
Delegated report Officer: Andrew Watson

Application ref. DMPA/2019/0890

The removal of condition no. 7 of permission ref. 9/2018/0522 (relating to the conversion of barns into 3 residential units and the erection of a garage block) at Barns Farm, Wards Lane, Stanton By Bridge, Derby, DE73 7HX

Valid date: 25/07/2019

Consults expired: 25/09/2019

EIA development?

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

DMOT/2019/0959 – approval of details required for conditions 1 – 11 of permission 9/2018/0522 relating to the conversion of barns into 3 residential units and the erection of garage block is pending consideration.

9/2018/05222 – conversion of barns into 3 residential units and the erection of garage block with storage above was approved on 17 August 2018.

9/2014/0407 – Conversion of barns into 3 residential units and erection of garage block with storage above was approved on 12 December 2014.

9/2013/0923 – Conversion of barns into 3 residential units and erection of garage block was withdrawn.

Responses to consultations and publicity

DCC Archaeologist – If the sunken midden area is to be retained *insitu* happy for condition 7 to be removed.

Melbourne Civic Society – No objection.

Melbourne Parish Council – No objection.

Responses to publicity

No comments received.

Relevant policy, guidance and/or legislation

The relevant policies are:

2016 Local Plan Part 1 (LP1): S1 (Sustainable Growth Strategy), S2 (Presumption in Favour of Sustainable Development), S4 (Housing Strategy), H1 (Settlement Hierarchy), BNE1 (Design Excellence), BNE2 (Heritage Assets) and INF2 (Sustainable Transport)

2017 Local Plan Part 2 (LP2): SDT1 (Settlement Boundaries and Development), H28 (Residential Conversions), BNE5 (Development in Rural Areas) and BNE10 (Heritage)

National Guidance

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Guidance

Design Guide Supplementary Planning Document (SPD)
Stanton By Bridge Conservation Area Character Statement

Planning considerations

In taking account of the application documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issue(s) central to the determination of this application is/are:

Principle of Development;
Character and Appearance;
Heritage and Archaeology;
Highways; and
Amenity.

Planning assessment

The application site is located outside the village settlement boundary of Stanton by Bridge relates to farm buildings set on the corner of Wards Lane adjacent to the farmhouse. The buildings are set around a central farmyard with U shaped layout. It is proposed to utilise these buildings within limited alterations/rebuilding, which includes a new roof to the two-storey barn and reinstating the gable ends infilling multiple doorways within the former dairy/stales buildings.

The site runs adjacent to Wards Lane, which has the appearance of a private way and not an adopted road. The track like nature of the lane naturally reduces traffic speeds, and this is reduced further by the poor condition of the road surface. Whilst it provides access to a small number of properties it sees little activity.

Principle of Development

Planning permission was granted in August 2018 for an identical scheme on this brownfield site where there is a presumption in favour of developing previously-developed land for housing, in order to protect more greenfield areas surrounding settlements. The current proposal does not seek a review of that decision given that the applicant is only seeking the removal of condition 7 on planning permission 0/2018/0522, which related to the midden in the courtyard of the buildings.

As with the previously approved scheme, the development has been sensitively designed to minimise where possible additional works required for the conversion of the buildings. The proposed development has proactively sought to retain the existing layout and opening within the outbuildings in order to preserve the character and appearance of the buildings in this locality. Since the 2014 decision the boundaries of the Stanton-by-Bridge Conservation Area have been re-drawn and the application site is now within the revised conservation area. The previous scheme considered in 2018 included a Heritage Statement, which discussed the Heritage and Archaeology issues on site.

Character and Appearance

It is proposed to subdivide the buildings to form three residential units, a two –bedroom, single storey dwelling, a three-bedroom, two storey dwelling and a four-bedroom , two storey dwelling. A new garage block to serve plots 3 and 3 would be positioned to the rear of plot 2 and accessed via a track from the lane into the site.

In general the conversion of the stone and brick barn complex within this rural locality is considered acceptable, particularly as it would not require extensive alterations, rebuilding or extensions to accommodate a residential use and is therefore in accordance with Policy H28 of Part 2 to the Local

Plan. The design and scale of the proposed development would retain the barns for future use thereby resulting in a sustainable form of development and generally enhance the character and appearance of the conservation area and rural locality.

Heritage and Appearance

The site is located within the Stanton-by-Bridge Conservation Area and the buildings are unlisted therefore they are categorised as a non-designated heritage asset. Permission has previously been granted for a similar scheme and the conversion to residential therefore remains acceptable.

The County Archaeologist originally advised that whilst noting that the sunken midden area should, ideally be retained. However, condition 7 was imposed to ensure that a Written Scheme of Investigation (WSI) has been prepared and submitted for the midden area. It was unsure at that time whether the midden area was to be touched or lost and the reason the WSI was to record it. However, the applicant has now decided to retain the midden area and by leaving it alone the WSI is no longer required.

Consultation with the County Archaeologist has revealed that they are happy for the condition to be removed in the agent could confirm that the feature was to be retained in situ. The agent has agreed to retain the midden and the remainder of the scheme is to remain as previously approved.

The proposed development therefore meets the requirements of policies BNE2 of Part 1 of the Local Plan and policy BNE2 of Part 2 of the Local Plan.

Highways

There is an existing vehicular access between barn 1 and the farmhouse which is the only access to the existing dwelling, which is therefore an established access. The access that would serve the proposed garage block is also in situ, although this would be upgraded as part of the development proposals. The site would accommodate low level of parking within the courtyard and would not result in an intensification of the access; however there is sufficient space for turning to ensure vehicles could leave the site in a forward gear. Sufficient parking and visitor parking would be provided to serve all the dwellings.

Condition 7 has nothing to do with the highway requirements imposed on the previous permission. The removal of condition 7 does not change those requirements either. The other conditions that relate to the highway issues remain in force and are unchanged.

Amenity

The proposed conversion of the buildings is a new development and therefore is not restricted by the level of space between the buildings and new windows. The buildings characteristically form a tight arrangement around the courtyard; however, owing to the difference in levels and the orientation of the buildings, the level of direct overlooking and potential loss of privacy would be natural. The main aspect would be overlooking the internal yard, which would create a high level of natural surveillance and establish a sense of community within this shared space.

It is considered that the proposed development would preserve the amenity of the neighbouring residential occupiers in terms of overlooking and loss of privacy and would not have an overbearing presence over and above what already exists on the site. The development therefore meets the requirements of Local Plan Part 1 Policy BNE1.

Summary and Conclusion

The barns are of visual quality and historic interest within the conservation area and consequently are considered to be non-designated heritage assets. Their retention and conversion to residential use is therefore justified and in accordance with the sustainability policies in the Local Plan and the NPPF. The proposed scheme of conversion would retain enhance the character of the buildings and thus

contribute towards the surrounding built environment and the local distinctiveness.

The proposals would not damage the character and appearance of the Conservation Area and given the low level impact on the buildings and the restricted activity along Wards Lane with little passing traffic and few public vantage points, there are no objections to the scheme and proposed amendments as submitted.

Recommendation

Approve with Conditions

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	31/10/2019
Report agreed:	01/11/2019
Authorised officer:	Richard Stewart
