

**9 DCSW2006/0227/F - CONVERSION OF AND ALTERATIONS TO A RANGE OF PERIOD BARNES TO CREATE SIX RESIDENTIAL DWELLINGS, LOWER MONKTON FARM, ST. WEONARDS, HEREFORDSHIRE, HR2 8PF**

**For: A.J. & I.E. Williams & Sons per James Spreckley,  
Brinsop House, Brinsop, Herefordshire, HR4 7AS**

**Date Received: 25th January 2006**

**Ward: Pontrilas**

**Grid Ref: 48987, 26739**

**Expiry Date: 22nd March 2006**

Local Member: Councillor G. W. Davis

**1. Site Description and Proposal**

- 1.1 The proposal site is reached off the western side of the A466 road, at the junction of this Class I road and the unclassified road (u/c 71600) immediately south of Monkton Place. The unclassified road passes two dwellings on the southern side of this narrow road. The access road leading to the range of traditional farm buildings and farmhouse at Lower Monkton is reached after travelling some 750 metres from the A466 road. The track leading northwards to Lower Monkton is uphill from the unclassified road. Roman remains are indicated on Ordnance Survey maps between the unclassified road from which access is gained and the farm complex.
- 1.2 Lower Monkton is a Grade II listed building as is a granary some 35 metres to the north-west of it. These buildings do not form part of the application. The buildings that make up the proposed scheme are immediately to the north-east from the farmhouse and further north and north-west. Unit 5 is the nearest building, it is a narrow rubble stone building aligned north to south and it is single-storey. It will have 3 bedrooms. The former pig styes on the southern end will be used for storage purposes only, given the limited headroom available. It has a chimney on it, and has a slate roof. Parking for Unit 5 is in the courtyard between this building and Unit 4, 16 metres to the west of it.
- 1.3 Unit 4 is a Grade II listed granary building, it has a rubble stone walling under a Welsh slate roof. It will have two bedrooms. It has two floors. The upper floor is reached via an external staircase. A range of buildings some 15/16 metres to the north/north-east of Unit 4 provide three further units. The central barn is an imposing stone rubble walled building that has seven bays. It is a Grade II listed building. The adjoining barn to the west has a mixture of stone, brick and timber framing and like the central unit (Unit 2) will have four bedrooms. The other unit is on the eastern end, it will provide single-storey accommodation of two bedrooms. The remaining unit of accommodation is to the north-west of the main range of barns, it will provide three units of accommodation. This is the third listed building, again Grade II listed. It is a former cart shed. It has five bays under what is currently a corrugated iron roof that will be replaced by a slate one. The building is open on the west elevation of the north/south aligned building. The open bays will be infilled with a mixture of vertical timbers and vertical glazing. A projecting cat-slide canopy over what was the open front or west elevation will be retained. This building will provide two bedrooms. This Unit 6 will

gain access off the courtyard to the north of the listed farmhouse and then by leading northward to the west of Units 4 and 1 which are linked by an existing stone boundary wall. The parking for Units 1, 2 and 3 are reached again off this circulatory route. The existing courtyard area to the south of the three units will provide amenity areas for each of the three units.

- 1.4 No listed building consent application was submitted with the application. This would need to be submitted in the event that planning permission was granted.
- 1.5 An ecological appraisal accompanied a previously submitted and withdrawn application, as well as evidence of a marketing exercise for alternative uses, i.e. commercial use, as required by the provisions of Government advice contained in PPS.7: Sustainable Development in Rural Areas and in Policy C.37 contained in the South Herefordshire District Local Plan.

## **2. Policies**

### **2.1 Planning Policy Guidance**

PPS.7 - Sustainable Development in Rural Areas

### **2.2 Hereford and Worcester County Structure Plan**

Policy H.20 - Housing in Rural Areas outside the Green Belt  
 Policy CTC.2 - Areas of Great Landscape Value  
 Policy CTC.13 - Conversion of Buildings  
 Policy CTC.14 - Conversion of Buildings

### **2.3 South Herefordshire District Local Plan**

Policy GD.1 - General Development Criteria  
 Policy SH.11 - Housing in the Countryside  
 Policy SH.24 - Conversion of Rural Buildings  
 Policy C.8 - Development within Area of Great Landscape Value  
 Policy C.27A - Change of Use of a Listed Building  
 Policy C.27B - Alterations or Additions to Listed Buildings  
 Policy C.29 - Setting of Listed Building  
 Policy C.36 - Re-use and Adaptation of Rural Buildings  
 Policy C.37 - Conversion of Rural Buildings

### **2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

Policy H.7 - Housing in the Countryside outside Settlements  
 Policy HBA.12 - Re-use of Rural Buildings  
 Policy HBA.13 - Re-use of Rural Buildings for Residential Purposes

## **3. Planning History**

- 3.1 DCSW2005/2731/F Conversion of a range of period barns to create six dwellings - Withdrawn 14.10.05

#### 4. Consultation Summary

##### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

##### Internal Council Advice

- 4.2 The Traffic Manager recommends improvements to junction of access road to farm from unclassified road (u/c 71600), increase in parking spaces for Unit 2, and passing places along the unclassified road.
- 4.3 Head of Conservation has no objections to the revised scheme. Notes a slight discrepancy in one detail for a chimney and requests that conditions be attached to any grant of planning permission. Also, as regards mitigation for the presence of bats, conditions should be attached to any grant of planning permission.

#### 5. Representations

- 5.1 The Parish Council's observations are as follows:

The Parish Council have concerns on the following points:

“The access from Monkton Place is a single track road with no passing places. Flooding has occurred at Monkton Place in the past because vehicles have damaged the verges and ditches causing water to travel down the road. The T-junction on the other route to the site is a 'blind' junction. The proposal is for 18 spaces for vehicles. Those vehicles coupled with trade and visitors would be far too much for the routes in from either direction.

The sewerage plant would be insufficient for the number of people that could live in these properties.”

- 5.2 Five letters of representation have been received from:

Miss J. E. Andrews, 9 Monkton Place, St. Weonards, HR2 8PE  
Mr. & Mrs. V. E. Samuel, Upper Monkton, St. Weonards  
Mr. & Mrs. B. S. Yates, 12 Monkton Place, St. Weonards, HR2 8PE  
M. A. Bishop, 7 Monkton Place, St. Weonards, HR2 8PE  
Mrs. W. E. Amies, 6 Monkton Place, St. Weonards, HR2 8PE

The points raised being:

- congestion on track, no passing places, residents traffic, visitors and deliveries
- flooding, ditches breaking
- three blind bends
- disturbance to owls and bats
- no amenities
- soakaways higher than for the existing house.

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. Officer's Appraisal

- 6.1 The main issues are considered to be the principle of converting this range of buildings, the means of access and increase in traffic using the unclassified 71600 road, drainage issues and ecological matters.
- 6.2 There is encouragement for the conversion of suitable rural buildings for residential use not only in the development plan, the South Herefordshire District Local Plan and Hereford and Worcester County Structure Plan, but also in Government advice contained in PPS.7 and PPG.15. The latter is concerned with the productive use for listed buildings which is pertinent given that three units are Grade II listed buildings. This range of buildings are prominent in the landscape. The buildings are structurally sound, nearly all have slate roofs and perpendicular stone rubble walls. The removal of modern farm buildings on the western and eastern sides of the application will open up the site to distant views. Further details will be required for joinery, windows and doors, as well as for surfacing and boundary treatment between the proposed dwellings.
- 6.3 The Traffic Manager has raised no objections to the use of the existing unclassified road that provides the shortest route between the site and the A466 road to the east. This is with the proviso that improvements are made to the junction with the unclassified road, and that passing places are provided along the unclassified road. The passing places are feasible given that the applicant is understood to own/control land up to Monkton Place. The improvements required will address the representations received from local residents and the Parish Council. There is an agricultural access further north of Monkton Place onto the A466 road, it is though almost on a blind summit on the Class I road and has limited visibility when compared to the access immediately south of Monkton Place. It is considered that there are no highway issues relating to what is an adopted road that would preclude supporting the application.
- 6.4 Drainage has been raised as a matter of concern in representations received. There is considered to be sufficient land for drainage purposes. This is endorsed by the Environment Agency who raised no objections to the previously submitted scheme, the drainage particulars for which still obtain for the current proposal. Therefore there are considered to be no material or substantive grounds for withholding planning permission on drainage grounds.
- 6.5 The presence of bats and owls has been cited in representations received in connection with the application site. This aspect has been addressed by the submission of an ecological report with the application. The essence of such an appraisal is one of mitigation. These mitigation measures should be put in place before and during occupation of the barns. Conditions will be attached to any grant of planning permission in accordance with the advice of the Head of Conservation.
- 6.6 Therefore the proposal can be supported subject to the attachment of conditions relating to highway improvements, mitigation for bats and nesting birds, and the submission of further details in the treatment of these historically and architecturally important buildings.

**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. A07 (Development in accordance with approved plans)**

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

**3. B01 (Samples of external materials)**

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

**4. C02 (Approval of details)**

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

**5. E16 (Removal of permitted development rights)**

**Reason: In order to define the terms to which the application relates.**

**6. G01 (Details of boundary treatments)**

**Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.**

**7. G04 (Landscaping scheme (general))**

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

**8. G05 (Implementation of landscaping scheme (general))**

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

**9. The recommendation outlined in the ecological appraisal/report that accompanied planning application DCSW2005/2731/F outlined in 4.5 to 4.19 of the Discussions and Conclusions of said report regarding mitigation, habitat enhancement and monitoring for birds and bats shall be followed to the satisfaction of the local planning authority.**

**Reason: To ensure that all species of bat and their roosts, together with nesting birds are protected under the Wildlife and Countryside Act 1981.**

**10. An ecological clerk of works should be appointed (or consultant engaged in that capacity) to oversee demolition and ecological mitigation work in accordance with condition 9.**

**Reason: To ensure that all species of bat and their roosts, together with nesting birds are protected under the Wildlife and Countryside Act 1981.**

**11. H03 (Visibility splays)**

**Reason: In the interests of highway safety.**

**12. H14 (Turning and parking: change of use - domestic)**

**Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.**

**13. Before the development is first brought into use, i.e. any dwelling is first occupied, at least three passing places shall be provided along the unclassified 71600 road in positions and specifications, i.e. width and length and surfacing that all shall be the subject of the prior written approval of the local planning authority.**

**Reason: In the interests of general highway safety.**

**Informative(s):**

- 1. Listed building consent will also be required for this proposal.**
- 2. N15 - Reason(s) for the Grant of Planning Permission**

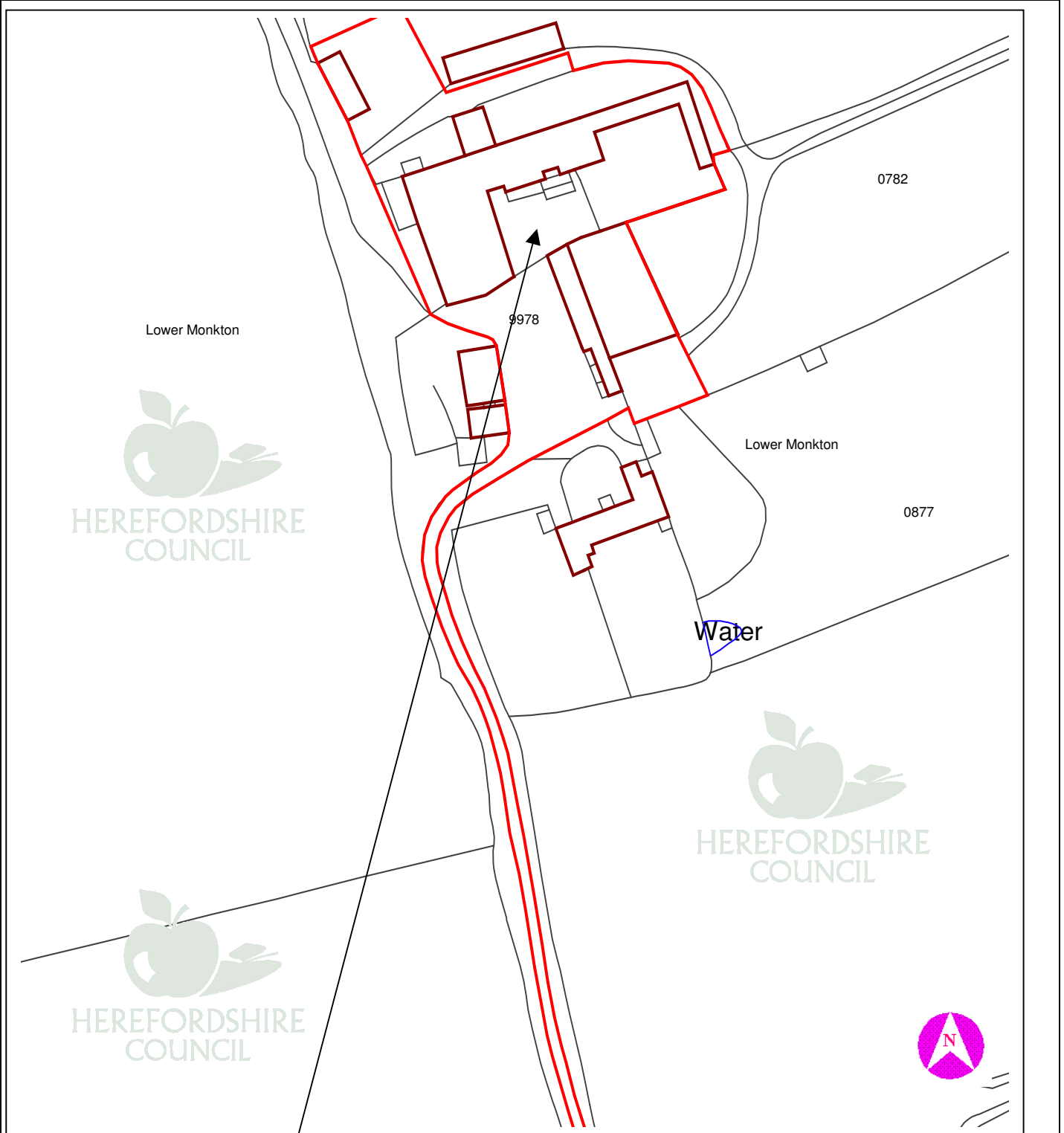
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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSW2006/0227/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Lower Monkton Farm, St. Weonards, Herefordshire, HR2 8PF

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