

Full Planning Application – Downs Farm, St Agnes, TR22 0PL.

Opening Statement

Our proposal is for the change of use from agricultural to allow the placement of two Shepherd Huts with free standing balconies. In a field that's use is "rough grazing" on Downs Farm next to a barn erected in 2018 Planning application: P/17/113. One initially, with the second to be installed within 5 years of application. We have chosen a small family run company based in Somerset, who make their huts from high quality sustainable materials. With an oak exterior, hard wood doors and windows and insulated with sheep's wool, they are beautifully hand crafted and made to last.

We took the farm on in March 2020, pre 2020 the farm income was from two holiday lets. When we took on the farm, we were thankful to take on one of the original holiday lets, consequently the farm income halved. The current farm tenancy is an AHA and will soon change over to a FBT which has a much higher rent.

Over the last 4 years we have set up Downs Farm Charcuterie. We rear 100% grass fed cattle, send to slaughter and make Air-Dried Beef and Salami from the meat, as a way of generating more income. Sadly due to increasing costs, the business isn't as profitable as we would have liked.

The purpose of the huts is to provide comfortable, high-quality accommodation to holiday makers, to help generate much needed income to the farm. In a way that causes the least impact possible to the landscape and environment.



(Similar setup to proposed design)

Design and Access Statement

The Shepherd Huts are 5.3m x 2m made from oak feather edge planks, painted hardwood doors and windows, insulated with sheep wool, with a black corrugated tin roof.

Balconies, which will be made from oak sourced from Jo Sawmill in Penryn will be 3m x 2.5m. Like the Shepherd Huts the balconies will be completely free standing. Giving the huts a greater living space, a table and chairs will be situated on the balconies.

The reason we chose this particular site for the Shepherd's huts is because its current use is rough grazing only, it is difficult to farm due to an already existing borehole, rock and lack of accessibility for tractors and machinery.

Access to the huts will be through the farm (shown on location plan), we will plant hedges to mark the access to visitors, the access will run around the edge of rough grazing fields. Therefore, we will still have access to run the cows through for grazing.

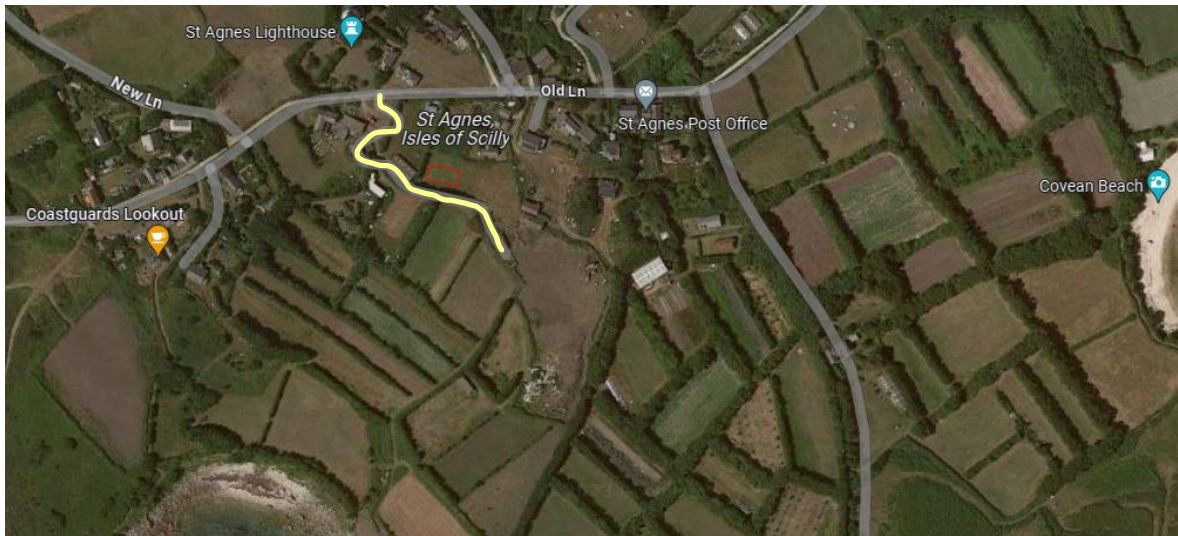
The huts will not be visible from the roads on St Agnes, when walking around the coastal footpath up past the wishing well is the only place there is a possibility of them being visible. The black roof will blend nicely into the nearby surroundings matching the other dark roofs on properties on St Agnes. We are placing them far enough down the field that they will have the least visual impact.



Proposed Site



Proposed Site Field (image taken from Magic Maps)



Proposed field and hut location (the road highlighted in yellow is not a road, I am not sure why it is showing to be on google maps) the proposed field is not visible from any road.

Site Waste Management Plan

The waste and Recycling bins will be situated behind the Shepherd huts (as highlighted on drawings).

Rubbish will be emptied at changeovers and disposed of at the waste and recycling point on St Agnes; recycling will be sorted into council commercial waste and recycling bags.

Scheme of Sustainable Design Methods

Rain water harvesting: we plan to utilise the water harvesting system installed this year by the council by having a separate water intake for the toilet which will use water from this system. The water tanks are on the back of the barn adjacent to the proposed site so only feet away from where the huts will be situated.

Fresh water supplied to the hut will be from our borehole and is treated by our own UV and filter treatment system. With the huts being small and having minimal amenities in comparison to a larger holiday let like setup, water consumption will be minimal.

The waste water and sewage system we will install is a Vortex Sewage Treatment plant. They house a 30watt pump which annually uses very little electricity. We will build a box around the tank to minimise noise coming from the pump system.

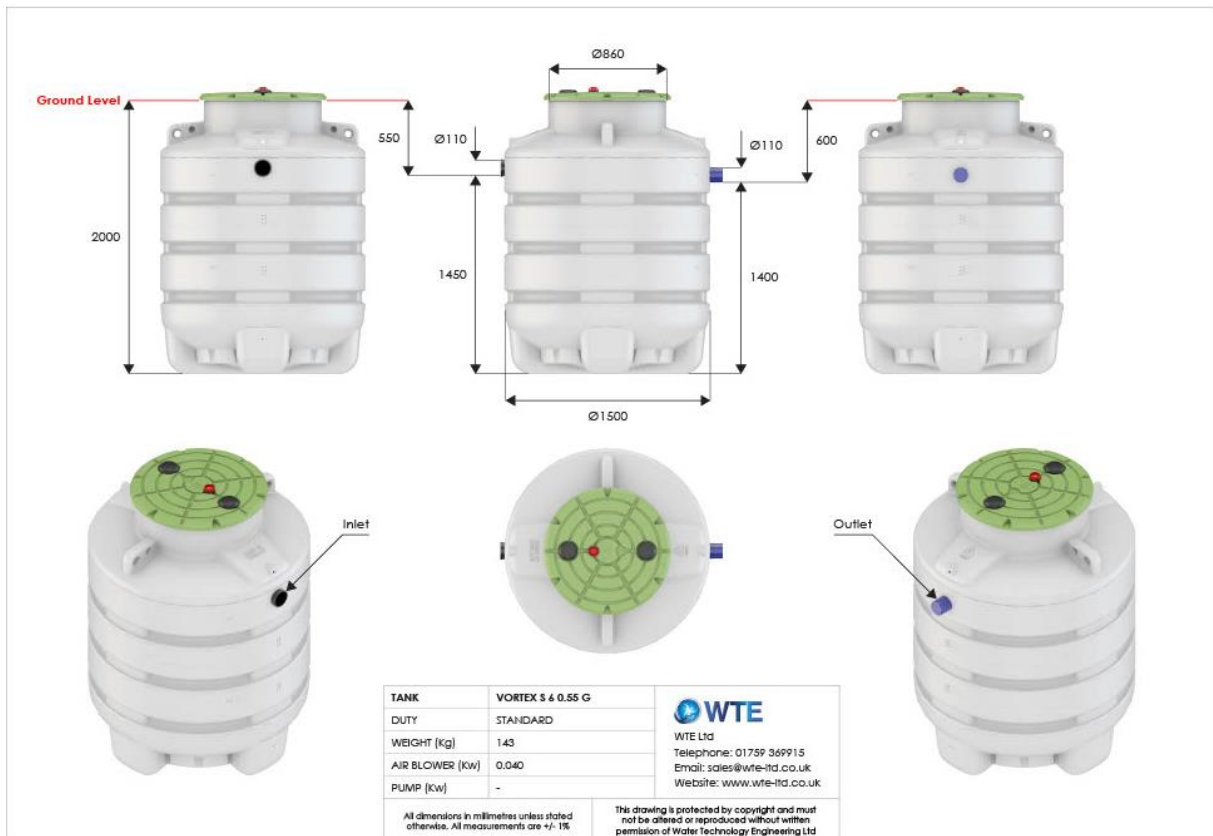


Figure 1: Vortex tank, inlet for waste water and excrement.

Tree Survey

Currently the site has two pittosporum hedges running along the southerly and westerly sides of the field. The hedges will not be impacted in anyway throughout the project.

We will plant 2 more hedges along the northerly and easterly side of the huts to give privacy to occupants and neighbours. We will also plant a hedge between the two huts and an additional small hedge where the rainwater harvesting tanks are on the back of the barn.

Current and proposed hedges are shown on location plan.

Fire Safety & Emergency services

There will be a wide enough means of entry for the fire and ambulance vehicles to easily access the site the huts will be situated.

The huts will be far enough apart that the spread of fire from one hut to another would not be an issue. The huts are situated feet away from the new water harvesting system which has attachment for use by the fire brigade to access water quickly and efficiently.

Archaeological Assessment

The site is an area of archaeological interest, this is why we are proposing a project that requires little ground work and is not a permanent structure. The Shepherd huts require no foundations and very minimal ground work. Huts and proposed decking are both free standing and removable, causing the least possible disruption to the landscape.

We erected a barn in 2018 adjacent to the proposed site which was in the same area, we had a full archaeological assessment done which I have included a copy of. This project involved large scale

groundworks and nothing was found during the assessment, we hope it can be taken into consideration with this application

Community Involvement statement

Included are statements from the following:

- John Peacock (councillor and owner of St Agnes Boating)
- Ross Hicks (Gwendra Fishing)
- Nell Cameron (Owner St Agnes Post Office)
- Lou Simmonds

Environmental Statement

The proposed site is "very rough grazing" for cattle and has been since the cattle were introduced on the farm 10 years ago. Previous to this the field was disused for 15 years when Toms parents stopped flower farming 25 years ago. It would be good to see the field have a purpose again, one that will benefit the farms income.

Infrastructure Impact Assessment

The fresh water system we will use for the huts is already existing, we have our own borehole and UV/filter treatment setup which we will add the huts onto.

We plan to install a Vortex sewage treatment plant for the waste water and effluent, we have spoken with several people on St Agnes who have recently installed these systems for their homes and holiday accommodation and they come highly recommended.

We will use an already existing soak away.

There is an electricity supply to the barn adjacent to the proposed site that we will take supplies from to service the huts.

Wildlife Survey and Report

No hedging/trees will be impacted by the project, the addition of new hedging will provide more places for nesting birds during breeding season. No works will be carried out during breeding season as to avoid any impact this may have (March – August).

We plan to plant apple trees in the gardens of both huts and will specifically source plants for borders that are bee friendly (we all know how important our little bee friends are). The grounds surrounding both huts will be grassed and mowed regularly

Bat Survey

No existing structures are being demolished/altered, we have completed a bat survey and have found lots of bats present in the area the huts are going to be situated. We will install two bat nesting boxes to a tree in the field below the proposed site.

Noise Assessment

The hut itself is run from electricity so the absence of a generator will mean the unit will not make any noise.

We will build a box around the new sewage treatment plant as a noise barrier so that you cannot hear the pump running.

We will remind guests to be mindful of noise levels, and deal with noise complaints promptly. Though I have faith that this is an unlikely issue.

Light Assessment

The Huts are situated in a field below nearby properties, they will not impact on sunlight/daylight. If anything, sunlight for the above properties will improve as we plan to bring down the height of current hedging slightly to improve the views to the property. The new hedges planted will be kept short; high enough to give the privacy required but not too high that it will affect light.

External Illumination Assessment

The Huts will have only one exterior downward facing light, which will be on the side of the building that faces away from any neighbouring properties.

As the field is below neighbouring properties the hut and exterior light will not be visible, especially once hedge growth is established.



Actual Light for reference.