

St Keyne And Trewidland Parish  
Council  
By Email



Your ref:  
My ref: PA22/02426  
Date: 14 December 2022

Dear Sir/Madam

**Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009**

I am writing to let you know that an appeal has been made to the Ministry of Housing, Communities and Local Government in respect of the following planning application:

MHCLG ref:	<b>APP/D0840/W/22/3306992</b>
Cornwall Council ref:	<b>PA22/02426</b>
Appeal start date:	<b>12 December 2022</b>
Proposal:	<b>Retention of Change of Use of Land for Storage of Machinery &amp; Parts</b>
Location:	<b>Land North West Of Rosenun Horningtops Cornwall PL14 3QE</b>
Appellant:	<b>MJL Developments Ltd</b>
Cornwall Council decision:	<b>REFUSED</b>

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

You may view the documents relating to this case online at <http://planning.cornwall.gov.uk/online-applications> or at the Council offices during normal working hours.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant (unless they are expressly confidential). These will be considered by the Inspector when determining the appeal.

**If you wish to make further comments, or modify/withdraw your previous representation, you can do so online using the Planning Inspectorate website at: <https://acp.planninginspectorate.gov.uk>.**

**If you do not have access to the internet, you can send your comments to:  
The Planning Inspectorate, Sophie Woodruff, Room 3B  
Eagle Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN.**

All representations must be received by 16 January 2023. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the MHCLG appeal reference.

Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Inspectorate Web Site.

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in planning appeals" free of charge from this office or from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

The Council's reasons for refusing permission for this development are as follows:

- 1 The application fails to demonstrate that there is an overriding locational or business need for the development to be in this unsustainable countryside location, which is not widely accessible to local services, community facilities and public transport links. The scale and form of the development fails to recognise the intrinsic value and beauty of the rural landscape, designated as an Area of Great Landscape Value, and results in an industrial style development that is incongruous and out of character with the surrounding rural area, negatively impacting on the visual amenity of the area. As such the development conflicts with policies 1, 2, 5, 12, 21, 23 and 27 of the Cornwall Local Plan Strategic policies 2010- 2030, adopted November 2016, together with the provisions of the National Planning Policy Framework 2021, with particular reference to Paragraphs 8, 84, 85, 110, 112 and 130.

Should you require any further information in connection with this appeal, please contact me.

Yours faithfully

**Tanya Bicknell**  
**Development Technical Officer**  
**Development Management Service**  
Tel: 01872 322222 Mob 07928 129441  
Email: [planningappeals@cornwall.gov.uk](mailto:planningappeals@cornwall.gov.uk)