are also filled with quartz and other minerals.

The decision of PA20/11484 means that a dwelling is to be constructed on the site. Therefore, it is considered critical to carry out cliff stabilisation works in order to facilitate a safe piece of ground upon which to build the prospective house.

The site lies to the rear of properties fronting Fore Street, one of which is a Grade II listed building, Cliff Cottage (Ref: DCO8340). The area also lies within the Pentire Point to Widemouth National Landscape (formerly AONB) and the Port Isaac Conservation Area (Ref: DCO112).



2.1 SITE LOCATION



THE CHALET, PORT ISAAC | SITE LOCATION



3.0 PLANNING HISTORY

A review of the Cornwall Council planning register has shown the following applications are relevant to the application site:

- **PA23/04850:** Construction of a dwelling (amendments to previously approved scheme PA20/11484) – Withdrawn on 12th October 2023.
- **PA22/09370:** Submission of details to discharge conditions 4 and 5 in respect of decision notice PA20/11484 dated 23/02/202 – Conditions discharged on 30th November 2022
- **PA20/11484:** Demolition of existing buildings and construction of a dwelling – Approved with conditions on 23rd February 2021
- **PA20/00947:** Demolition of buildings and construction of replacement dwelling – Refused on 15th September 2020
- **PA19/02853/PREAPP:** Pre application advice for demolition of existing buildings and construction of replacement dwelling – Advice given on 3rd December 2019
- **PA18/03020:** Construction of a replacement dwelling – Refused on 31st May 2018



4.0 PROPOSED DEVELOPMENT

The proposed development comprises the cliff stabilisation and surface water drainage works in relation to the development approved under application PA20/11484. The cliff stabilisation works, as shown in Drawing 17791-200-P1, will consist of Tecmat® erosion control mat, which will cover the cliff surrounding the dwelling, and will itself be covered with mesh and fixed to the cliff with nails. As shown in the photomontages submitted in support of this application, within 3-6 months of the implementation of the proposed cliff stability works, growth of plants would mean that the works would no longer be visible.

With regards to surface water drainage on the site, as shown in drawing 19245-PL-00-03B, surface water would be routed through the north cliff face and dispatched above the rocks.

As part of this submission no further changes are to be made to materials previously already approved for the dwelling. The already approved scheme will remain below ground continuing to have a sedum 'green roof' with coastal ground cover planting to maintain that there is no loss to visual impact when observed from neighbouring properties and from passing public domain at street level.

In addition to this, the drainage and cliff stabilisation details are included within this submission as they have been previously discharged following the last approval.

More details of which is attached to this application and summarised below.

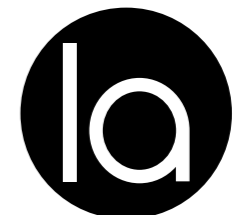


5.0 PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise; meaning amongst other things any other supplementary / supporting planning documents and the government's guidance as set out in the National Planning Policy Framework (NPPF) (2023).

The statutory development plan for the site consists of the Cornwall Local Plan 2010 – 2030 (CLP) (2016) and the St. Endellion Neighbourhood Development Plan 2020-2030, whilst material considerations in this instance comprise national policies set out within the National Planning Policy Framework (2023), and the guidance contained within the Cornwall Design Guide (2021).

The relevant policies are appended to the end of this DAPA.



6.0 MATTERS FOR CONSIDERATION

Layout

The layout is demonstrated upon the Proposed Site Plan. Under this application with regards to layout we seek to implement cliff stability works, and new surface drainage works. No further alterations to the layout are proposed relating to the main replacement dwelling as per approved application PA20/11484.

Scale

This application proposes a more sustainable amended drainage approach/details to that already approved and recommended necessary cliff stabilisation works.

Design

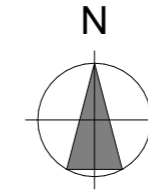
The proposal would only visibly change the site for the few months before plants grow over the cliff stability works, and there will be no further external changes to the site. This, along with the fact that the proposed development is for the purpose of discharging surface water safely, and protecting the site of an approved development from coastal erosion, means that it is considered that the proposal set out in the application should be equally acceptable to the extant permission onsite.

Access

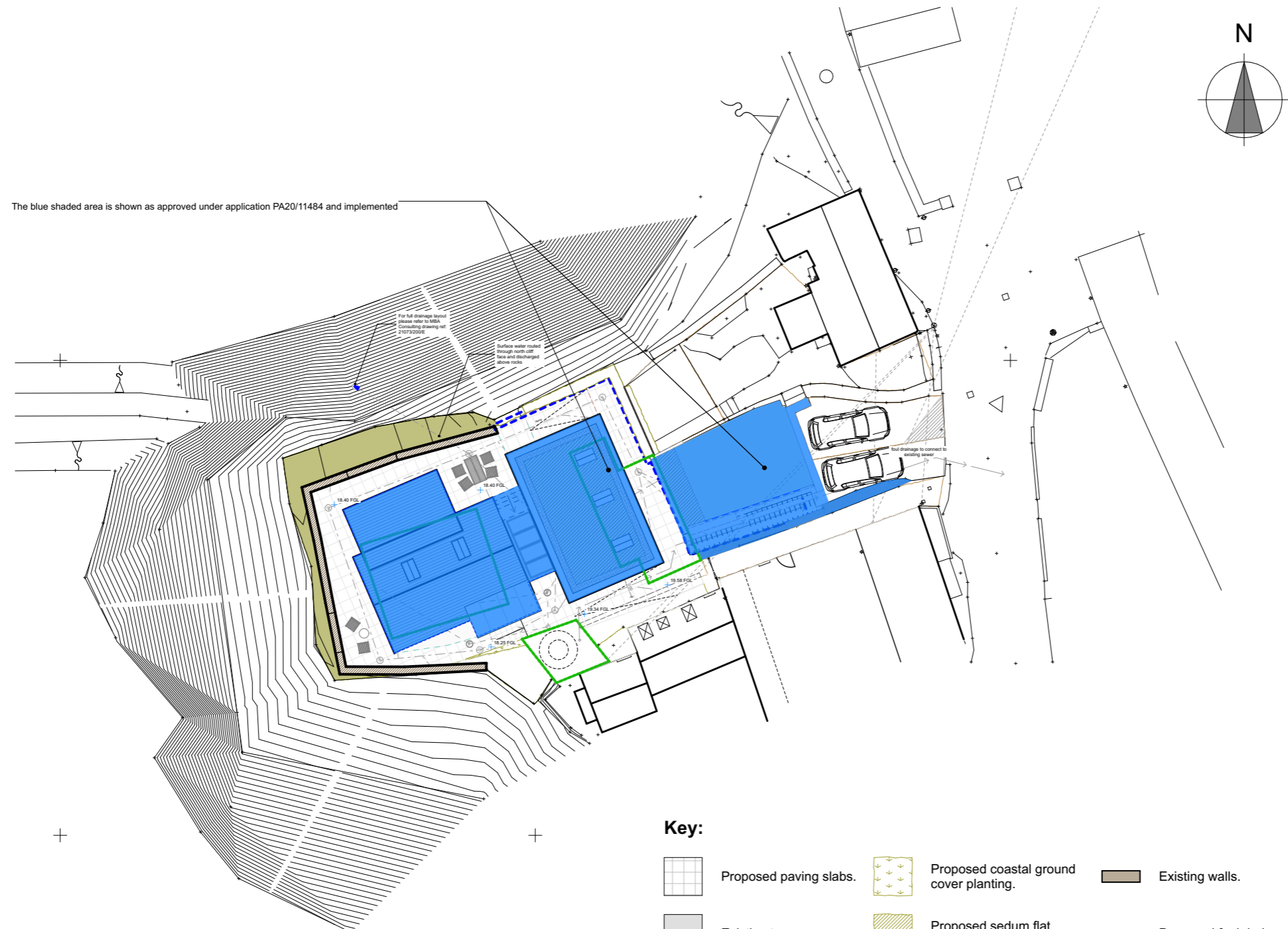
Access to the site is provided from the existing access to the east.



6.1 PROPOSED SITE PLAN













The blue shaded area is shown as approved under application PA20/11484 and implemented



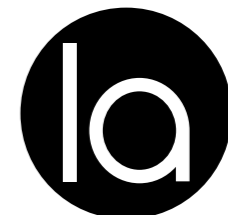
PROPOSED SITE PLAN
1:200



Key:

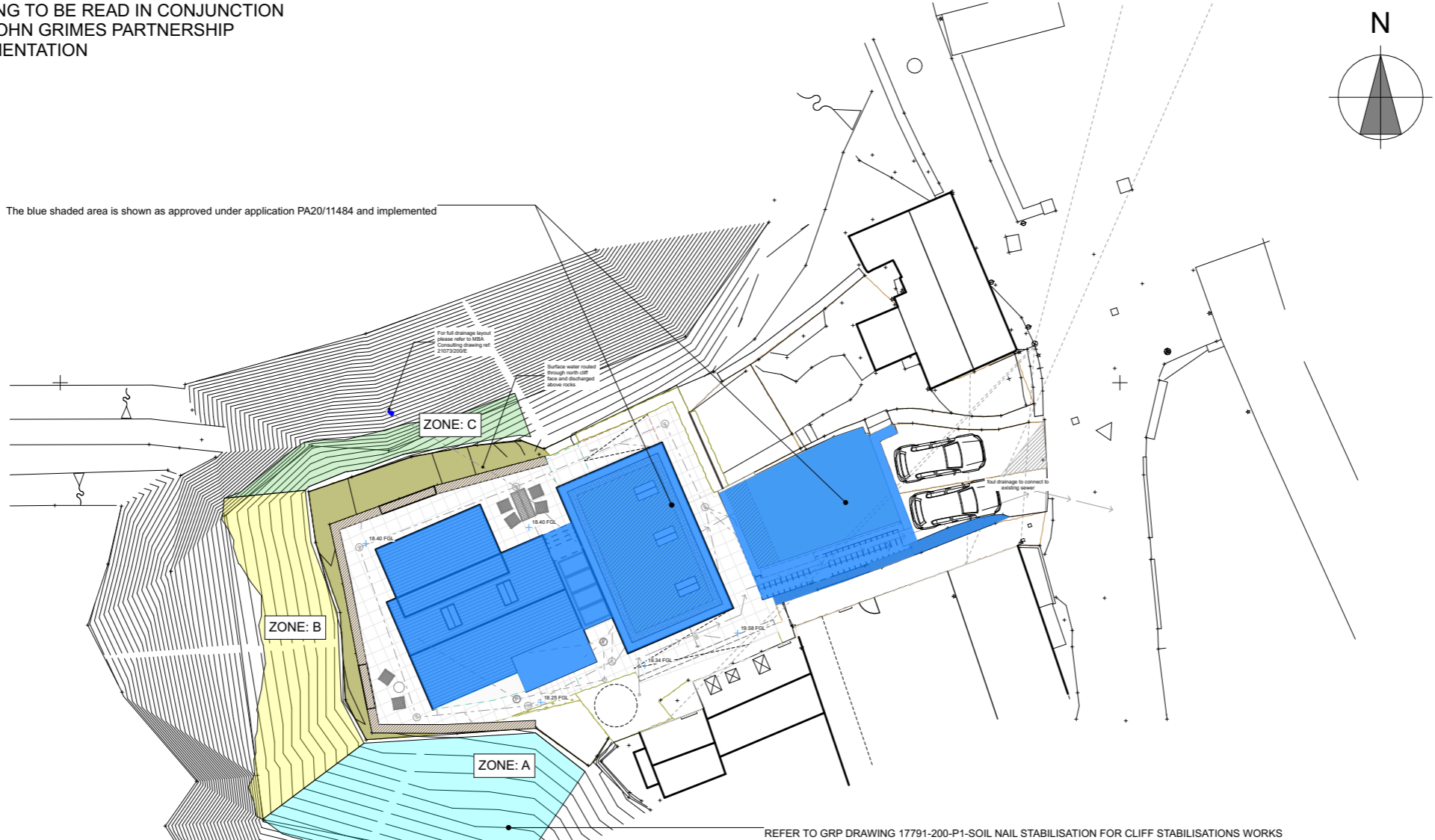
- | | | |
|---|---|--|
|  Proposed paving slabs. |  Proposed coastal ground cover planting. |  Existing walls. |
|  Existing tarmac |  Proposed sedum flat roof. |  Proposed foul drains. |
|  Existing coastal ground cover planting. |  Proposed gravelled areas. |  Proposed storm drains. |
|  Existing Grass | | |

NOT TO SCALE



6.2 PROPOSED CLIFF STABILISATION PLAN

DRAWING TO BE READ IN CONJUNCTION WITH JOHN GRIMES PARTNERSHIP DOCUMENTATION



The blue shaded area is shown as approved under application PA20/11484 and implemented

For full drainage layout please refer to M&S Consulting drawing ref: 210720249











Surface water routed through rock off the site and discharged above rocks

Foul drainage to connect to existing sewer

REFER TO GRP DRAWING 17791-200-P1-SOIL NAIL STABILISATION FOR CLIFF STABILISATIONS WORKS

PROPOSED CLIFF STABILISATION PLAN
1:200

Key:

-  Proposed paving slabs.
-  Proposed coastal ground cover planting.
-  Existing walls.
-  Existing tarmac
-  Proposed sedum flat roof.
-  Proposed foul drains.
-  Existing coastal ground cover planting.
-  Proposed gravelled areas.
-  Proposed storm drains.
-  Existing Grass

NOT TO SCALE



CAMERA 1 - OPTION 1
Surface water through an outlet in the cliff face



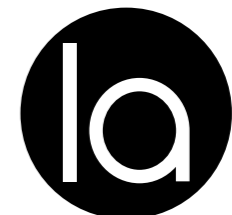
6.3 ILLUSTRATIVE PHOTOMOTAGES



Initial installation



Anticipated 3-6 months expected growth



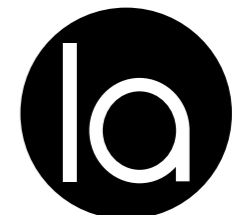
CAMERA 1 - OPTION 2
Surface water through soakaway (attenuation
tanks as per approval of discharge of condition)



Initial Installation



Anticipated 3-6 months expected growth



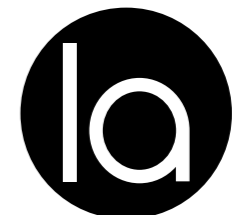
CAMERA 1 - OPTION 2
Surface water through an outlet in the cliff face



Initial Installation



Anticipated 3-6 months expected growth



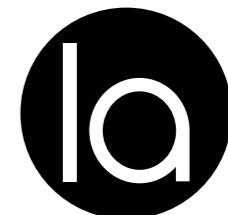
CAMERA 1 - OPTION 2
Surface water through soakaway (attenuation tanks as per approval of discharge of condition)



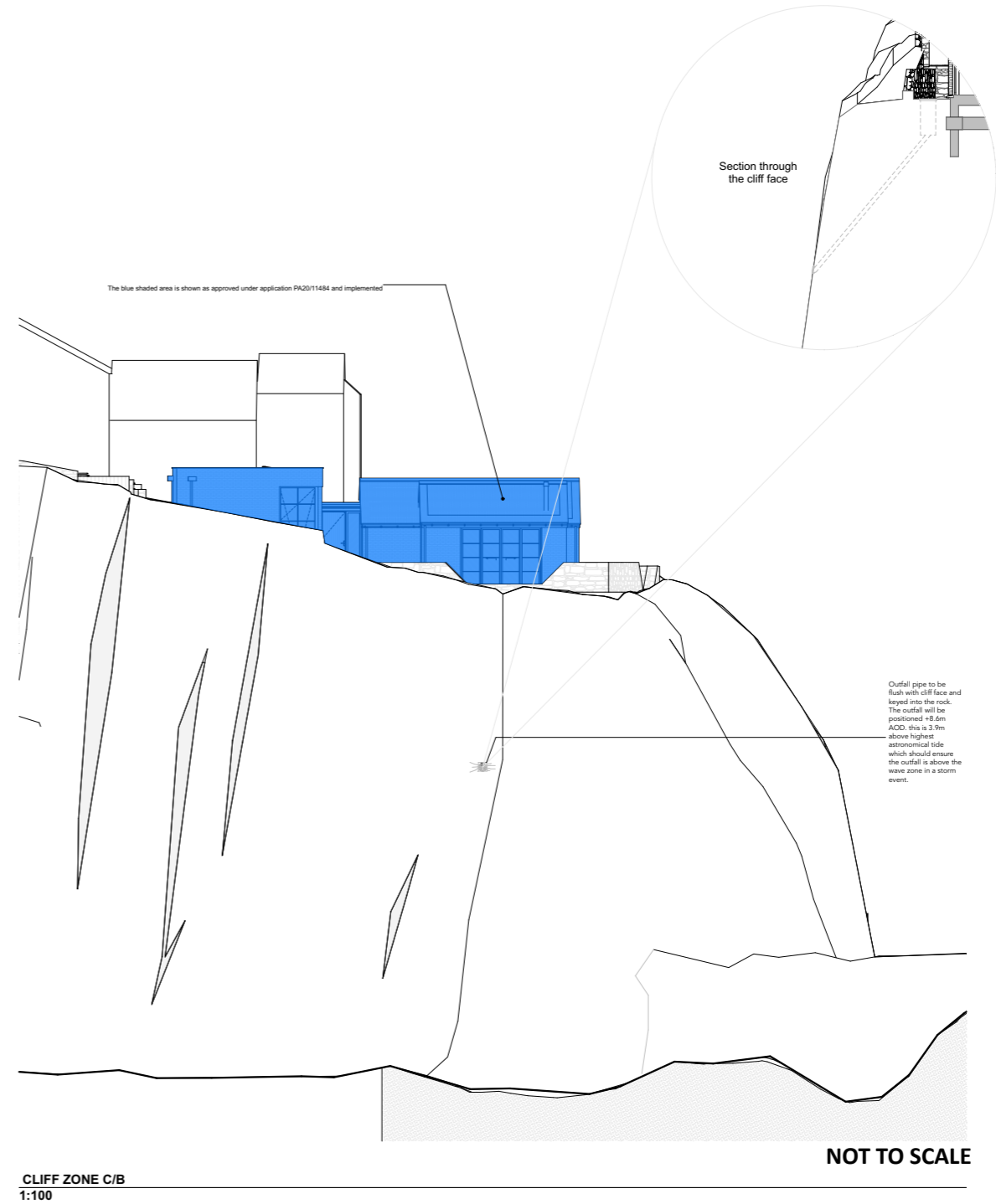
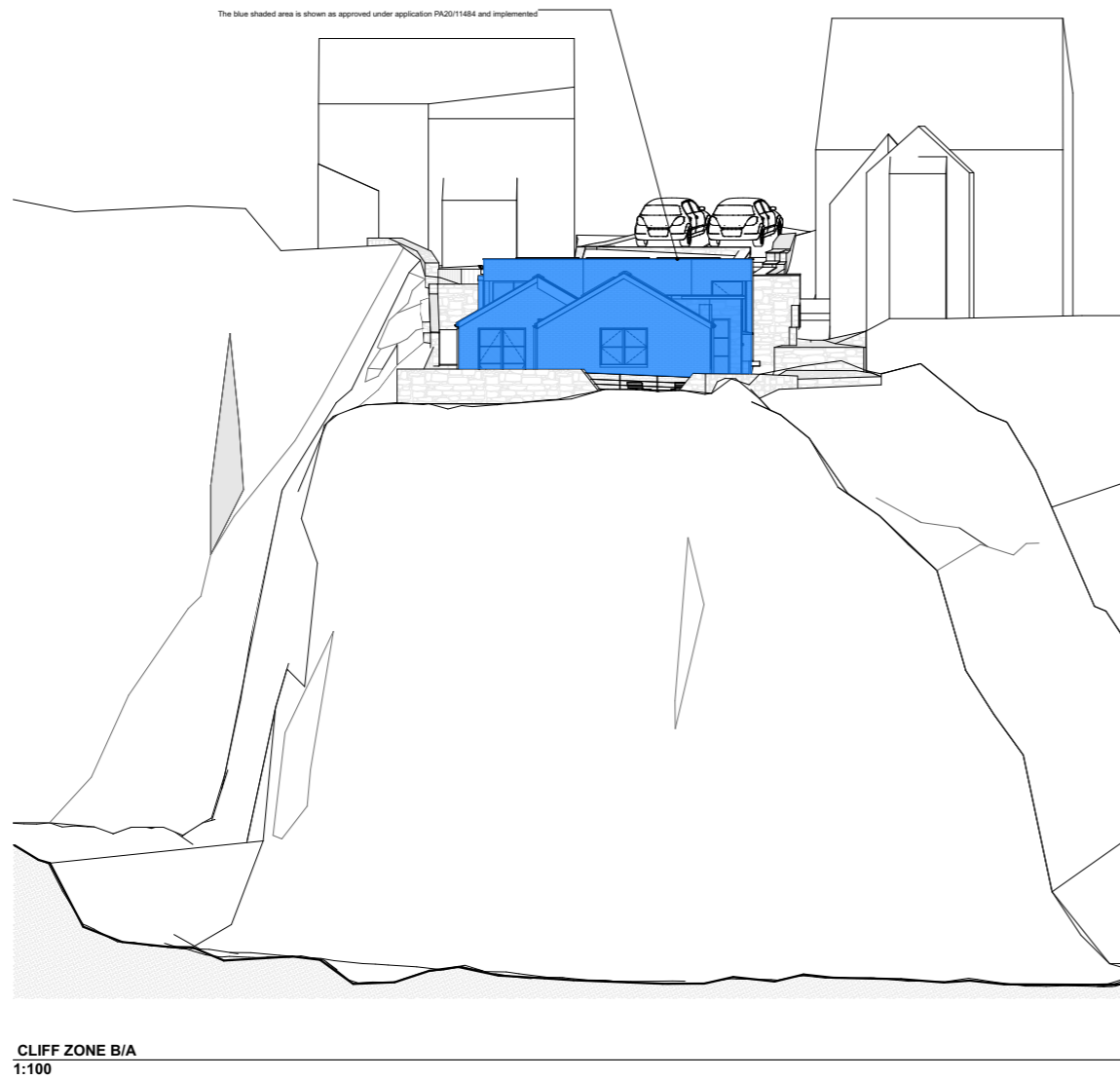
Initial Installation

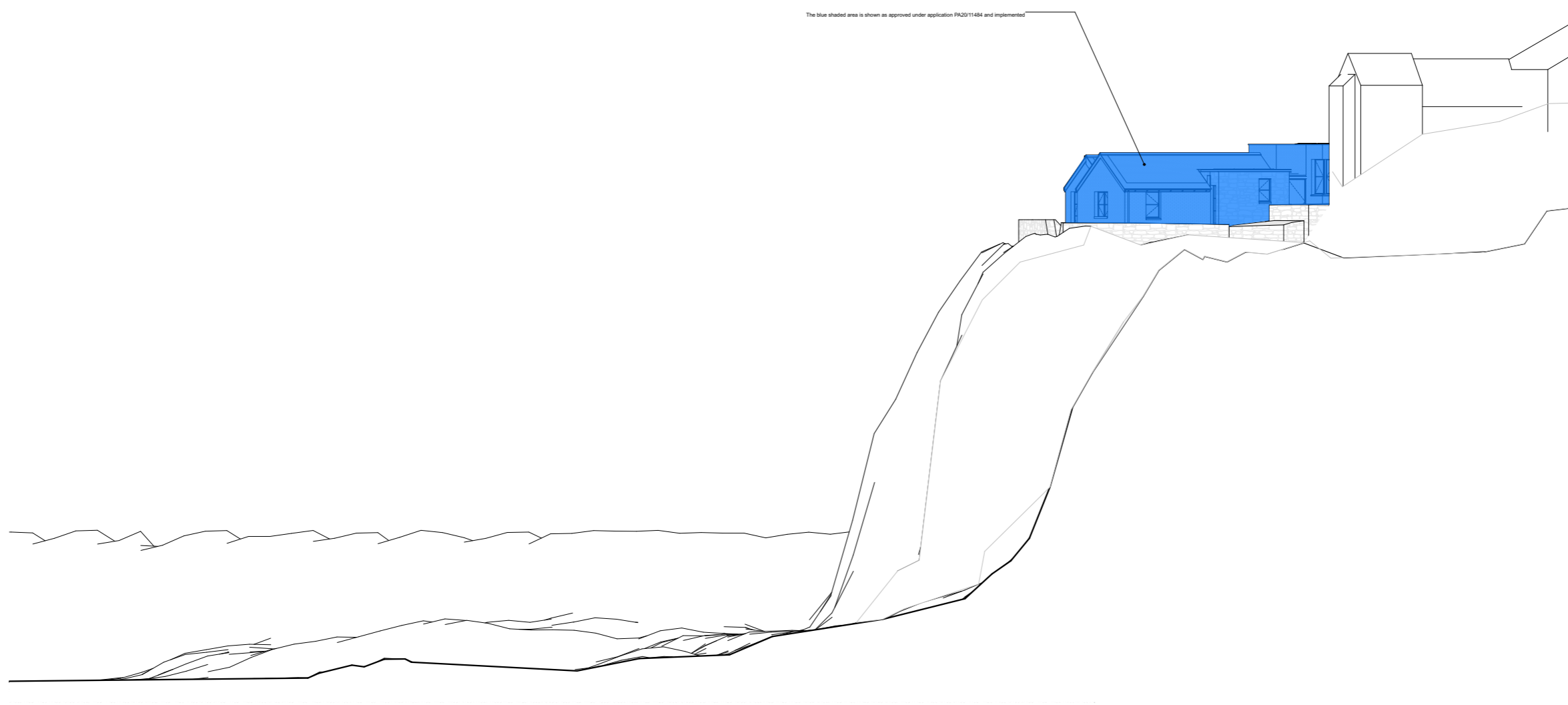


Anticipated 3-6 months expected growth



6.4 CLIFF ELEVATIONS





The blue shaded area is shown as approved under application PA2011484 and implemented

CLIFF ZONE ELEVATION A/B
1:100

NOT TO SCALE



7.0 PLANNING ASSESSMENT

It should be reiterated that the proposed development comprises a resubmission of the application for the outside storage area, with the inclusion of drainage details and cliff stabilisation that were approved as part of a discharge of conditions application. Therefore, the principle of development has already been accepted.

It is considered that the scheme is acceptable and as such would not cause any negative implications additionally to the extant permission.

Policy 26 of the CLP and Policy 6D of the NPD consider the importance of cliff stability and good coastal management. Although there appears to be minimal risk of cliff-fall and erosion at present, this application for cliff stabilisation works is pre-emptive to ensure that the worst does not happen. The principle of development is therefore acceptable, obviously subject to matters of design and specification, in accordance with Policy 12 of the CLP and Policy 6 of the NDP.

With regards to the natural and historic environment, in accordance with Policy 23 and 24 of the CLP, the landscape effects of the proposal will be limited to effects on the site elements (cliff face and amenity landscape), site character and landscape character over a small geographical area. No more than slight impacts are identified from publicly accessible, land-based locations. The proposal would not cause any long term visual impacts to the site

In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

The cliff stabilisation works, the outbuilding and the drainage details are intended to provide sustainable development with regards to the residential amenity of the occupiers of the dwelling, the safety of the cliff and the knock-on effects of that and to ensure SuDS is achieved. Cliff stability and drainage go hand in hand, this is done by discharging the surface water through the north cliff face. In turn, this reduces the amount of soil nails required for forming part of the cliff stability which will increase the potential for growth of flora over the mesh/netting and therefore will reduce/further enhance the visual appearance. The planting which would grow around the cliff stabilisation works within a few months of the completion of the proposed development would have any negative visual impacts and will therefore not negatively impact the National Landscape (formerly AONB), for this reason, it is considered that the proposed development is in line with Policy PD-P1 of the AONB Management Plan.

It is also a more sustainable approach than what is currently approved, as the currently approved solution requires electric pumps/attenuation tanks and given the climate in Cornwall this could lead to it being constantly in use. Therefore, the alternative solution proposed within this application is a much better approach given the existing site constraints and visual prominence in the area. It is considered that the cliff stabilisation works are necessary for ensuring that the dwelling approved under application PA20/11484 is safe throughout its planned lifetime, in line with Policy CC1 of the Cornwall Council Climate Emergency DPD (2023).

Drainage

An inspection of the cliff face surrounding the proposed developed concluded that the upper sections of the cliff should be stabilised using soil nails, in addition to the foundations being piled. This is due to the over steep nature of the cliff face and associated risks of cliff face failure and erosion which could ultimately compromise the building.

As such, the rope access inspection report by JGP recommended that attenuation tanks/soakaway system already approved and condition discharged should not be incorporated into the scheme as the discharge of water into the cliff face would likely increase the risk of slope failure and erosion. This is in line with Policy 26 of the CLP.

Soakaways are not recommended within 5m of the CCVMP zone as they may adversely affect coastal stability. Discharge of the surface water down the face of the cliff is deemed a more appropriate option than a soakaway for the following reasons:

- The lower cliff face onto which the surface water would be discharged is formed from a competent slate bedrock which is resilient to erosion and as such the risk posed by discharging over the face would be negligible. Conversely, the stability risk associated with discharging water into soils above, or over the upper cliff face where formed from superficial soils and poor quality / brecciated rock mass, would be considerable
- Incorporating the effect of attenuation tank/soakaway discharge into the cliff/slope increases the required number of soil nails by roughly 30% compared to a design in which the surface water is discharged through the cliff. This results in the following concerns:



- Visual impact – anchor spacings in the order of those noted above will impede the re-establishment of vegetation. This will have a visual impact on the scheme which, due to its prominent position, needs careful consideration
- Cost – with such a high density of soil nailing across the scheme the cost increase associated with these stabilisation works would be significant
- Constructability – with such a high density of soil nails, constructing around the tight site extents and corners and avoiding pile clashes will be a considerable challenge

It is considered that as there will already be piling planting on site for the dwelling construction that installing an angled drainage borehole through the cliff would be far more cost effective than the associated costs of installing the additional soil nails necessary if attenuation tank/soakaway drainage is adopted. When balanced along with the visual impacts of a high-density soil nail system and the associated constructability issues, it is considered that a drainage borehole discharging through the lower levels of the face of the cliff would be the optimal way to manage surface water for this site.

Heritage Impact Assessment

Port Isaac is a Cornish fishing village that retains an active fishing industry centred around historic fish cellars. The Site is within an area identified as ‘nineteenth century expansion’ by the Port Isaac CA Appraisal. Therefore, it is considered that the proposal will have a negligible impact upon special architectural or historic distinctiveness of the CA. In terms of design the proposal will be distinctive from the C.19 development of the CA character area within which it lies. Allied with a neutral palette to external elevations, the proposal should merge with its adjacent townscape.

The Officer Report for the previous consent, under PA20/11484, made valid and relevant points with regards to the proposal and its impact on the Historic Environment. It found that the bulk of the proposed development and the proposed use of material would sit comfortably within the site’s setting. Therefore as the external massing of the proposed development does not increase and the materials remain the same, it can be concluded that this is also the case for this proposal. In fact, the Officer Report states: ‘it is considered that the scheme in its entirety will have a beneficial impact to the Conservation Area due to design attributes... In turn it is therefore considered that the proposal maintains the character and identity of Back Hill and upper Fore Street character area as defined by policy 6D of the NDP.

With regards to the impact on nearby Listed Buildings, the Officer Report for PA20/11484 states that ‘the proposal will have a beneficial impact to the setting of the listed buildings’. As such, it can be concluded that given the proposal set out within this DAPA is very similar in external appearance, there should be no negative impact on the nearby listed buildings.

Green Infrastructure Statement

Due to the nature of the proposal, which seeks works to further improve the current approved surface water drainage system, and the necessary cliff stabilisation, the opportunities for green infrastructure are limited.

However, the connectivity of nature with green spaces is considered and the design and materials of the development, especially that of the sedum roof, is greatly considered as can be seen through the plans and relevant reports from consultants. The cliff stabilisation works will not negatively affect any green infrastructure on the site, and planting which will grow over the materials will preserve the biodiversity and ecosystem services which are associated with such planting.



8.0 CONCLUSION

The development proposal provides for the necessary cliff stabilisation works and the submission of a more sustainable and suitable surface water drainage system than the current approved details, which would go a long way to support sustainable development at the site. The necessary nature of the proposed development, and the minimal differences between this proposal and the already approved scheme, mean that it is considered the proposal should be as acceptable as that which has already been approved.

This proposal has already been accepted in principle and there is extant permission at the site to develop a very similar scheme. Therefore, it is concluded and considered that the proposal set out within this DAPA should be forthcoming due to the minor amendment to the already approved PA20/11484.

The development should therefore be approved, having regard to the statutory determination obligation prescribed by Section 38(6) of the Planning and Compulsory Purchase Act 2004, and in accordance with the relevant national and local policies.



APPENDIX 1

THE DEVELOPMENT PLAN

The Cornwall Local Plan

Policy 1 sets out a presumption in favour of sustainable development. It states that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development as enshrined within the NPPF. When considering whether a development proposal is sustainable or not, account will be taken of its location, layout, design and use against the three pillars of economic development, social development and environmental protection and improvement.

Policies 2 and 2a relates to spatial strategy and states that new development should respect and enhance quality of place and provide solutions to current and future issues. **Policy 2a** states that development proposals should help to deliver a minimum of 52,500 homes by 2030.

Policy 12 focuses upon design and states that development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive character, whilst **Policy 13** relates to development standards.

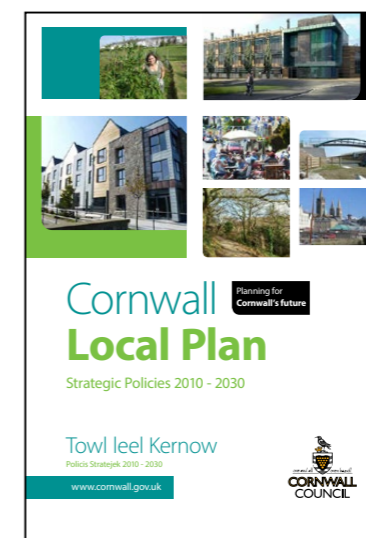
Policy 13 requires that all new developments avoid adverse impacts which could result from the development. Such adverse impacts should be avoided or mitigated during the construction, operation or restoration stage of development.

Policy 16 relates to health and wellbeing. It states that development should protect, and alleviate risk to, people and the environment from unsafe, unhealthy and polluted environments. It also states that development should maximise the opportunity for physical activity through the use of open space.

Policy 23 relates to the natural environment and states 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.

Policy 24 related to the historic environment and states that development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.

Policy 26 requires development to take account of and be consistent with the Shoreline Management Plan.

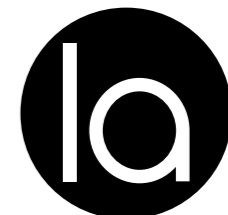
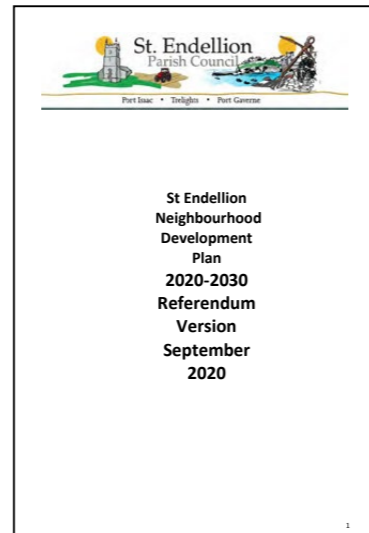


St. Endellion Neighbourhood Development Plan 2020-2030

Policy 6 – New development will be supported which will be visually well-integrated and accords with relevant character.

Policy 6D – The design and layout of development where adjacent to the coastline should consider and address the stability of the cliffside.

Policy 8 – All proposals which could have the potential to have an impact on the landscape or seascape within the Parish will be required to protect and enhance the valued landscapes and seascapes.



MATERIAL CONSIDERATION

National Planning Policy Framework (NPPF) 2023

The NPPF is a material consideration in the determination of this application as per **Paragraph 2** of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004. It sets out Government planning policies for England and how these are expected to be applied.

Paragraph 7 of the NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 sets out three sustainable development objectives, as follows:

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development (**Paragraph 11**) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.

Paragraph 8 sets out the three dimensions to sustainable development: economic, social and environmental; all of which give rise to the need for the planning system to perform several mutually dependent roles.

Paragraph 38 states that LPAs should approach decisions on proposals in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

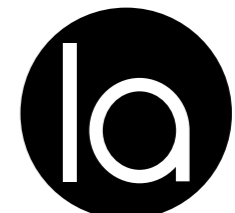
Section 8 relates to promoting healthy and safe communities. **Paragraph 92** states that planning decisions should enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.

Paragraph 119 states that decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Section 14 relates to meeting the challenge of climate change, flooding and coastal change.

Paragraph 159 states that new development should be planned for in ways that:

- a) Avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.



Cornwall Area of Outstanding Natural Beauty (AONB) Management Plan 2022-2027

The Cornwall AONB Management Plan sets the agenda for the management of protected landscape. The current plan was adopted in May 2022 and therefore should be regarded as a material consideration. The AONB Management Plan has a specific set of policies relating to Planning and Development and these are as follows:

Policy PD-P1 states that all development within the AONB will be required to adopt a landscape-led approach to conserve and enhance the natural beauty of the AONB.

Policy PD-P2 states that development management decisions should consider cumulative effects.

Policy PD-P11 states that proposals in the AONB must be sustainable development and be subject to a set criteria including maintaining local distinctiveness and reflect vernacular scale. It should also be compatible with the distinctive character of the location described by the Landscape Character Assessment.

Policy CCBR-P1 states that appropriate green infrastructure, and natural flood management systems which mitigate the impacts of climate change, whilst conserving and enhancing the landscape, will be supported.



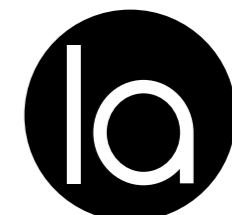
Cornwall Council Climate Emergency Development Plan Document (DPD)(2023)

Following the respective declarations of an ecological, and a climate emergency in Cornwall, the Climate Emergency DPD was adopted, and is a material consideration of development in the county.

Policy AL1 concerns regenerative, low impact development and states that where low impact development is located adjoining, or well-related to an established settlement; and is demonstrably linked to a use of land that will support a sustainable lifestyle for the development's occupants; such developments will be supported.

Policy G1 concerns Green Infrastructure Design and Maintenance, and states that green infrastructure should be central to the design of schemes, along with the need for developments to be planned around the protection and enhancement of nature.

Policy CC1 Relates to Coastal Vulnerability Zones, and states that new development within Coastal Vulnerability Zones must not impair the ability of communities and the natural environment/ biodiversity to adapt sustainably to coastal change; will be safe through its planned lifetime, without increasing risk to life or property; and would not affect the natural balance and stability of the coastline. Where private cliff stabilisation works are concerned, this policy states that such works will only be permitted where such works would accord with wider coastal management objectives.



The Cornwall Design Guide 2021

The new Cornwall Design Guide was adopted in December 2021. The guide supports the Cornwall Local Plan by providing a comprehensive guide to help inspire and guide the delivery of high-quality places to live.

