

Design & Access Statement inc Travel Plan – application for the demolition of existing shower block and office/staff room, removal of external extraction plant and other equipment and erection of building to provide food and supplies storage, internal plant room and office / staff room – rear of Subway Café / Restaurant, Plusha, Altarnun, Launceston PL15 7RR

Introduction

The proposal is an application for the demolition of existing shower block and office/staff room, removal of external extraction plant and other equipment and erection of building to provide food and supplies storage, internal plant room and office / staff room – rear of Subway café / Restaurant, Plusha, Altarnun Launceston PL15 7RR.

The applicant wishes to tidy up the rear of the property, which over the years has developed in an ad hoc fashion and needs to be tidied up so that it provides better utilisation of the space involved and better insulation to the office / staff building.

The proposal indicates a new build extension at the rear of the property as shown – the new build would utilise the floor area of the existing office /staff room, slightly extending the south facing wall to provide a rectangular building over the indicated site area and cover the whole with a proprietary flat roof, including re-roofing that element of the building that includes the w/c's and store already serving the café. The entrance door is shown facing north to afford some privacy to potential views into the building from the car park to the east. The walls will be rendered block with cladding to the east elevation to match the existing building. The west elevation will appear similar to the existing with a door and a window.

It is considered that the proposal would have a neutral impact on traffic attending the site to visit the premises.

Relevant Planning Policies

The relevant Development Plan policies include:
Cornwall Local Plan Strategic Policies 2010-2030 [Nov 2016] - 1, 2, 5,12, 13, 21, 27
NPPF Aug 21 Chapter 2 – Achieving sustainable development paragraphs 7 - 10; the presumption in favour of sustainable development – paragraph 11; Chapter 6 – Building a strong, competitive economy paragraphs 84-85; Chapter 11 – making effective use of land; NPPG 2014

Location and Setting

The site is located to the south of the old A30 at Plusha, off a major junction of the B3257 with the A30 Dual Carriageway. It is an existing area serving the café / restaurant with the staff / office block, a shower block no longer used for that purpose, external storage for the business and plant and equipment. The covering with a building of the section indicated, for the stated purpose would not impact on the location or the setting of the site.
The site is not in a designated area.

Access

The proposal involves no change to the existing arrangements for access to the premises.

Surface water

The site is already hard surfaced – the provision of the building on this area will have no impact on the existing swd arrangements for the site [soakaway].

Ecology

A PEA has been instructed for the site – the report will follow shortly

Green Infrastructure Statement

1) The green infrastructure should form a multifunctional network through the creation of linear and other green infrastructure features to provide and enhance natural connections using important local character features, including existing planting, trees, groups of trees, copses, wetland, hedgerows and opportunities for wild food foraging as the key starting point for green infrastructure proposals and retain, reinforce and embed them into the design of the development to create distinctive places with permeable boundaries that reference, reflect and enhance the local environment;

Not applicable

2) The green infrastructure shall be accessible for all with high levels of accessibility in public areas, and promote health, wellbeing, community and cohesion and active living;

Not applicable – no change to existing accessibility arrangements

3) The green infrastructure shall incorporate sustainable drainage and blue infrastructure wherever possible and create better places for people and wildlife;

Not applicable – the proposal will use the existing SWD system

4) The green infrastructure shall be resilient to climate change, minimise the development's environmental impact and enhance the quality of water, soil and air, aiding resilience and adaptation to climate change;

Not applicable – the proposal utilises an existing hard surfaced area within an overall site area approved for the present use

5) Priority shall be given in landscaping schemes and natural planting to at least 50% pollinator friendly planting of predominantly native species;

No landscaping / planting presently proposed – the site is already a hard surfaced area.

6) Street trees and other greening shall be integrated into street design and public open spaces wherever possible while remaining sympathetic to the historic environment. Streets should be designed to accommodate tree pits, whilst maintaining the space for the necessary runs of services (e.g. water, electric, sewerage);

Not applicable – no streets or public open spaces involved in the proposal.

7) The design and maintenance of green infrastructure shall conserve and enhance the historic environment and contribute to local distinctiveness;

Not applicable

8) Homes should have access to a well-proportioned and well-orientated garden (generally equal in size to the footprint of the house) or other communal green space that provides a cohesive and useable space which is suited to a range of activities and space for nature;

Not applicable – no homes involved in the proposal

9) The development shall make provision for long-term, post-development management and maintenance for all green infrastructure, including provision for community representation and management;

Not applicable - no relevant green infrastructure community representation arising from the proposal to be maintained

10) The development proposal shall include a scheme for the provision of bird and bat boxes and bee bricks tailored to habitat conditions existing on or being created on and/or adjoining the site including the location and clustering (as appropriate) of those measures. These should normally be provided at the rate of one measure per unit, provided in the most suitable locations, either as single units or a cluster of such (e.g. close to hedgerows and flightpaths). The proposal has no Ecological implications.

A bird box is proposed for the west elevation of the existing building.

Travel Plan

The site is effectively located in open countryside some distance from any towns – although it is within approx 2.5km from Altarnun, Lewannick and Polyphant and no doubt serves the population of these and other local settlements wanting the products of the business.

The proposal really has no travel implications over than those already existing – the site and use is already existing – the proposal does not change this to any great degree.