

14 DCCE2005/2967/F - CONVERSION OF AND ALTERATIONS TO PERIOD BARN TO FORM OFFICES BARN AT MONKS ORCHARD, LUGWARDINE, HEREFORD**For: Mr R Shimmin, James Spreckley MRICS FAAV,
Brinsop House, Brinsop, Herefordshire, HR4 7AS****Date Received: 13th September, 2005** **Ward: Hagley** **Grid Ref: 55239, 41179****Expiry Date: 8th November, 2005**

Local Member: Councillor R.M. Wilson

1. Site Description and Proposal

- 1.1 This application seeks permission for the conversion of a barn to form office accommodation at Monks Orchard, Lugwardine. The existing property is a traditional period barn attached to an already converted farm building altered to provide office accommodation.
- 1.2 The application site lies on the periphery of the settlement boundary and within the Conservation Area of Lugwardine. The existing building is an open cart shed which will be enclosed to provide the office accommodation. A new window opening is also proposed in the rear elevation. Two previous applications for the conversion of this building have preceded this proposal, both of which were withdrawn due to issues associated with drainage and the need for structural and ecological investigations.

2. Policies

2.1 Planning Policy Guidance:

- PPS1 - Delivering sustainable development
PPS7 - Sustainable development in rural areas

2.2 South Herefordshire District Local Plan:

- GD1 - General development criteria
C2 - Settlement boundaries
C20 - Protection of historic heritage
C22 - Maintain character of conservation area
C23 - New development affecting conservation areas
C36 - Reuse and adaptation of rural buildings
C45 - Drainage
SH24 - Conversion of rural buildings
T3 - Highway safety requirements
T4 - Highway and car parking standards

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

- S1 - Sustainable development

S2	-	Development requirements
S4	-	Employment
S6	-	Transport
DR1	-	Design
DR2	-	Land use and activity
DR4	-	Environment
T11	-	Parking provision
HBA6	-	New development within conservation areas
HBA12	-	re-use of traditional rural buildings

2.4 Supplementary Planning Guidance:

Re-use and Adaptation of Traditional Rural Buildings

3. Planning History

- 3.1 DCCE2005/0719/F Conversion of and alteration to period barn to form offices. Withdrawn 18th April 2005
- 3.2 DCCE2003/2044/F Conversion of and alteration to period barn to form offices. Withdrawn 8th September 2005
- 3.3 Sh931473PF Conversion of redundant farm building to form offices. Approved 19th January 1994.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water – No response has been formally received to the consultation associated with this application, however, the drainage issue was explored at the pre-application stage and in response to these discussions Welsh Water advised that:

‘...we would note that your more recent proposal would generate minimal discharges to the public sewerage system...should the Local Planning Authority consult us on a planning application confirming the above proposal, we would not comment adversely to accepting the foul drainage,’

Internal Council Advice

- 4.2 Conservation Manager – No objection subject to conditions
- 4.3 Traffic Manager – No objection subject to conditions

5. Representations

- 5.1 Lugwardine Parish Council – No objections
- 5.2 Conservation Advisory Panel – No comment, outside area
- 5.3 Local Residents – No responses received

6. Officers Appraisal

6.1 It is considered that the main issues for consideration in this instance are:

- Principle of development;
- Design and scale;
- Conservation issues and visual amenities;
- Drainage;
- Highway issues;
- Residential amenities

Principle of Development

6.2 South Herefordshire District Local Plan policies C36 and SH24, together with Herefordshire Unitary Development Plan (Revised Deposit Draft) policy HBA12 consider the conversion and reuse of rural buildings. Such proposals will be permitted where the building is capable of conversion without major reconstruction or extension, and is appropriate and compatible with the locality. This proposal is therefore considered to be in accordance with the principles of planning policy with the acceptability or otherwise resting on the specific details of this scheme.

Design and Scale

6.3 This proposal will involve limited external alterations. The principal work involves 'digging down' to the front to provide the required head height, the enclosing of the front elevation, and the insertion of a single small window opening in the rear elevation. From a design perspective it is considered that the proposed alterations are appropriate, retaining the character and appearance of the existing building.

Conservation and Visual Amenity Issues

6.4 The application is located within the designated Lugwardine Conservation Area and the building occupies a prominent location. The physical alterations are not extensive but do involve the replacement of the existing timber posts in the front facing elevation. The Conservation Manager is of the opinion that the first four posts from the northwest could be retained and on the basis of this a condition will seek to secure their retention if this is indeed viable. The remaining alterations are considered reasonable and appropriate in their extent. A structural survey confirms that major works will not be required to bring about this conversion. It is considered that design is such that character and appearance of the Conservation Area will be preserved through this development and the visual amenities of the locality preserved. The Council's Ecologist has confirmed no objections subject to appropriate conditions.

Drainage

6.5 The original application for this conversion (DCCE2003/2044/F) was withdrawn in part as a result of an objection from Welsh Water. It would appear that the mains sewerage system in the Lugwardine area is at capacity and it was on this basis that the objection was raised. No formal response has been made to this application by Welsh Water, however, at the pre-application stage of this application negotiations were entered into with Welsh Water and it was confirmed that the scheme was of a scale that would not result in an adverse comment. Clearly this must be confirmed formally and on this basis the recommendation requests delegation to Officers to finalise the drainage position.

Highway Issues

- 6.6 No objection was raised by the Traffic Manager, however, a request for cycle parking was made and a condition to ensure the provision of this is proposed.

Residential Amenities

- 6.7 It is assessed that no issues of adverse impact upon residential amenities are associated with this proposal.

RECOMMENDATION

That, subject to the resolution of the drainage issue, the Officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further conditions considered necessary by Officers:

- 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 A06 (Development in accordance with approved plans and Ecological Report)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3 This permission shall relate only to uses for purposes within Class B1 of the Town and Country Planning Use Classes (Amendment) Order 2005.**

Reason: To ensure the appropriate use of this premise having regard to the amenities of the locality.

- 4 B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

- 5 C02 (Approval of details)**

(a) Joinery details.

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

- 6 Notwithstanding the plans hereby approved, the first four posts from the northwest in the front elevation shall be retained and not replaced unless otherwise agreed in writing by the local planning authority.**

Reason: To safeguard the character and appearance of this building of architectural and historical interest.

7 H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

8 The conversion hereby approved, including the timing of works shall be carried out in accordance with the mitigation and enhancement recommendations set out in the Ecological Survey for Barns at Monks Orchard, Lugwardine, Herefordshire received on 13th September 2005. The mitigation measures identified shall be implemented as set out in the survey and thereafter retained.

Reason: To ensure that the identified nature conservation interest of the site is protected

9 G40 (Barn conversion – bird/owl/bat box)

Reason: In order not to disturb or deter the nesting or roosting of species protected by virtue of the Wildlife and Countryside Act 1981

INFORMATIVES:

1 N03 - Adjoining property rights

2 N15 - Reason(s) for the Grant of PP/LBC/CAC

3 The timing of the development and the post development site safeguards should be adhered to to ensure the law is not breached with regard to nesting birds which are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats) Regulations 1994 and policies within the Local Plan and Unitary Development Plan NC1, NC5, NC6 and NC7.

4 An appropriately qualified and experienced ecological clerk of works should be appointed (or consultate engaged in that capacity) to oversee ecological mitigation work to conserve and enhance protected habitat and to maintain the foraging area for protected species in compliance with Unitary Development Plan Policy NC6, NC7, NC8 and PPS9.

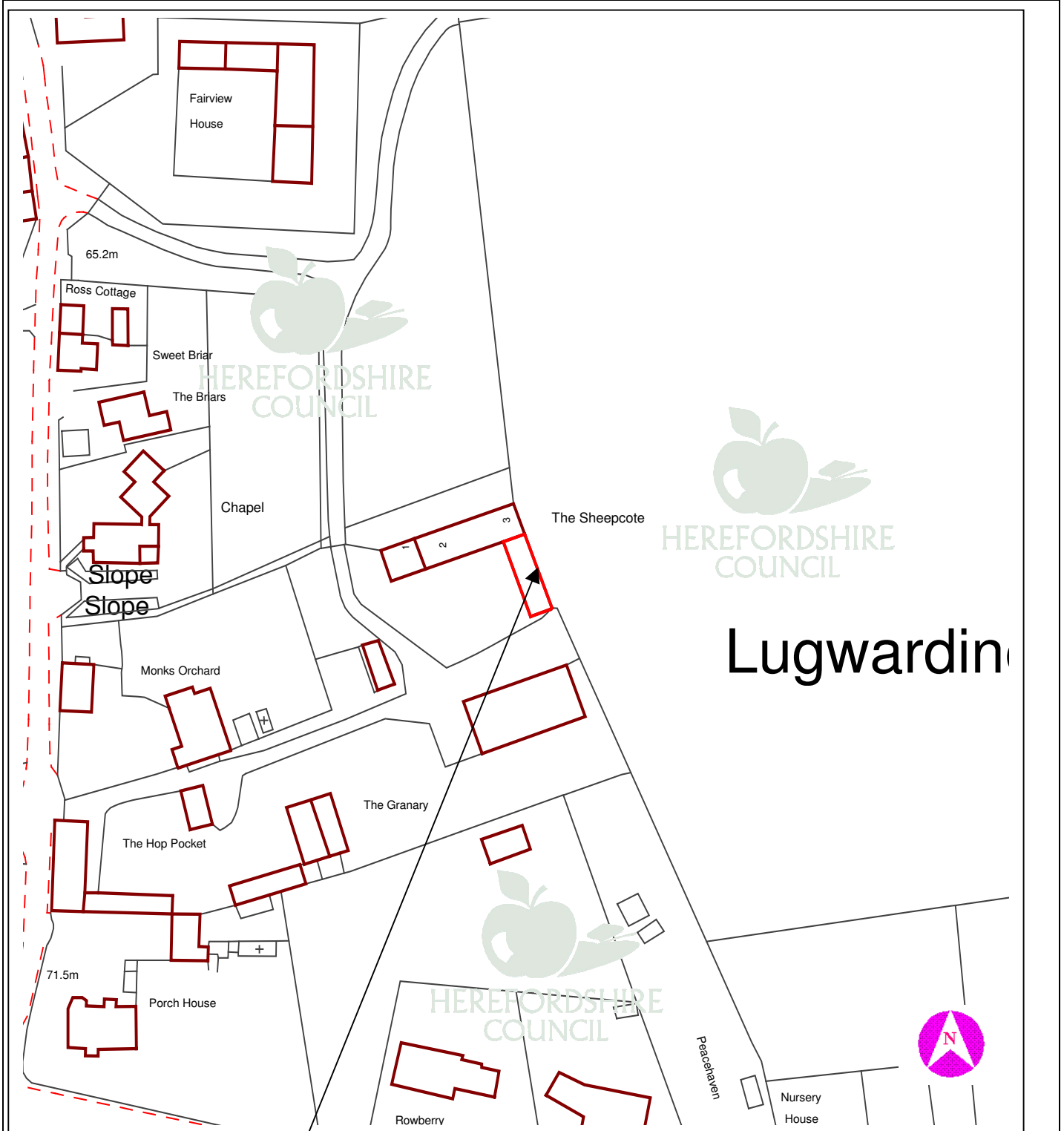
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2005/2967/F

SCALE : 1 : 1250

SITE ADDRESS : Barn at Monks Orchard, Lugwardine, Hereford

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