

<b>MEETING:</b>	<b>PLANNING AND REGULATORY COMMITTEE</b>
<b>DATE:</b>	<b>12 July 2017</b>
<b>TITLE OF REPORT:</b>	<b>170940 - CONVERSION OF AND ALTERATIONS TO BARN TO CREATE FOUR RESIDENTIAL DWELLINGS AT BARN AT LOWER DERNDALE FARM, DERNDALE ROAD, WELLINGTON, HEREFORDSHIRE, HR4 8BG</b>  <b>For: Mr &amp; Mrs Davies per Mr James Spreckley MRICS, Brinsop House, Brinsop, Hereford, Herefordshire HR4 7AS</b>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170940&amp;search=170940">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170940&amp;search=170940</a>
<b>Reason Application submitted to Committee – Applicant is a staff relation</b>	

**Date Received: 14 March 2017**

**Ward: Weobley**

**Grid Ref: 347364,249103**

**Expiry Date: 14 July 2017**

Local Member: Councillor MJK Cooper

## **1. Site Description and Proposal**

- 1.1 Lower Derndale Farm lies on the southwestern side of an unclassified road (Derndale Road) approximately 1 kilometre (0.6 miles) to the east of Canon Pyon and 2 kilometres (1.2 miles) to the northwest of Wellington. The site is an agricultural complex, presently a working dairy farm, comprising both traditional and modern farm buildings and a farmhouse to the southern part of the site. The farmhouse and traditional barns appear on early mapping dating from the late 19th century as a loose courtyard plan complex. This courtyard has been filled in with more modern steel frame buildings. The site is served by two vehicular accesses off the unclassified road, one to the northwest and one to the southeast of the site. Levels initially rise into the site from the northwest access, but then decline modestly towards the south.
- 1.2 Planning permission is sought to convert the existing traditional buildings, which are largely shrouded by the modern additions, to provide four dwellings. These buildings are situated towards the centre of the complex and to the northeast of the farmhouse. Currently the buildings are in partial use for dairy farming, along with the other modern buildings on site and associated yard area. The buildings subject to this proposal comprise three conjoined ranges; one, large rectangular unit aligned northwest/southeast and another building perpendicularly abutting its southern corner, with the third unit attached at right angles to the south. All of the buildings are of timber frame construction, with replacement corrugated tin sheeting to the roofs. The elevations comprise a range of timber frame, horizontal timber boarding, some stone plinths, vertical sleepers and some modern blockwork. They all have dual pitched roofs, with heights between some 7.5 metres and 6 metres.

- 1.3 Amended plans have been submitted, which confirm that the western access would be permanently closed and revise some of the proposed elevational treatments, in particular the areas where some of the timber frame is missing. In addition the revised scheme also proposes the provision of two, detached outbuildings to the northeast of the complex to provide for car parking and general storage including that of cycles and waste and recycling receptacles. These new structures would be some 12.5 metres by 8 metres in depth and 5.1 metres and 2.4 metres to the roof ridge and eaves, respectively.
- 1.4 The application has been supported by a Structural Report, Bat Survey and Method Statement and a Design and Access Statement. The applicants' agent has confirmed that the existing use's traffic generation currently amounts to approximately 5 to 6 vehicles visiting daily, generating 10-12 movements daily. These are made up of the daily bulk milk tanker, tractor movements, feed lorries, animal health deliveries, AI deliveries, machinery and dairy equipment maintenance/repairs, vet, and general dairy/farm supplies. It is advised that most, if not all, of these will cease once the dairy farming business ceases following the grant of planning permission for the conversion of the barns to residential dwellings. The existing farm access will be used solely as residential access to the converted barns and the existing farmhouse. The farm land, which all lies to the west and north-west of the site (mainly to the north of the highway) will be accessed using existing gateway access points further to the west and north west.

## 2. Policies

### 2.1 Herefordshire Local Plan - Core Strategy

SS1	-	Presumption in Favour of Sustainable Development
SS2	-	Delivering New Homes
SS3	-	Releasing Land for Residential Development
SS4	-	Movement and Transportation
SS6	-	Environmental quality and local distinctiveness
SS7	-	Addressing Climate Change
RA1	-	Rural Housing Strategy
RA3	-	Herefordshire's countryside
RA5	-	Re-use of Rural Buildings
H3	-	Ensuring an Appropriate Range and Mix of Housing
OS1	-	Requirement for Open Space, Sports and Recreation Facilities
OS2	-	Meeting Open Space, Sports and Recreation Needs
MT1	-	Traffic Management, Highway Safety and Promoting Active Travel
LD1	-	Local Distinctiveness
LD2	-	Landscape and Townscape
LD3	-	Biodiversity and Geodiversity
LD4	-	Historic Environment and Heritage Assets
SD1	-	Sustainable Design and Energy Efficiency
SD3	-	Sustainable Water Management and Water Resources
SD4	-	Waste Water Treatment and River Water Quality
ID1	-	Infrastructure Delivery

- 2.2 The Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy>

2.3 The Pyons Group Neighbourhood Development Plan was made on 16 June 2017. It now forms part of the Development Plan for Herefordshire.

Policy PG1: Development Strategy  
Policy PG8: Traffic measures within villages  
Policy PG9: Design criteria for housing and sites

2.4 The Neighbourhood Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<https://myaccount.herefordshire.gov.uk/pyons-group>

2.5 National Planning Policy Framework (NPPF)

#### Ministerial foreword

Introduction

Achieving Sustainable Development  
Section 3 – Supporting a prosperous rural economy  
Section 6 - Delivering a Wide Choice of High Quality Homes  
Section 7 - Requiring Good Design  
Section 8 - Promoting Healthy Communities  
Section 10 - Meeting the Challenge of Climate Change  
Section 11 - Conserving and Enhancing the Natural Environment  
Section 12 - Conserving and Enhancing the Historic Environment  
Decision-making

2.6 National Planning Policy Guidance

### **3. Planning History**

3.1 P171060/PA4 - Proposed conversion of and alterations to a general purpose steel portal frame agricultural building to create one residential dwelling – prior approval refused 16 May 2017.

3.2 P171061/PA4 - Notification of prior approval for a proposed change of use of an agricultural building to create one dwellinghouse (Class C3) and for associated operational development - prior approval refused 16 May 2017.

### **4. Consultation Summary**

#### Internal Council Consultations

4.1 Transportation – original comments

Design and access statement does not furnish us with the information we would normally require in regards to assessing this application. Whilst this is using an existing access it can be considered an intensification of the current usage and its compatibility with ongoing agricultural traffic. With this we would expect to see a plan detailing the existing / proposed visibility splays at the site and a possible transport statement assessing the current usage and proposed. Could the applicant supply the available visibility based on national speed limits or 85th percentile if available.

Highways would prefer to see domestic traffic removed from conflicts with agricultural vehicles and as such would favour a single access to the proposed 4 dwellings.

Gradients on site need to be assessed and long sections of the access to units A and B reviewed if the access is to be retained in the application.

It appears that no cycle storage provisions have been made as there are no garages proposed.

Full report not done until additional information/reduction of access numbers is supplied.

#### 4.2 Transportation – revised plans

Further to receipt of the revised plans and emails regarding the usage of the farm after the construction of the proposed residential barns please find my review:

Email 28/06/17 (from agent)

*I have consulted my clients with regard to existing traffic generation and currently there are approximately 5 to 6 vehicles visiting daily, generating 10-12 movements daily. These are made up of the daily bulk milk tanker, tractor movements, feed lorries, animal health deliveries, AI deliveries, machinery and dairy equipment maintenance/repairs, vet, and general dairy/farm supplies. Most, if not all, of these will cease once the dairy farming business ceases following the grant of planning permission for the conversion of the barns to residential dwellings.*

Email 29/06/17 (from agent)

*Please find attached the amended site and location plan that indicates the existing visibility splays serving the site as 2m x 71m looking west and 2m x 80m looking east. Please also note that the blue line has been amended on the location plan as the field immediately to the east of the site was previously included in error.*

*The existing farm access will be used solely as residential access to the converted barns and the existing farmhouse. The farm land, which all lies to the west and north west of the site (mainly to the north of the highway) will be accessed using existing gateway access points further to the west and north west. The resultant cessation of the dairy farming/milk production will result in a significant reduction in traffic movements, particularly large, slow moving agricultural vehicles and the milk lorry.*

We have been provided with a plan that shows visibility and the access to the west of the site closed off as suggested. This results in Highways taking the stance that the existing access can be utilised as the only access off the lane to the north of the site offset against shutting the poorer visibility access to the west as detailed on the latest plan.

The applicant states that agricultural traffic will be via another existing access and “*The existing farm access will be used solely as residential access to the converted barns and the existing farmhouse.*”

This will be conditioned accordingly if approval is granted.

Cycle store provision is made in the proposed garaging, should be conditioned.

The access needs to be improved to be constructed to an adoptable standard and consist of a sealed surface. No drainage from the farm yard to enter the highway. No gate within 5m of the highway.

Proposal acceptable, subject to the following conditions and/or informatives:-

- CAB - Visibility splays
- CAC - Visibility over frontage
- CAE - Vehicular access construction
- CAG - Access closure
- CAH - Driveway gradient
- CAJ - Parking - estate development (more than one house)
- CAL - Access, turning area and parking
- CAM - Turning and parking: change of use - domestic
- CAP - Junction improvement/off site works
- CAT - Wheel washing
- CAY - Access location
- CAZ - Parking for site operatives
- CB2 - Secure covered cycle parking provision
- CB3 - Travel plans
  
- I11 - Mud on highway
- I09 - Private apparatus within the highway (Compliance with the New Roads and Streetworks Act 1991, the Traffic Management Act 2004 and the Highways Act 1980)
- I45 - Works within the highway (Compliance with the Highways Act 1980 and the Traffic Management Act 2004)
- I05 - No drainage to discharge to highway
- I57 - Sky glow
- I54 - Disabled needs
- I51 - Works adjoining highway
- I47 - Drainage other than via highway system
- I35 - Highways Design Guide and Specification

#### 4.3 Conservation Manager (Historic Buildings) – original plans

##### 1.0 RECOMMENDATIONS

More information required on the following aspects of the scheme:

The structural integrity and amount of historic timber frame at the east end of Unit A  
Section drawings showing ceiling heights and floors  
Details proving the retention of agricultural character (Positioning of windows, etc)  
Roof materials  
Colour scheme  
Services  
Storage provision  
Garden divisions (linked to access/possible garages)

##### 2.0 BACKGROUND TO RECOMMENDATIONS

###### 2.1 Description & Location of Development

Lower Derndale Farm is a dairy farm in open country between the villages of Canon Pyon and Wellington, about six miles north of Hereford City. The farmhouse and the barns in the proposal appear on early mapping dating from the late 19th century as a

loose courtyard plan complex. This courtyard has been filled in with more modern steel frame buildings.

## 2.2 Policy background

The decision has been made with reference to relevant policies, guidelines and legislation. Core Strategy policies RA3, RA5 and LD4.

## 3.0 COMMENTS

### 3.1 Proposals

The proposal is to convert the historic barns at Lower Derndale Farm to dwellings.

### 3.2 Demolitions

There will be no objection to the demolition of the modern steel frame buildings adjacent to the historic timber framed barns.

### 3.3 Section drawings

Section drawings are required to judge internal floor and ceiling heights and their impact on determining positioning of window openings.

### 3.4 Services

There is no indication of how services will be provided. The location and detailing of any visible flues or vents is of particular importance. Chimneys should be avoided due to their domestic rather than agricultural appearance.

### 3.5 Wall Materials and insulation

The barns to be converted have historic timber frames, some with original wattle and daub panelling and weatherboarding. Where original wattle and daub remains it should be retained. There is no specification for how the dwellings are to be insulated. The impact of the chosen insulation method on condensation should be considered with regard to the meeting of new wall materials and existing historic fabric.

### 3.6 Colour scheme

A colour scheme for the external components should be detailed, it should be suitable for an agricultural building.

### 3.7 Roof materials

These should be detailed

### 3.8 Storage/car parking

The supplied plans do not provide any storage space. Could any of the barns remaining on the site be used for domestic and garden storage or covered car parking? Historic mapping shows there were other buildings adjoining the existing barns.



(OS 6 inch 1888 – 1913)

This would give scope to provide additional storage buildings on this historic footprint.

### 3.9 Garden plots

Consideration should be given to the open nature of the former courtyard area south of Units A and B and east of units C and D. Too domestic subdivision into gardens would lose this important characteristic of the original farmstead.

### 3.10 Unit A

Clarification on structural integrity and survival of historic timber framing is required for the eastern end of this barn.

The window openings in the north elevation are too domestic. There is the opportunity to use the gaps in the timber frame below the current roofline for a large number of windows at the level indicated in the elevations. It would be preferable to have either irregular spacing of openings, or a continuous line of openings to reflect the agricultural character of the building. These could be behind wooden louvres to maintain a more solid feel to the elevation. Roof lights should be considered instead of making additional openings in a wall which has a more solid character. The full height opening at the east end of the south elevation, although agricultural in appearance is incongruous as it implies the building was formerly a threshing barn, which appears to have been the actual use of the neighbouring unit B.

No sections are provided so it is impossible to tell floor and ceiling levels. It may be that roof openings would be better for the first floor to better retain the agricultural feel of the building.

### 3.11 Unit B

Unit B has full height openings running through both north and south elevations. This is a key agricultural feature suggesting prior use as a threshing barn and should be kept in the conversion to help retain character. It would be preferable to have two staircases, or a central gallery rather than inserting a full floor breaking this high internal space. The space could be displayed through dual aspect full height openings. See Unit A above for re-positioning of window openings and section drawings.

### 3.12 Unit C

If possible the full height opening in the west elevation should be retained, not broken with a horizontal element. See Unit A above for re-positioning of window openings and section drawings.

### 3.13 Unit D

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Further information on the subject of this report is available from Mrs Charlotte Atkins on 01432 260536

The north, south and east elevations use the existing openings with no new insertions, retaining the character of the building. The west elevation openings are too domestic in arrangement and are in a previously solid elevation. This elevation should be left without openings if possible, or if necessary for viable use of internal space a single opening in the eaves over a central door could be considered. Roof lights are another option for allowing light in where elevations don't support windows. As with the other units, section drawings are required to show floor and ceiling heights.

#### 4.0 Summary

4.1 To address the points above, we'd like to see revised plans noting materials and colours, and revisions to openings regarding the agricultural character of the converted building. We'd also like section drawings to determine floor and ceiling heights.

#### 4.4 Conservation Manager (Historic Buildings) – revised plans:

##### 1.0 RECOMMENDATIONS

More information is required on the following aspects of the scheme:

Section drawings showing ceiling and floor heights.

The garden plots in the area of modern farm buildings to be removed south of units A and B and west of units C and D are divided in too suburban a manner.

Details proving the retention of agricultural character (Positioning and screening of windows and openings, retention of unbroken full height openings).

Roof and wall materials.

Colour scheme.

Services.

##### 2.0 BACKGROUND TO RECOMMENDATIONS

###### 2.1 Description & Location of Development

Lower Derndale Farm is a dairy farm in open country between the villages of Canon Pyon and Wellington, about six miles north of Hereford City. The farmhouse and the barns in the proposal appear on early mapping dating from the late 19th century as a loose courtyard plan complex. This courtyard has been filled in with more modern steel frame buildings.

###### 2.2 Policy background

The decision has been made with reference to relevant policies, guidelines and legislation including the National Planning Policy Framework paragraphs 131 and 134, and Herefordshire Council's Local Plan Core Strategy policies RA3, RA5 and LD4.

##### 3.0 COMMENTS

###### 3.1 Proposals



The proposal is to convert the historic barns at Lower Derndale Farm to dwellings.

The following three comments (3.2 to 3.4) are of critical importance to the acceptability of the proposal:

3.2 Section drawings  
Section drawings are required to judge internal floor and ceiling heights and their impact on determining positioning of window openings.

3.3 Garden plots  
Consideration should be given to the open nature of the former courtyard area south of Units A and B and east of units C and D. Too domestic subdivision into gardens would lose this important characteristic of the original farmstead.

3.4 Agricultural character  
Overall the scheme still has too domestic a feel, particularly due to the treatment of window openings. There is the opportunity to use the gaps in the timber frame below the current roofline for a large number of windows. It would be preferable to have either irregular spacing of openings, or a continuous line of openings to reflect the agricultural character of the building. These could be behind wooden louvres to maintain a more solid feel to the elevation whilst still allowing light in. Roof lights should be considered instead of making additional openings in a wall which has a more solid character.

Two staircases, or a central gallery could be used in spaces behind the full height openings rather than inserting a full floor breaking this high internal space. These spaces could be displayed through dual aspect full height openings.

In particular, the west elevation openings of unit D are too domestic in arrangement and are in a previously solid elevation. This elevation should be left without openings if possible, or if necessary for viable use of internal space a single opening in the eaves over a central door could be considered.

The following comments (3.5 to 3.8) are of secondary importance and can be dealt with by conditions to any consent, though addressing them at this stage would be beneficial.

3.5 Services  
There is no indication of how services will be provided. The location and detailing of any visible flues or vents is of particular importance. Chimneys should be avoided due to their domestic rather than agricultural appearance.

3.6 Wall materials and insulation  
There is no specification for how the dwellings are to be insulated. The impact of the chosen insulation method on condensation should be considered with regard to the meeting of new wall materials and existing historic fabric.

3.7 Colour scheme  
A colour scheme for the external components should be detailed, it should be suitable for an agricultural building.

3.8 Roof materials  
These should be detailed.

3.9 New garages  
The position, size and materials in the proposed new garage / store buildings are acceptable.

4.0 Summary

4.1 The latest plans address the concerns over storage, parking and retention / display of historic wattle and daub fabric in the walls. However, many points raised in previous comments remain unaddressed. Critically, we'll need section drawings to determine floor and ceiling heights. The garden divisions are too domestic. Revisions should also be made to the treatment of openings regarding the agricultural character of the converted buildings – this is particularly the case with the full height openings which are broken horizontally by what is assumed to be a floor level. The scheme will be much more successful if these full height openings could be left intact. We'd also like to see revised plans noting materials, colour schemes, and treatment of services.

4.5 Conservation Manager (Ecology) – original plans:

I have reviewed the ecological report by Ecology Services dated March 2017 and I am happy that it is relevant and appropriate to the site and proposed development and subject to all the recommendations being obtained (as will be a Condition) the development should offer a significant biodiversity enhancement to the local area. I also note that foul water is being managed by a PTP with final outfall through a spreader system. If planning consent is granted I would request the following Condition is included:

Nature Conservation – Protection, Mitigation and Enhancement

The ecological protection, mitigation and enhancement scheme as recommended in Section 5 of the Ecological Report by Ecology Services dated March 2017 shall be implemented in full as stated unless otherwise approved in writing by the local planning authority.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006

With confirmation that foul water will be managed on site through a PTP and spreader/soakaway system and surface water through appropriate soakaways I am happy to conclude that this proposed development should have no unmitigated 'likely significant effects' on the River Lugg SAC & SSSI or other SSSI with IRZs covering the location.

4.6 Conservation Manager (Ecology) – revised plans:

Having looked at the revised plans my original comments and suggested Condition (05-04-2017) are still relevant.

4.7 Environmental Health Manager (noise/smell) – original plans:

This site was visited yesterday in connection with planning applications 171060 and 171061. These applications relate to two separate buildings being converted into residential use. I understand that there is a separate planning application that has been submitted in relation to the other remaining barns at the site to form four residential premises. 170940.

From a noise and nuisance perspective I am unable to consider these applications in isolation. The site is a current dairy farm and my comments are that if permission is granted under 170940 for the four residential properties then I would have no objections to the granting of planning permission for the milking parlour and the other barn as the conversion of the whole site to residential would remove the potential for noise and odour nuisances that might occur if livestock remains on site. However, nuisance issues could arise if only one of the barns is developed but the dairy farm remains trading at this site.

#### Informative

I note that the staircases to some of the proposed dwellings are located in an area of higher fire risk i.e. sitting rooms and kitchens. The applicant may have to give greater consideration to means of escape in case of fire in the plans submitted to Building Control.

Lastly the site is currently served by a private water supply and the applicant is advised that the Private Water Supplies (England) Regulations 2016 and the Water Supply (Water Quality) Regulation 2016 are likely to apply. In accordance with these Regulations and the Building Regulations 1984 the water must be of a potable and safe standard.

Applicants that are connecting to existing private water supplies or accessing sources of water on land over which they have no control are advised to give careful and specific attention to contractual/civil arrangements including rights of access, maintenance arrangements, provision of alternative water supply are agreed in writing at the outset.

#### 4.8 Environmental Health Manager (noise/smell) – revised plans:

No further observations to make.

#### 4.9 Private Sector Housing:

The proposed plans should include for a fire escape windows from all bedrooms, if the only internal escape route in the event of fire is through a risk room. If there is more than a 4.5 meter drop from bedroom windows (e.g. from the third floor), then an alternative layout should be provided so that persons can exit the flat from the bedroom without the need to go through a risk room.

In addition, an appropriate automatic fire detection system complying with BS5839:2013 should be fitted to cover the whole development including common areas and leisure facilities.

Bedroom ceiling height needs to be looked at -I note there is a pitched roof but no mention of ceiling heights. There needs to be sufficient 'usable space' in each bedroom.

### 5. Representations

#### 5.1 Parish Council – original plans:

Pyons Group Parish Council supports the application. The planning authority is asked to ensure the highway access to and from the site has a very wide splayed entrance and good visibility in recognition of the well known use of the road as a 'rat run' to the A49. It is important that the visibility and splays are safe.

#### 5.2 Parish Council –amended plans:

No comments received at the time of the report's preparation. Any comments received will be reported in the update sheet.

- 5.3 The consultation responses can be viewed on the Council's website by using the following link:-  
[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=170940&search=170940](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170940&search=170940)

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

## 6. Officer's Appraisal

- 6.1 The legal starting point for the consideration of this application is that set out in section 38 (6) of the Planning and Compulsory Purchase Act 2004. This states that:

*"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

- 6.2 The Development Plan is, for the purpose of this application, the Herefordshire Local Plan – Core Strategy 2011-2031 (CS) and Pyons Group Neighbourhood Development Plan (PGNDP), which was made on 16<sup>th</sup> June 2017.

- 6.3 The proposal is for residential reuse of existing traditional agricultural buildings in a rural location, outside of any settlement listed in the CS (figures 4.14 and 4.15) and the PGNDP. As such, in planning policy terms the site is in the countryside, where residential development is limited to specific criteria, set out in CS policy RA3. This policy limits residential development to 7 listed exceptions, which are:

- 1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or*
- 2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or*
- 3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or*
- 4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting; or*
- 5. is rural exception housing in accordance with Policy H2; or*
- 6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or*
- 7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.*

- 6.4 Of these, it is considered that criterion 4 is relevant. This criterion fully accords with paragraph 55 of the National Planning Policy Framework (NPPF) and can be afforded full weight, as set out in paragraph 215 of the NPPF. Policy PG1 of the PGNDP states that development away from the five listed villages will be limited to that covered by policies in the CS.

6.5 Firstly in assessing the acceptability of the proposal CS policy RA3 requires the reuse to be sustainable and of a redundant or disused building(s). The buildings subject to this application are partly in use, but as is evident on site they have been adapted with modern additions to ensure they are compatible with modern farm practices. Nevertheless their arrangement and subdivision do not lend themselves to this and it is predominantly the modern additions that are in use, along with the other buildings on site. On this basis it can be reasonably concluded that the buildings subject to this proposal for reuse are redundant in relation to their original purpose. CS policy RA3(4) also requires compliance with CS policy RA5 and that the immediate setting of the buildings are enhanced. It is logical to consider these two aspects together, along with an overall assessment of sustainability.

6.6 CS policy RA5 - Re-use of rural buildings, states:

*The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to residential development, or is essential to the social well-being of the countryside, will be permitted where:*

*1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting;*

*2. design proposals make adequate provision for protected and priority species and associated habitats;*

*3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;*

*4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and*

*5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.*

*Any planning permissions granted pursuant to this policy will be subject to a condition removing permitted development rights for future alterations, extensions and other developments.*

6.7 This policy accords with the NPPF, particularly the objectives to create healthy communities, reuse buildings and providing new housing whilst protecting the countryside from isolated new homes. As such, it is considered that full weight can be afforded to this CS policy.

6.8 The buildings proposed to be re-used and converted are to a large extent obscured from external view by the later additions. The barns have historic timber frames, some with original wattle and daub panelling and weatherboarding. The original roofing materials have been replaced with metal sheeting. On the basis of both the submitted survey drawings and on site observations they are considered to be locally important, both in terms of their architectural and historic interest, and as such are non-designated heritage assets. CS policy RA5 requires that the buildings are of permanent and substantial construction, capable of conversion without major or complete reconstruction; and that they are capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting. The Conservation Manager has no objection in principle to the reuse of these buildings

and whilst there is some degree of reconstruction required to the northwestern end of Unit A it is considered that in the overall scheme this does not amount to major reconstruction and the remedial work to incorporate this section is beneficial to the scheme as a whole.

- 6.9 The revised scheme includes the provision of two new 'outbuildings', designed to be redolent of cart shed structures, and the removal of a Dutch barn, previously the subject of a 'Class Q' prior approval submission that was refused. Overall, it is considered that the proposed alterations and ancillary buildings would neither individually, nor cumulatively adversely affect the character or appearance of the buildings or have a detrimental impact on their surroundings and landscape setting. Turning back to the CS policy RA3(4) requirement to provide an enhancement of the immediate setting of the buildings, it is considered that the removal of the modern additions to the buildings and the Dutch barn would achieve this. Furthermore, the removal of these buildings would also better reveal the buildings of historic and architectural merit, which would positively contribute to the landscape. Consequently the revised proposal would enhance the immediate setting of the buildings, in accordance with CS policy RA3(4)'s requirements. Careful consideration will be required in terms of hard and soft landscaping, and in particular subdivision of garden areas, but it is considered to be acceptable to control these matters by way of conditions.
- 6.10 The revised plans demonstrate, to Officer's satisfaction, that the particularly important components of the building, for example the section of wattle in the timber frame in the southern elevation, would be retained and expressed, both internally and externally. Although the amendments to the proposed treatment of the elevations and the internal spaces are an improvement on the originally submitted plans, it is considered that the scheme would still not fully accord with policy requirements to respect the character and significance of the buildings. The outstanding matters of concern are detailed in the Conservation Manager's comments, at paragraph 4.4 of this report. Negotiations are continuing with the applicant's agent and a further update will be provided to the Planning Committee in the Update Sheet.
- 6.11 In terms of a sustainability assessment this is assessed under three headings, namely economic, social and environmental roles. There would be some economic and social benefits derived from the conversion of the buildings to dwellings, such as the contribution to the local construction industry, new homes bonus and assistance towards the reduction in the current shortfall of housing supply and in particular the provision of new homes in a rural location to support local shops and schools etc. On the other hand the loss of agricultural buildings would result in a reduction/cessation of farming activity and this would have a negative impact on the local economy, with a loss of employment. If the proposal related to a business reuse this negative economic impact would not be experienced. In locational terms, local services and public transport are not readily accessible from the site, but Canon Pyon and Wellington are relatively short journeys with the potential to cycle. Moreover, in visual terms the scheme would have positive environmental impact, subject to satisfactory resolution of the outstanding matters, and through appropriate landscaping increased biodiversity could be achieved. Overall, it is considered that when appraised under the three roles the adverse impacts would not significantly and demonstrably outweigh the identified benefits and consequently the scheme as a whole would represent sustainable development, provided that the Conservation Manager's concerns are appropriately addressed.
- 6.12 CS policy SD1, PGNDP policy PG9 and the NPPF require that a good standard of living conditions are provided for existing and future occupiers of buildings and CS policy RA5 states that the reuse must be compatible with neighbouring uses. There are no immediate neighbours and the farmhouse is of sufficient distance that a good relationship would be achieved between it and the converted barns. What is often more difficult to achieve in a conversion scheme is a good standard of living conditions, in terms of privacy, between the units resulting from the proposal, whilst ensuring that the setting of the buildings is not unacceptably compromised by subdivision. The Conservation Manager has raised concern in respect of the subdivision of the southern courtyard with fencing etc., and Officers are seeking to negotiate a positive solution. In

this case it is considered that the reuse of the buildings can achieve satisfactory amenity, though some shared outdoor spaces are likely to be required in terms of the protection of the setting of the buildings. The proposed use would result in the removal of the modern additions and the Dutch barn to the northeast of the complex. Only the old milking parlour, which is currently used for storage, is shown to be retained. Essentially this means that all buildings currently used to house livestock would either be converted to residential use or demolished. This overcomes the Environmental Health Officer's concerns regarding the incompatibility of livestock and residential use in close proximity. With regards the retained former milking parlour building, this could reasonably be conditioned to not be used for livestock or storage of slurry or sewerage sludge.

- 6.13 CS policy RA5 also requires that schemes make adequate provision for protected and priority species. The submission was supported by an Ecological Report, following appropriate surveys. The Conservation Manager has confirmed that the ecological report is relevant and appropriate to the site and proposed development and subject to all the recommendations being obtained the development should offer a significant biodiversity enhancement to the local area. The adherence to the Ecological Report's recommendations can be reasonably controlled by condition.
- 6.14 Turning to other matters of detail, the revised scheme proposes to close off the northwesterly vehicular access, which has poor visibility. All traffic would use the retained southeasterly access, which along with the proposed barn conversions will also serve the farmhouse. Following the submission of details on the current traffic generation resulting from the existing use and revised plans the Transportation Manager has no objections, subject to the imposition of conditions. The Parish Council's initial concerns regarding the access and traffic speeds are therefore considered to have been proportionately addressed by the revised scheme and as per the clarification on the existing traffic generation. The revised scheme therefore accords with CS policy MT1 and the requirements of the NPPF, which states that safe access should be provided, but that permission should not be refused on transport grounds unless the residual cumulative impacts are severe. The Transportation Manager's recommended conditions have been rationalised to ensure that they are relevant to the proposal, reasonable and necessary in accordance with the NPPG.
- 6.15 With regards the Environmental Health Officer's comments in respect of water supply, this is controlled by separate legislation, so as advised in the NPPG the planning system should not seek to duplicate control. An informative note is considered appropriate to bring this matter to the applicant's/developer's attention. Similarly the comments in respect of means of escape and room size from the Environmental Health Officer and Private Sector Housing are matters covered by Building Regulations.
- 6.16 Under CS policy ID1 – Infrastructure Delivery, financial contributions are required to mitigate the impact of development on existing services and facilities in the local area. However, the NPPG advises that there are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which gave legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014. These circumstances are that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm. On this basis contributions are not required in this instance.
- 6.17 In conclusion, it is considered that subject to appropriate revisions to address the Conservation Manager's concerns and reasonable and necessary conditions in respect of matters of detail, that the proposal would accord with the CS, PGNDP and the NPPF in principle and should be supported.

## **RECOMMENDATION**

**Subject to submission of further revised plans to address the Conservation Manager's concerns set out in 4.4 of this report that officers named in the Scheme of Delegation to Officers are authorised to grant planning permission, subject to the conditions below and any other further conditions considered necessary**

- 1. C01 - A01 Time limit for commencement (full permission)**
- 2. C08 - B03 Amended plans**
- 3. C13 - C01 Samples of external materials**
- 4. C18 - C06 Stonework laid on natural bed**
- 5. C26 - D04 Details of window sections, eaves, verges and barge boards**
- 6. C27 - D05 Details of external joinery finishes**
- 7. C32 - D10 Specification of guttering and downpipes**
- 8. C45 - D23 Existing Wattle and Daub**
- 9. C58 - F07 Domestic use only of garage**
- 10. C59 - F08 No conversion of garage to habitable accommodation**
- 11. C65 - F14 Removal of permitted development rights**
- 12. C96 - G10 Landscaping scheme (including closure of the existing northwest access)**
- 13. C97 - G11 Landscaping scheme - implementation**
- 14. C95 - G09 Details of Boundary treatments**
- 15. CAB - H03 Visibility splays (as per the approved amended site plan)**
- 16. CAG - H08 Access closure**
- 17. CAL - H13 Access, turning area and parking**
- 18. CAT - H21 Wheel washing**
- 19. CAZ - H27 Parking for site operatives**
- 20. CBM – I18 Scheme of foul drainage disposal FOUL DRAINAGE**
- 21. CE6 - M17 Water Efficiency - Residential**
- 22. The ecological protection, mitigation and enhancement scheme as recommended in Section 5 of the Ecological Report by Ecology Services dated March 2017 shall be implemented in full as stated unless otherwise approved in writing by the local planning authority.**

**Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy**



**Framework, NERC 2006**

23. Upon first occupation of any of the residential units hereby approved 'Barn 3' (as indicated on the approved site plan) shall not be used for the housing of livestock or the storage of slurry or sewerage sludge.

**Reason:** In order to ensure that a good standard of living is provided for the residents of the approved dwellings and to comply with Policy SD1 of the Herefordshire Local Plan - Core Strategy, policy PG9 of the Pyons Group Neighbourhood Development Plan and the National Planning Policy Framework.

24. Prior to the first occupation of the dwelling to which it relates, the associated outbuilding shall be provided and 'Barn 2' (as indicated on the approved site plan) removed in its entirety from the site.

**Reason:** In order to ensure that a good standard of living is provided for the residents of the approved dwellings and to provide cycle, waste and recycling storage in accordance with Policies SD1 and MT1 of the Herefordshire Local Plan - Core Strategy, policy PG9 of the Pyons Group Neighbourhood Development Plan and the National Planning Policy Framework

**INFORMATIVES:**

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. The site is currently served by a private water supply and the applicant is advised that the Private Water Supplies (England) Regulations 2016 and the Water Supply (Water Quality) Regulation 2016 are likely to apply. In accordance with these Regulations and the Building Regulations 1984 the water must be of a potable and safe standard.  
  
Applicants that are connecting to existing private water supplies or accessing sources of water on land over which they have no control are advised to give careful and specific attention to contractual/civil arrangements including rights of access, maintenance arrangements, provision of alternative water supply are agreed in writing at the outset.
3. I11 - HN01 Mud on highway
4. I45 - HN05 Works within the highway
5. I05 - HN10 No drainage to discharge to highway
6. I51 - HN22 Works adjoining highway
7. I47 - HN24 Drainage other than via highway system
8. I35 - HN28 Highways Design Guide and Specification

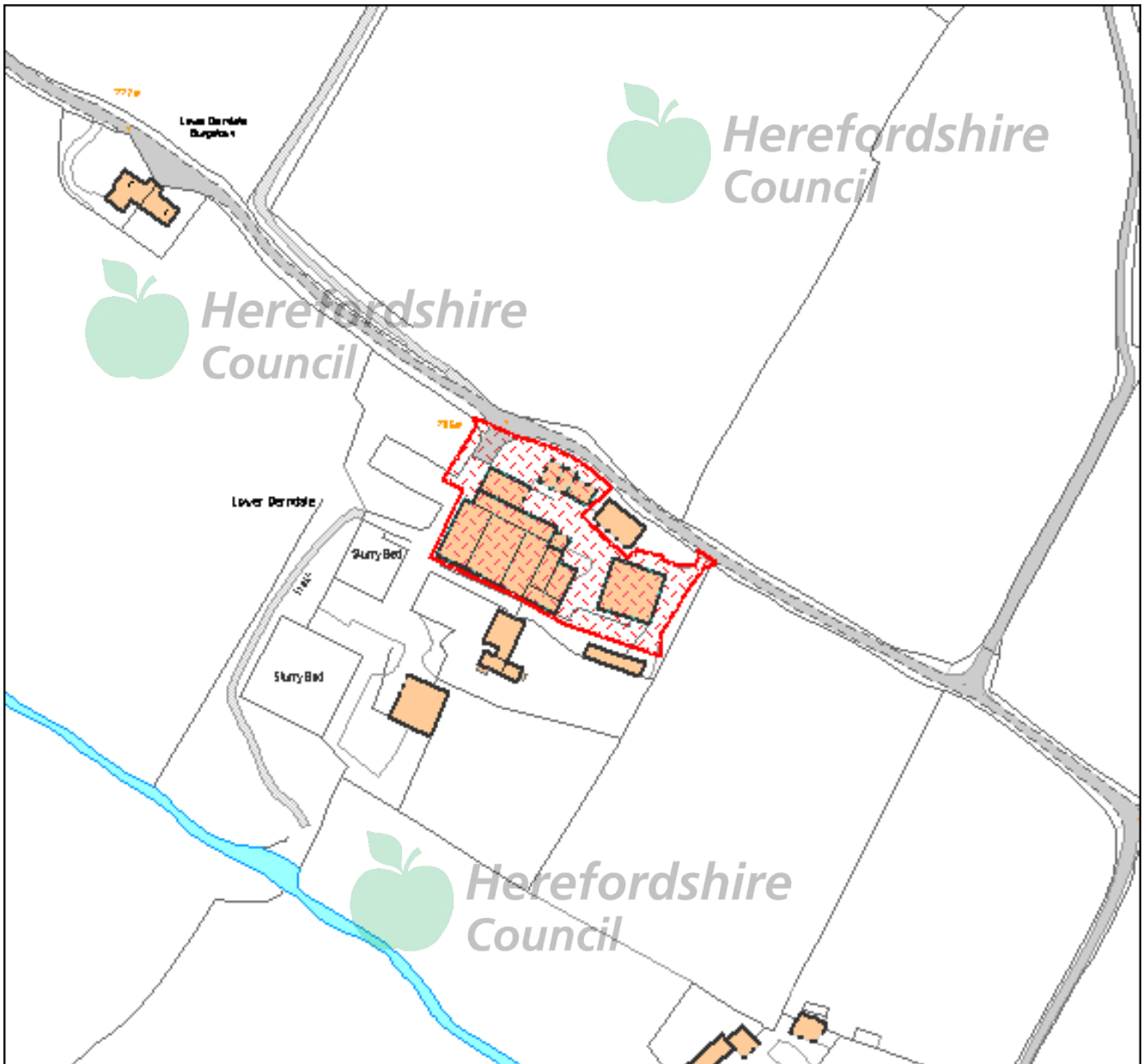
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** 170940

**SITE ADDRESS :** BARNs AT LOWER DERNDALE FARM, DERNDALE ROAD, WELLINGTON,  
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Further information on the subject of this report is available from Mrs Charlotte Atkins on 01432 260536