**ST JUST-IN-PENWITH TOWN COUNCIL 26-07-2021**

**PLANNING**

1. **Applications**

**72/21 Application:** PA21/06014

**Proposal:** Replacement front porch. First floor rear extension. Replacement roof covering. Formation of parking area and vehicle entrance with non- compliance with Condition 2 in relation to decision notice PA20/03396

**Location** Millys Cottage, Kelynack, St Just.

**73/21 Application:** PA21/06257

**Proposal:** Installation of Juliet balconies and associated works.

**Location:** Corner Barn, Lower Boscaswell, Pendeen

**74/21 Application:** PA21/05538

**Proposal:**  Construction of single dwelling and associated works.

**Location:** Land N.E of 6, Carnyorth Terrace, Carnyorth,, St. Just.

**75/21 Application:** PA21/05457

**Proposal:**  Conversion and extension of existing storage/stables to form a residential dwelling.

**Location:** Wayside Farm, Higher Bosavern, St. Just.

**76/21 Application:** PA21/06320

**Proposal:**  Retrospective application for a garage with roof terrace above,

**Location:** Angice Barn, Leswidden, St. Just.

**77/21 Application:** PA21/06311

**Proposal:**  Construction of a roof terrace over garage.

**Location:** Trenmeyneck, Crippas Hill, Kelynack, St. Just.

**50/21 Application:** PA21/03457 - Amended

**Proposal:** Construction of extension to Function Room, alterations to entrance to Clubhouse, two detached buildings to house additional guest accommodation, self-contained managers accommodation, and various associated works and internal alterations.

**Location:** Cape Cornwall Golf and Country Club, Road between Cape Cornwall Street and Upper Praze, St. Just.

**The Town Council took the decision to review this application at a future meeting once all the outstanding assessments are received ie ecological, transport, light and noise given the importance of the WHS location.**

**b) Decisions**

**Application:** PA20/06231

**Proposal:** Changes to prior approved Planning (PA12/11270). Alterations and extension of existing Water Tower to be used as a residential unit.

**Location** Little Hendra Farm, Hendra, St. Just. **Approval** (T. Cl. No Objection).

**Application:** PA21/04225

**Proposal:** Change of an area of land to residential use and siting of a timber pod for use as a garden studio/office and associated works

**Location:** Land S.E. of Gews Farm, Bethany Place, St. Just. **Approval** (T. Cl. No Objection subject to the Environment Agency being satisfied).

**c) Appeals** None

**d) Enforcements** None

e)

**61/21 Application:** PA21/05100

**Proposal:**  Conversion/Change of Use of existing agricultural buildings for incidental and auxiliary use to main dwellinghouse and associated works.

**Location:** The Barn, Dowran, St. Just.

Town Council commented: No Objection but would prefer the use of other materials to the windows and doors than that stated.

Cornwall Council stated: As the windows on the existing dwelling known as The Barn are white upvc on the elevation facing the two barns proposed to be converted, the proposed grey upvc is considered appropriate in this particular case.

Please confirm Town Council are still in support of the proposal.

**47/21 Application:** PA21/02999

**Proposal:**  Construction of detached self-contained holiday unit to replace existing outbuilding.

**Location:** Cryor Farm, Newbridge, Penzance

Town Council commented: No Objection.

Cornwall Council stated: The site is located within the open countryside and isolated from people, buildings and places in the context of the NPPF and for planning purposes. Given the length of and narrow, un-made nature of the access track that links the site to the main road, the separation distance of the site from any services or facilities or to the nearest bus stop, it is likely that future occupiers would be heavily reliant on private motor vehicles and the provision of an additional unit for holiday letting would further exacerbate this intensification of vehicle trips to and from the isolated site.

Policy 5 of the Cornwall Local Plan is supportive of appropriate tourism development within the area and provides that proposed developments within the countryside must be of a scale appropriate to its location, or demonstrate an overriding business need to be in that location.

Policy 5 also requires that all such proposed developments must be sustainable and well served by public transport. It is considered that the proposed development would not be a sustainable or appropriate location.

It is considered that any benefit which the development might bring to the local economy is likely to be limited. Access to services and facilities elsewhere, for occupiers of the accommodation, would therefore likely entail significant journeys by private vehicles. These disadvantages would not arise to some extent with holiday accommodation in or close to established sustainable settlements where services and facilities would be more readily accessible. The closest services and facilities being found within St Just Town approximately 2.5km away.

Other options for more sustainable modes of transport are limited with walking and cycling requiring navigation along a busy A road with little lighting and variable visibility. This would discourage both walkers and cyclists and would result in visitors having to rely heavily on trips by car. While it can be accepted that holidaymakers will wish to explore the area more widely by car in any event, the difficulties posed by the application site would exclude even shorter journeys being made by more sustainable modes of transport.

In conclusion, the development if permitted would undermine the Council's and National Planning Policies in relation to sustainable tourism development, contrary to policies 1 and 5 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraphs 8 and 83 of the National Planning Policy Framework 2019.

I recognise the economic contribution that a holiday letting business would make to the rural economy in the area, including its spin-off on other tourist related local businesses, as well as the multiplier effects resulting from the construction project itself.

The proposed holiday let has all the day -to -day facilities of a dwelling. An exception in relation to new developments in the open countryside is provided for under Policy 7 of the Cornwall Local Plan. This policy supports development proposals within the open countryside where it is shown that special circumstances apply, such as the re-use of a redundant building or where accommodation is required for rural workers. In this instance the proposed scheme would not give rise to any such special circumstances. Consequently, the proposed development would be contrary to Policy 7 of the Cornwall Local Plan, which seeks to protect the open countryside from inappropriate development.

In light of the lack of policy support for the proposal, I intend to recommend the application for refusal.

I would respectfully request that your Council consider the following options as set out within the Protocol for Local Councils:

1. Agree with my recommendation

2. Agree to disagree

3. Having made strong planning reasons to maintain your original position on the proposal against my recommendation, it is requested that the application is determined by the Planning Committee\*

Please tell me which option you wish to choose within 5 working days from the date of this communication. It may not always be appropriate to take an application to Committee if the planning position is so clear-cut that it would not be right to make a different decision to the one being recommended. In these rare circumstances we will consult the Divisional Member and explain our reasoning when making the planning decision.

If I do not hear from you within 5 working days, a delegated decision will be issued in accordance with my recommendation.

If our recommendation changes for any reason we will notify you so that you may reconsider your own position.