

**PA20/03233 Change of use of barn and adjoining area from agricultural to mixed agricultural and A3 usage on a seasonal basis April to October.**  
**Barn Land At Pollaughan Portscatho TR2 5EH**

Due to the restrictions placed on the Council as a result of the Coronavirus pandemic, this response represents the opinion of members of Gerrans Parish Council identified through a consultation process and will be ratified at the next appropriate meeting of the Council.

**Gerrans Parish Council voted to oppose this application. In reaching our decision we noted advice from the Planning Officer and raise two overarching objections.**

**1 Impact on the Area of Outstanding Natural Beauty (AONB) and landscape character.**

**National Planning Policy Framework (NPPF)**

It is acknowledged that the application is made with reference to the Section 6, paragraph 83, in that it “aims to support a prosperous rural economy through conversion of existing buildings and through diversification of existing agricultural and land-based rural business”, but we have reservations that the proposal does not “respect the character of the countryside”, in particular the landscape character and environment of the AONB as is required by NPPF Section 12 paragraphs 124, 127 and 172.

These concerns are further supported by the following policies within the **Cornwall Local Plan:**

Policy 2 Spatial strategy - Respect & enhance quality of place: preserve & protect landscape; Policy 3 Role and function of places - Conserve and enhance the landscape character and natural beauty of the AONB; Policy 23 Natural environment - sustain local distinctiveness and character and protect and where possible enhance Cornwall’s natural environment and assets.

Policy GP2 - Design and Character of the Roseland from the **Roseland Neighbourhood Development Plan** specifies that developments should be sited and designed so as to promote, support and develop the distinctive character of the area.

Policy CD1 Commercial development and Policy CD2 Re-use of farm buildings summarise the need to respect the landscape and character of the AONB and ensure there is adequate protection of the environment.

**2 . The operational plans submitted with the application do not contain enough detail and specific assurances with regard to operational procedures, which were requested in the pre-application advice.**

With regard to the **Cornwall Local Plan** we do not believe that there has been a clear enough demonstration of business need as outlined in Policy 5 Business and Tourism, nor has enough attention been paid to the requirement in Policy 12 Design to protect neighbours from overlooking and unreasonable loss of privacy and unreasonable noise and disturbance.

In the **Roseland Neighbourhood Development Plan** Policy GP1 - Sustainable Development emphasises the need to enhance the self-reliance of the local community/economy by: meeting the economic and social needs of the local community; conserving the special environment in which we live – for residents, visitors and local businesses; improving buildings’ resilience to climate change and energy efficiency while being sensitive to local character and distinctiveness. Whilst this proposal is different from other food outlets in the villages, this has not been demonstrated.

GPC notes that a meeting took place with the Planning Officer but do not think the application contains enough clear and specific detail and assurances about how the points discussed - such as restricted hours of operation, limitations on lighting and music, signage, and a prohibition of marquees and outside functions - would be addressed in practice.