



Appeal Decision

Site visit made on 21 October 2025

by **S Harrington MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 31st October 2025

Appeal Ref: APP/D0840/W/25/3366532

Trewavas Farm, Wendron, Helston, Cornwall TR13 0NR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mrs Natalie Martin against the decision of Cornwall Council.
 - The application Ref is PA25/00686.
 - The development proposed is proposed agricultural access track.
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Decision

1. The appeal is allowed and planning permission is granted for proposed agricultural access track at Trewavas Farm, Wendron, Helston TR13 0NR in accordance with the terms of the application, Ref PA25/00686, subject to the following condition:
 - 1) The development hereby permitted shall be carried out in accordance with drawing nos: 200-01 REV A; 200-02; 200-03 REV A.

Applications for costs

2. An application for costs was made by Mrs Natalie Martin against Cornwall Council. This application is the subject of a separate Decision.

Preliminary Matters

3. I observed on my site visit that development had already been commenced and an access and track had been created. However, the development undertaken differs from the submitted plans in that the route of the southerly spar of the track differs. Therefore, for the avoidance of doubt, I am considering the development proposed on the submitted plans as opposed to the development that has been built.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

5. The appeal site consists of agricultural fields which form part of a working farmstead located in open countryside and within an extension of the locally defined Canmenellis Area of Great Landscape Value. The surrounding area features a number of the key characteristics of the Cornwall Character Area CCA10 it falls within. These include landcover of improved grassland/pasture, undulating historic farmland of medium sized field patterns enclosed with Cornish hedges and wooded valleys. Overall, the area has a strong rural character.

6. The Council questions the need for the proposal although I have not been directed to any development plan policy which stipulates that a need should be demonstrated. Nevertheless, the proposed agricultural track would provide an off-road route for modern agricultural machinery to access farmland without utilising the existing access. I observed that the existing access is constrained by width due to historic granite gate posts, as well as travelling through the historic farmyard, in close proximity to Trewavas Farmhouse, and a number of agricultural buildings which benefit from extant planning permissions to be converted into residential dwellings.
7. Given the type and size of agricultural machinery as indicated by the appellant that can be expected to be used on a farmstead of this size, even if the existing access could be modified, the proposal would allow more efficient and safe access to farmland for modern farming practices without conflict with residential uses.
8. The new track follows a tree lined boundary from the highway access, before splitting into two spurs, one of which also lies alongside a mature planted boundary, the second branching into the adjacent field.
9. The presence of tracks is not uncommon across the predominantly agricultural landscape as a means of accessing the farms and scattered residences that are typical features. I saw several examples of such tracks in the vicinity of the site.
10. Whilst the creation of the access is inevitably noticeable from the highway, the track is not unduly incongruous in public views, given its route alongside hedge boundaries and mature roadside boundaries aiding screening. Moreover, the proposed hardcore/scalping surface with wildflower margins is appropriate to its countryside setting and would not appear as an overly urban, unexpected or otherwise harmful feature.
11. To conclude, the proposal would not harm the character and appearance of the area. It would accord with policies 12, 13 and 23 of the Cornwall Local Plan Strategic Policies 2010-2030 and Policy C1(7) of the Climate Emergency Development Plan Document 2023. These policies, amongst other matters, seek to maintain and enhance Cornwall's distinctive natural character and environment, and avoid adverse environmental impacts.

Other Matters

12. The Grade II listed Trewavas Farmhouse is located within the farmyard adjacent the appeal site. The significance of this heritage asset derives in part from its historic and architectural values as an example of a period farmhouse. The immediately surrounding farmland convey the functions between the farmhouse and the farmland with nearby fields contributing to the historic value and setting of the farmstead. There is intervisibility between the appeal site and the heritage asset. However, given existing agricultural development, and the appeal site forming a small part of surrounding working farmland, the proposal would, in so far as it relates to this appeal, have a neutral effect on the significance of this heritage asset.

Conditions

13. The development has been commenced but differs to the submitted plans on which I have considered the appeal. Therefore, whilst a statutory time limit condition is not required, a plans condition is required to provide certainty.

Conclusion

14. For the reasons given above the appeal should be allowed.

S Harrington

INSPECTOR