

Item No 02:-

16/00202/FUL (CD.9447/A)

**Field Barn
Hidcote Boyce
Ebrington
Gloucestershire
GL55 6LT**

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Item No 02:-

Proposed barn conversion to dwellinghouse, replacement roof and proposed extension at Field Barn Hidcote Boyce Ebrington Gloucestershire GL55 6LT

Full Application 16/00202/FUL (CD.9447/A)	
Applicant:	Condicus Ltd
Agent:	Brodie Manning Limited
Case Officer:	Christopher Fleming
Ward Member(s):	Councillor Mrs Sue Jepson
Committee Date:	8th February 2017
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Principle of conversion/use
- (b) Impact on character and appearance of building
- (c) Impact on Conservation Area/Cotswold AONB
- (d) Residential amenity
- (e) Biodiversity
- (f) Highway Safety

Reasons for Referral:

The application has been referred to the Planning Committee by Councillor Mrs Sue Jepson for Members to consider the impact of the alterations and extension to 'Field Barn' on the Hidcote Boyce Conservation Area and Cotswold Area of Outstanding Natural Beauty (AONB)

1. Site Description:

The application site is south of Hidcote Boyce. The closest principal settlement to Hidcote Boyce is Chipping Campden which lies approximately three miles to the south. The site comprises a traditional stone agricultural building with stone walled enclosure. The site is situated within the Cotswold AONB and the barn sits within an undulating field that slopes gently towards the west.

The existing stone barn falls within the Hidcote Boyce Conservation Area although the remainder of the site is outside of it, with its boundary running to the north of the site. Residential properties are situated to the north and east of the site. The application details confirms that the building is currently disused.

2. Relevant Planning History:

14/03210/FUL - planning permission for the conversion of former agricultural barn to a single dwelling house with associated new access and parking permitted 17th December 2014.

3. Planning Policies:

- LPR28 Conversion of Rural Buildings
- LPR38 Accessibility to & within New Develop
- NPPF National Planning Policy Framework
- LPR05 Pollution and Safety
- LPR09 Biodiversity, Geology and Geomorphology
- LPR14 Conversion of Historic Agri Buildings

LPR15 Conservation Areas
 LPR19 Develop outside Development Boundaries
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Deve
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Conservation Officer - comments incorporated within the officer's assessment.

5. View of Town/Parish Council:

Parish Council - Objections raised on the grounds set out below:

- i) Incomplete inconsistent and unclear plans.
- ii) The impact on the AONB and Conservation Area
- iii) The new access and driveway are unacceptable
- iv) Avoidance of light pollution.

6. Other Representations:

2 letters of objection the main points for the objections are set out below:

- i) Design
- ii) Highway access and parking
- iii) Impact on Conservation Area
- iv) Impact on Listed Building
- v) Loss of general amenity
- vi) Privacy light and noise

7. Applicant's Supporting Information:

Protected species survey report
 Structural report/statement

8. Officer's Assessment:

The Proposals

This application is a revised application for the conversion of 'Field Barn'. The curtilage, access and parking arrangements would remain unchanged from the previous extant permission. This application is for changes to the roof form of the building and for a single storey rear extension to the barn.

The application originally proposed a subterranean basement extension, however following concerns over the structural integrity of the barn, to carry out the works, this part of the proposal has been omitted from the scheme.

(a) Principle of Conversion/Use

An extant planning consent exists for the conversion of the main barn building to a residential dwelling. There have been no material changes in circumstance that would indicate that a different position should be taken in terms of principle of the residential conversion in accordance with Policy 14 and 28 of the Local Plan.

The existing permission is a fall-back position that is material to the consideration of this application as the permission demonstrates that the conversion could take place without extension, a requirement of policy 28.

The existing barn is sited on the edge of Hidcote Boyce and would constitute reuse of an existing building, cognisant with the provisions of the National Planning Policy Framework (NPPF). The preservation of a traditional barn in this location would accord with paragraph 115, in terms of the conservation of the AONB, as well as Local Plan Policy 14 and the NPPF, given the significance of the building as a heritage asset.

The proposed extension would not harm the character or appearance of the building and the proposal is considered to be acceptable in principle having regard to Policy 14 and 28 of the Local Plan and the provisions of the NPPF.

The form of the extension in terms of design and materials would be small in scale providing an additional bedroom. The plans show the re-roofing of the barn to a traditional pitched roof, both the structural engineer and the conservation officer feel historically the building would have benefitted from a pitched roof and that at some point this was taken off and replaced with the current modern curved metal sheet roof.

The building is no longer required for agricultural purposes and is isolated from the main farm unit. The surrounding land is used for livestock and no conflict would arise in terms of farming operations and residential use in this location.

Overall in terms of principle it is considered acceptable taking into account the previously approved extant permission and limited extension and alterations that form part of this application. The proposal is therefore considered to accord with policies 14 and 28 of the Local plan and the paragraph 55 of the NPPF.

(b) Impact on the Character and Appearance of the Building

The proposed development seeks to convert the original stone barn; utilising its existing walled enclosure to the south as the domestic curtilage.

Concerns were highlighted with regard to the structural condition of the building with particular reference to the proposal for a subterranean basement addition and replacement roof. It is considered that the works required to enable the barn to be structurally sound to support these works would result in underpinning and stabilisation works that are tantamount to a new build which would not be supported. In addition a structural statement has been submitted in support to confirm the structure is capable of conversion and able to support the proposed roof structure.

In light of the above The principle of the proposed residential use is supported by the Conservation and Design Officer and it is considered that the treatment to the barn itself would be sympathetic in design terms, reflecting the agricultural character and appearance of the barn and in line with the Conservation Officers advice provided, the proposal is considered to be consistent with policies 14, 28, 42 and the relevant guidance contained in the NPPF.

(c) Impact on Conservation Area and Cotswold AONB

Concerns were raised by both members of the public and the Parish Council on the grounds that the proposed access, parking and turning areas would introduce a domestic element into the open countryside which would harm the setting of the AONB and Conservation Area.

Under the previous application the application was revised to reduce the wider impact of the proposed use, the application was amended such that the access and track would be re-sited, running adjacent to the neighbouring boundaries to the north. The track would be agricultural in appearance, finished with stone chippings and a grass central strip. The track would be

delineated with timber post and rail fencing to help integration to the rural environment. In addition, the proposed parking and turning area and the extension would be sited behind the barn to reduce encroachment and the existing dry stone wall to the west and North West would be extended to contain the domestic areas of the site. The same access arrangements and additional landscaping as with the previous application is also proposed to soften wider views of these areas.

Overall, it is concluded that the revised proposals would not result in an adverse impact on the visual attractiveness of the AONB and setting of the Conservation Area, in accordance with policies 14, 15, 28 and sections 11 and 12 of the NPPF.

Conditions are recommended to control detailing, landscaping and the removal of permitted development rights for domestic additions/alterations and outbuildings.

(d) Residential Amenity

As with the previous application, the proposed garden area to the property would be concentrated to south of the barn and would be well contained within an existing walled enclosure. The windows to be provided would be either be high level or face away from nearby residential property and would not result in significant harm in terms overlooking.

Concerns have again been raised on the grounds that the new access, parking and track would be re-sited adjacent to neighbouring residential property to the north, resulting in an adverse impact in terms of noise and disturbance.

Whilst acknowledged that traffic movements would be close to those properties, the conversion would only result a two bedroomed dwelling and it is not considered that associated traffic movements would be significantly harmful in planning terms, especially when set against the original agricultural use of the field and barn. Furthermore, although the track would run to the rear and side of the properties to the north, a sufficient intervening distance would be provided, in addition as previously stated the access track has already been approved in the same location on the extant permission.

General noise and activities from the converted barn and landscaping would not result in significant harm in planning terms. Whilst the remaining field to the south could still be used for agricultural purposes, this layout and boundary arrangements would be such that this would not significantly infringe on the living conditions of future occupants, the scheme is considered to accord with policy 46 of the Local Plan.

(e) Biodiversity

The Protected Species Survey Report (Windrush Ecology June 14) identifies the barn as having negligible potential for bats, but birds' nests were found as well as a stream and a badger's sett in the area. As such, precautions and enhancements are proposed to safeguard the areas habitats.

It is therefore held that if all recommended mitigation and enhancements are implemented, the development would not cause any harm to any hedgerows, bat foraging areas, badgers and birds, in accordance with 9 of the Cotswold Local Plan, the NPPF (including section 11) and the NPPG. A condition is recommended to ensure these measures are implemented.

(f) Highway Safety

The access would follow the same route as previously approved under the permitted application ref: 14/03210/FUL following round from the north eastern corner of the field to help reduced the visual prominence of the track. Local concern has been raised from a neighbour in relation to the proximity of the track in relation to their property on the grounds that this could result in a loss of amenity. The access drive would only be used to support a domestic dwelling in addition there is already an extant permission where this access could be implemented.

The extant permission was supported by an access review supplied by a Highway Consultant. The report is supported by traffic and speed surveys as well as a plan showing that adequate visibility splays can be achieved using land within highway authority control.

In view of the above, it is concluded that subject to relevant conditions, the scheme would have an acceptable impact on highway safety, in accordance with policy 38 of the Local Plan.

Other Matters

Limited information has been provided in regard to foul drainage arrangements. It is evident that a sewerage treatment system would be required and to ensure that a suitable and environmentally friendly system is implemented, a condition is recommended asking that details are submitted to and approved in writing prior to implementation.

Conclusion

The amended and revised proposal represents an acceptable conversion and positive landscape response to the access layout. The development would not lead to a significant erosion of the scenic qualities of the AONB and would preserve the significance of the Conservation Area. Subject to relevant conditions, the proposal would also result in an acceptable impact on surrounding living conditions and weight is afforded to the re-use and enhancement of what is a traditional stone building, the general principle of which is supported by paragraph 55 of the NPPF.

In light of the above, it is recommended that permission be granted, subject to relevant conditions.

10. Proposed conditions:

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

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. The development hereby approved shall be implemented in accordance with the following drawing number(s): BM 153-001, S1256/01, BM156-002 REV A, BM156-003 REV B, and BM156-004 REV A.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

3. The development shall not start until samples of the proposed walling and roofing materials have been approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

4. All door and window frames shall be recessed a minimum of 75mm into the external walls of the building, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

5. No development shall commence until the design and details of the windows and external doors (including their finish) 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 the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

6. The timber cladding shall be left to weather and silver naturally and shall be permanently retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

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

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) 2015, or any other statutory instrument amending or replacing it no development included within Schedule 2, Part 1 Class A to H (including new openings, external alterations, extensions, flues, chimneys or curtilage buildings), Schedule 2 Part 14 Class A to O (domestic micro-regeneration equipment) or Schedule 2 Part 2 Class A (fences, walls or other means of enclosure) shall be undertaken, other than that approved by this decision notice.

Reason: To ensure the original agricultural character of the barn is retained in accordance with Cotswold District Local Plan Policies 14, 28 and 42 and NPPF.

9. The development shall not start before a comprehensive landscape scheme has been approved in writing by the Local Planning Authority. The scheme must show the location, size and condition of all existing trees and hedgerows on and adjoining the land and identify those to be retained, together with measures for their protection during construction work. It must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 45.

10. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy 45.

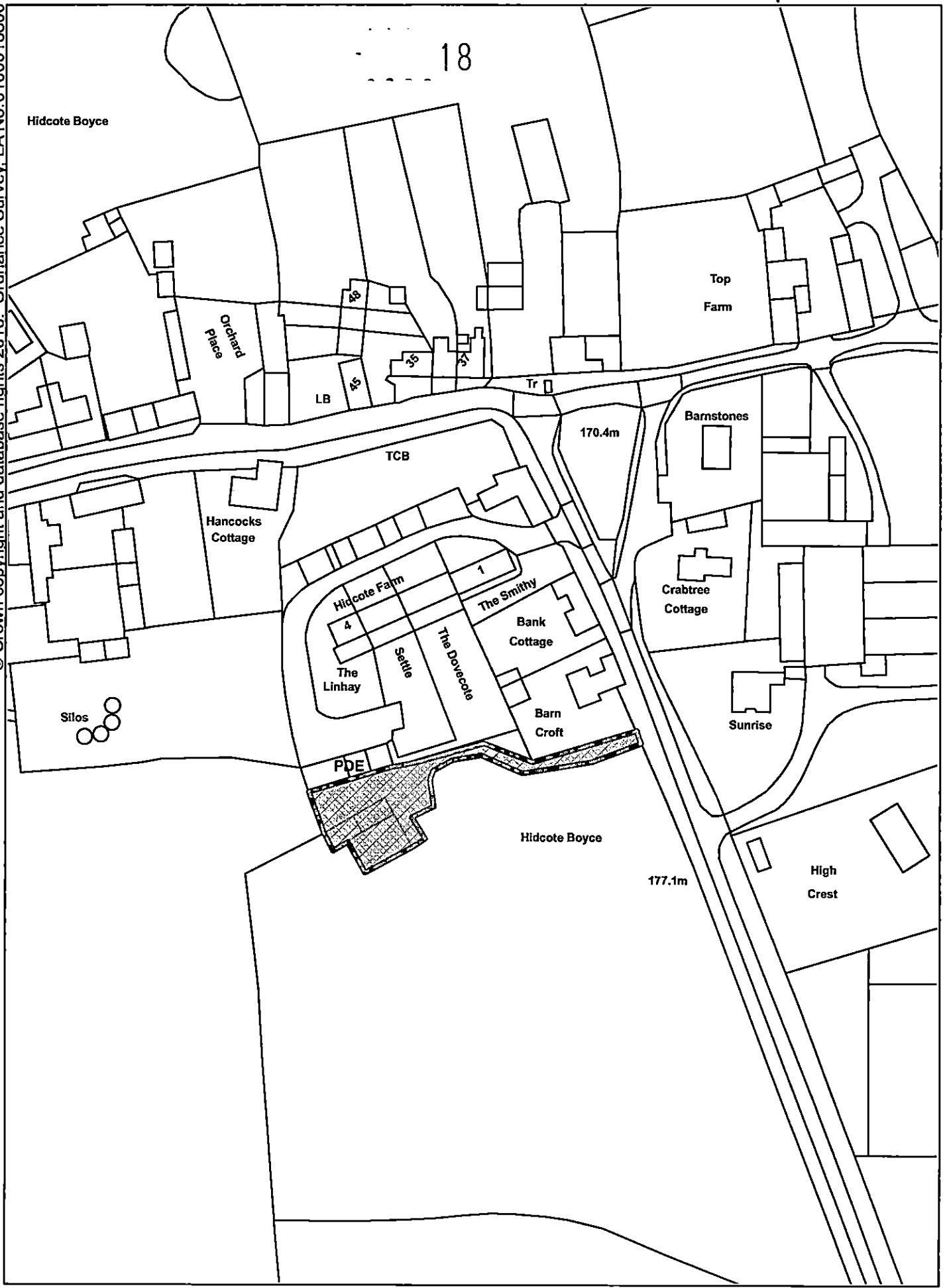
11. All development works must be carried out in accordance with the recommendations in sections 6 of The Protected Species Survey Report (Windrush Ecology June 14). All proposed mitigation and enhancements must be completed before the conversion of the agricultural building is first brought into use and permanently maintained thereafter.

Reason: To ensure that bats, birds, badgers and their habitats are protected in accordance with The Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 as amended, The Badger Act and In line with the National Planning Policy Framework (in particular section 11), Cotswold District Local Plan Policy 9 and In order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

12. Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, have been submitted to and approved in writing by the Local Planning Authority and the scheme shall subsequently be implemented in accordance with the approved details before the development is first brought into use/occupied.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding and pollution in accordance with Cotswold District Local Plan policy 5.

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COTSWOLD
DISTRICT COUNCIL

Field Barn Hidcote Boyce Ebrington

Organisation: Cotswold District Council

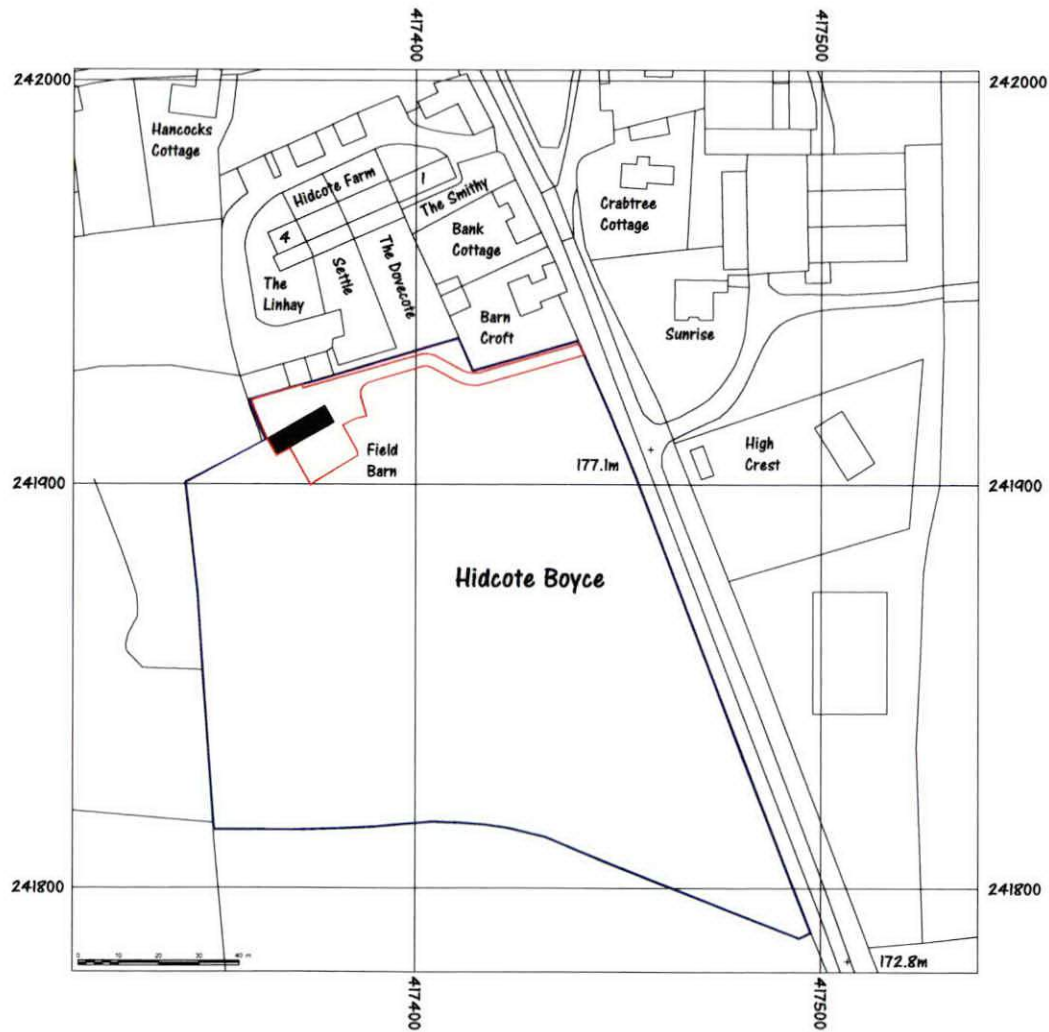
Department:

Date: 26/01/2017

Scale: 1:1250



revision	date	description
A	13/10/14	Revised access track.



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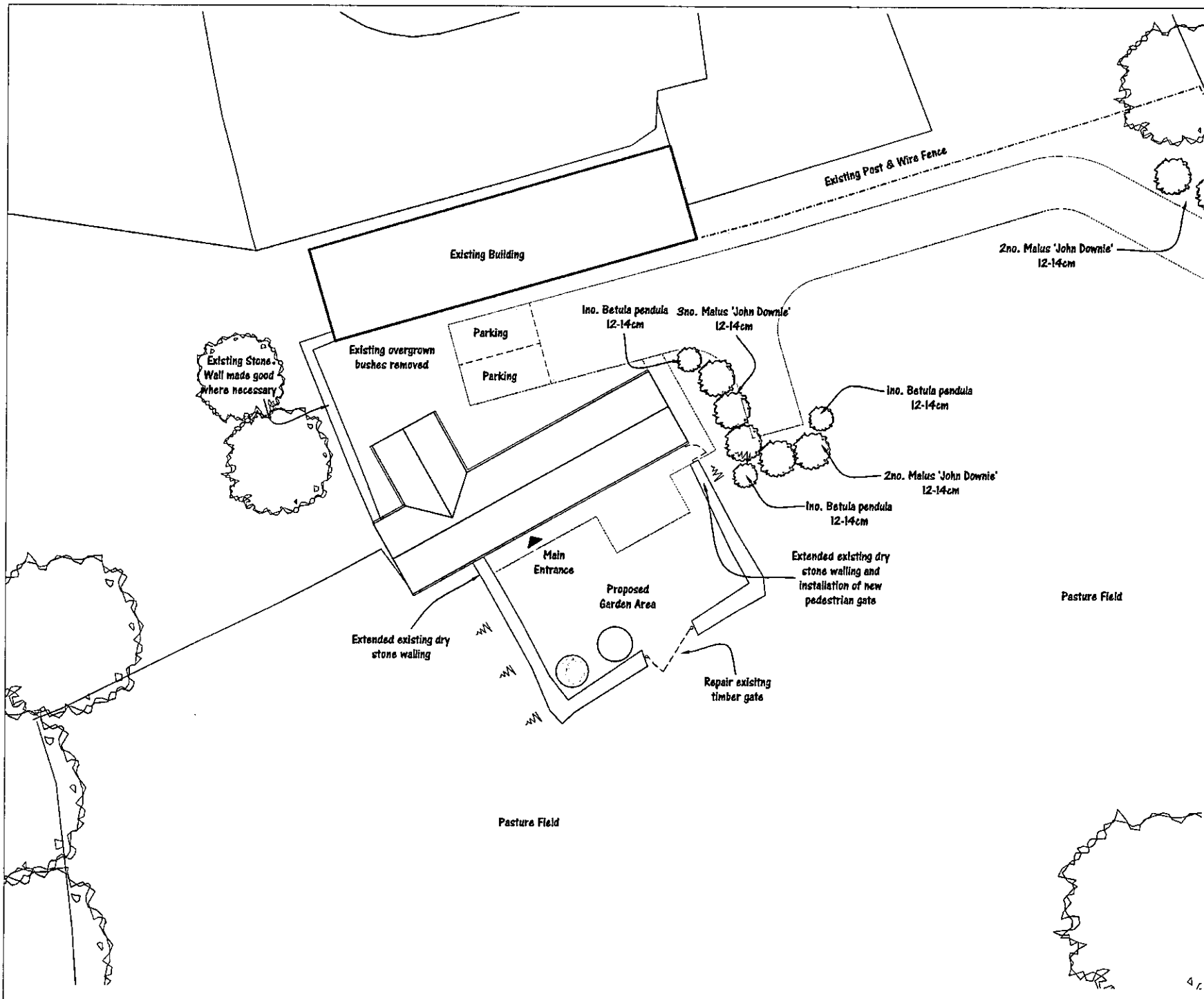
client:	project:
-	Ref: BM156

project description:
 Conversion of existing barn

location:
 Field Barn, Hidcote Boyce.

title: Site Location Plan		
drawing number: BM153-001	scale: 1:1250 @ A3	date: Jan 2016
status: PLANNING	revision: A	

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revision	date	description

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client	project
-	Ref: BM156

project description
 Conversion of existing barn

location
 Field Barn, Hidcote Boyce.

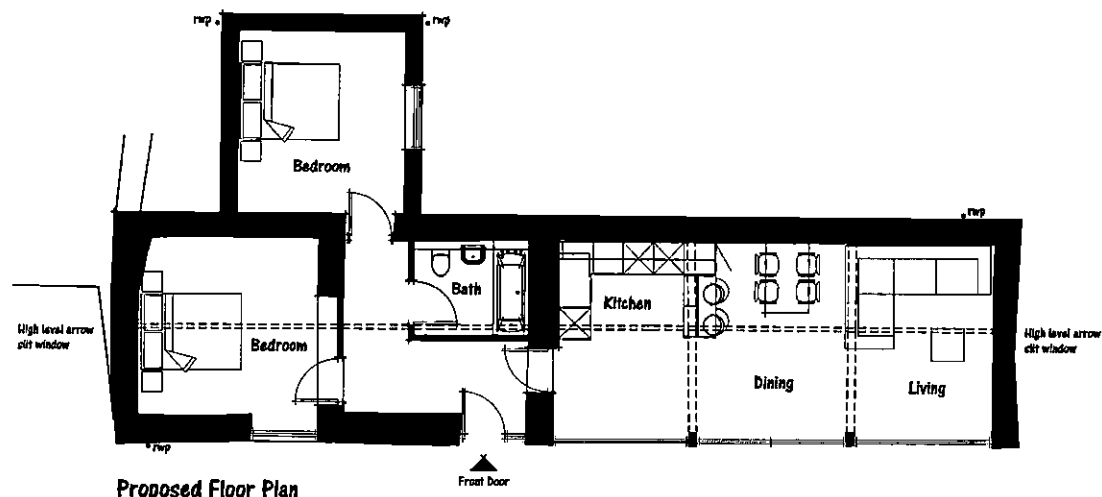
title
 Proposed Site Plan

drawing number	scale	date
BM156-002	1:200 @ A3	Jan 2016

status	revision
PLANNING	A

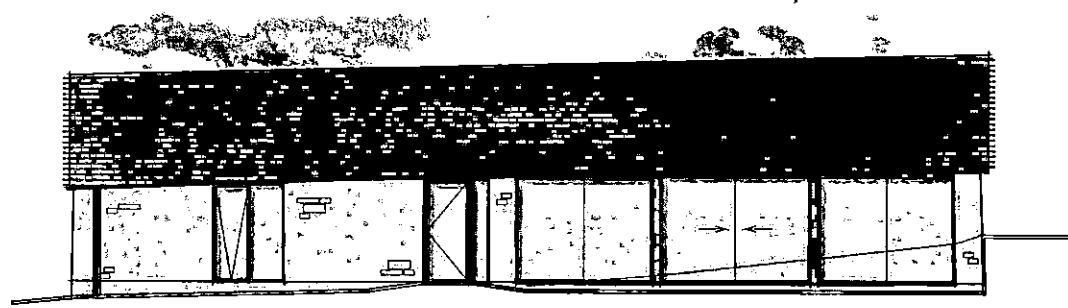
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revision	date	description

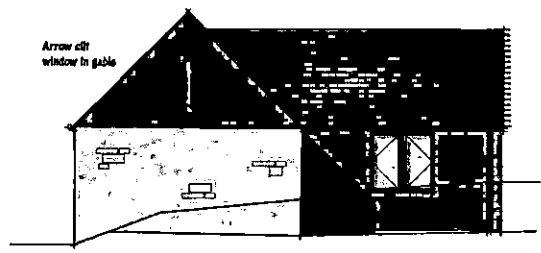


Proposed Floor Plan

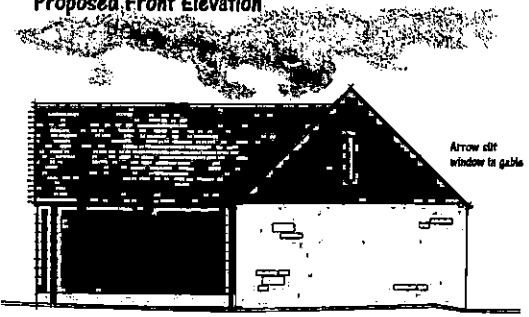
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Proposed Front Elevation



Proposed Side Elevation 1



Proposed Side Elevation 2



Proposed Rear Elevation

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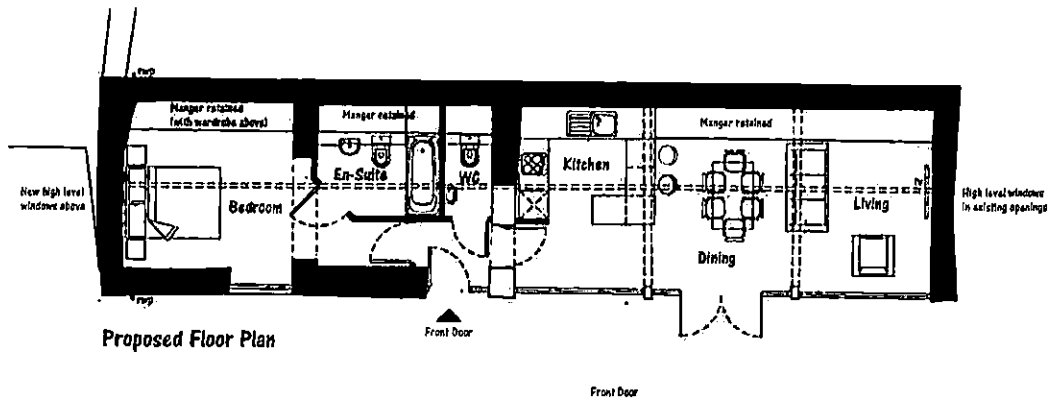
client	project
-	Ref: BM156

project description
 Conversion of existing barn

location
 Field Barn, Hidcote Boyce.

title Proposed Floor Plan & Elevations		
drawing number BM156-003	scale 1:100 @ A3	date April 2015
status PLANNING	revision A	

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Proposed Floor Plan

Material Schedule

Walls: Existing stone walls made good where necessary and re-pointed.

Roof: Replacement metal sheet roof - colour dark grey. Vertical timber painted side panel - colour hopack.

Doors: PPC aluminium glazed - colour dark grey

Windows: Grey PPC aluminium outer frame with frameless glass infill panels

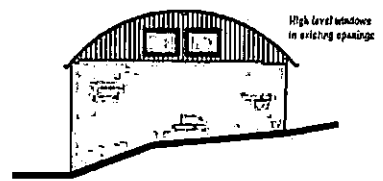
Rainwater: Cast aluminium rainwater goods painted matt black.

Previously Approved Scheme

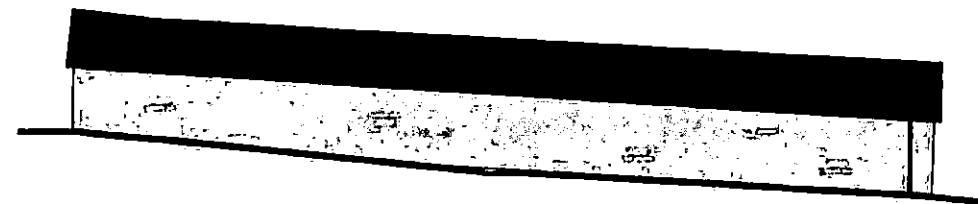
Ref: 14/03210/FUL



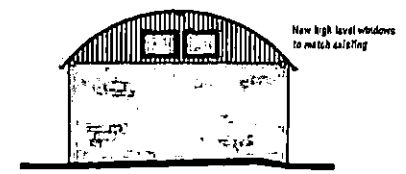
Proposed Front Elevation



Proposed Side Elevation 1



Proposed Rear Elevation



Proposed Side Elevation 2

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Mr & Mrs Keyte
 Ref: BM023

Project Description
 Conversion of existing barn

Location
 Field Barn, Hiddola Boyca.

Scale
 Proposed Floor Plan & Elevations

1:100 @ A3 July 2014

PLANNING A