

7 DCSE2003/2298/F - CONVERSION OF REDUNDANT TRADITIONAL STONE BARNs TO RESIDENTIAL USE (AMENDED PLANS), REDUNDANT BARNs AT LLANROTHAL FARM, LLANROTHAL, MONMOUTH, NP25 5QJ

**For: Mr. D.C. Breakwell per B.S. Technical Services,
The Granary Studio, Lower House, Bryngwyn, Raglan,
NP15 2BL**

Date Received: 29th July, 2003 Ward: Llangarron Grid Ref: 46821, 18976

Expiry Date: 23rd September, 2003

Local Member: Councillor Mrs. J.A. Hyde

1. Site Description and Proposal

1.1 This site at Llanrothal, approximately 2 miles to the north west of Welsh Newton, is situated at the end of the unclassified road no. UC.71218. The site itself is a collection of redundant stone farm buildings with natural slate roofs. The smaller outbuildings within the courtyard area have a mixture of red pantiles and stone slates. There are some existing more modern farm buildings in and around the site in particular two large buildings and two silos on the north eastern side of the site. There are two existing dwellings near to the site, one being Llanrothal Court which is a Grade II Listed building. Other than these the site is surrounded by fields.

1.2 The proposal is to convert these stone buildings into five dwellings each with their own curtilage and parking area. There will be a communal landscaped area in the courtyard with the smaller stone buildings used for domestic storage purposes. The existing modern farm buildings and the two silos are to be removed.

2. Policies

2.1 Planning Policy Guidance & Statements

PPG.1 - General Principles
PPS.7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy H.16A - Development Criteria
Policy H.20 - Residential Development in Open Countryside
Policy CTC.2 - Development in Areas of Great Landscape Value
Policy CTC.9 - Development Criteria
Policy CTC.13 - Buildings of Special Architectural or Historic Interest
Policy CTC.14 - Criteria for the Conversion of Buildings in Rural Areas

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria

Policy C.1	-	Development within Open Countryside
Policy C.8	-	Development within Area of Great Landscape Value
Policy C.29	-	Setting of a Listed Building
Policy C.36	-	Re-use and Adaptation of Rural Buildings
Policy C.37	-	Conversion of Rural Buildings to Residential Use
Policy C.43	-	Foul Sewerage
Policy C.45	-	Drainage
Policy SH.24	-	Conversion of Rural Buildings
Policy T.3	-	Highway Safety Requirements
Policy T.4	-	Highway and Car Parking Standards

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy S.2	-	Development Requirements
Policy DR.1	-	Design
Policy H.7	-	Housing in the Countryside Outside Settlements
Policy HBA.4	-	Setting of Listed Buildings
Policy HBA.13	-	Re-use of Rural Buildings for Residential Purposes

2.5 Supplementary Planning Guidance – Herefordshire Council

Re-use and Adaptation of Traditional Rural Buildings

3. Planning History

3.1 No relevant history.

4. Consultation Summary

Statutory Consultations

4.1 The Environment Agency has no objections but recommends a condition relating to the submission of foul drainage works be imposed on any planning permission.

4.2 The Open Spaces Society observes that a public footpath crosses the application site. Also an ancient road also goes through the site and should not be encroached or obstructed by the development.

4.3 The Ramblers Association observes that the proposals do not affect the public footpath.

Internal Council Advice

4.4 The Head of Engineering and Transportation recommends that any permission includes certain conditions and observes that the public footpath No. L05 will not be affected by this development.

4.5 The Chief Conservation Officer has no objections.

5. Representations

5.1 The applicant's agent observes:

"Proposal is to convert the traditional stone barns to five dwellings which will enhance area and maintain the buildings for the future. The complex is not overlooked from other dwellings and the conversions do allow privacy for the sub-division of the barns. The Structural Report indicates that the barns are in very good condition and that many of the internal features will be kept. The store buildings within the courtyard are to be used for storage for the various dwelling units. The courtyard area will be a common area for all the dwellings. All the existing modern agricultural buildings including the silos are to be removed from the site, leaving just the traditional barns. A traffic movement survey has been undertaken, i.e. current and proposed, with regard to the site and other dwellings on the unclassified road. There are two existing passing places on the unclassified road that can be used. There are no other locations where it would be necessary to have a passing bay, bearing in mind that the actual amount of traffic movements are minimal. Surface water drainage from the new development would need to go to soakaways or into the local existing ditch network, which terminates in the river. This will be addressed during the Building Regulation phase of the project.

A Structural Report and a Traffic Movement Survey were submitted in support of the proposed development."

5.2 The Parish Council observe:

"The Parish Council before commenting would like further clarification of the environmental impact and the impact of traffic flow."

5.3 Five letters of objection have been received from:

Mr. I. & Mrs. S. Smyth, Llanrothal Court, Llanrothal, Monmouth, NP25 5QJ
Mr. T. White-Miller, Llanrothal Lodge, Llanrothal, Monmouth, NP25 5QJ
L. Stone Wisdom, Hogfrith, The Cwm, Welsh Newton, Monmouth, NP25 5RW
B. Taylor, The Cotes, Llanrothal, Monmouth, NP25 5QL
Mrs. M. Walsh, The Cwm, Welsh Newton, Monmouth, NP25 5RW

These letters relate to the originally submitted scheme.

The main points being:

- the proposal for five large dwellings
- the barns are overlooked by properties. The rooflights to be inserted in barn one are directly opposite objectors dwelling
- the large number of bedrooms per dwelling will have an effect on the volume of traffic using the road
- the conversion scheme will increase the number of vehicles using the lane which cause problems at busy times
- service vehicles will also increase in number
- the proposed development site is at the end of a narrow twisting track with steep gradients, blind bends and poor drainage
- passing places are few. More will be required if development goes ahead. Traffic already has to reverse along the lane when faces with other traffic

- the extra traffic will result in traffic chaos, road damage and ditches becoming blocked. More accidents will occur and road repairs will be required.
- construction traffic will cause a problem and should use a track which leads from the farm to the Broad Oak/Welsh Newton road rather than through Welsh Newton itself
- the proposed 10 parking spaces for 5 dwellings is not enough as it does not take into account visitors who may park on road verges as an alternative
- the development should be completed in one go and not spread out for each individual plot
- area needs to be kept clean from building debris
- beautiful area. New dwellings not acceptable
- ecological concerns. Will bats or owls be disturbed
- the existing farm buildings to be removed should be demolished before construction work so as not to prolong disturbance
- the layout of the barns does not make the proposed number of dwellings sensible and will have adverse effect on existing properties
- the four existing dwellings near the farm are served by water from a private natural spring which during dry weather runs low and therefore cannot supply any more properties. The proposal will have to be connected to the mains system. Ideally this should be from the top of the hill rather than down the existing lane and also before work commences on the development
- there has been problems with drainage from the farm during heavy rain with water running out of the farm onto objectors land. As such proper drainage facilities should be provided to cater for the new development
- the site notice which was placed by the site should have been placed further up the lane so other properties could have viewed it.

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

6. Officers Appraisal

- 6.1 The main issues relate to the suitability of the buildings for conversion, i.e. whether they are structurally sound and whether they have any architectural/historic merit which makes them worthy of retention and subsequent conversion. Also the proposed scheme should be acceptable, i.e. respecting the visual appearance and character of the buildings, have acceptable amenity space, its impact on the surrounding environment and the residential amenities of nearby dwellings. Other main issues relate to vehicular access and parking provision and the effect the proposed development will have on the immediate road network. Drainage and services are other issues. The most relevant planning policies are GD.1, C.36, C.37, SH.24 and T.3 of the South Herefordshire District Local Plan and H.16A, H.20 and CTC.9 of the Hereford and Worcester County Structure Plan.
- 6.2 These redundant agricultural buildings are traditional stone barns which are considered worthy of conversion. Following negotiations with the applicant's agent a revised scheme has been submitted which is now considered to be acceptable. The proposed alterations to the buildings are considered to be acceptable and in keeping with the visual appearance and character of the buildings. The proposed layout of the dwellings, their curtilages and amenity space are also considered to be acceptable. The buildings are also considered to be far enough away from other existing dwellings so as not to adversely affect their residential amenities. There will be no adverse overlooking or disturbance to these dwellings. The submitted structural appraisal

indicates that the buildings are generally in a good condition. From these points of view it is considered that the proposed development is acceptable and in accordance with the planning policies relating to conversion of rural buildings and also advice contained in the Council's Supplementary Planning Guidance 'Re-use and Adaptation of Traditional Rural Buildings.'

- 6.3 A number of modern agricultural buildings in and around the site will be removed. This will improve the visual amenity of the area and will ensure that the new dwellings will not be adversely affected by agricultural operations. Also the buildings are not considered to be suitable in this location for any commercial re-use.
- 6.4 The main objections from local residents relate to the highway implications of the proposed development. The site itself is located at the end of an unclassified road. Access onto this road from the site is considered to be acceptable. With the removal of the modern agricultural buildings the agricultural use of the site will cease and along with it the agricultural traffic generated by the use. This will be replaced by the residential traffic generated by the five new dwellings. Although the road is narrow and winding it is considered that the proposed use of the road will not be adversely affected by the change of use. The Council's Head of Engineering and Transportation has no objections to the change of use. The applicants agents have undertaken a traffic movement survey which indicates that there will be an average increase of 8 vehicles per day from Llanrothal Farm and that 2 heavy goods vehicles, i.e. 38 ton articulated lorries delivering/collecting farming materials will cease to use the unclassified road.
- 6.5 The objectors also refer to the need for more parking spaces to serve the proposed development. At present each dwelling will have two parking spaces allocated to it. The Head of Engineering and Transportation has no objection to this. However, there is ample land available in the applicants ownership, especially with the removal of the existing modern agricultural buildings which could be allocated as a visitor parking area. The public footpath which runs through the application site will be unaffected by the proposed development.
- 6.6 The applicant proposes to use a sewage treatment plant to deal with sewage disposal. The Environment Agency have no objections to this but require details to be submitted for approval. The developer intends to connect the proposed development to the mains water supply and not to the local spring referred to by the objectors.
- 6.7 The proposed development is considered to be acceptable and in accordance with the approved planning policies and supplementary planning guidance. The comments of the objectors have been taken into account but are not considered sufficient to warrant refusal of the proposed development.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A01 (Time limit for commencement (full permission))**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2 A09 (Amended plans)**

Reason: To ensure the development is carried out in accordance with the amended plans.

3 E16 (Removal of permitted development rights)

Reason: To ensure the character of the original conversion scheme is maintained.

4 The external surfaces of the new flues shall be coloured black unless otherwise first agreed in writing by the local planning authority.

Reason: To ensure the development is satisfactory in appearance.

5 Before any of the dwellings, hereby approved, are first brought into use the existing modern agricultural buildings and structures shown on the drawings to be demolished, shall be removed from the site unless otherwise first agreed in writing by the local planning authority.

Reason: To define the terms to which this planning permission relates and to protect the residential amenities of the occupants of the new dwellings.

6 G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

7 F18 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

8 H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

9 Before the new development is first brought into use a visitor parking area shall be provided within/or adjacent to the site in accordance with details to be first submitted to and approved in writing by the local planning authority.

Reason: To ensure there is adequate parking provision for visitors at the site.

Informatives:

1 HN01 - Mud on highway

2 HN04 - Private apparatus within highway

3 HN05 - Works within the highway

4 HN24 - Drainage other than via highway system

5 The developer should ensure that proposed arrangements for the water supply are properly put in place prior to the occupation of any of the dwellings.

6 N03 - Adjoining property rights

7 The Public Rights of Way Manager advises:

- The nearby right of way, i.e. Public Footpath L05, should remain open at all times throughout the development. If development works are perceived to be likely to endanger members of the public then a temporary closure order should be applied for from the Public Rights of Way Department, preferably 6 weeks in advance of work starting.
- The right of way should remain at its historic width and suffer no encroachment or obstruction during the works or at any time after completion.
- The applicants should ensure that they hold lawful authority to drive over the public footpath.
- The applicants should note that the right of way has footpath status and will only be maintained as such.

8 N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.