
Appeal Decision

Site visit made on 17 August 2020

by Neil Pope BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25 August 2020

Appeal Ref: APP/D0840/W/20/3251828

Land north of Treneague Road, St. Stephen, Cornwall, PL26 7QB.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs S Gratrix against the decision of Cornwall Council (the LPA).
 - The application Ref.PA19/01689, dated 19/2/19, was refused by notice dated 14/11/19.
 - The development proposed is a new dwelling, stable block and sand school.
-

Decision

1. The appeal is dismissed.

Reasons

2. This 0.24 ha site comprises part of the open countryside that surrounds the settlement of St. Stephen. It lies to the east of the loose scatter of buildings and the farmstead at Treneague. The unspoilt open qualities of the site form part of the pleasant rural landscape along the northern edge of St. Stephen.
3. The development plan¹, amongst other things, allows for rounding off of settlements and restricts new dwellings in the countryside to specified types of housing². Rounding off is defined as development on land that is substantially enclosed but outside the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth. It should not visually extend building into the open countryside³.
4. The proposed development would sever a strip of land from a large field that makes a positive contribution to the quality of this rural landscape. It would not be on land that is substantially enclosed and comprise the rounding off of a settlement. Instead, it would erode the unspoilt open qualities of the site and harmfully extend development into the countryside that surrounds St. Stephen.
5. The proposal would allow the appellant to return to the area and live with her granddaughter who has epilepsy. It has the support of the parish council. However, the development would not meet any of the types of new housing that are specified in LP policy 7. If approved, it could also make it difficult for the LPA to resist future applications for development in the remainder of the field that could result in further cumulative landscape and visual harm.
6. The proposal would harm the character and appearance of the area and conflict with LP policies 3 and 7. The appeal should not therefore succeed.

Neil Pope

Inspector

¹ This includes the Cornwall Local Plan Strategic Policies 2010-2030 (LP).

² LP policy 3 allows for rounding off and LP policy 7 restricts housing in the countryside. These are the most relevant LP policies to the determination of this appeal.

³ Paragraph 1.68 of the supporting text to LP policy 3. I note the advice on rounding off within the Council's Chief Officer's Advice Note. However, this Note does not form part of the development plan and has only limited weight.