

Menheniot Parish Clerk

From: George Shirley <George.Shirley@cornwall.gov.uk>
Sent: 14 March 2025 15:50
To: John Hesketh
Cc: Cllr Phil Seeva
Subject: PA25/00675 - Land South East of Roseland House

Information Classification: CONTROLLED

Dear Parish Clerk,

I write to you in respect of the Parish Council's comments for planning application PA25/00675 at Land South East of Roseland House. The Parish Council commented as follows:

“At their public meeting held on 20 February 2025, Councillors resolved not to support this application. In making their decision, councillors noted that the current proposal did not fully take account of, or, protect its historic context. Specifically, they felt that the proposal given its massing and height dominated the adjoining Roseland House. The proposal did not recognise the importance of the local landscape around the site or enhanced the existing area. Whilst proposed materials have been chosen generally to meet the Menheniot Design Guide some details are in conflict for example not using timber joinery. Concerns were also expressed on road access and car parking which are not considered to be either satisfactory or safe.”

We have given consideration to the Parish Council's comments as part of the wider consideration of this planning application. The principle of the application accords with Policy 6 of the Menheniot Neighbourhood Plan in that the proposal would convert and reconstruct the remains of the former cottages, as per the intentions of the policy. The proposal is supported by a Structural Survey.

In respect of the Parish Council's specific comments, we would offer the following responses:

Massing and height dominated the adjoining Roseland House – The proposed scheme has been designed within the footprint of the former cottages. Whilst it is impossible to know whether the proposed development is any taller than the former cottages once were, clearly the design has been brought forward to have a similar form and mass to the former cottages. As such, the proposed scheme is likely to have a similar impact on Roseland House in respect of mass and height as the former cottages (notwithstanding the more contemporary design).

Recognise the local landscape – The scheme makes use of the remains of a former building, which is seen in the context of nearby built form, and the development utilises locally distinctive materials and building forms. The scheme is a high quality proposal which has addressed the main constraints of the site and wider area. As a result, officers are of the opinion that the proposal respects the character, appearance and local landscape beauty.

Materials – Whilst some materials may not be found within the Menheniot Design Guide, overall the scheme has well considered the local design guidance in bringing forward this proposal. The Menheniot Design Guide is extensively referenced through the Design and Access Statement. It is noted the Design Guide states the materials found within it “are not prescriptive and there is opportunity for innovative and creative material suggestions in new buildings, restorations and extensions that may complement what already exists”. The use of powder coated aluminium windows and doors is considered to be a suitable approach for what would be read as a contemporary development, alongside all the other locally distinctive materials.

Highways – It is accepted that visibility from the site is poor. However the access is already in use for vehicular purposes and so the situation would not be any worse than existing. The removal of a small section of hedge would actually slightly improve the highway visibility. Sufficient parking space is available on site.

In light of this, we intend to recommend approval of the application.

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. It is requested the LPA consider referring the matter to planning committee

Please tell me which option you wish to choose within 5 working days from the date of this communication.

If I do not hear from you within 5 working days, a delegated decision may be issued in accordance with my recommendation following discussion with the Divisional Member. If our recommendation changes for any reason we will notify you so that you may reconsider your own position.

Kind regards,

George

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