

DCCW2007/3403/F - PROPOSED CONVERSION OF EXISTING STONE BARN AND ATTACHED ANCILLARY BUILDING INTO 2 NO. RESIDENTIAL UNITS AT WOODFIELDS FARM, TILLINGTON COMMON, TILLINGTON, HEREFORDSHIRE, HR4 8LP

For: Mr. & Mrs. P. Eagling, Woodfields Farm, Tillington Common, Herefordshire, HR4 8LP

Date Received: 30th October 2007 Ward: Burghill, Holmer Grid Ref: 45548, 46359 & Lyde

Expiry Date: 25th December 2007

Local Member: Councillor Mrs. S.J. Robertson

This application was considered by the Central Area Planning Sub-Committee at its meeting on 23rd January, 2008 when Members resolved to grant planning permission contrary to the recommendation of the report. This decision was accordingly referred to the Head of Planning Services to determine if it should be reported to the Planning Committee for further consideration.

At its meeting on 23rd January, 2008 the Central Area Planning Sub-Committee was recommended to refuse this application for the following reason:

- 1. The conversion as proposed would require the substantial extension of the buildings and the re-use/replacement of elements of the complex which are not worthy or capable of conversion without major reconstruction. The proposal is therefore contrary to policies HBA12 and HBA13 of the Herefordshire Unitary Development Plan 2007.**

In the debate the Members of the Area Sub-Committee gave weight to the local origins of the applicant and the stated desire to accommodate members of their extended family in the two new units. They felt that the additional units would help to sustain the rural area in general and Tillington in particular and was an appropriate form of affordable housing, albeit not affordable housing in strict policy terms. The new development would not occupy a larger footprint than the buildings currently on site and would not extend the range of farm buildings into the countryside. In view of the local circumstances and the full support of the Parish Council they felt that permission should be granted, possibly on the basis of a personal permission.

It was resolved to grant planning permission

The proposal raises the following points:

1. The re-use of the stone barn for one unit would comply with planning policies and could, in isolation, be supported by planning officers.
2. The second unit would be created by rebuilding and extending outbuildings which are not capable of conversion without substantial redevelopment. The degree of rebuilding needed is such that the structures currently on site would, effectively, be

removed and replaced with a new structure to form the second dwelling unit. This element is directly contrary to policies HBA12 and HBA13 and amounts to a new dwelling house outside a settlement with no justification by way of agricultural need.

3. The proposals do not take the form of affordable housing as specified in planning policy. The site is owned by the family and therefore there is no cost to them for the site. However, there is no intention of making this accommodation available to satisfy the housing need identified in the Housing Needs Survey for the parish, or for developing the site in co-operation with a Registered Social Landlord. In the absence of any evidence as to how this meets an identified local need the development should not be considered as affordable housing.
4. In these circumstances an approval for the second unit would be contrary to the Council's policies to exercise strict control over proposals for new residential development outside settlements and would also fail to comply with the Council's policies regarding barn conversions.

In light of the above points it can be seen that the proposal conflicts with the development plan policies which seek to restrict barn conversions where substantial redevelopment of former barns is required to create a new residential unit to modern standards. Consequently, the application is referred to this meeting of the Planning Committee for further consideration.

The report to the Central Area Planning Sub-Committee on 23rd January, 2008 follows and includes the updates given at that meeting.

1. Site Description and Proposal

- 1.1 Woodfields Farm is located at Tillington Common on the northern side of the unclassified 73000 road linking Tillington and Badnage.
- 1.2 The proposal is to convert and replace a range of stone, timber, concrete block and tin former agricultural buildings into two dwellings.
- 1.3 The stone two storey barn runs parallel with the road with two single storey lean-tos at either end, one of which would be rebuilt as part of this proposal. To the rear of the stone barn a single storey tin, concrete block building runs at right angles out into the courtyard. This building will be demolished and replaced with an extension to the stone barn to create a dining room, covered parking and store.
- 1.4 Woodfields Farmhouse is located to the west of the site across the farmyard.
- 1.5 The planning application is supported by reports on marketing for commercial re-use and ecology.

2. Policies

2.1 National:

PPS1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas
PPS9	-	Biodiversity and Geological Conservation

2.2 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
Policy DR1	-	Design
Policy H7	-	Housing in the Countryside Outside Settlements
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy HBA12	-	Re-use of Rural Buildings
Policy HBA13	-	Re-use of Rural Buildings for Residential Purposes

2.3 Supplementary Planning Guidance:

Re-use and Adaptation of Traditional Rural Buildings

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Traffic Manager: Raises concerns regarding steepness and lack of visibility of access and sustainability of location.

4.3 Conservation Manager (Historic Buildings): "Although the main barn building and small lean-to extension to the west are capable of conversion the remaining ancillary buildings are not and as such the proposals would be contrary to policy. The buildings would be capable of conversion to either a single dwelling or a two-bedroom house in the eastern part of the barn with a much smaller dwelling in the remaining section although given the bat mitigation measures required this may not be possible. A full landscaping scheme would also be required."

4.4 Conservation Manager (Ecology): "I visited the site last year as part of pre-application enquires and noted the presence of numerous bat droppings on the first floor. I have received the ecological report by Anton Kattan dated 20/09/07 and note the presence of brown long-eared bats utilising the building. The mitigation strategy requires provision of a bat loft in the development proposals.

I have no objection to approval of this application subject to the inclusion of a non-standard planning condition."

5. Representations

5.1 Burghill Parish Council: Has no objection to this application.

5.2 Four letters of support have also been received confirming the applicants are local people who support community events.

- 5.3 In addition an e-mail has been received from Mr. Stephen Vaughan stating that the report is not correct as the whole scheme is for conversion with all the buildings being retained and that there are no extensions.
- 5.4 The applicant has submitted the following additional information.
1. We have lived in Tillington for almost 30 years where we raised our two sons and know the benefits of living in a small community.
 2. Our sons would like to bring their families to live in the village.
 3. Converting the barn would provide affordable housing for both families and bring young blood into the community and support for the local school.

The full text of these letters can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 Planning permission is sought to convert and extend a range of outbuildings at Woodfields Farm into two dwellings.
- 6.2 The buildings comprise an attractive stone barn roofed in slate together with a concrete block and tin sheeted addition which runs at right angles to the stone barn. The proposal seeks to demolish this building and adjoining lean-to and extend the stone barn on its footprint. The site is located in the open countryside, and Policies HBA12 and 13 of the Herefordshire Unitary Development Plan 2007 support the re-use of rural buildings provided they are capable of bona fide conversion without major reconstruction and have a character and appearance that are worthy of retention. Whilst the stone barn is worthy of conversion, the lean-to and the tin and concrete additions are not worthy of retention and fail this policy. Conversions should also be achieved without the need for extensions. This scheme requires the extension to enable two dwellings to be provided. Subject to a suitable design, it is considered that the stone barn could be converted into one dwelling but it is too small to convert into two dwellings without extensions. Your Officers are therefore satisfied that the report accurately reflects the proposal before Members which includes substantial demolition of buildings.
- 6.3 The concerns over the access are noted, however it has historically provided access to the farmyard and farmhouse and provides a reasonable access off the unclassified road which is not heavily trafficked.
- 6.4 In accordance with the Council's SPG, alternative uses have been marketed with both a local agent and the buildings have been placed on the Council's Property Register. There has been little interest and no tenants have been secured.
- 6.5 Finally, the ecological report confirms that bats use the barns as a roosting site and any approval will need to provide mitigation.
- 6.6 In conclusion the scheme as proposed represents an unacceptable conversion for the buildings with extensions required to the stone barn to make it viable.

RECOMMENDATION

That planning permission be refused subject to the following reason:

- 1. The conversion as proposed would require the substantial extension of the buildings and the re-use/replacement of elements of the complex which are not worthy or capable of conversion without major reconstruction. The proposal is therefore contrary to Policies HBA12 and HBA13 of the Herefordshire Unitary Development Plan 2007.**

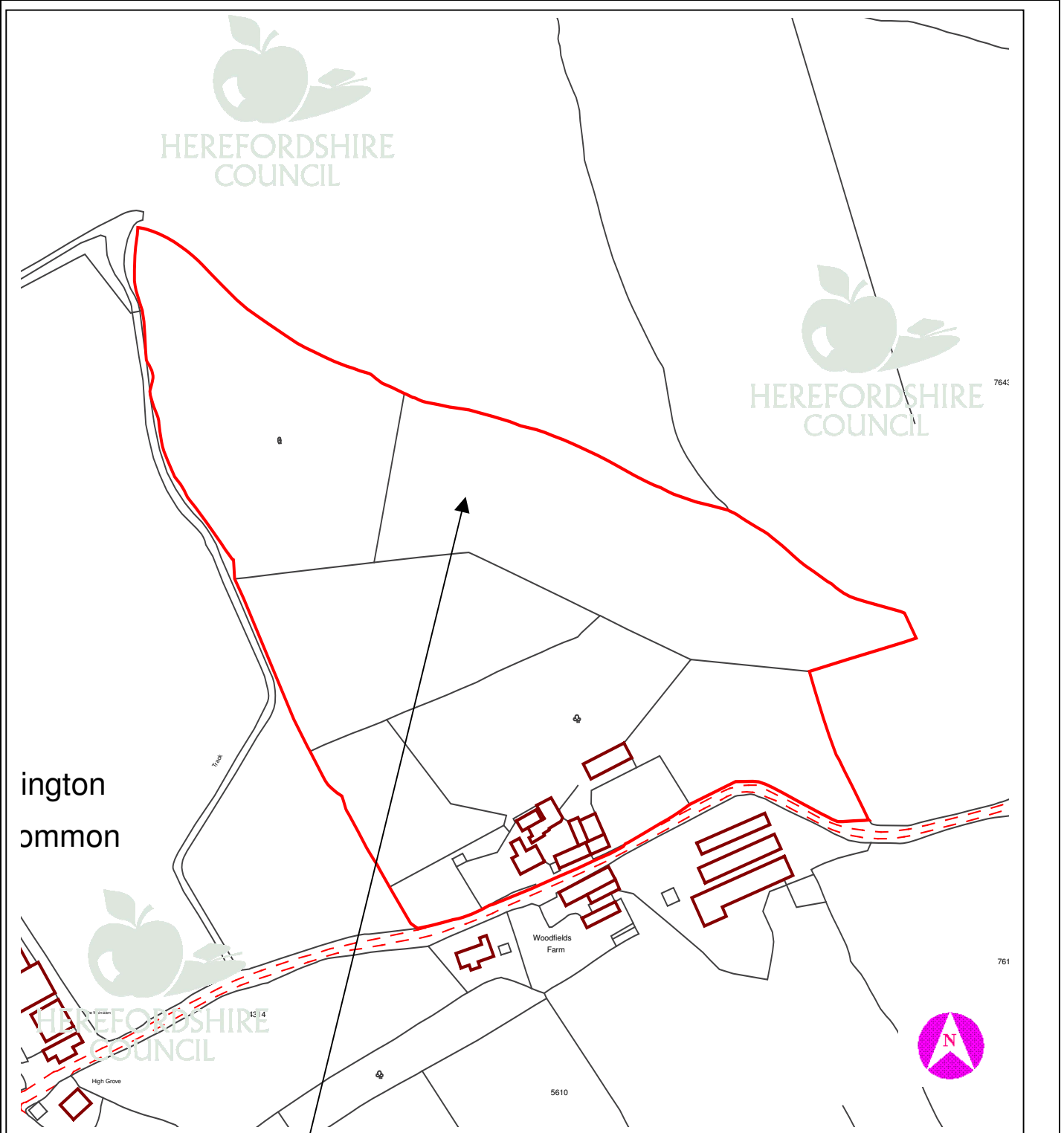
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2007/3403/F

SCALE : 1 : 2500

SITE ADDRESS : Woodfields Farm, Tillington Common, Tillington, Herefordshire, HR4 8LP

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