

Officer Report on Planning Application: 14/00926/LBC

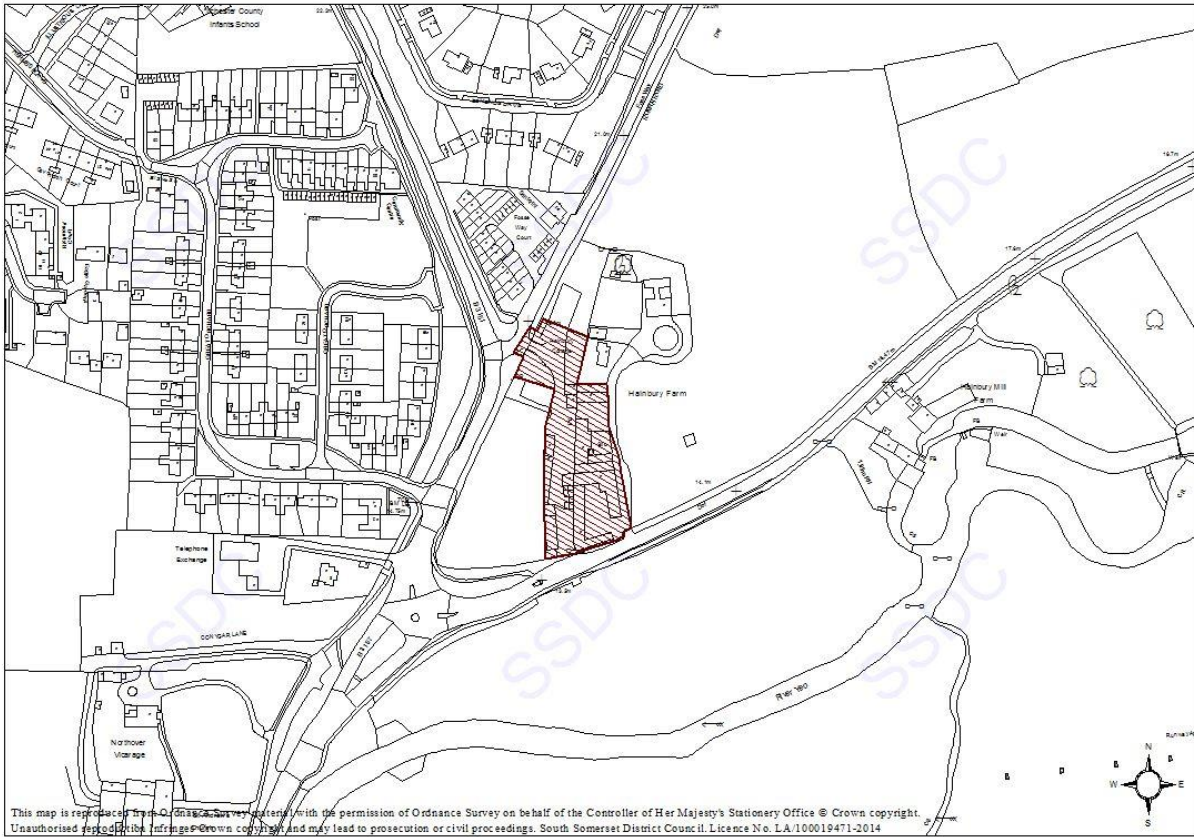
Proposal :	The carrying out of internal and external alterations to convert existing agricultural buildings to create 7 No. dwellings (GR 352549/123314)
Site Address:	Hainbury Farm Ilchester Yeovil
Parish:	Yeovilton
IVELCHESTER Ward (SSDC Member)	Cllr A Capozzoli
Recommending Case Officer:	Mrs Jennie Roberts Tel: (01935) 462441 Email: jennie.roberts@southsomerset.gov.uk
Target date :	28th April 2014
Applicant :	The Executors Of Mrs PCH Young (Deceased)
Agent:	DK Planning And Development Ltd Regal House 61 Rodney Road, Cheltenham GL50 1HX
Application Type :	Other LBC Alteration

REASON FOR REFERRAL

This application has been brought before Area East Committee because the associated planning application (14/00925/FUL) has also been brought before Committee.

SITE DESCRIPTION AND PROPOSAL





The site and surrounding area

The site is located outside of any development area, off the B3151 Yeovilton Road on the north eastern side of Ilchester and forms part of Hainbury Farm. A second vehicular access is gained off the Old Fosse Way. The site comprises a group of linked and detached one and two storey stone barns. Some are arranged around an enclosed yard, whilst the others front onto a less enclosed hardstanding. Two of the buildings are grade II listed, whilst the others are protected due to their physical attachment or proximity to the listed buildings. The barns are on the council's 'Buildings at Risk register'. To the north of the site is Hainbury Cottage and Hainbury Farmhouse (grade II listed). The stone barns form part of the setting of this listed farmhouse.

The farm is a commercial dairy and arable holding, and comprises 183 acres of land, together with an additional 20 acre supplementary land parcel. The main group of farm buildings are now located at the Dairy Unit further up Old Fosse Way, and this is where the principal farming activities take place.

The stone barns at the application site have been subject to two arson attacks, the most recent being in September 2011. This substantially destroyed one of the barns, which has now been rebuilt. The buildings and yards have also been subject to vandalism.

In 2004, planning permission was granted for the conversion of the stone barns into commercial units (B1 use); however, this permission was not implemented.

The proposals

This application proposes the conversion of the stone barns into 7no. residential units, comprising 1no three-bedroom dwelling and 6no. two-bedroom dwellings. The enclosed yard is to be retained as existing. Car ports are to be provided within existing barns and structures, and each dwelling will have a private garden space. A separate covered/secure cycle parking

and bin store is also to be provided. The proposed vehicular access for all of the units is to be off Old Fosse Way, and the existing access onto the Yeovilton Road will no longer provide vehicular access to the barns.

- A Heritage Appraisal and Impact Assessment has been submitted which assesses the proposals in relation to the historic environment.

RECENT HISTORY

12/00519/LBC - Re-building of fire damaged barn - conditional consent - 09/02/2014

04/00253/LBC - The conversion of barn outbuildings into commercial units, light industrial and office use - conditional consent - 01/06/2004

99/01285/LBC - reinstatement of fire damaged barn - conditional consent - 07/12/1999

POLICY

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

NPPF: Chapter 12 - Conserving and Enhancing Historic Environment is applicable. This advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building; park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application:

Saved policies of the South Somerset Local Plan (adopted 2006)

EH3 - Alterations to listed buildings

EH5 - Setting of listed buildings

CONSULTATIONS

Parish Council - Supports the application

English Heritage - The application should be determined in accordance with national and local policy guidance, and on the basis of specialist conservation advice.

Conservation Officer - No objections subject to conditions (see recommended conditions at the end of the report).

REPRESENTATIONS

None received

CONSIDERATIONS

Listed Buildings

Paragraph 126 of the NPPF places importance on "sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation". The barns are on the Council's 'Buildings at Risk' register, and it is therefore considered important for them to be brought back into use, whilst ensuring that their conservation value is maintained. Following receipt of amended plans to address a couple of initial concerns about the details of the scheme, the conservation officer has commented that he is satisfied that the scheme responds sensitively to the character and significance of the buildings and their setting, and he therefore has no objection to the proposal. He recommends the use of various conditions (see end of report).

With the above in mind, it is considered that the proposed development will have an acceptable impact on the listed buildings and their setting.

RECOMMENDATION

Grant consent with conditions

01. The proposal by reason of its size, scale, design, materials and position, and its limited/informed intervention into the historic fabric of these listed buildings, is considered to respect the historic and architectural interests of the buildings and is in accordance with the saved policies EH3 and EH5 of the South Somerset Local Plan (adopted 2006).

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the following approved plans (except where directed otherwise by the conditions below):

3312/SP06, date-stamped 03/03/2014;
3312/ABE01, date-stamped 03/03/2014;
3312/BAE01, date-stamped 03/03/2014;
3312/BBE01, date-stamped 03/03/2014;
3312/BCE01, date-stamped 03/03/2014;
3312/BDE01, date-stamped 03/03/2014;
3312/BEE01 A, date-stamped 13/05/2014;
3312/BFE01, date-stamped 03/03/2014;
3312/PO1 A, date-stamped 13/05/2014;
3312/PO2 A, date-stamped 13/05/2014;
3312/PO3, date-stamped 03/03/2014;
3312/PO4 A, date-stamped 13/05/2014;
3312/PO5 A, date-stamped 13/05/2014;
3312/PO6, date-stamped 03/03/2014;

Reason: For the avoidance of doubt and in the interests of proper planning.

02. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

03. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. It shall also include details of surfacing and boundary treatments, including work to the gate piers.

Reason: In the interests of the setting of the listed buildings, in accordance with saved policy EH5 of the South Somerset Local Plan (adopted 2006).

04. No work shall be carried out unless a full building by building schedule has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include all building repairs including repointing, details of new floors, treatment and finishes to walls and ceilings, repairs and alterations to roof structure and the manner in which historic fabric and fittings will be retained (such as the stable partitions in Unit 5). Once agreed the work shall be carried out in strict accordance with this document, unless written consent is given by the LPA for any variation.

Reason: In the interests of the historic value and significance of the listed buildings, in accordance with saved policy EH3 of the South Somerset Local Plan (adopted 2006)

05. No work shall be carried out unless a full window and door schedule has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the repair of historic joinery, details of like for like replacements where appropriate, and full details of all new windows and doors, including rooflights. Details of finishes shall also be included. Once agreed the work shall be carried out in strict accordance with this schedule, unless written consent if given by the LPA for any variation.

Reason: In the interests of the historic value and significance of the listed buildings, in accordance with saved policy EH3 of the South Somerset Local Plan (adopted 2006).

06. No work shall be carried out on site unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

Reason: In the interests of the historic value and significance of the listed buildings, in accordance with saved policy EH3 of the South Somerset Local Plan (adopted 2006).

07. No work shall be carried out on site unless full details the new natural stonework and brickwork walls, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with

the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: In the interests of the historic value and significance of the listed buildings, in accordance with saved policy EH3 of the South Somerset Local Plan (adopted 2006).

08. No work shall be carried out on site unless details of all new cast metal guttering, down pipes, other rainwater goods, and external plumbing have been submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the historic value and significance of the listed buildings, in accordance with saved policy EH3 of the South Somerset Local Plan (adopted 2006).

09. No work shall be carried out on site unless details of all new services to all bathrooms, kitchens etc, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the historic value and significance of the listed buildings, in accordance with saved policy EH3 of the South Somerset Local Plan (adopted 2006).

10. No work shall be carried out on site unless details of all metre boxes, TV / satellite antennae, signage, lighting and other external fixtures have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the historic value and significance of the listed buildings, in accordance with saved policy EH3 of the South Somerset Local Plan (adopted 2006).

11. The wood burner flues hereby consented shall have a matt black finish, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the historic value and significance of the listed buildings, in accordance with saved policy EH3 of the South Somerset Local Plan (adopted 2006).