

12 DCSE2006/0052/F - CONVERSION & ALTERATIONS TO EXISTING PERIOD BARNs TO B1 CATERING USE AND ONE RESIDENTIAL DWELLING, TRE-ESSEY BARNs, LLANGARRON, ST WEONARDS, HEREFORDSHIRE**For: Mr G Williams per Edge Design Workshop, Unit 2, Ruardean Works, Varnister Road, Nr. Drybrook, Gloucester, GL17 9BH****Date Received: 9th January 2006****Ward: Llangarron****Grid Ref: 50536, 21893****Expiry Date: 6th March 2006**

Local Member: Councillor Mrs. J. A. Hyde

Introduction

This application was reported to the Southern Area Planning Sub-Committee on 15th February 2006 where it was recommended for refusal. Notwithstanding the recommendation, the Sub-Committee resolved that it was minded to grant planning permission. The Sub-Committee considered that the proposal would restore and improve the appearance of the site, was a good use for the site and would provide a home for a couple.

The Head of Planning Services has considered the proposal and refers the application on the basis that there is a clear policy conflict with regard to the conversion of buildings in the countryside, in that the buildings are not of permanent and substantial construction and would require extensive reconstruction.

1. Site Description and Proposal

- 1.1 Tre-Essey barns are located in open countryside, on the east side of the unclassified 71213 that leads from Tre-Essey Cross to the B4521, Abergavenny road. The barns, which are in a ruinous condition, are at the end of a short unmade track that exits onto the unclassified road. They are in a prominent and isolated position, on a north-facing slope, which rises up from and can be seen from the B4521.
- 1.2 This application proposes the reconstruction of the barns described as building A and building B. Building B is to provide a 3-bedroomed dwelling, and building A which is the smaller of the 2 buildings is to be extended to provide catering use and garaging.

2. Policies**2.1 Planning Policy Guidance**

- PPS1 - Delivering Sustainable Development
PPS7. - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

- Policy H.16A - Housing in Rural Areas – Development Criteria

Policy H.20	-	Housing in the Open Countryside
Policy E.1	-	Encouragement of Economic Growth
Policy E.6	-	Industrial Development in Rural Areas Outside the Green Belt
Policy E.8	-	Development of Rural Buildings
Policy CTC.9	-	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.1	-	Development within Open Countryside
Policy C.36	-	Re-use and Adaptation of Rural Buildings
Policy C.37	-	Conversion of Rural Buildings to Residential Use
Policy C.44	-	Flooding
Policy SH.24	-	Conversion of Rural Buildings
Policy ED.3	-	Employment Proposals within/adjacent to Settlements
Policy ED.4	-	Safeguarding Existing Employment Premises
Policy ED.7	-	Re-use and Adaptation of Rural Buildings for Employment/Tourism Use
Policy T.3	-	Highway Safety Requirements
Policy T.4	-	Highway and Car Parking Standards

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy DR7	-	Flood Risk
Policy H7	-	Housing in the Countryside Outside Settlements
Policy H8	-	Agricultural and Forestry Dwellings and Dwellings Associated with Rural Businesses
Policy E9	-	Home Based Businesses
Policy E11	-	Employment in the Countryside
Policy HBA12	-	Re-use of Rural Buildings
Policy HBA13	-	Re-use and Adaptation of Rural Buildings for Residential Purposes

2.5 Supplementary Planning Guidance

Re-use and Adaptation of Traditional Rural Buildings

3. Planning History

3.1	DCSE2005/0172/F	Conversion and alterations to existing period barns to B1 catering use and dwelling	-	Refused 17.03.05
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4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager: Recommends any permission shall include conditions.

4.3 The Conservation Manager has no objections on ecology issues.

5. Representations

5.1 Llangarron Parish Council: No objection but recommend close attention is given to the access splay.

5.2 A design statement has been submitted with the application, which includes the following:

a) Landowners statement:

- The proposed conversion of the barns form part of a larger farm diversification strategy of the current landowner, Mr. R. Williams, on his nearby farm at Trippenkennit.
- The buildings at Tre-Essey is the first stage of our diversification plan.
- The buildings were formerly used for livestock, storage of farm equipment and feed.
- The larger of the stone buildings is perfect for conversion to a dwelling, despite requiring remedial work - loss of roof as result of a fire.
- The building maintains its former features.
- The remainder of the site would be developed to provide suitable location for 2 small businesses.
- The scheme would provide excellent live/work environment.
- Further development would include fishing lakes.
- We have 3 listed barns at Trippenkennit that have potential for development for holiday lets.
- The application will help secure a future for the applicant and his young family.
- The application will transform a non-utilised area of redundant buildings into a family home and provide excellent location for 2 small businesses offering valuable employment opportunities.

b) Client's statement

- Having being offered the chance to purchase Tre-Essey Barns I realise the potential and advantages that can be made if the barns were developed into a family home.
- The barns stand as a prominent pair of redundant buildings of historic merit, and have a positive contribution to the surrounding landscape.
- The barns were damaged by fire about 8 years ago.
- The buildings are aloof from the main farmstead, security of any storage cannot be guaranteed.
- As a result of the fire extensive damage was caused to the oak roof structure.
- I believe the conversion of the barns into a tasteful courtyard development comprising of family accommodation and an adjoining business studio would improve the area.
- I have a reasonable reputation within the locality for my use of traditional building methods, having been involved with English Heritage.
- My wife is employed at Wigmore bakery in Monmouth.
- I visualise a studio setting at home for preparation of cakes.
- The nature of the business would not cause unacceptable disturbance to local amenities, nearby properties or other land uses.

- We believe we can stem the deterioration of the architectural beauty of Tre-Essey barns.
- 5.3 The design statement also includes letters in support of the application from Chamber of Commerce and KP and J Cunningham, Claerwern Cottage, Three Ashes, Hereford. Following receipt of the application further letters in support have been received from Mr & Mrs K P Cunningham, Claerwern Cottage, Three Ashes, Hereford, Mrs S A Jones, Upperfield, Llangarron, Ross-on-Wye and AH and JN Townsend, Pike View, Three Ashes.
- 5.4 A structural report has been provided which considers the remains of the buildings are adequate to bring about the proposal.
- 5.5 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 This application has been submitted following the refusal of DCSE2005/0172/F. The application was refused in accordance with scheme of delegation.
- 6.2 Tre-Essey barns are in a ruinous condition. They were badly damaged during a fire approximately 8 years ago. The site consists of the remains of 2 buildings described in the application as building A and building B. Very little remains of building B which is to provide the dwelling, and was the bigger of the buildings; the south-east gable wall and roof is missing, and sections of the other walls are missing. The Building Control Officer has inspected the remains of the building and considers the flank walls are in very poor condition, and could not be saved without considerable effort. The northwest gable end is in the best condition but will require considerable effort to retain once the buttressing effect of the other walls is removed. The southeast east elevation has been considerably reduced in height and could not be retained to any great extent. Building A, which is the smaller of the building, has no roof. The ravages of weathering have resulted in the loss of bonding between stones. There is evidence of failure of the stonework in the southwest elevation. The walls appear to be generally upright and would appear adequate for the building to be used provided no significant additional loading is to be imposed.
- 6.3 The determining factor of the application is whether the remains of the buildings are suitable for conversion to alternative use. The general principle of conversion schemes, as set out in the Council's SPG 'Re-use and Adaptation of Traditional Rural Buildings', is that the building should be of permanent and substantial construction, not requiring extensive reconstruction. It is considered the proposal fails this basic test in that extensive building work, rebuilding of walls and provision roofs, will be required to bring the structures into use. The amount of work needed to bring the proposal into being is tantamount to the erection of new buildings contrary to open countryside policies.

RECOMMENDATION

That planning permission be refused for the following reasons:

1. The existing structures on site due to their poor condition, state of disrepair and lack of architectural merit are not considered to be worthy of retention nor conversion. The proposed development will involve a substantial amount of new building/reconstruction work, which will be tantamount to the erection of new buildings and not a bona fide conversion scheme. The proposed development set in this prominent position will be visually intrusive and detrimental to the visual amenities of the surrounding countryside. As such the proposal will be contrary to Policies H16A, H20 and CTC9 of the Hereford and Worcester County Structure Plan, Policies GD.1, C.1, C.36 and C.37 of the South Herefordshire District Local Plan, Policies H7, HBA12 and HBA13 of the Herefordshire Unitary Development Plan (Revised Deposit Draft), Government advice contained in Planning Policy Statement 7: Sustainable Development in Rural Areas and also the advice contained in the Council's Supplementary Planning Guidance "Re-use and Adaptation of Traditional Rural Buildings."

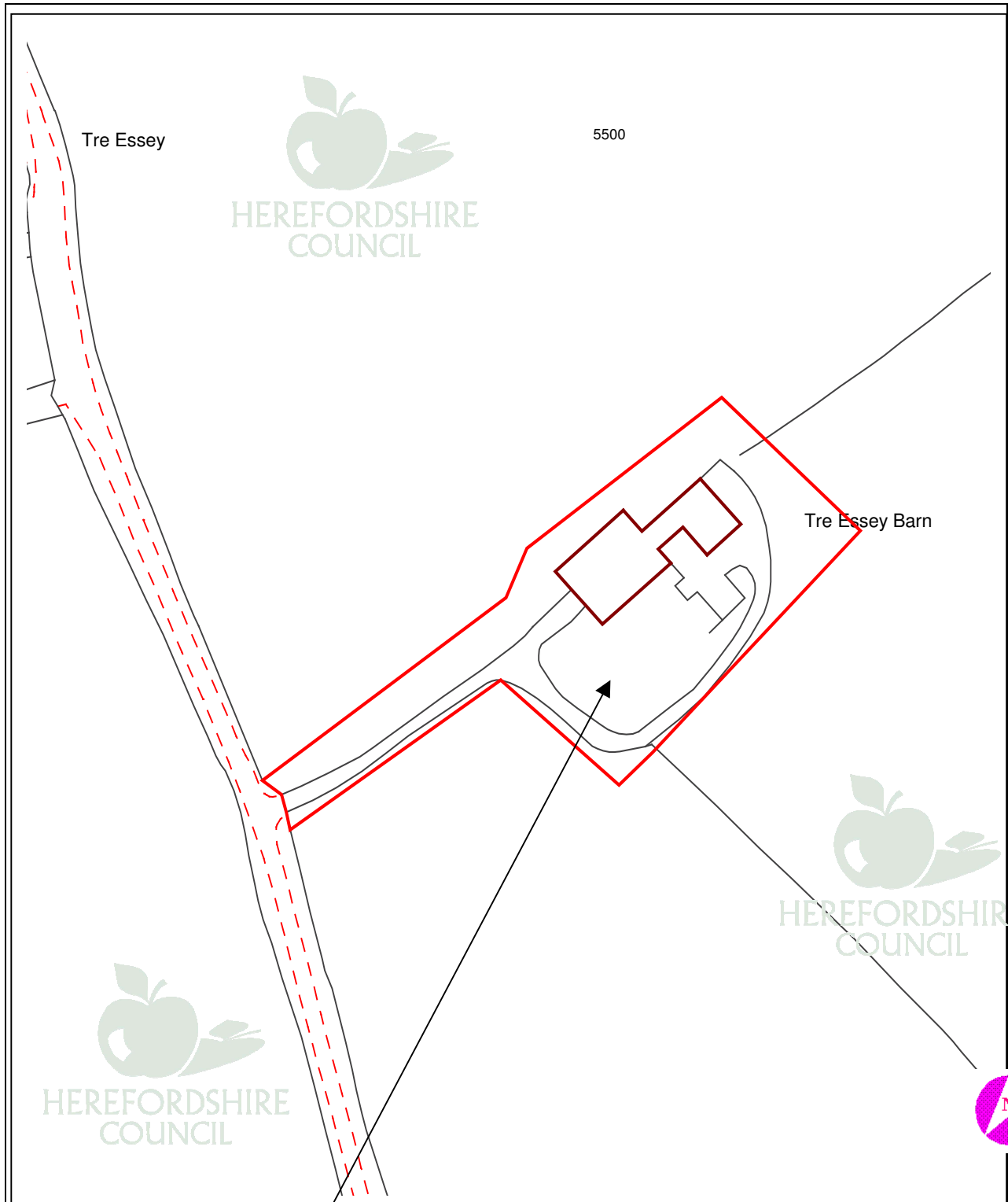
2. The proposal constitutes the provision of a commercial use in the open countryside outside of any of the designated settlements involving the erection of new buildings, as opposed to a bona fide and acceptable conversion scheme. In addition the proposal is not part of a farm diversification project nor is it required in connection with tourism, agriculture, forestry or the winning of materials. For these reasons the proposal will be contrary to Policies E1, E6 and E8 of the Hereford and Worcester County Structure Plan, Policies GD.1, ED.3, ED.6, ED.7 and ED.8 of the South Herefordshire District Local Plan and Policy E11 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) and also Government advice contained in Planning Policy Statement 7 "Sustainable Development in Rural Areas".

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/0052/F

SCALE : 1 : 1250

SITE ADDRESS : Tre-Essey Barns, Llangarron, St Weonards, Herefordshire

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