

Item No. 5

Application Reference Number P/16/2797/2 and P/16/2798/2

Application Type:	Planning Permission and Listed Building Consent	Date Valid:	31/03/2017
Applicant:	Mr and Mrs P and C Holmes		
Proposal:	Conversion of a Barn to residential with Covered Parking		
Location:	Manor Farm 40 Ratcliffe Road Thrussington Leicestershire LE7 4UF		
Parish:	Thrussington	Ward:	Wreake Villages
Case Officer:	Lewis Marshall	Tel No:	01509 634739

These applications have been brought to Plans Committee for consideration as the site is recommended for approval but it lies outside the settlement boundary for Thrussington as defined in Policy ST/2 and therefore is contrary to adopted development plan policy.

Site Location and Description

The site is located on the southern edge of Thrussington, an 'Other Settlement' as defined by the settlement hierarchy within Policy CS1 of the Core Strategy (2015). The site is outside of but abutting the development limits which runs through part of the building and includes the remainder of Manor Farm and its associated farm workers cottages. The surrounding uses are predominantly agricultural with residential

The site is within the Thrussington Conservation Area and is within the setting of other listed buildings. The associated listed building, Manor Farm is situated 50m to the south east and is under the same ownership as the application site. Beyond the application site to the north of Ratcliffe Road is the Grade II listed Homestead and garden wall to 63 Ratcliffe Road. Located immediately adjacent to the application site to the east is Grade II listed Manor House, which is under separate ownership. A Grade II listed Dovecote is situated within the historic farmstead and within the Conservation Area located 50m to the south west. The farm premises contain a mix of more modern agricultural structures amongst the listed and curtilage listed buildings.

The application site is part of a curtilage listed agricultural barn that forms part of the historic farmstead to Manor Farm, a Grade II listed farmhouse and associated outbuildings dating back to the 17th Century. The barn proposed for conversion dates back to the late 19th Century and is of red brick construction and has a recently replaced roof covered in unsympathetic cement tiles which do not have listed building consent. There is a three bay stable attached to the ground floor of the building, one of which is accessed and owned separately by the neighbouring dwelling at Manor House.

The site is accessed via the principal farm access from the southern side of Ratcliffe Road of which the existing farm buildings support agricultural uses associated with the farm. A modern building situated west of the application site was granted planning permission in 2007 for a change of use from agricultural storage to B8/B1c use and is currently occupied as storage space for a local shop fitter. This unit remains under the ownership of the applicant.

The applications seek planning permission and listed building consent for the conversion of an unused brick built agricultural building to form a single residential dwelling and associated garaging, parking, garden area and shared access through the existing farm. The dwelling as proposed would provide 3 bedrooms at first floor with a large open plan living kitchen at ground floor. The proposal involves the insertion of glazing within the original barn door opening and three new openings at ground floor level. The proposal does not include any new opening within the brick face at first floor level. Instead, Conservation roof lights are proposed within the lower section of the roof slopes to provide light to first floor rooms.

The following documents are included with the applications:

- Application Forms
- Proposed Site Plan 1622-04
- Proposed floorplans and elevations 1622-02 B
- Site Location Plan 1622-03
- Heritage Statement
- Ecological Appraisal and Protected Species Survey
- Design and Access Statement.

Development Plan Policies

Charnwood Local Plan Core Strategy (adopted 9th November 2015)

The following policies are relevant to this application:

Policy CS1 – Development Strategy sets out the development strategy and directions of growth for the Borough. In respect of “Other Settlements”, which include Thrussington, the plan makes provision for at least 500 new homes within settlement boundaries between 2011 and 2028. Currently there are completions, commitments and strategic sites amounting to 887 new homes. Additionally the policy states that local social and economic need for development in Other Settlements will also be met by:

- responding positively to small-scale opportunities within defined limits to development;
- responding positively to affordable housing developments in accordance with Policy CS3;
- safeguarding services and facilities; and
- responding positively to development which contributes to local priorities as identified in Neighbourhood Plans.

Policy CS2 - High Quality Design requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. Development should respect and enhance the character of the area, having regard to scale, massing, height, landscape, layout, materials and access; protect the amenity of people who live or work nearby, provide attractive well managed public and private spaces; well defined and legible streets and spaces and reduce their impact on climate change.

Policy CS3 – Strategic Housing Needs seeks to secure an appropriate mix of types, tenures and size of home having regard to identified housing needs and the character of the area.

Policy CS11 – Landscape and Countryside seeks to protect the character of the landscape and countryside. It requires new development to protect landscape character, tranquillity and to maintain separate identities of settlements and supports rural communities by allowing housing development for local needs in accordance with Policy CS3

Policy CS13 – Biodiversity and Geodiversity seeks to conserve and enhance the natural environment and to ensure development takes into account impact on recognised features.

Policy CS14 – Heritage seeks to conserve and enhance historic assets. It supports proposals which protect heritage assets and their setting and which prioritise refurbishment and re use of underused buildings as part of sensitive regeneration schemes.

Policy CS16 - Sustainable Construction and Energy supports sustainable design and construction techniques.

Policy CS25 - Presumption in favour of sustainable development echoes the sentiments of the National Planning Policy Framework in terms of sustainable development.

Borough of Charnwood Local Plan (adopted 12th January 2004) (saved policies)

The saved policies relevant to this proposal include:

Policy ST/2 - Limits to Development - This policy seeks to restrict development to within the existing Limits to Development boundaries of existing settlements to ensure that development needs can be met without harm to the countryside or other rural interests.

Policy EV/1 - Design - This seeks to ensure a high standard of design and developments which respect the character of the area, nearby occupiers, and which are compatible in mass, scale, layout, whilst using landforms and other natural features. Developments should meet the needs of all groups and create safe places for people.

Policy CT/1 - General Principles for Areas of the Countryside, Green Wedge and Local Separation. This policy restricts new development to that which is small-scale and where it meets one or more of 4 criteria, including: being essential for the operation of

agriculture, facilitate diversification of rural economy, improve facilities for recreation, implement strategically important schemes such as for infrastructure.

Policy CT/2 – sets out the principle that development will be acceptable in countryside where it would not harm the character and appearance of the countryside and provided it can safeguard its historic, nature conservation, amenity, and other local interest.

Policy TR/18 - Parking in New Development - This seeks to set the maximum standards by which development should provide for off street car parking.

Any adopted Neighbourhood Plan that the application falls within

There is no adopted Neighbourhood Plan that covers this site.

Material considerations

National Planning Policy Framework (NPPF)

Whilst all proposals must be determined in accordance with the development plan, the National Planning Policy Framework, (The Framework), is a material consideration in planning decisions. The Framework contains a presumption in favour of sustainable development and defines 3 roles a development must fulfil in order to be sustainable:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places to support growth and innovation
- A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built development with accessible local services;
- An environmental role – contributing to protecting and enhancing the natural, built and historic environment

In addition the Framework offers the following advice that is particularly relevant to the consideration of this proposal:

- Paragraph 17 sets out general principles.
- Paragraph 49 states that all housing applications should be considered in the context of the presumption in favour of sustainability and that housing supply policies are out of date unless a 5 year supply can be demonstrated.
- Paragraph 50 seeks to secure a housing mix that meets the needs of the whole community.
- Paragraph 51 advises that empty homes and buildings should be brought back into residential use.
- Paragraph 58 lists a set of criteria that all development should seek to achieve, in order to ensure good design.

- Paragraph 66 states that applicants should work with local communities and that proposals that demonstrate this should be viewed more favourably.
- Paragraph 109 seeks to minimise impacts on biodiversity and paragraph 118 states how this may be achieved in decision making as well as preventing new and existing development from being put at unacceptable risk of soil, air, noise or water pollution.
- Paragraph 120 states, that planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account.
- Paragraph 131 states that in determining applications the desirability of sustaining and enhancing heritage assets and putting them to viable use should be considered.
- Paragraph 134 states that where development would lead to less than substantial harm to the significance of the heritage asset then that harm should be weighed against the public benefit.
- Paragraph 140 says that authorities should consider whether the benefits of a proposal for enabling development, which would otherwise conflict with policies but which would secure retention of the asset, outweighs the disbenefits of departing from those policies.

National Planning Practice Guidance

This national document provides additional guidance to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework.

Planning (Listed Building and Conservation Areas) Act 1990

Requires that special regard shall be had for preserving or enhancing the character of the Conservation Area.

Thrussington Conservation Area Appraisal (March 2013)

This document examines the historical development of the Conservation Area and describes its present appearance in order to assess its special interest. It is intended to inform planning proposals and decisions within the area.

Thrussington Neighbourhood Plan

This document is in its formative stages and has been assigned a neighbourhood plan area as of 27/4/2016. The Parish are currently in the process of information gathering and therefore at this early stage in preparation cannot be accorded any weight in the determination of this application.

Relevant Planning History

There is no relevant planning history associated with this site.

Responses of Statutory Consultees

Leicestershire County Council Highways

No objection is raised and the Local Planning Authority is referred to Standing Advice Document (2011).

Charnwood Borough Council Environmental Health

The location of the proposed conversion adjacent to a working farm has triggered consultation with the Environmental Health Team. It is accepted that the potential for disturbance to future residential occupiers from odour, flies and early morning noise must be acknowledged. This is especially true should the premises be sold or let separately from the farm occupation. However it is acknowledged that there is existing residential accommodation adjacent to the proposal site which has not resulted in complaints and it is therefore accepted difficult to substantiate an objection on nuisance grounds. Therefore no objection is raised to the application.

Thrussington Parish Council

No comments or objections received

Other Comments Received

No comments have been received from the Ward Councillor or from any other third parties.

Consideration of the Planning Issues

The key issues in assessing this application are considered to be:

- Principle of Development
- Impact on the character of the area
- Impact on the Designated Heritage Asset
- Residential Amenity
- Highway Safety and Parking
- Impact on biodiversity and protected species
- The Planning Balance and Conclusion.

Principle of Development

All planning applications must be decided in accordance with the development plan unless material considerations indicate otherwise. Policies CS1 and ST/2 are the development plan policies which define the strategy for housing growth.

Policies for the supply of housing are regarded as being out of date if there is no 5 year supply of housing land. In such circumstances the presumption in favour of development in paragraph 14 of the Framework is engaged. At present, the Council does have a 5 year

supply of housing land meaning that the weight given to CS1 and ST/2 is not reduced by virtue of this.

Policy CS1 of the Core Strategy sets out the broad strategy for housing growth across the Borough. The policy targets proportionate growth towards the edge of Leicester, then to Loughborough and Shepshed and then to the smaller settlements within the hierarchy. Thrussington is defined as an "Other Settlement" of which Policy CS1 makes provision for at least 500 new homes within settlement boundaries between 2011 and 2028 and that we will do this by responding positively to small scale opportunities within defined limits to development. Saved Policy ST/2 restricts development to be within the defined settlement limits in order to protect the character of the countryside.

Currently there are completions, commitments and strategic sites amounting to 887 new homes, however, the provision within the policy for 500 dwellings is not provided as a cap. In this case, the application site is abutting the south western edge of the settlement boundary with a section of the building which is under separate ownership falling within the development limits. Whilst the proposal does not strictly accord with Policy CS1 due to its location in part outside of, but abutting the settlement limits, it is considered on balance that the proposal constitutes a sustainable form of development due to its location on the edge of this sustainable settlement in close proximity to services and facilities.

In summary the proposal complies in part with CS1 and its counterpart ST/2. It fails to comply in full because it falls outside limits to development within the countryside where housing development is ordinarily strictly controlled by Policy CT/1 and CT2. This needs to be weighed within the planning balance as a negative but the weight that should be given to this incompatibility should be assessed with the proposals compliance with other elements of the Development Plan. It is considered that the proposal for residential use can be considered as a sustainable and viable reuse of the building, preferable to other possible commercial uses, given the sites location immediately abutting the development boundary of the settlement and its location adjacent to existing residential properties. It is considered that a further residential dwelling would therefore be more conducive in this location as opposed to a commercial use and is considered to comply in part with policy CS1. It is also considered that while the proposal conflicts with saved policy ST/2, the proposal would not result in harm to the character of the countryside.

Impact on the character of the area

Local Plan policy CS2 seeks to require high quality design that responds positively to its context. Policy CS2 and saved policy EV/1 also require that new development respects and enhances the character of the area in terms of scale, density, massing, height, landscape, layout, materials and access arrangements. The Town and Country Planning (Listed Building and Conservation areas) Act 1990 also requires that proposals should preserve or enhance the character of the Conservation Area. Policy CS14 of the Core Strategy seeks to conserve and enhance heritage assets and their settings. Policy CS11 seeks to protect the character of or landscape and countryside. The proposed development is located within the Thrussington Conservation Area. The Conservation Area which is divided into two parts, the village core and Manor Farm was designated in 1975 and the Conservation Area Character Appraisal was adopted in March 2013.

The heritage significance of the building is derived from its contribution to the wider group of historic farm buildings and the contribution it makes to the conservation area. The proposed conversion is considered to largely retain the agricultural appearance of the building with minimal alteration to the external appearance; particularly on the north facing public elevation whereby the external brick face is to be retained with only the insertion of new single window opening at ground floor level. This approach to the design maintains the agricultural character and heritage significance of the building and therefore the contribution it makes to the rural character of the area is preserved.

The roof as existing is covered with modern cement fibre roof tiles which are considered to harm the significance of the heritage asset and do not preserve the character of the conservation area. The application proposes to replace the roof covering with slate, which the specification of roofing and all other external materials is recommended to be agreed by planning condition. This includes the design and appearance of rooflights which are to be small conservation style, which on balance do not harm the agricultural appearance of the building and are considered necessary to enable a habitable internal living space. It is also considered that rooflights are less harmful and therefore preferable to window openings within the external brick-face. The change in the roof covering to that of slate will be more sympathetic to the building and will subsequently enhance the character of the conservation area. As a result of the proposed change in roof materials which are required by condition on this application, it is considered that enforcement action in relation to the current roof materials would not be expedient. If this application is not implemented, the council would review its position in this respect.

The proposal is for the conversion of an existing building of which no change is proposed to the footprint or scale of the building. This therefore would not result in significant additional presence or harm within the conservation area or wider countryside landscape. The proposal incorporates an existing cart lodge for the parking of vehicles associated with the proposed dwelling that is contained to the southern aspect of the building enclosed within a courtyard arrangement which effectively conceals vehicles from public view from within and outside of the conservation area which further preserves the character of the conservation area.

Impact on the designated heritage asset

Policy CS14 of the Core Strategy states that we will conserve and enhance our historic assets. Policy CS14 also states that we will support the viable and sustainable use of heritage assets at risk of neglect or loss.

The Heritage Statement submitted in support of the application has confirmed that the building is a known heritage asset and is considered as curtilage listed due to its relationship with Manor Farmhouse. Manor Farm is a historically significant farmstead dating to at least the 17th century. The building proposed for conversion dates to the late 19th century, a period when farms underwent extensive re-building due to changes in agricultural practices.

The building is clearly unsuited to modern agricultural purposes, by virtue of the small doorways and its size. Conversion is therefore the only viable long term proposal to ensure the longevity of the building. The proposed residential scheme will conserve the

main fabric of the building, with some limited alterations to surviving historic fabric and the basic appearance of the building will remain largely un-altered.

Existing window and doorframes will be renewed, the existing threshing doors are beyond repair but will be replaced and fixed in an open position. The blocked opening on the North West facing elevation will be re-instated as will the pitching door on the south west facing gable. Defective, damaged and missing rainwater goods are to be replaced. Defective and damaged brickwork will be conserved and completed with re-pointing of mortar if necessary. Three new window openings will be inserted, one on the north west facing elevation and two on the south east facing elevation. However, the new openings will not harm the character and historical significance of the building and are considered to be of necessity to allow for the building to be retained and reused as a functional and habitable dwelling.

Internally, there will be some limited sub-division along with the insertion of a first floor. Voids will be retained adjacent to the threshing door to maintain an open, agricultural feel to the space. The loft openings in the cross walls will be enlarged and the north westernmost moved to a central location, bricks will be retained and where practicable re-used. In order to create habitable space it is envisaged that the trusses will be partially removed. As indicated by the submitted heritage statement, it is likely that the three trusses are later additions and of limited historical significance and that it is considered that partial removal will have only limited impact upon the building, and it is accepted that the original plan form of the building will be largely retained. It is also considered that the proposed development would not result in harm to the setting or significance of surrounding listed buildings given the indirect physical relationship between them and the small degree of external change proposed.

The internal and external alterations proposed will have less than substantial harm upon the building, with only the limited loss of historic fabric, and the current, historic plan form will be retained. In accordance with paragraph 134 of the NPPF and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority has a duty to weigh this harm against any public benefit to offset that harm, as well as securing its optimal use. It is considered that bringing the designated heritage asset back in to use as a residential dwelling will provide public benefit as it will safeguard the longevity of the building and the contribution it makes to the character of the Thrussington Conservation Area and the rural agricultural setting. There is also modest benefit in that the conversion will make a small contribution to the councils five year supply of housing within an area that is proportionately sustainable for a single dwelling on the edge of an existing settlement. It is considered the benefits of the proposal outweigh the less than substantial harm arising through the conversion.

It is therefore considered that the proposal accords with Policy CS14 of the Core Strategy and paragraph 134 of the NPPF.

Residential Amenity

Policy CS2 of the Core Strategy seeks to protect the amenity of surrounding residential properties having particular regard for noise, disturbance, privacy, overlooking and the physical relationship between buildings.

The proposal would not result in loss of privacy or overlooking to existing surrounding residential properties as a result of the conversion works or habitation of the building for residential purposes. This is partly due to the limited number of first floor openings that could potentially result in overlooking towards neighbouring residential properties, particularly Manor House, and due to the position and angle of the building being such that it has no direct relationship with the private amenity space or principle windows of neighbouring properties.

The key considerations in terms of amenity in the determination of the application are the standards of amenity for any existing or future occupiers when considering the multitude of surrounding uses. Specifically, the potential noise and odours arising from activities associated with agricultural processes within the area surrounding the proposed dwelling.

The modern agricultural building situated immediately west is under the ownership of the applicant and has planning permission for storage (B8) and Light industry (B1c) use granted in 2007 of which there are no conditions that restrict the hours or operations of use. The building is currently occupied by a shop fitter for storage of materials. There is potential for noise and disturbance from this unit to impact on the occupiers of the proposed dwelling. However, a reasonable degree of assurance that noise and disturbance will not impact significantly is provided by virtue of the building being retained under the ownership of the applicant, and the fact that there are five other existing residential properties located within 50 meters of this building, which includes those owned by the applicant. At present the operations taking place at this building has not resulted in noise or nuisance complaints. It is not considered that this existing adjacent use would unduly impact on the residential amenity of any future occupiers of the proposed converted barn.

The location of the proposed barn conversion within the existing agricultural working farm and the proximity of associated agricultural operations and processes that take place could give rise to noise, nuisance and disturbance to any future occupiers of the proposed dwelling. The nearest agricultural building is positioned 10m to the south west of the proposed conversion which is in the form of a partially open sided barn, of which the northern side is used for the storage of vehicles and machinery. The southern, more enclosed section is used in the winter for rearing of calves. However, the existing cart lodge building situated south of the barn does provide for a degree of separation between the proposed dwelling and the surrounding agricultural unit.

In addition to the immediately adjacent agricultural and light industrial uses and operations that could take place, the wider farm complex and the day to day operations associated with it have the potential to result in noise and odour nuisances. Whilst it is considered the location of the proposed converted dwelling could result in a degree of impact on amenity due to noise, odour and disturbance it is not considered sufficient to substantiate refusal on these grounds. This is because the site is within a rural area of which the predominant industry is agriculture and therefore a reasonable degree of noise, disturbance and odour from agricultural operations should be expected when considering to live within such settings. Further still, any future occupiers that choose to live in the property will do so in the knowledge that the site is within close proximity to surrounding uses that could, on occasion, result in noise, disturbance and odours. It is also worth noting that if it were not

for the fact that the building is curtilage listed, a residential conversion of the building could be carried out without the benefit of planning permission subject to a prior notification application that only considers transport and highways impacts, flooding, and noise impacts of the development under Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) Order 2015.

It is considered on balance, that whilst the proposal has the potential to result in noise and disturbance to future occupiers of both existing and proposed residential properties due to the multitude of surrounding uses, the unique circumstances and merits of the application edict that this would outweigh any potential adverse impact on residential amenity for the future occupiers and therefore it is considered that the proposal does not wholly conflict with Policy CS2 of the Core Strategy (2015) and paragraphs 109 and 120 of the NPPF when weighed against the other material planning considerations and the individual merits of the case.

Highway Safety and Parking

Policy CS2 seeks to ensure safe access for all. Policy TR/18 is concerned with parking and sets out appropriate levels of provision for new development.

The dwelling as proposed is to share vehicular access with the adjoining associated farm complex which is under the ownership of the applicant. The proposed dwelling is however to benefit from an independent parking and turning area situated south of the proposed barn conversion which includes an open cart lodge to provide for covered parking and storage. The existing cart lodge is to provide parking for two vehicles with an additional hardstanding area provided for additional vehicles and turning. It is considered that on-site parking provision is adequate for the scale of the 3 bedroom property proposed. It is also considered that the existing access from the public Highway is of a sufficient width and visibility to be able to accommodate the modest number of additional vehicular movements that would arise as a result of the single dwelling proposed.

Whilst it is considered that a separate access to serve the dwelling is desirable from an amenity perspective, it is accepted that it is not achievable in this location without resulting in undue harm to the character of the area through the creation of further accesses from Ratcliffe Road. Furthermore, it is not considered that the shared access arrangements as proposed would result in any unacceptable danger to vehicle users or pedestrians of the proposed dwelling. The local Highway Authority does not object to the proposal and have referred the local planning authority to standing advice. The proposal therefore accords with Policies CS2 of the Core Strategy and Policy TR/18 of the Local Plan.

Biodiversity and Geodiversity

Policy CS13 seeks to conserve and enhance the natural environment with regard to biodiversity and ecological habitats.

A protected species survey has been carried out to establish if there is any evidence of protected species within the building. Any impact identified on protected species will need mitigation proposals to be put in place to ensure there is no net loss of biodiversity as a result of the development.

No evidence of bats was found in the barn due to the low potential to support them within the modern roof construction as there are few potential roosting opportunities in the walls and roof. The submitted protected species survey does however make precautionary recommendations to carry out work with care having regard for roosting bats. It is proposed to make the applicant aware of this responsibility by use of an informative on any permission.

The protected species survey indicates that nesting swallows have been and are likely to be present within the barn. The survey report indicates that a nest exists in the single storey stable element of the building which is to remain unchanged by the proposal. The report makes recommendations that should work commence on site whilst the nest is in active use, work must cease and an appropriate sized buffer established around the nest of which shall remain intact until it has been confirmed by a licenced ecologist that the young have fledged and the nest no longer in use. The survey also recommends that should the development result in the loss of any nests, then alternative sites should be provided on any nearby open sided buildings. This will be required by condition on any consent.

It is therefore considered that the application site is of limited ecological value and that the proposal does not conflict with policy CS13.

Conclusion

The NPPF has at its heart a presumption in favour of sustainable development which local authorities are advised should lead to them quickly approving applications which are in accordance with the NPPF and any up to date plan policies. Paragraph 8 of the NPPF makes it clear that the needs of the planning system to perform an economic, social and environmental role in achieving sustainability are mutually dependent and can't be looked at in isolation.

It is deemed that a residential use as proposed is preferable, on balance, to further commercial uses due to the sites setting amongst other residential properties and due to the less than substantial amount of harm arising to the heritage asset through the proposed conversion works, which is outweighed by the benefits of the proposal when considered as whole.

It is considered on balance that the application is acceptable despite its location outside of the settlement limits given the additional benefits of the proposal in that it will safeguard the longevity of a designated heritage asset and would not result in any new or increased scale or area of building that would unduly impact on the conservation area or wider countryside landscape. It is considered the presumption in favour of sustainable development advocated by the National Planning Policy Framework and policy CS25 of the Core Strategy enable a positive approach to development that is deemed sustainable. It is considered the location is sufficiently sustainable to support the provision of one dwelling through conversion of an existing building that would not result in any demonstrable environmental harm and it is considered that the proposal would bring modest social and economic benefits through additional support to facilities and services

within this rural community. On balance it is considered that the totality of the harm is not so sufficient to significantly and demonstrably outweigh the benefits.

It is considered the proposal considered as whole complies with policies CS2, CS11, CS13, CS14 and CS25 of the Core Strategy (2015) and it is recommended that planning permission be granted.

RECOMMENDATION

Planning Permission be granted subject to the following conditions:

1. The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall commence until a detailed landscaping scheme, to include the below, has been submitted to and agreed in writing by the local planning authority:
 - the treatment proposed for all ground surfaces, including hard areas;
 - full details of any tree planting;
 - planting schedules, noting the species, sizes, numbers and densities of plants;
 - functional services above and below ground; and
 - all existing trees, hedges and other landscape features, indicating clearly any to be removed.

The approved landscape details shall be implemented within the first planting and seeding seasons following the first occupation of any part of the development or in accordance with a programme previously agreed in writing by the local planning authority.

REASON: To make sure that a satisfactory landscaping scheme for the development is agreed in the interests of preserving the character of the Conservation Area and the setting of Listed buildings.

3. No occupation of the dwelling shall take place until such time as the parking and turning facilities shown on the approved plan have been completed in accordance with the submitted details. Thereafter, the parking and turning facilities shall not be obstructed in any way that would prevent such use.

REASON: To make sure vehicles can enter and leave the site in a forward direction and to provide off-street parking, in the interests of road safety and visual amenity.

4. No development shall be carried out on the site unless it is fully in accordance with the mitigation strategy, specified in the Protected Species Survey (By Philip Irving

dated March 2017) approved as part of this application. Details of the mitigation measures to be carried out shall be submitted to and approved in writing prior to the commencement of development and shall thereafter be retained as such unless otherwise approved.

REASON: To ensure that there is no net loss of biodiversity and that important features of ecological interest are protected.

5. No development, including site works, shall begin on site until such time as full details of the way in which foul sewage and surface water are to be disposed of from the site have been submitted to and agreed in writing by the local planning authority.

REASON: To make sure that the site can be drained in a satisfactory way.

6. No development, including site works, shall take place until a scheme for the treatment of the application site boundaries has been submitted to and agreed in writing by the local planning authority.

REASON: To ensure the satisfactory, overall appearance of the completed development in the interests of preserving the character of the conservation area and the setting of Listed buildings.

7. The development shall be carried out only in accordance with the details and specifications included on the following plans:
 - Proposed Site Plan 1622-04
 - Proposed floorplans and elevations 1622-02 B
 - Site Location Plan 1622-03

REASON: To make sure that the scheme takes the form agreed by the authority and thus results in a satisfactory form of development.

Advice notes:

- The Local Planning Authority acted pro-actively through positive engagement with the applicant during the determination process. This led to improvements to the scheme to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended), therefore should nesting birds be present in the trees / existing buildings subject to the consent, felling / surgery / clearance work should be deferred until the young birds have fledged. The nesting bird period is considered to take place between March to August inclusive, but may start earlier and extend later.
- All bats species and their roosts are legally protected under the Conservation of Habitats and Species Regulations 2010 (as amended).

Should bats be found during the course of development work, work should immediately stop and advice from Natural England should be obtained and fully implemented before work can resume. Natural England's Batline can be contacted on 01509 672772.

- The County Director of Highways, Transportation and Waste Management states that drainage must be provided within the site so that surface water does not drain into the public highway from any private driveways or other hard surfaces, in the interests of highway safety.

Recommendation B

Listed Building Consent be granted subject to the following conditions:

1. The works to which this consent relates must be begun within three years from the date of this consent.

REASON: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No works shall begin until details of the design, materials of construction and finish of all new and existing window openings, including cross sections have been submitted to and approved in writing by the local planning authority. The works shall be carried out only in accordance with the agreed details.

REASON: To ensure the satisfactory appearance of the completed development.

3. No works shall begin until details of the eaves and verge treatment and guttering and down pipes, including method of fixing, to be used in the works hereby permitted have been submitted to and agreed in writing by the local planning authority. The works shall be carried out incorporating the agreed details.

REASON: To make sure that the works are carried out in a way which retains the character of the existing building.

4. Prior to the installation of the externally hung threshing doors, details of the appearance, materials, finish and method of fixing to the external wall shall be submitted to and approved in writing by the local planning authority. The doors shall be hung in accordance with the agreed details thereafter.

REASON: To ensure the satisfactory appearance of the development in the interests of safeguarding the character and setting of the Listed building

5. No development shall commence on the site until such time as samples of any replacement facing bricks and the natural slate roof and ridge tiles have been submitted for the agreement of the local planning authority. Only materials agreed in writing by the local planning authority shall be used in carrying out the development.

REASON: To ensure the satisfactory external appearance of the development in the interests of preserving the curtilage Listed building and the Conservation area

6. The mortar joints to any new or replacement brickwork shall be of a lime based mortar of which details of the mortar mix and thickness of the joints shall be submitted to and approved in writing prior to the commencement of development.

REASON: In the interests of preserving the special interest and significance of the curtilage Listed building

7. Prior to the insertion of any rooflights, details of the dimensions, appearance, material and finish of the rooflights, which shall be flush-fitting to the roofslope, including cross sections of the rooflights shall be submitted to and approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved details.

REASON: To ensure the satisfactory external appearance of the building in the interests of preserving the character of the curtilage Listed building and the character of the conservation area.

8. The development shall be carried out only in accordance with the details and specifications included on the following plans:

Proposed Site Plan 1622-04
Proposed floorplans and elevations 1622-02 B
Site Location Plan 1622-03

REASON: To make sure that the scheme takes the form agreed by the authority and thus results in a satisfactory form of development.

