

March 2021



Full Planning Permission

DESIGN, ACCESS AND HERITAGE IMPACT STATEMENT

Retention of Existing Stables at Paddock

Land South of Locke Stampys, Nancledra, Penzance, TR20 8AT.

Prepared By Cornwall Planning Group



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1.0 Introduction

This planning application has been submitted to Cornwall Council in the form of full planning permission. The Design & Access Statement has been produced by the Cornwall Planning Group on behalf of the client Mr & Mrs Hopkins. This Statement accompanies associated plans and documentation, seeking the Council's permission on the principle of;

Retention of Existing Stables at Paddock.

The purpose of the stables is to keep our clients' horses in, mainly during the winter months. It also aids in helping with vets' visits and blacksmiths for shoeing etc.

After conducting research of the site and surrounding area it has been noted that recent development sites have been approved within the area. Confirming the area is suitable for development. Please see some examples of approved planning in the area below:

PA18/06313 | Erect an agricultural wooden single storey shed 10m x 3.6m to provide dry storage of fruit and a compact tractor | Land North Of Baldhu House Baldhu Lane Nanclédra Cornwall

PA16/08372 | Agricultural barn providing open access shelter for horses and goats, and lockable storage for tools, equipment and animal feed. | Land W Of Brunnion Farm Cripplesease Nanclédra Cornwall

W1/09-0669 | Change of use of land to form equestrian land & construction of replacement stables Head No(s): 33167 | Penwithen Studio Cottage Nanclédra Penzance Cornwall TR20 8LJ

W1/07/P/1474 | Construction of stable with integral hay store Head No(s): 92042 | Land Adjacent To Trelocke Trelocke Hill Nanclédra Penzance Cornwall TR20 8AT

W1/03/P/0209 | Construction of stables and hay store Head No(s): 91759 | Field Adj Trelocke Bungalow Nanclédra

W1/03/P/0222 | Construction of stable block Head No(s): 80406 | Georgia Bridge Nanclédra

2.0 Cornwall Local Plan & National Planning Policies

The Cornwall Local Plan was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This will cover the period up to 2030.

In February 2016 Cornwall Council submitted the plan to the Secretary of State for examination. The inspector published a report in September 2016. The adopted plan includes the Inspector's recommended main modifications.

The Cornwall Local Plan replaces a number of policies from:

1. the Local plans of the former District and Borough Councils
2. the Minerals and Waste Plans of the former County Council

We believe our formal planning application confirms to the above Cornwall Local Plan Schedules;

Policy 1	Presumption in favour of sustainable development
Policy 2	Spatial strategy
Policy 2a	Key targets
Policy 3	Role and function of places
Policy 13	Development standards
Policy 16	Health and wellbeing
Policy 21	Best use of land and existing buildings

3.0 Parking and Highways

In principle, this proposal has been designed in accordance with Cornwall Council Highways Department Design Guide, and therefore we feel we have satisfied all elements required for Cornwall Council Highways Department to accurately assess our application in terms of required parking, highways safety and associated works.

The proposed plan(s) outline the following:-

1. There are no alterations to the existing parking arrangement of the dwelling house, and therefore this application seeks no permission for any Highways/Parking Arrangements.

4.0 Conclusion

We believe that the details submitted clearly show that the site can be developed in a way that the locality will not be adversely affected, indeed, there is a clear opportunity to provide a high-quality development to meet the needs of present and future generations.

As previously mentioned, there are several comparable application sites that have been approved. We have transparently demonstrated this certainly accords to the Cornwall Local Plan & National Planning Policy Framework.

Overall, the proposed development of the site would represent sustainable development, supported by the NPPF and the policies of the emerging CLP and as such, we believe Cornwall Council should support the principle of the proposals contained within this formal planning application.