



## PLANNING UPDATES FOR INFORMATION: JULY 2023

### [PA23/01874](#) | General Purpose Agricultural Building | Clampit Farm Landulph Saltash Cornwall PL12 6ND

#### **Landulph Parish Council (15 May 2023)**

“Landulph Parish Council objects to this application, and have the following comments.

This is an enormous building for such a small field, located at the top of the field in front of their neighbour's house. The building is overbearing for the size of the needs of a two-acre field, it's location is very visible. In addition the trees screening seem to be optional.”

#### **Cornwall Council response**

A subsequent email was received from the Planning Officer on 23.06.23: Thank you for the Parish Council response to the above proposal.

Following officer assessment and receipt of your comments, I have been in discussion with the agent to request additional information with regard to the need for the proposed building. The following information has been provided:

‘The land at Clampit extends to just over 2 acres and at present they have no storage facilities for any farming/small holding activities on the land. It is the applicants intention to utilise the land for a small holding, to graze sheep and house them over the winter and to cut hay and store in the barn. To enable them to have maximum grazing at home, they have taken 30 acres of land at Trebathevy Farm, Par (Holding number 07/148/0039) to cut for hay and transport back to Clampit to have as overwinter forage. The proposed building will therefore be used for the storage of their machinery (small tractor/mower/trailers etc), livestock handling equipment, fodder and bedding and for the livestock themselves over winter months, with the dung being carried back to Trebathevy Farm. The applicants are looking to buy in-lamb ewes at the local breeding sales over the summer which will lamb in the autumn when the shed will have been erected.’

In addition to the above, it is important to take note of the planning history of the site whereby approval was granted in 2018 for the construction of a near identical agricultural building (PA18/06720) which was not built (due to Covid). The current proposal is slightly lower than that previously approved.

Following a visit to the site and in light of the additional information submitted, officers consider that adequate justification has been provided for the proposed development. The design of the building is of a typical agricultural building, compatible with the proposed use and rural location. It is to be positioned towards the south east of the site, away from the boundary with the road and within close proximity of the existing buildings on site with mature boundary trees and hedgerows providing a good level of screening (including between the site and neighbouring property). With regard to the proposed additional planting, whilst this would offer further screening beyond that existing, in this case it is not considered essential due to the factors as discussed above.

In light of the above, Officers intend to recommend the application for approval subject to a condition to secure use of the building for agricultural storage purposes only.

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\*

**Landulph Parish Council**

This was dealt with via email to Parish Councillors. Email response to the Planning Officer 26.06.23  
The majority vote from Landulph Parish Council is option 1 - to agree with your recommendation.

**Cornwall Council has approved this application.**

**PA23/03027 | Outline planning application, with some matters reserved (access) for a new dwelling | Land North Of The Whitehouse Landulph Cornwall PL12 6PA****Landulph Parish Council (15 May 2023)**

Landulph Parish Council objects to this application, and have the following comments:

The plans are for a large (4-plus bedroom) house on this small plot. A two (or more) storey building would not be in keeping for this location. It is in the vicinity of single storey buildings. There are concerns about where the access is going to be situated, and why some of the matters are reserved.

**Cornwall Council response**

Email received 27.06.23 from the Planning Officer:

Dear Parish Clerk,

I write to you in respect of the Parish Council's comments for planning application PA23/03027 at Whitehouse, Cargreen. The Parish Council commented as follows:

Landulph Parish Council objects to this application, and have the following comments:

The plans are for a large (4-plus bedroom) house on this small plot. A two (or more) storey building would not be in keeping for this location. It is in the vicinity of single storey buildings. There are concerns about where the access is going to be situated, and why some of the matters are reserved.

Firstly, in response to your comments, we have helped to better clarify the description of development which now reads: "Outline planning application for a new dwelling with all matters reserved except for access"

As such, the matters for consideration are the 'principle' (or location) of the development, and the access. All other matters (Appearance, scale, landscaping and layout) are reserved for future consideration.

In respect of the location, the site falls within the established built form of Cargreen and accords with your Neighbourhood Development Plan policy 1 in terms of the location, falling within the settlement and being well related to other nearby built form.

Matters relating to appearance, scale, landscaping and layout would be considered at any reserved matters stage. Officers would be minded to agree with your comments that a single storey (or dormered bungalow) would be the correct scale for this site, but again this would be a matter considered under a subsequent application.

With regards to the access, the proposal seeks to use the existing access point which serves Whitehouse which is considered to be safe and suitable to serve the existing and proposed dwelling.

We are therefore recommending the application is approved.

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\*

**Landulph Parish Council**

This was dealt with via email to Parish Councillors. Email response to the Planning Officer 03.07.23  
The majority vote from Landulph Parish Council is option 1 - to agree with your recommendation.

**Cornwall Council decision: approved.**

**[PA22/11149](#) | Installation and operation of a Grid Stability Facility consisting of synchronous compensators and associated electrical infrastructure, underground cabling, access tracks, drainage, landscaping, temporary construction compound and ancillary infrastructure. | Electricity Distribution Site Ellbridge Lane Hatt Saltash Cornwall PL12 6PU**

**Landulph Parish Council (March 2023)**

Landulph Parish Council agrees with this application, however with the following comments:

Looking at the landscape proposals to screen and break up the mass of the buildings, Landulph Parish Council would request that many more trees are planted (in particular in relation to viewpoints 1, 3 and 4), as the hedges do not cover it appropriately.

With viewpoints 9 and 12 Landulph Parish Council would request that the colour scheme is reviewed so that it blends into the environment.

Landulph Parish Council has concerns that there will be multiple construction projects in this area (three separate planning applications), which will have a cumulative impact on the construction traffic, with three different construction access routes in close proximity. The three developments will increase the industrialisation massively in this area and will have an impact on the residents in the vicinity. How will all this be brought together? How will this be phased? Is this considered in the traffic planning? Will the Construction management plan for this application take into account this other proposals at the same time in the same area?

**Cornwall Council decision: approved.**

**[PA23/03724](#) | Application for discharge of a planning obligation to remove restrictions regarding the occupation of the dwelling | The Oaks Coombe Drive Cargreen Saltash Cornwall PL12 6PD.**

**Landulph Parish Council (June 2023 meeting)**

Landulph Parish Council's response is to reject this application on the basis that Landulph has a locally qualified affordable Housing Need in the village (2023 Housing Need Survey).

**Cornwall Council decision: refused this application.**

**[PA23/00559/PREAPP](#) | Pre-application advice for a battery energy storage compound with a potential electrical output of circa 100MW (to be confirmed at the detailed design stage). | Land South East Of Landulph Substation Landulph Saltash Cornwall PL12 6NB**

**Cornwall Council decision: Closed - advice given**

**[PA23/04068](#) | EIA Screening Opinion Request for battery energy storage system with a potential capacity of up to 100 megawatts | Land South East Of Landulph Substation Landulph Saltash Cornwall PL12 6NB**

**Landulph Parish Council (June 2023 meeting): no comments required.**

**Cornwall Council: Screening Opinion – EIA not required**