

Item No 08:-

15/04755/LBC (CD.6964/Z)

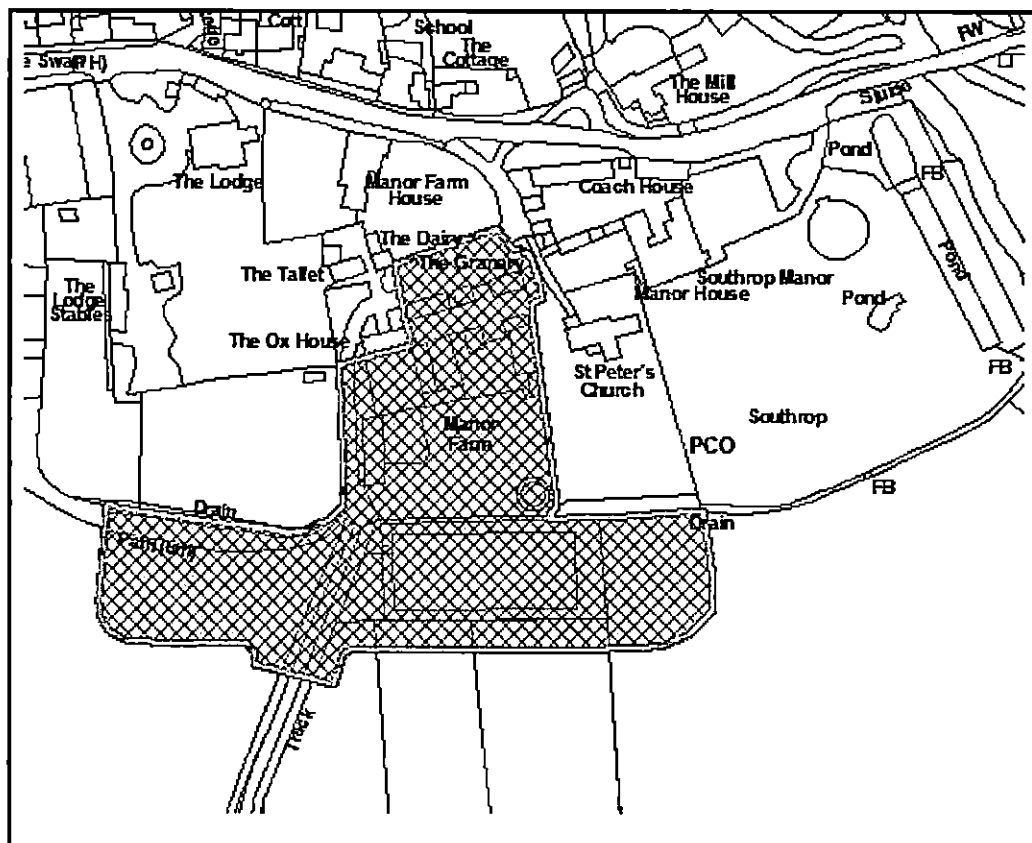
**Manor Farm Barns
Southrop
Gloucestershire**

Item No 08:-

The restoration, repair and reuse of existing buildings, including works to the Granary, Ox Barn, Lambing Sheds and Pigsties, the conversion of the Hay Barn to form guest bedrooms, the rebuilding of former barns as guest bedrooms, the siting of treatment and wellbeing structures, the change of use of an equestrian riding arena and other land, part to include overflow car parking, the planting of an orchard, landscaping and all other associated works; including the change of use from part agricultural, equestrian, D1, D2, and B1 use classes to a composite use comprising A3, C1, D1 and D2 use classes at
**Manor Farm Barns
 Southrop**

Listed Building Consent 15/04755/LBC (CD.6964/Z)	
Applicant:	Southrop Estate
Agent:	Hunter Page Planning Limited
Case Officer:	Alison Hall
Ward Member(s):	Councillor Ray Theodoulou
Committee Date:	8th June 2016

Site Plan



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RECOMMENDATION: PERMIT

Main Issues:

(a) Impact on the Listed Buildings and Conservation Area

Reasons for Referral:

The application has been referred to the Planning Committee for determination at the request of the Ward Member, Councillor Ray Theodoulou and the Ward Member for the adjoining ward, Councillor Abigail Beccle. The reasons are as follows:

"Ray and I both feel that this application would be appropriate for Planning Committee and for a Site Inspection Briefing, so that Members may consider the impact of the proposed buildings against a historical wall and the impact on the Church Yard within the tranquil setting of the Conservation Area and AONB. The Church is Grade 1 with a particularly notable font. Residents of the village, Church Wardens and the Diocese are particularly concerned with the adverse affect on the church yard. Not least the visual impact, but also ongoing noise pollution of the church yard from the increased business, which will also bring increased traffic noise not just a peak times but throughout the day and at night too. The letters of support for the application have not come from residents of the village but from customers and friends of the applicant, so I really cannot give them any weight, as these people have no connection with the village. Suggestion has been made that maybe the 'shepherds huts' could be against the wall instead of the buildings proposed. This would mean that the historical wall is still visible. Residents have repeatedly, and are continuing to, make representations to me that it would be preferable if there were no buildings along the eastern range of the application site. This would alleviate the impact to the church yard. As Members will be attending a Site Inspection Briefing at Fyfield, a mile up the road, I thought it might be expedient for them to visit the Manor Barns site - and also importantly, view from the church yard - at the same time. I do feel that, with the potential impact on the Listed church and it's church yard, the Conservation Area and AONB, that there are enough planning reasons to justify the request".

1. Site Description:

The application site, known as Manor Farm Barns, is located to the south-eastern edge of the village of Southrop. The site lies within the Cotswold Area of Outstanding Natural Beauty (AONB). Southrop is situated along the River Leach and consists of many traditional Cotswold buildings and the majority of the application site lies within the Conservation Area of the village.

The application site is adjacent to the parish church, St Peters Church which is a Grade I listed building. There are also six Grade II listed monuments within the grounds of the church.

The site consists of a number of historic agricultural buildings, some of which have already been converted to business use and Manor Farm Barns is part of the wider Manor Farm estate which also includes Thyme Cookery School, holiday lets and a public house. The main barn (Tythe Barn) is Grade II Listed as is Ox Barn. The associated barns (The Granary, the Hay Barn, the Pigsties and the Lambing Sheds) are curtilage listed. Tythe Barn has previously been converted to the cookery school.

Currently, access into the site is from the north east of the site from the main village road and there is also a permitted access track from the southwest which links back to Lechlade Road at the edge of the village. Parking is currently provided to the north of the complex, adjacent to the Granary and Tythe Barn and within the farm yard. There are a number of Public Rights of Way (PRoWs) the cross the wider countryside and immediately to the west of the existing barns.

2. Relevant Planning History:

CD.6964/B - Conversion and extension of part of the traditional farm buildings to form 4 residential dwellings - Permitted

- CD.6964/A - Conversion and extension of part of the traditional farm buildings to form 4 residential dwellings - Permitted
- 02/00370/LBC - Removal of a stone cobble floor, replacement of rotten timbers where necessary - Permitted
- 02/00371/LBC - Alteration to four roof trusses - permitted
- 03/00330/FUL - Alterations and conversion to part residential, part equestrian centre and part office space - Permitted
- 03/00331/LBC - Alterations and conversion to part residential, part equestrian centre, part office space - permitted
- 03/02406/FUL - Conversion and extension of Old Stables to form two dwellings - Permitted
- 05/00581/FUL - Erection of horse walker - permitted
- 05/00582/FUL - Change of use to equestrian and construction of manège - Permitted
- 05/01394/MINAM - Revisions to the car parking layout - Permitted
- 05/02865/LBC - Demolition of lean-to building and erection of replacement floor space and additional floor space on the southern elevation - Permitted
- 06/00697/FUL - Change of Use to specified uses (lecture courses, social events) within Classes D1 and D2 and replacement of lean-to structure on southern elevation - Permitted
- 06/02196/LBC - Retention of amendments to consent CD.6964/F including relocation and increase of height of west flank wall, alterations to roof, relocation of flue, new flue, alterations to fenestration and alterations to internal layout - Permitted
- 06/02197/FUL - Retention of amendments to permission CD.6964/H including relocation and increase of height of west flank wall, alterations to roof, relocation of flue, new flue, alterations to fenestration and alterations to internal layout
- 07/01664/LBC - Replacement of existing timber floor with new insulated floor and construction of new glass entrance screens with doors - permitted
- 08/00540/FUL - Erection of a single-storey extension to the rear of the barn and a plant room to the side - Permitted
- 08/00541/LBC - Erection of a single-storey extension to the rear of the barn; a plant room to the side; alterations to the fenestration and internal layout of approved rear extensions; the creation of one new opening on the rear elevation; and installation of ventilation and thermal heating system - Permitted
- 09/02722/AGFO - New open fronted cart-shed building - Permitted
- 11/01495/FUL - Variation of Condition 3 of 06/00697/FUL to allow the building to be used for lecture courses/business meetings limited to 30 persons on 365 days per year, social events up to 60 persons limited to 52 days per year, and social events of 100 persons limited to 12 days per year - Permitted
- 11/05485/FUL - Alterations and extensions to existing house - Permitted

3. Planning Policies:

NPPF National Planning Policy Framework

4. Observations of Consultees:

Conservation Officer - No objection subject to conditions.

Historic England - Do not wish to comment.

CPRE - Objected to the original proposals in relation to traffic, tranquillity, loss of view from Churchyard.

CPRE - Maintain objections regarding building adjacent to churchyard.

5. View of Town/Parish Council:

Southrop Parish Council - No objections to amended scheme.

Objected to original scheme on the grounds of parking, impact on the AONB, Access, impact on the church, scale of building, adverse impact on the AONB.

6. Other Representations:

Thirty-three letters of support have been received for the scheme.

A petition signed by 34 people objecting to the proposals in relation to the impact on the peace and tranquillity of the church yard and views from it.

Eighteen letters of objection raising the following have been received:

- i) Impact on the viability and vitality of Southrop
- ii) Impact on the church wall
- iii) Impact on trees along church wall
- iv) Highway safety
- v) Lack of benefit for the village
- vi) Light pollution
- vii) Impacts of construction of amenity of church goes
- viii) Noise
- ix) Traffic
- x) Impact on enjoyment of PROW
- xi) Loss of privacy
- xii) Loss of parking for the church

7. Applicant's Supporting Information:

Design and Access Statement

8. Officer's Assessment:

(a) Impact upon the Listed Buildings and Conservation Area

The application site comprises listed and curtilage listed buildings and there are listed building in close proximity to the site. As such, the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it may possess, in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

The application site lies within the Southrop Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

The scheme has been amended since its original submission following the advice provided by the Council's Conservation and Planning Officers and public comments received. The current scheme has been designed to be sympathetic to the existing historic buildings and settings. The new build element has been greatly reduced in scale and the design simplified. While it is acknowledged that the slate roof would be visible from the church grounds this would not result in harm to the setting of the church or church grounds.

The use of slate is common on the ancillary buildings within farmsteads evident from the wide use on slate on the existing barns. As such it is not considered reasonable or necessary for the roof of the eastern range to be stone tiles. In addition to enable stone tiles to be installed the roof ridge would have to be raised in height to achieve the required pitch of 40-48degrees which would therefore have a greater visibility than that of the slate proposed.

The Council's Conservation Officer raises no objections to the proposals subject to conditions regarding the submission of materials and joinery details.

9. Conclusion:

Officers considered that the proposals would maintain the setting of the listed buildings and the character and appearance of the Conservation Area and would not result in harm in accordance with the NPPF chapter 12.

10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

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

The development hereby granted consent shall be implemented in accordance with the following drawing number(s):

1836-23-A Ecological Mitigation Measures received 4th May 2016
 1836-10-F Block Plan Proposed, 1836-11-E The Ox Barn, Granary Barn, Sheds and Pigsties Plan Proposed, 1836-12-E The Ox Barn, Granary Barn, Sheds and Pigsties Proposed, 1836-13-D The Ox Barn, Granary Barn, Sheds and Pigsties Proposed, 1836-14-E Kitchen Garden Plans & Elevations proposed, 1836-15-E Kitchen Garden Elevations proposed, 1836-20 A Details, 1836-21-A The Ox Barn Sections - Proposed, 1836-22-B The Kitchen Garden Sections - Proposed received 21st April 2016

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework.

The roofslopes of the development hereby permitted shall be covered with Natural Blue Slate.

Reason: To ensure that the development will be constructed of materials that are appropriate to the building which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that the development will be constructed of materials that are appropriate to the building which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

New stonework shall be of the same stone type, colour and sizes as the existing stonework and it shall be laid using a mortar which is slightly weaker than the stone and which contains well graded sharp sand, stone dust and lime. In addition, the pointing shall have a marginally recessed finish and shall be brushed or bagged and shall match the existing.

Reason: To ensure that the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the building which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Planning Policy Framework. The Conservation Team will be happy to advise on the details of the materials. Retention of the sample panel on site during the work will help to ensure consistency.

No bargeboards or eaves fascias shall be used in the proposed development.

Reason: It is important that the detail of the design protects the special architectural and historic interest of the building which is listed in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

The oak shall not be treated in any way and shall be left to weather and silver naturally.

Reason: Traditionally oak was often untreated and this method is considered to be the most appropriate in order to preserve the special architectural or historic interest which the Listed building possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. The natural silvering of oak can be a traditional feature in the Cotswolds.

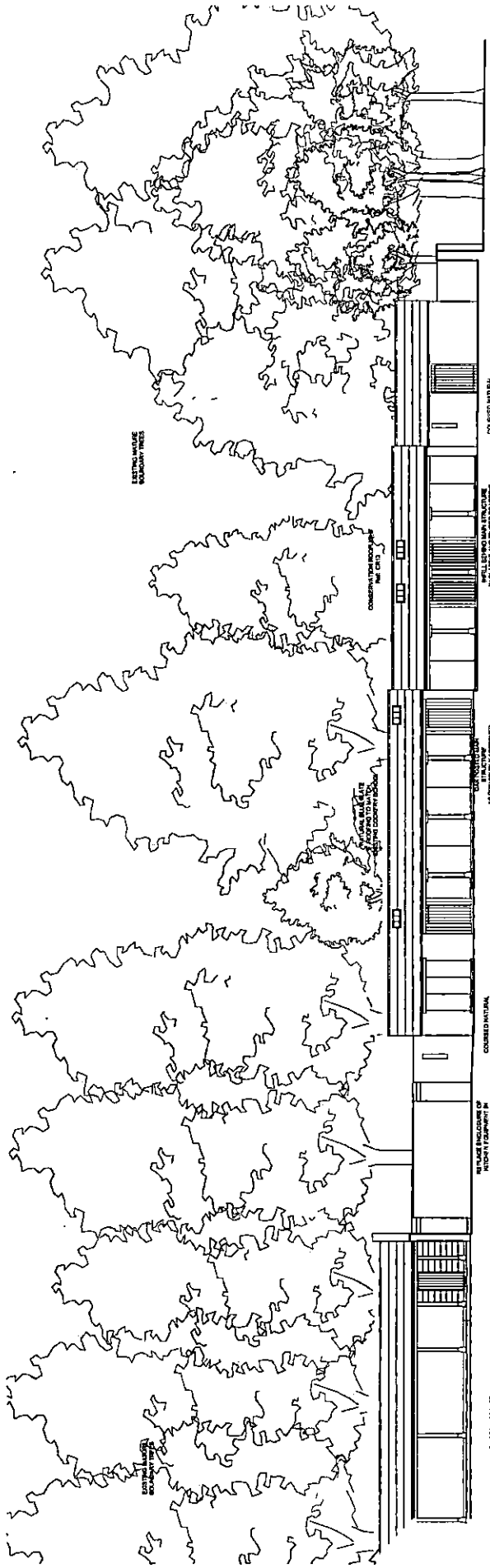
New rainwater goods shall be of cast iron construction or a substitute which has been approved in writing by the Local Planning Authority.

Reason: To ensure that the rainwater goods are constructed of a material appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

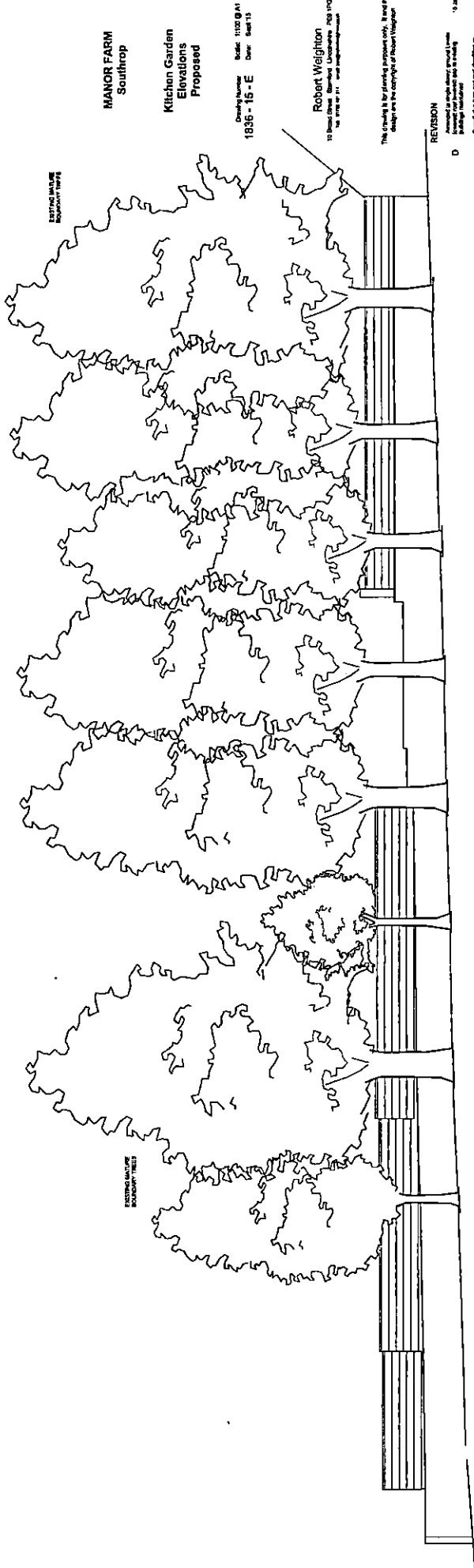
No doors, windows, cladding, rooflights or huts shall be installed in the development hereby approved, until their design and details including colour finishes have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure that the design of the aforementioned details are appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. There are important details which need to be undertaken in a manner which ensures that they serve to preserve the special merit of the building.



ELEVATION Scale 1:100



ELEVATION Scale 1:100

MANOR FARM
Southtop

KITCHEN GARDEN
Elevations
Proposed

Drawing Number: Scale: 1:100 @ A1
1836-18-E Date: 2007.10

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REVISION

- D Proposed to single storey ground level. 10 Jan 14
- E Ground level and roof structure to be revised. 10 Feb 14

NATURAL MATURE DECIDUOUS TREES TO REMAIN TO BE PROTECTED BY TREE PROTECTION ORDER (TPO) UNDER SECTION 211 OF THE Town and Country Planning Act 1990 (As amended) (S. 211)

ELEVATION Scale 1:100

PROPOSED