

PROPOSED USE OF LAND AS CARAVAN SITE & CONSTRUCTION OF ABLUTIONS BLOCK
DESIGN, ACCESSIBILITY & PLANNING APPRAISAL
INCLUDING HERITAGE IMPACT ASSESSMENT & GREEN INFRASTRUCTURE STATEMENT

ADDRESS: STACK VIEW, LOWER CONDURROW ROAD, CAMBORNE, TR14 9AP

CLIENT: MR PAUL TRESIDDER

DATE: MARCH 2024



planning | architecture | landscape

CONTENTS

1.0 EXECUTIVE SUMMARY.....	1
2.0 EXISTING SITE	2
3.0 PLANNING HISTORY.....	6
4.0 PROPOSED DEVELOPMENT.....	7
5.0 PLANNING POLICY CONTEXT.....	8
6.0 DESIGN & ACCESS STATEMENT.....	9
7.0 PLANNING ASSESSMENT	14
8.0 CONCLUSION.....	16
APPENDIX 1.....	17
APPENDIX 2.....	20



1.0 EXECUTIVE SUMMARY

Laurence Associates is retained by Mr Paul Tresidder ('the applicant') to progress a full planning application for the Use of Land as Caravan Site and Construction of Ablutions Block ('the proposed development') at Stack View, Lower Condurrow Road, Camborne, TR14 9AP ('the application site').

This statement, alongside a review of the site history and relevant policies at both a local and national level, provides a description of the development together with an appraisal of the planning merits of the scheme as a whole and should be read in conjunction with the suite of submitted drawings.

It is concluded that the proposed development is consistent with relevant policies contained within the Cornwall Local Plan 2010 – 2030 (CLP 2016); the Cornish Mining World Heritage Site Management Plan 2020-2025; policies within the National Planning Policy Framework 2023 (NPPF 2023) and supplementary guidance contained within the Cornwall Design Guide 2021.



2.0 EXISTING SITE

The site is located approximately 1km to the east of Camborne and is on land adjacent to the east of *Condurrow Farm* and *Lower Condurrow Farm*. To the south of the site is a camping and glamping enterprise known as *Pioneer Billy's*. Across the highway to the east is a single storey bungalow known as *Little Haven* with a static caravan on site. To the south of *Little Haven* is a variety of buildings and vehicles and a static caravan. To the north of the application site is a large, detached timber building and the land is surrounded by timber fencing.

The Application Site relates to a parcel of land which is bound by public highway to the north and west of the site being 'Condurrow Road' and to the east of the site by an unnamed public highway. The site is within an area which was formerly Pendarves Mine. To the south is agricultural land. The site is bounded by close boarded fencing with supplementary shrub, hedgerow and tree growth.

The site recently received Certification from 'Go Explore!' to operate under their permitted development rights as a Certificated Location (certificate is included at **Appendix 2**).

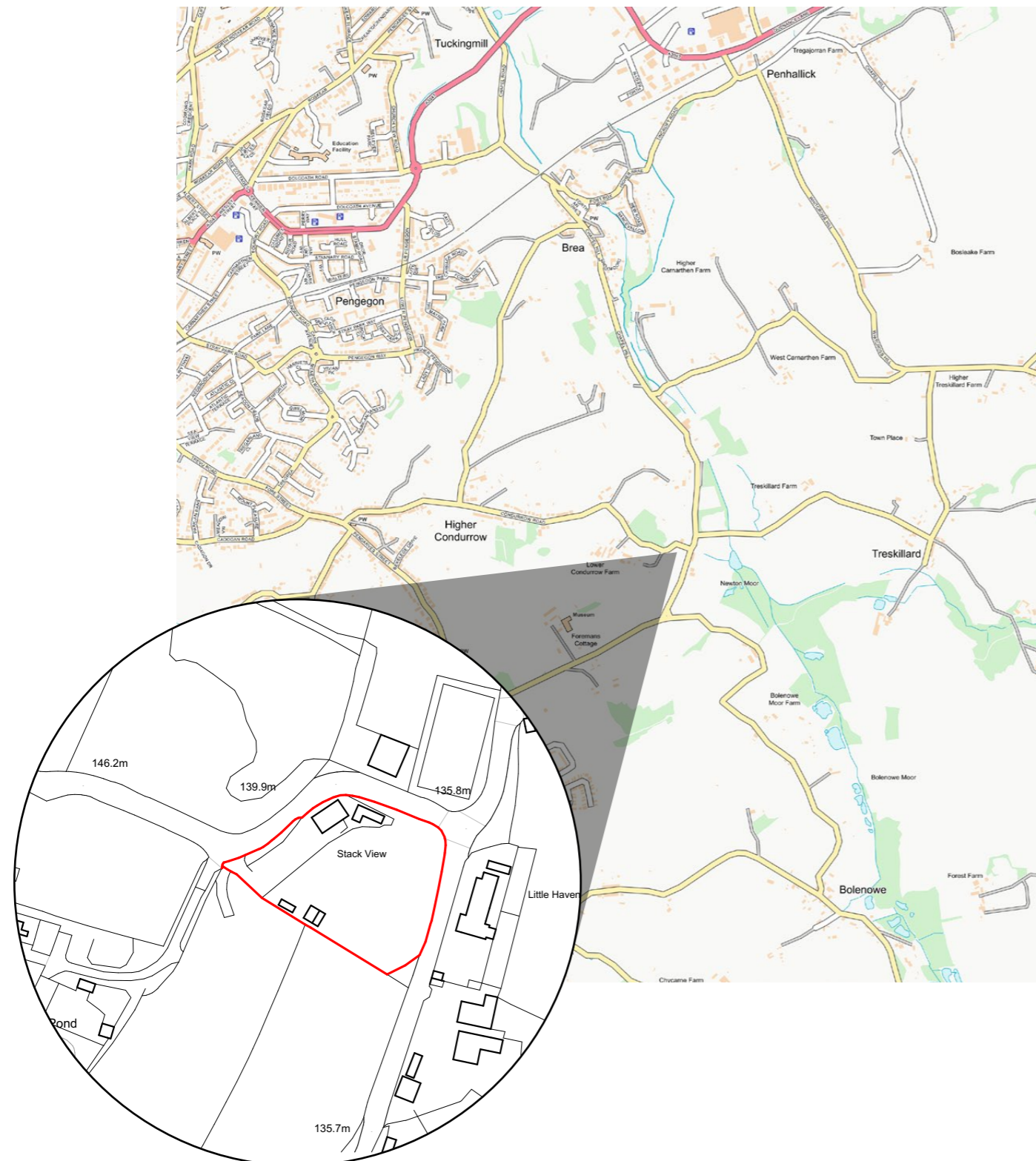
A review of the constraints on the site has been carried out. The application site lies within the Camborne and Redruth Mining District of the Cornish Mining World Heritage Site and adjacent to, but not within, an Area of Great Landscape Value which lies to the north, east and west.

With regards to flooding, the site is located within Flood Zone 1, which the Environment Agency identifies as being at the lowest risk of flooding from seas or rivers. The site is not located within a Critical Drainage Area, although is susceptible to groundwater flooding.

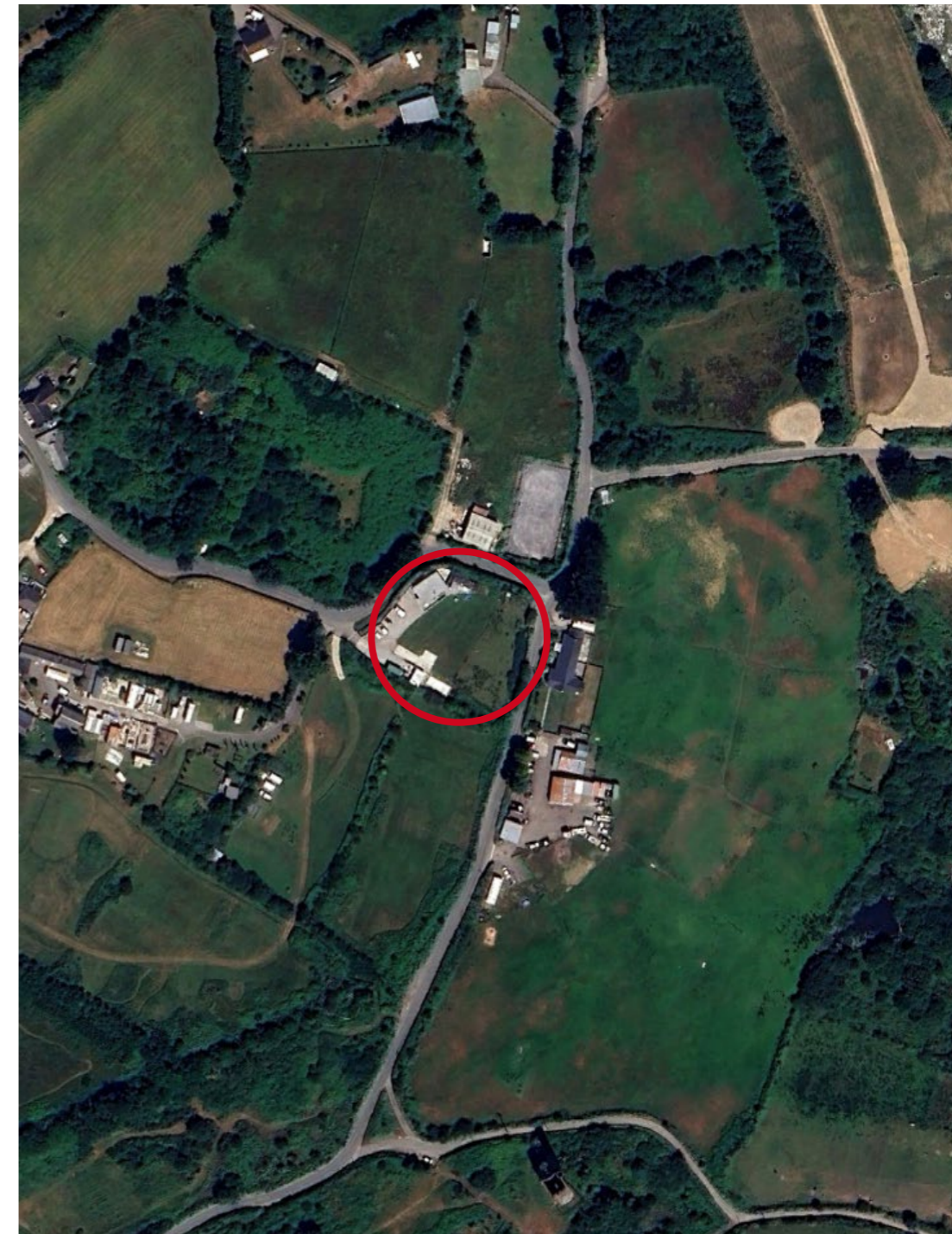
There are no other heritage or landscape constraints on the site. In terms of character, the site is located within the Carnmenellis National Character Area (NCA).



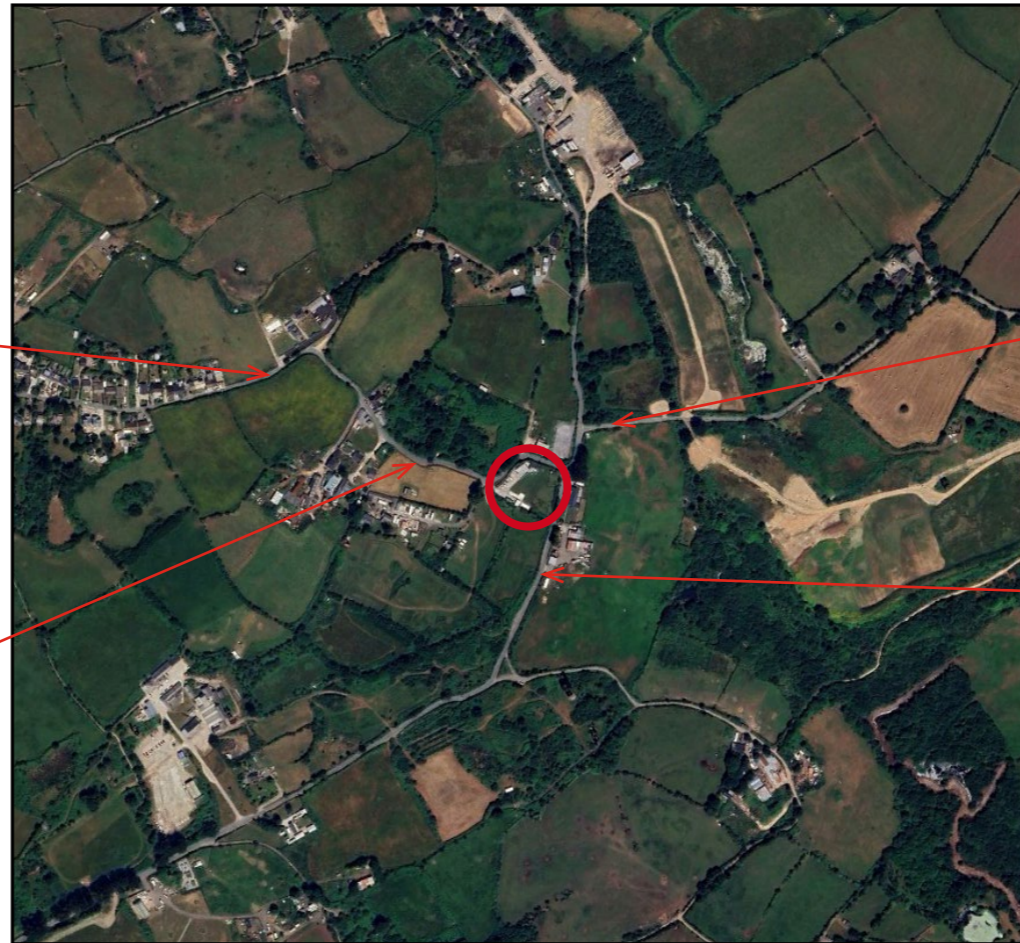
2.1 SITE LOCATION



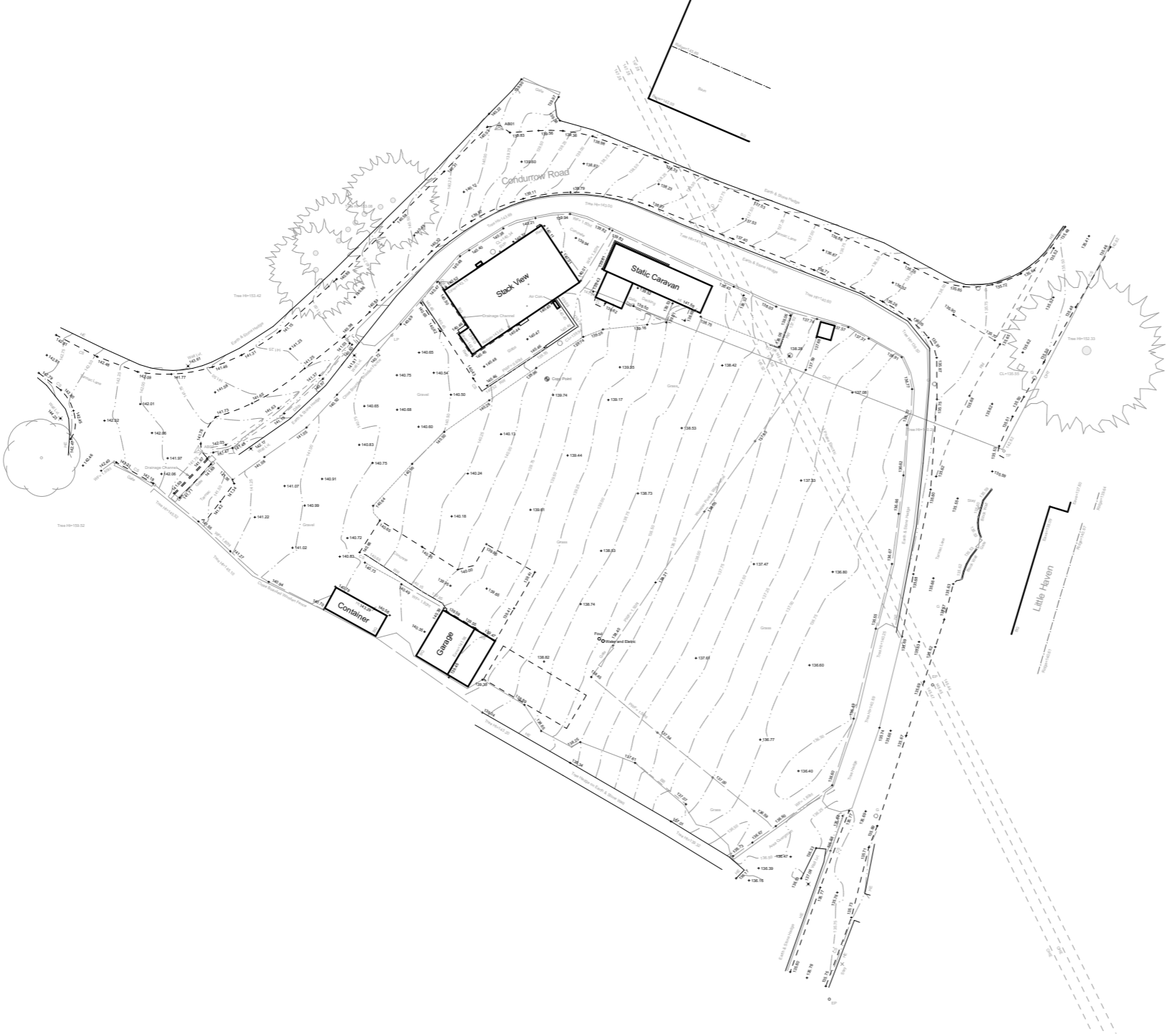
STACK VIEW, CAMBORNE | SITE LOCATION



2.2 LOCAL CHARACTER



2.3 EXISTING SITE PLAN



EXISTING SITE PLAN
1:500



NOT TO SCALE



3.0 PLANNING HISTORY

A search of Cornwall Council's online planning register has been undertaken in order to understand the site's planning history. The site has had one planning application:

- **PA20/06565:** New dwelling and change of use from agricultural to domestic curtilage – Refused on 16th June 2021.

There have been other applications on the site, although these relate to when the site operated as part of a mine and are not considered to be relevant to the proposed development.

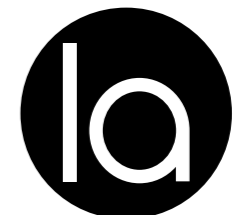


4.0 PROPOSED DEVELOPMENT

The applicant seeks full permission for the use of the site as a caravan park, along with the construction of an ablutions building. The ablutions building, would be ancillary to, and necessary for the day-to-day operation of the site as a caravan park. The structure would serve no purpose other than to improve the site for guests staying there.

The materials forming these structures are sensitive to the surrounding area, along with being what would be expected from such structures on a caravan park.

Great care has been given to make sure the development proposal works well with the existing site. This is further demonstrated in the 'Design and Access' section of this statement, and the associated plans submitted alongside this application.



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 NPPF 2023.

The statutory development plan for the site consists of the CLP 2016, whilst material considerations in this instance comprise national policies set out within the NPPF 2023, the Cornwall Climate Emergency Development Plan Document (DPD) (2023), and the Cornwall Design Guide 2021.

While the site is within an area designated for a Neighbourhood Development Plan, there has not at the time of writing been such a plan drafted and is not therefore a material consideration for the proposed development.

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



6.0 DESIGN & ACCESS STATEMENT

The proposal seeks full planning consent for the use of land as a caravan site and construction of ablutions block.

Amount

The proposed development would result in the construction of an ablutions block, along with associated hardstanding areas. The ablutions block would have an internal area of 87.3sqm.

Layout

The proposed layout of the site is illustrated on the submitted Proposed Site Plan. The ablutions block would be located at the south of the site, and the proposed sites for the caravans would be organised in 2 columns.

Scale

The structure is minimal in height and scale and is considered in keeping with the existing site and surrounding development. The structure is modest and no bigger than is necessary to carry out the intended function.

Landscaping

The structure is well related to the existing buildings and due to the scale and height, is not considered to be a prominent feature on the landscape, particularly when compared to the existing buildings and surrounding topography.

Appearance

The ablutions block would consist of a one-storey building with a pitched slate roof, white render cladding, along with UPVC windows and doors. The northwest elevation of the building would have a veranda. The roof would also have Solar PV Panels. The site is going to operate within a site that has previously developed buildings and a fence structure. In this way, it is not going to be adding incongruous development to an undeveloped countryside location. The proposal contains minimal additions to the site, commensurate with the use of the site as a caravan site.

Use

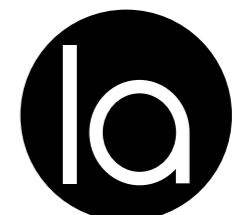
The development consists of the site becoming a caravan park with full planning permission, rather than a certificated location using permitted development rights, as is the existing status of the site, along with the construction of a building which will serve the guests of the site.

Access

The site can be accessed from the southwest off Condurrow Road via the established access point. There is sufficient parking on the site, and this is to be retained as part of the proposal.

The building would not alter the access arrangements for the site.

The ablutions block has been designed in mind for disability access.



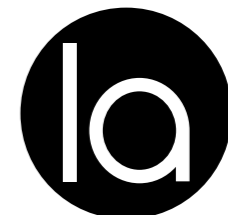
6.1 PROPOSED SITE PLAN



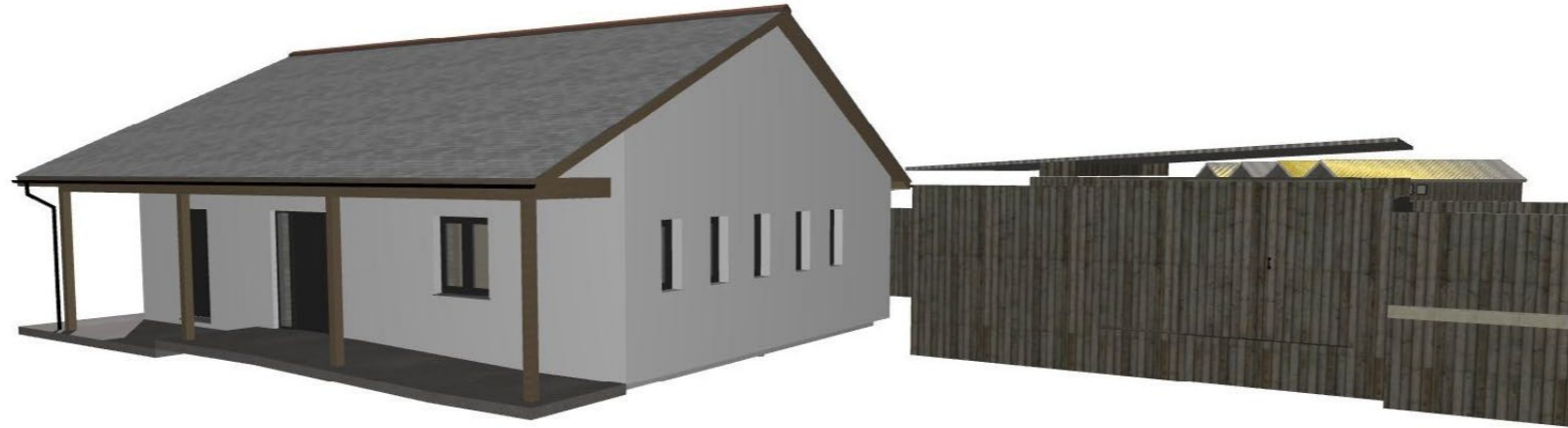
PROPOSED SITE PLAN
1:500



NOT TO SCALE



6.2 3D VISUALISATIONS

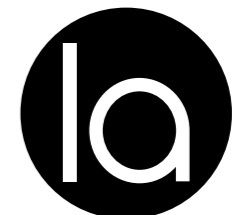


Generic Perspective 01
1:200

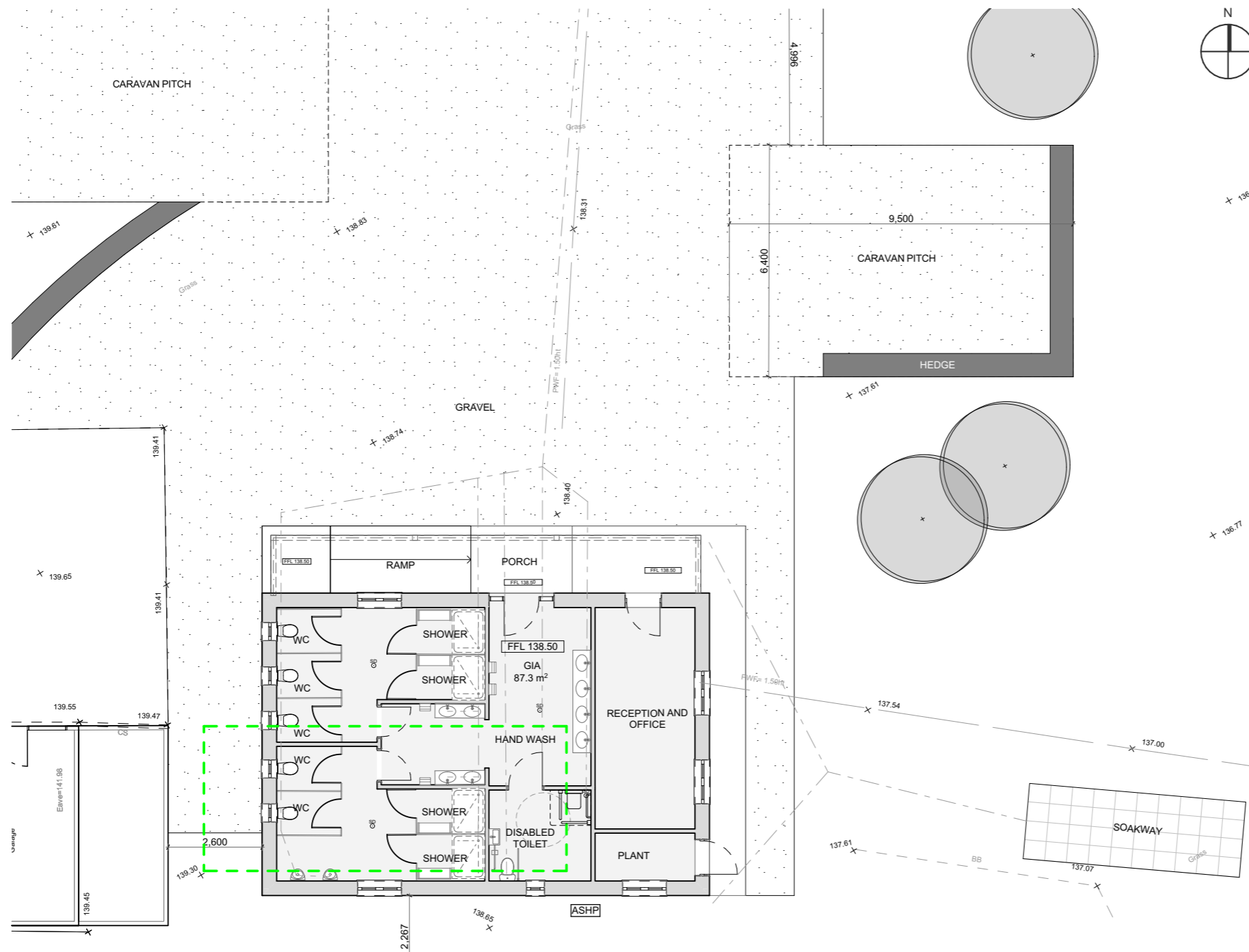


Generic Perspective 02
1:2

NOT TO SCALE



6.3 PROPOSED FLOOR PLAN



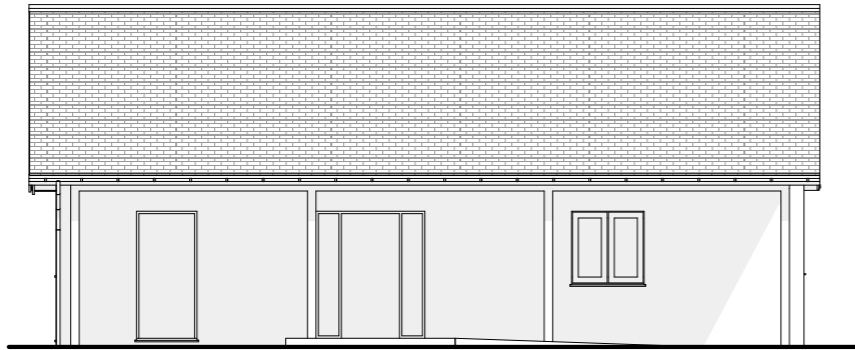
PROPOSED GROUND FLOOR PLAN
1:100



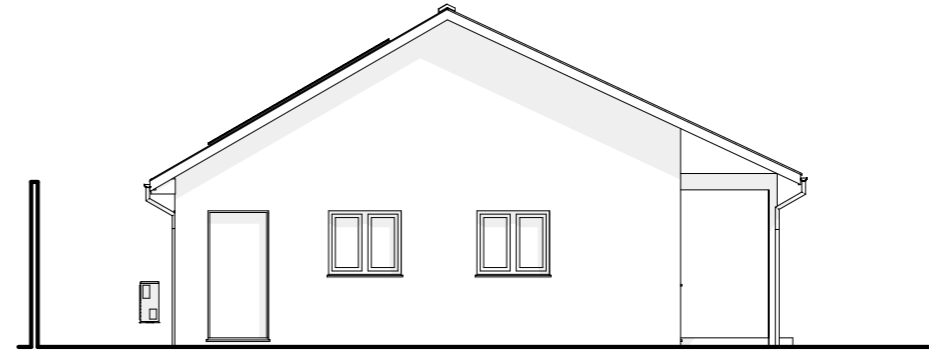
NOT TO SCALE



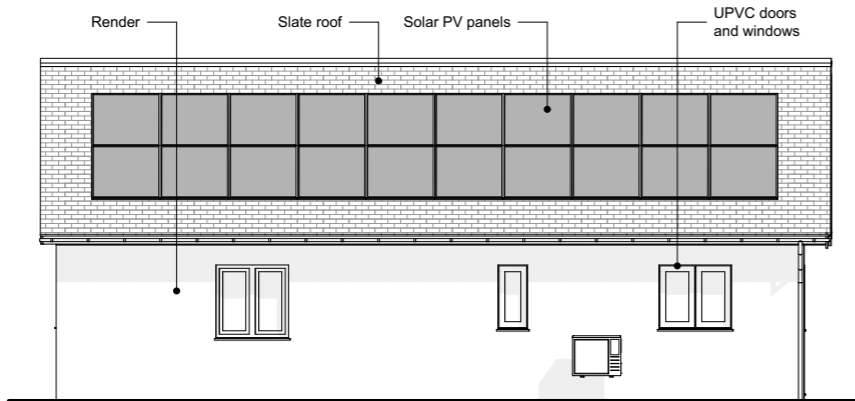
6.4 PROPOSED ELEVATIONS



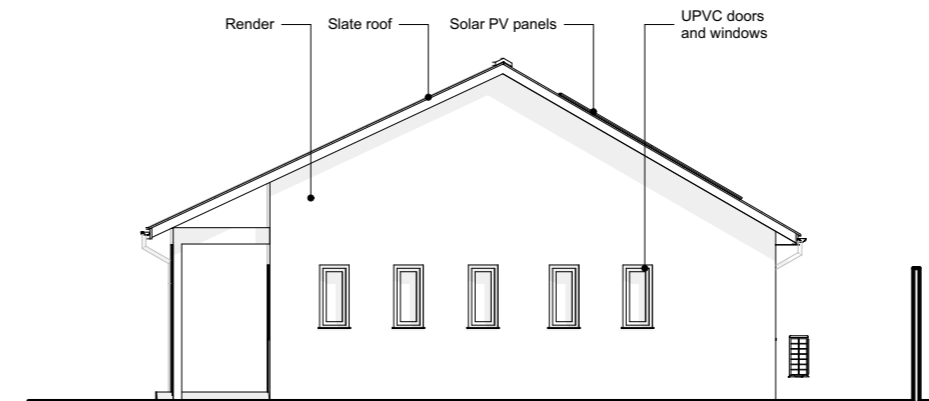
PROPOSED ABLUTION BLOCK - NW
1:100



PROPOSED ABLUTION BLOCK - SW
1:100



PROPOSED ABLUTION BLOCK - SE
1:100



PROPOSED ABLUTION BLOCK - NE
1:100



NOT TO SCALE



7.0 PLANNING ASSESSMENT

The application involves the use of the site as a caravan park, and the construction of a building ancillary to this use at Stack View.

Policy 5 (3) of the CLP is supportive of new tourism facilities where such developments are appropriate to the scale of the site. The proposed plans submitted with the application showcase that the proposed development is of a suitable scale and is sympathetic to the location. The site has an established 'fall-back' position, through way of the use of the site under the caravan exemption rights. The certificate confirming this 'fall-back' position can be viewed in Appendix 1. By virtue of the certificate, the site can be used for tourism accommodation. Therefore, this application seeks to regularise and gain full planning consent for the same use. The quantity of pitches remain within the allowance allowed under the caravan exemption certificate. In this way, considering that the site can be used as a caravan site, this application is considered acceptable in principle.

Policy 5 (3) of the CLP also requires tourism accommodation to be accessible by a range of transport modes. It is acknowledged that the site is not served widely by public transport. However, the nature of the development means that people will likely travel to the site in their caravan so would not be using public transport. Once at the site, there are activities and services within walking distance.

The proposed development is considered to offer a chance for visitors to enjoy and learn about the WHS. The local shops, services and facilities would benefit from the tourist spending. There are several recreational things to do within the locality, and good walking routes such as the PROW 203/46/1.

The proposed building is in keeping with the existing development on the site and represents effective use of the site. It will not constitute a significant alteration to the site and will not impact upon the visual amenity of the area. The development therefore complies with Policies 5 and 12 of the CLP.

Whilst there is residential development neighbouring the site, it is not considered that the proposed development would have negative impacts in relation to visual or residential amenity. The structures are not considered to result in any adverse effects or loss of amenity.

Heritage Impact Assessment

The Camborne and Redruth Mining District of the Cornish Mining WHS, is described as 'the capital' of Cornish Mining and has the highest concentration of historic mining sites anywhere in the world. The World Heritage Site Management Plan states that all new developments need to protect, conserve and enhance the WHS and its setting and ensure distinctiveness of the world heritage landscape is maintained.

Given that the site can be currently used as a caravan site, the addition of one singular small scale structure is not considered to have a detrimental negative impact upon the character or appearance of the land. The structure will appear within the confines of the site and does not appear as sprawled development.

It is considered that the proposal would seek to conserve the World Heritage Site through sensitive massing and materials. The site is already within a wider developed site and it is considered that developing this site at an appropriate scale would ensure that there would be no harm to the World Heritage Site and thus the proposal would align with policies within the World Heritage Site Management Plan along with other relevant policies within the CLP, and other relevant guidance.

Green Infrastructure Statement

It is not considered that the proposal negatively impacts green infrastructure on or off the site. Due to the scale and nature of the development, a more detailed green infrastructure is not considered applicable.



Ecology Statement

A Preliminary Ecological Appraisal (PEA) was produced by LRP Ecology of the site in March 2024 in support of this application. The PEA considered that there were a limited number of habitats on the site, and that the amenity grassland, wooden fences and bare ground on the site were all associated with human habitation, well maintained of low value to wildlife. No evidence of any protected species was found on the site.

The PEA recommends that open excavations be covered at night, or a means of escape should be provided for wildlife within them. Lighting should be sensitively designed and located through such measures as motion sensor security lighting, directional hoods to prevent light spill, lighting close to boundaries should be avoided, and low pressure sodium or warm LED lights. The PEA also recommends installing bat boxes post-development in order to enhance the site for roosting bats, providing new nesting opportunities for birds, and that any ornamental planting should use native species, ideally flowering or berry/fruit bearing species.



8.0 CONCLUSION

The proposal is for the construction of an ablution block ancillary to the use of the site as a tourism accommodation business at Stack View. The site is suitably located within a site where there is established tourism business through the caravan exemption certificate, and serves the site by allowing for washing facilities which may not be offered by the vehicles which visitors to the site may use.

The design of the development is sensitive to its surroundings and will not negatively impact on the character or amenity of the surrounding area. The scale and nature of the development is minor and sensitive to the site's setting within the WHS.



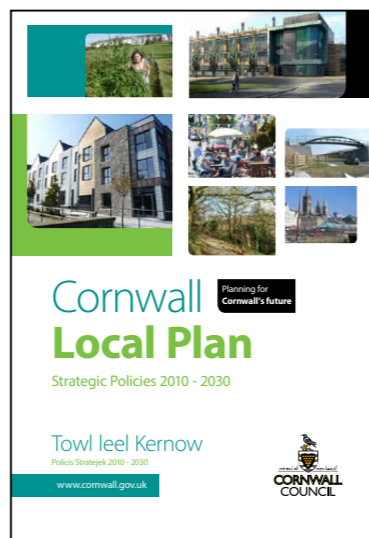
APPENDIX 1

THE DEVELOPMENT PLAN

The Cornwall Local Plan

The following policies as contained within the Cornwall Local Plan are considered to be of most relevance to the proposals:

- Policy 1 – Presumption in favour of sustainable development
- Policy 2 – Spatial strategy
- Policy 3 – Role and Function of places
- Policy 4 – Shopping, services and community facilities
- Policy 5 – Business and tourism
- Policy 12 – Design
- Policy 13 – Development standards
- Policy 24 – Historic Environment
- Policy 27 – Transport and accessibility



Designated Camborne Neighbourhood Development Plan

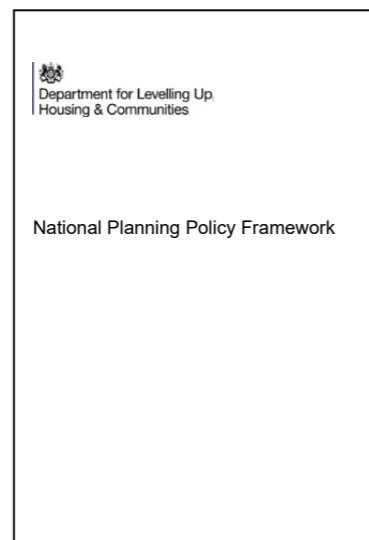
While the site is within an area designated for a Neighbourhood Development Plan (NDP), there has at the time of writing, not been a plan drafted, and therefore cannot be used as a material consideration for the proposed development.



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.



Cornish Mining World Heritage Site (WHS) Management Plan 2020-2025

The site's location within the Cornish Mining World Heritage Site means that the WHS Management Plan is a material consideration for the proposal.

The policies which have guided this application include:

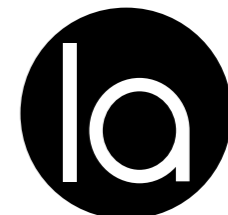
- **Policy P3**
- **Policy C2**
- **Policy PN2**




The Cornwall Design Guide 2021

Section 4 of the Design Guide sets out the importance of an effective design process, and highlights that there are many factors to consider in designing a successful scheme, including the nature of the site itself, its surroundings, community needs and opinions, good design principles and local policies. **Section 4.13** highlights why understanding the context of any site is important, and **Section 4.20** sets out how the outcomes of the Context Appraisal should be used to establish design principles.

The expectations regarding the design of building form are set out at **Section 5.26**, and expectations relating to material at **Section 5.29**.



Go explore
CAMPING CLUB



Certified Site Certificate
Certificate Number - **GE2024003**

Pursuant to a grant of exemption issued to Go Explore Camping by both the Welsh Ministers and Natural England under the said subsection (6) of section 269 of the Public Health Act 1936 & the under paragraph 12, for the purposes of paragraph 5 of the First Schedule of the Caravan Sites & Control of Developments Act 1960

Go Explore Camping Club hereby issues certified site status to

Stack View Park

The exemptions provided by this certification allow the aforementioned site to operate in the following ways :

- A) The operation of a campsite for tented accommodation subject to the following provisions
 - i) Up to a maximum of 9 tents, yurts or canvas covered structures
 - ii) 365 days per year operation
- B) The operation of a site for touring caravans, motorhomes, glamping pods, or other movable temporary dwelling
 - i) Subject to a maximum combined total of 5 units
 - ii) For 365 days per year, subject to a maximum consecutive stay of 28 days per visitor.
- C) In all circumstances the maximum number of units on site should not exceed 9., which can be made up of up to 5 caravans.

Issue Date : 05/02/2024
Expiry Date : 04/02/2025

