

[REDACTED]

From: [REDACTED]
Sent: 13 November 2024 13:51
To: [REDACTED]
Cc: South West Road Safety
Subject: UPDATE re case officer discussion: DL 20 Nov: A30 Treguddick Farm - application for fodder stores (PA24/05578 & 9)

All
I've spoken to the case officer who has confirmed that the barns themselves would fall within permitted development, it is the land reprofiling that has triggered the requirement for planning permission.
Therefore we're agreed that we will need to understand associated vehicle movements. Subject to that further information, the conditioning of a CTMP will be essential. That will need to consider vehicle routing in advance of any gap closure, potential restrictions on daily vehicle numbers, timing of movements, signage etc
The case officer also agreed regards conditions to restrict the barns to agri use only and no other (reflecting the extant permitted land use).
[REDACTED]

From: [REDACTED] <[REDACTED]@nationalhighways.co.uk>
Sent: 13 November 2024 11:38
To: [REDACTED] <[REDACTED]@nationalhighways.co.uk>; [REDACTED] <[REDACTED]@nationalhighways.co.uk>; [REDACTED] <[REDACTED]@nationalhighways.co.uk>
Cc: South West Road Safety <southwestroadsafety@nationalhighways.co.uk>
Subject: RE: UPDATE: DL 20 Nov: A30 Treguddick Farm - application for fodder stores (PA24/05578 & 9)

Thanks [REDACTED]
I had looked at the PD rights and the GIA falls within the permitted limits – I plan to try and speak to the case officer to understand what has tipped it into needing planning permission, could be land reprofiling works potentially.
[REDACTED]

From: [REDACTED] <[REDACTED]@nationalhighways.co.uk>
Sent: 13 November 2024 11:15
To: [REDACTED] <[REDACTED]@nationalhighways.co.uk>; [REDACTED] <[REDACTED]@nationalhighways.co.uk>; [REDACTED] <[REDACTED]@nationalhighways.co.uk>
Cc: South West Road Safety <southwestroadsafety@nationalhighways.co.uk>
Subject: RE: UPDATE: DL 20 Nov: A30 Treguddick Farm - application for fodder stores (PA24/05578 & 9)

[REDACTED]

Thanks for this.

I can't see the justification/need for a full planning application – I'd have thought it was permitted development and should use a prior notification process?

Given that they have gone full planning – presume we could very reasonably asked for resulting traffic movements and ask for conditions as you suggest.

Cheers.

[REDACTED]

[REDACTED] [REDACTED] Spatial Planner
Operations (South West)
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PLEASE NOTE – I DO NOT WORK FRIDAYS

From: [REDACTED] [REDACTED] <[REDACTED]@nationalhighways.co.uk>
Sent: 13 November 2024 08:24
To: [REDACTED] [REDACTED] <[REDACTED]@nationalhighways.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@nationalhighways.co.uk>; [REDACTED] <[REDACTED]@nationalhighways.co.uk>
Cc: South West Road Safety <southwestroadsafety@nationalhighways.co.uk>
Subject: UPDATE: DL 20 Nov: A30 Treguddick Farm - application for fodder stores (PA24/05578 & 9)
Importance: High

Morning All

Been thinking more about this one and whilst I remain of the view that given it reflects the existing permitted agri use it may be challenging to refuse, I think there would be benefit in asking for a transport statement to better understand associated vehicle movements. It would of course also need a CTMP as standard.

In terms of the proposed gap closure scheme – do we have certainty that this will be delivered and do we have a timeframe. If we do, then there is the potential for a Grampian-condition such that the development can't come forward until the scheme is in place?

I'd welcome your views.

Many thanks

[REDACTED]

From: [REDACTED] [REDACTED]
Sent: 07 November 2024 10:11
To: [REDACTED] [REDACTED] <[REDACTED]@nationalhighways.co.uk>; [REDACTED] [REDACTED] <[REDACTED]@nationalhighways.co.uk>; [REDACTED] <[REDACTED]@nationalhighways.co.uk>
Cc: South West Road Safety <southwestroadsafety@nationalhighways.co.uk>
Subject: DL 20 Nov: A30 Treguddick Farm - application for fodder stores (PA24/05578 & 9)
Importance: High

Morning [REDACTED]

For your awareness and comment, we have received applications for 2 beet fodder stores (totalling 930 sqm GIA) at Treguddick Farm, which will utilise the existing A30 Treguddick junction.

Whilst noting our concerns with regards any further intensification of use of the junction, in this case I do not think we have grounds to object (and certainly would be unlikely to sustain an objection at appeal). The junction historically has served uncontrolled agricultural movements, and the feed stores reflect the existing permitted agricultural land use. They are unlikely to be trip generators in themselves.

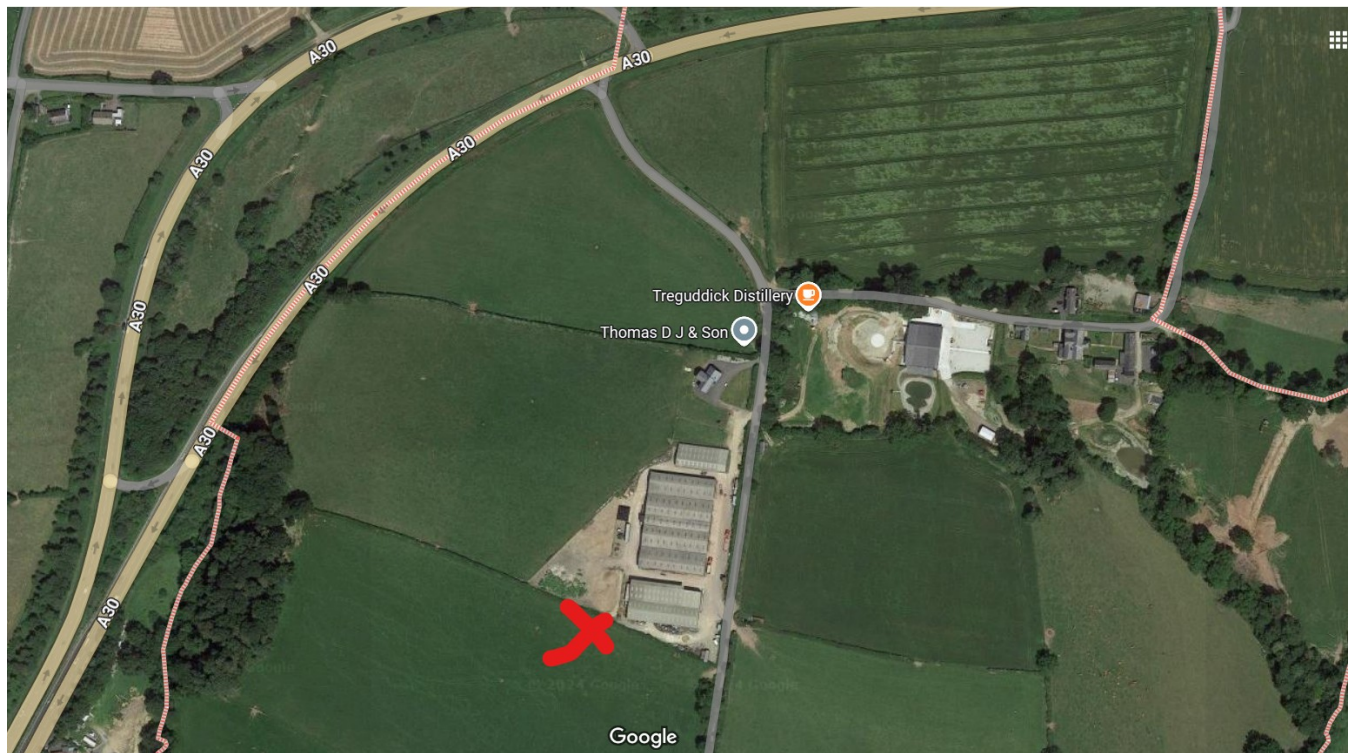
Therefore, unless you can provide me with a good planning or road safety argument to the contrary, I'm minded to issue a conditions response and look to restrict the use of the building(s) to the agricultural storage use applied for and no other. That should hopefully ensure that any trips associated with the stores remains in line with the existing permitted land use, and any change in use would require a further application submission on which we would have the opportunity to comment. I will include our previously used text highlighting our concerns with regards the junction and restate our position that we would not support any development in this location which would result in new / additional uses with associated trips.

If I could have comments by 20 November that would be much appreciated.

I have put the most relevant planning documents onto share here
<https://share.highwaysengland.co.uk/share/llisapi.dll/link/111963940>

but the full application documents can be viewed on Cornwall Council's planning portal here:
<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SGQBFTFGIOV00> and
<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SGQBGKFGIOX00>

And in case there was any doubt regards location, I've snipped some google mapping below!



Many thanks

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██████████ ██████████

South West Operations – Assistant Spatial Planner (Highways Development Management)

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