

18 DCCW2006/1515/F - CONVERSION OF AND ALTERATIONS TO A RANGE OF PERIOD BARNES TO CREATE SEVEN DWELLINGS AT SHETTON FARM, MANSEL LACY, HEREFORDSHIRE, HR4 7HP**For: Mr. & Mrs. D. Powell per James Spreckley, MRICS, FAAV, Brinsop House, Brinsop, Herefordshire, HR4 7AS****Date Received: 8th May, 2006 Ward: Wormsley Ridge Grid Ref: 40699, 44969****Expiry Date: 3rd July, 2006**

Local Member: Councillor J.C. Mayson

1. Site Description and Proposal

- 1.1 Shetton Farm is located on the northern side of the unclassified 90200 no through road at Mansel Lacy, Herefordshire. The farm is approximately 1 kilometre from the junction of the unclassified 90200 road with the C1098 road that links the A480 Kington road and A438 Brecon road to the south.
- 1.2 The site contains a farmhouse together with a range of outbuildings. The proposal is to convert the outbuildings into seven dwellings. (Six three bed units and one four bed unit of accommodation). Four will be two storeys whilst three will be single storey. Each unit will have its own parking facilities. The access road from the C1098 road will be improved with a number of passing bays.
- 1.4 Steel farm buildings around this complex of traditional stone and brick buildings are to be removed in conjunction with the development of the site. Foul drainage will be by means of a biodisc treatment plant.
- 1.5 The planning application includes reports relating to marketing and ecological issues.

2. Policies

2.1 National:

PPS7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan:

Policy H20 - Housing in Rural Areas
Policy CTC9 - Development Requirements
Policy CT13 - Conversion of Buildings
Policy CTC14 - Conversion of Buildings

2.3 Leominster District Local Plan:

Policy A1 - Managing The District's Assets and Resources

Policy A5	-	Sites Supporting a Statutorily Protected Species
Policy A7	-	Replacement of Habitats
Policy A8	-	Improvements to or Creation of Habitats
Policy A9	-	Safeguarding the Rural Landscape
Policy A45	-	Diversification on Farms
Policy A60	-	Conversion of Rural Buildings
Policy A70	-	Accommodating Traffic from Development

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development Requirements
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy DR4	-	Environment
Policy H7	-	Housing in the Countryside Outside Settlements
Policy T11	-	Parking Provision
Policy NC5	-	Protected Species
Policy NC8	-	Habitat Creation, Restriction and Enhancement
Policy HBA12	-	Re-use of Rural Buildings
Policy HBA13	-	Re-use of Rural Buildings for Residential Purposes

3. Planning History

- 3.1 DCCW2005/0915/F Proposed barn conversion to form 6 private dwellings
Withdrawn 16th May, 2005.
- 3.2 DCCW2006/0507/F Conversion of and alterations to a range of period barns to
create seven dwellings. Withdrawn 10th April, 2006.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: Recommends conditions which includes the provision of passing bays.
- 4.3 Conservation Manager: Confirms that the revised application has taken on board previous comments relating to the layout and is acceptable. The Ecological Report is also acceptable subject to appropriate conditions to ensure the mitigation and compensation measures are undertaken.

5. Representations

- 5.1 Mansel Lacy Parish Council: We see the development as being a good way of using redundant farm buildings.

The problem which we see as needing to be addressed is the minor road from Bishopstone to Mansel Lacy which is very narrow, visibility is poor or non-existent and passing places should be in place to accommodate increased traffic.

- 5.2 Mansel Gamage Parish Council: The reservations remain concerning traffic generation.

Seven units are likely to produce 14+ cars. The lane leading to the lane is very narrow in places with some distance between parking places.

Otherwise the other elements of the planning application does seem acceptable.

- 5.3 One letter of objection has been received from Sir John Becher, Cork & Bottle Cottage, Shetton Lane, Mansel Lacy. The main points raised are:

- 1) Shetton Lane that services the site is too narrow, winding and with no proper parking places.
- 2) Noise and visibility will be impacted by the development of the site to the detriment of adjacent properties.
- 3) Nature - protected species will be impacted upon.

- 5.4 The applicant's agent has submitted a letter in support and the following points are highlighted.

- 1) The barns are worthy of conversion by virtue of their architectural and historic merit together with their group value.
- 2) Comprehensive marketing was carried out in an attempt to find employment generating use without success.
- 3) A full ecological survey has been carried out.
- 4) Parking bays will be provided in accordance with consultation with the Council's Highways Officer.

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

6. Officers Appraisal

- 6.1 These are an attractive range of agricultural buildings that are worthy of preservation. The main issues to consider are:

- (a) Principle of Conservation
- (b) Highway Safety
- (c) Ecological Matters
- (d) Impact on Neighbours

Principle of Conservation

- 6.2 The buildings form an attractive feature within this rural setting and policies contained in the Development Plan together with guidance contained in PPS7 supports their

conversion. Attempts have been made to market the buildings for employment generating uses. These have not been successful. In addition due to the narrow lanes that serve the site, it could be argued that an employment use would not be appropriate. Structurally the buildings are in a sound condition and have been well maintained. The proposed conversion also retains the character of these traditional farm buildings with minimal new openings having to be provided. Internally the scheme has also been amended to comply with the Conservation Manager's comments.

- 6.3 In addition the removal of the steel framed buildings will enhance the setting of this complex within the landscape. Therefore the scheme proposed preserves the buildings and principle of conversion is supported.

Highway Safety

- 6.4 The concerns of the Parish Council and local residents are noted, however the applicants own a substantial area either side of the access road and the Traffic Manager is satisfied that subject to a number of passing bays the proposal is acceptable. This will also help other properties who are served by the road and care would be taken over the siting so as to minimise their visual impact. Adequate parking is also provided for all the dwellings.

Ecological Matters

- 6.5 The planning application was accompanied by a full ecological survey which identified that the buildings are used by four species of bat including a maternity roost for Long-eared bats. The survey includes full mitigation measures and these will be recommended as a condition of any planning permission.

Impact on Neighbours

- 6.6 The objector raises concerns regarding the development creeping closer to his property, however the conversion scheme is retained within the boundaries of the existing site which is over 150 metres away from Cork and Bottle Cottage and therefore not considered to be detrimental to amenity. The conversion will increase traffic along the narrow access lane, however the provision of passing bays sensitively and safely positioned will enhance road safety for all road users.

Conclusion

- 6.7 These are a fine range of traditional farm buildings that are worthy of preservation through conversion. The scheme retains the integrity of the buildings with minimal new openings and internal spaces complementing the external openings in accordance with the Conservation Manager's advice. In addition the ecological issues raised within the survey are catered for in the mitigation and enhancement.
- 6.8 Finally, access along the lane will be enhanced down to the classified road with the provision of passing bays.

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. **A06 (Development in accordance with approved plans).**

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

3. **B05 (Alterations made good).**

Reason: To maintain the appearance of the building.

4. **C05 (Details of external joinery finishes).**

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

5. **C09 (External repointing).**

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

6. **C11 (Specification of guttering and downpipes).**

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

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

Reason: In order to retain the character of the buildings.

8. **F16 (Restriction of hours during construction).**

Reason: To protect the amenity of local residents.

9. **F17 (Scheme of foul drainage disposal).**

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

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

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

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

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

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

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

- 13. No dwelling hereby approved shall be occupied until all of the buildings have been demolished and removed from the site.

Reason: In order to protect the visual amenity of the area and occupants of the dwellings.

- 14. The conversion hereby approved shall be carried out in full accordance with the Ecological Survey for the barns at Shetton Farm, Mansel Lacy, Herefordshire received on 12th April 2006. The mitigation and enhancement recommendations shall be fully implemented prior to the occupation of the converted barns and shall thereafter be retained in situ.

Reason: In recognition of the acknowledged nature conservation interest of the site.

- 15. 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.

- 16. No development shall take place until a scheme for the provision of passing bays from the junction of the classified 1098 road to the site is submitted for approval in writing of the local planning authority. The passing bays shall be installed in accordance with the approved scheme prior to any other works commencing on site.

Reason: In the interest of highway safety.

Informative:

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

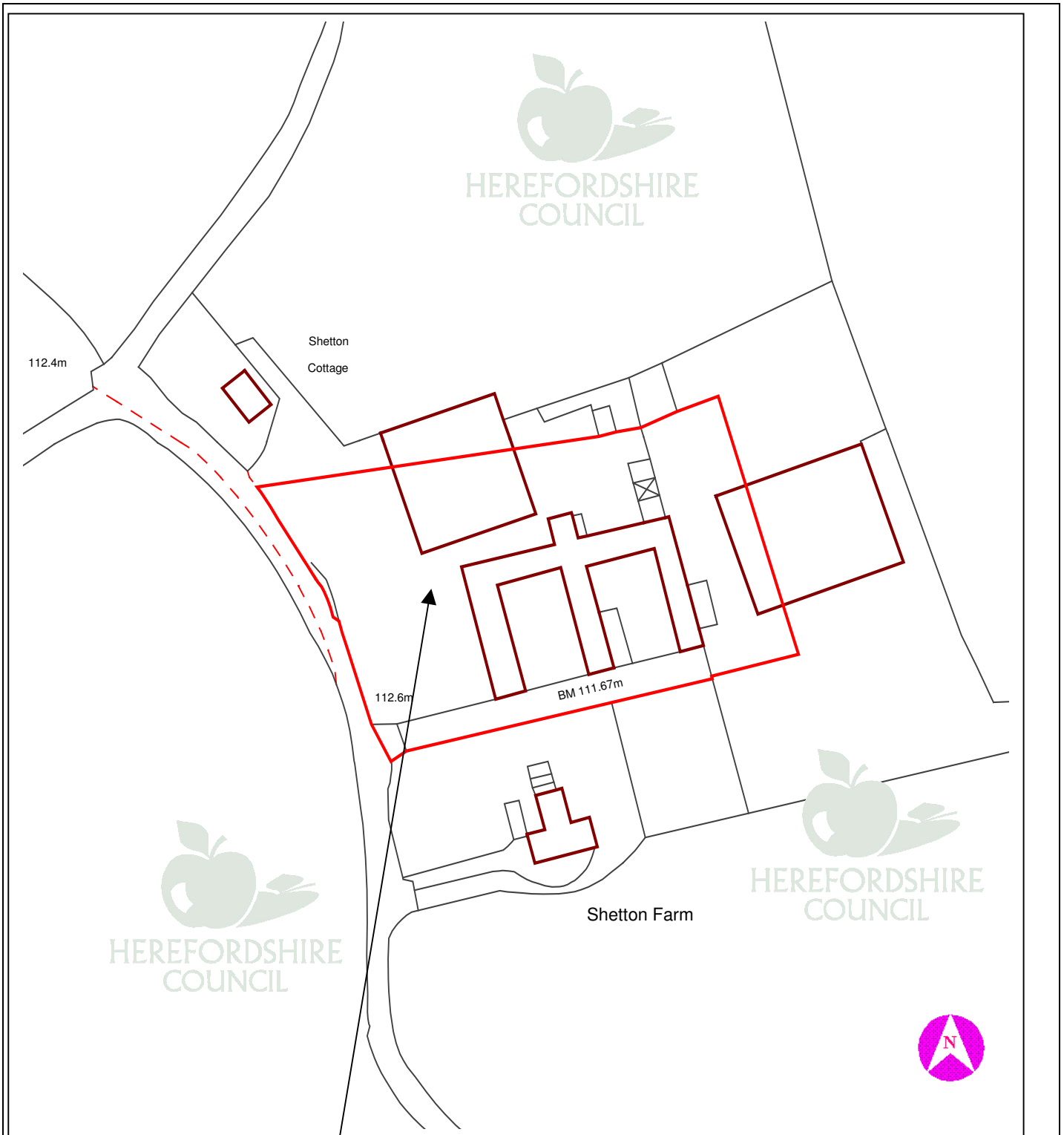
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

APPLICATION NO: DCCW2006/15/15/F

SCALE : 1 : 1250

SITE ADDRESS : Shetton farm, Mansel Lacy, Herefordshire, HR4 7HP

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005