

PLANNING

a) Applications

10/24 Application: PA24/00082

Proposal: Construction of 4 dwellings and associated works.

Location: Land Rear of Old Foundry Close, Nancherrow, St. Just.

12/24 Application: PA24/00141

Proposal: Change of use agricultural building to forestry workers storage, occasional overnight accommodation and associated works.

Location: Maintenance Building at the Old Clayworks, Leswidden, St. Just.

11/24 Application: PA23/00128

Proposal: Application for a certificate of lawful development for an existing use, namely use of a building as a residential dwelling (C3).

Location: Tinnern Barn, St. Just.

97/23 Application: PA23/05641

Proposal: Repairs, alterations and rear extension to Grade 11 Listed Lafrowda Club with proposed use as a Heritage Centre, Town Archive and Community Facility. Proposed rear extension and modest internal alterations being vital to enable inclusive access for all users.

Location: Lafrowda Club, 3, Chapel Street, St. Just.

98/23 Application: PA23/05642

Proposal: Listed Building Consent for Repairs, alterations and rear extension to Grade 11 Listed Lafrowda Club with proposed use as a Heritage Centre, Town Archive and Community Facility. Proposed rear extension and modest internal alterations being vital to enable inclusive access for all users.

Location: Lafrowda Club, 3, Chapel Street, St. Just.

b) Decisions:

Application: PA23/06863

Proposal: Construction of garden pod and use of land to form part of garden area associated with Chyvounder.

Location: Land adjacent Pans Teg (Head of the Del), Calartha Road, Pendeen. **Approval** (T. Cl. No Objection).

Application: PA23/05747

Proposal: Demolition of existing flat roof garage and replacement with a new pitched roof garage.

Location: Carrallack Villa, St. Just. **Approval** (T. Cl. No Objection).

Application: PA23/05796

Proposal: Proposed extension above existing garage to form annexe.

Location: The Heathers, Church Farm, Pendeen. **Approval** (T. Cl. Support).

Application: PA23/07485

Proposal: Addition of white UPVC conservatory, 3.3m by 2.5m on south west side of property and replacement of white UPVC windows on south west side. Conservatory to have dwarf wall, clad with granite to tie in with main original dwelling.

Location: The Lookout Barn on land adjacent to Nineveh Farm, Levant Road, Trewellard, Pendeen. **Refusal** (T. Cl. Strong Objection).

Application: PA23/10159

Proposal: Works to trees in a Conservation Area for Leylandii (T1) – remove. Tree is in a poor, declining condition and has recently shed limbs. Tree is also situated close to neighbouring properties and overhead lines. Leylandii (T2) – remove. Tree is in a poor, declining condition and has recently shed limbs. Tree is also situated close to neighbouring properties and overhead lines. Leylandii (T3) – crown reduction. Reduce height by approximately 3 metres to improve aesthetic and reduce windsail. Tree is within falling distance of the property and parking area. Leylandii (T4)) – crown reduction. Reduce height by approximately 3 metres to improve aesthetic and reduce windsail. Tree is within falling distance of the property and parking area.

Location: Geevor House, Trewellard Hill, Pendeen **No TPO made.**

Application: PA23/09300

Proposal: Proposed extension above existing garage to form annexe.

Location: Highclere, Truthwall, St. Just. **Approval** (T. Cl. No Objection subject to local granite being used).

c) **Appeals** None

d) **Enforcements** None

e) **Protocols**

Application no: PA23/07912- Atlantic View – 8 objections, 1 agree, 3 agree to disagree.

Asked the Planning officer to take it to her manager to call in to committee.

Application number: PA23/09216

Proposal: Conversion and extension of existing outbuilding and in place of demolished garage to provide ancillary accommodation.

Location: The Forge, Cape Cornwall, St Just TR19 7NN

‘Thank you for the Town Council response to the above proposal which I have set out below:

St Just in Penwith Town Council (17 January 2024) “Support”

I appreciate your comments which will be included in my report. However, following careful consideration of all the material planning considerations, in this instance I feel that it is appropriate to recommend refusal of the application.

Under these circumstances, please can you confirm that on this occasion we may agree to disagree? If I do not hear from you within the next 5 working days, I will assume that this is the case.

The reasons why I am recommending refusal are as follows.

The existing dwelling, garage and outbuilding are highly visible components within the landscape which are readily viewed from a number of public vantage points including the extensive footpath network within the area.

The modest form of the existing garage and outbuilding serve to limit their presence within the landscape and in order to conserve and enhance the landscape character and natural beauty of the AONB and maintain the character and distinctive landscape qualities of the Heritage Coast, the presence of the buildings should not be amplified to a degree which would result in an adverse visual impact.

The two existing modest structures appear subservient to the main dwelling and importantly, across both buildings, there is only one window opening which serves to further limit the presence of the buildings within the landscape.

The proposed development results in the two buildings being linked and subsequently being greater in scale and mass with a higher roofline and the inclusion of a significant level of glazing.

The increase in scale and mass together with the level of glazing results in a structure which would likely draw the eye thereby intensifying the presence of the buildings in this extremely sensitive location.

The increase in glazing is uncharacteristic in this location and would highlight the development at dusk and during the hours of darkness through the very inevitable light spill/light pollution.

As set out above, in order to conserve and enhance the landscape character and natural beauty of the AONB and maintain the character and distinctive landscape qualities of the Heritage Coast, the presence of the existing buildings should not be amplified to a degree which would result in an adverse visual impact.

The proposed development is in contrast to the modest form of the existing buildings which, whilst visible, are such that their presence is unremarkable. The increase in scale, mass and level of glazing are considered significant alterations which result in a building with a much greater presence within this sensitive location.

Having particular regard to the increase in the level of glazing, the proposed development would create much larger expanses of light spill within the AONB and International Dark Sky Park.

The proposed development, by virtue of its scale, mass and design fails to conserve and enhance the landscape character and natural beauty of the AONB, fails maintain the character and distinctive landscape qualities of the Heritage Coast and fails to respect the International Dark Sky Park.

The World Heritage Site Office has been consulted and whilst they do not consider the proposed development will impact on a specific attribute that expresses the Outstanding Universal Value of the World Heritage Site, they note that the proposed design and materials are overtly modern and may well read as quite incongruous within this rural landscape that is characterised by its time depth.

The Cornwall National Landscape Officer and the National Trust have raised objections (comments attached) and we concur with their views.

The proposed development conflicts with the aims and intentions set out within Policies AD3, AD4, AD8, BD1 and BD8 of the St Just in Penwith Neighbourhood Development Plan 2021-2030, Policy C1 of the Climate Emergency Development Plan Document 2023, Policies 1, 2, 12, 23 and 24 of the Cornwall Local Plan 2010-2030, paragraphs 8, 135, 180, 182, 195, 205 and 208 of the National Planning Policy Framework 2023, Policies PD-P1, PD-P2 and PD-P11 of the Cornwall's Nationally Protected Landscape Management Plan 2022-2027 and Policies P3, C2 and C9 of the World Heritage Management Plan 2020-2025.

Please note, we have requested that the red line on the site location plan be reduced to not include the parcel of land to the south-east of the application building.

Thank you for your assistance'.

Kind regards

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