

Item 4i **13/00418/FUL**

Case Officer **Mr Ian Heywood**

Ward **Brindle And Hoghton**

Proposal **Conversion of disused barn into four residential units**

Location **Stanworth Farm Barn Bolton Road Withnell**

Applicant **Mr C Smith**

Consultation expiry: 12 June 2013

Application expiry: 8 July 2013

Proposal

1. The application relates to the conversion of a disused barn into four residential units.

Site Description

2. The site is located within the Green Belt in the rural part of the Parish of Withnell, close to the boundary with Blackburn with Darwen Council, immediately to the south of the M65 and to the east of junction 3 to that motorway. It is accessed via a long private track that connects the site to the A675 Bolton Road.
3. Immediately to the east of the site is Stanworth Farm farmhouse, now in separate ownership, which is a grade II listed building – a designated heritage asset as defined in Annex 2 to the Framework (being within the curtilage to the listed farmhouse at the time of designation, the barn is considered in the same way as a building that is itself listed in its own right). This is separated from the application site by a stone wall and close-boarded fence. To the immediate west of the site is a further barn, where the applicant resides. This is separated from the site by an open parking/farm implement storage area.
4. The barn is a very large, substantial building that probably dates from the Victorian period. Certainly the use of machined timbers for purlins, rafters and trusses and cast-iron columns to support the first floor suggests a building of this relatively late date for what at first glance appears to be a typical vernacular barn. The interior space is cathedral like in volume with much of it being of double, if not triple height. There are already quite a number of roof lights, which are simple sheets of glass laid between the stone flags used for the roof covering. As is typical for these buildings the number of openings at ground floor is comprised of mainly door openings to stables and shippens plus the huge cart door openings at the front and rear of the building. Openings at the first floor are currently extremely limited, apart from a number of vertical 'breathers'.
5. To the rear, or northern, side of the building is a later lean-to extension that runs for the entire length of the building. A few metres north of this, separated by a post and rail fence, the ground falls steeply into the cutting excavated for and now occupied by the M65 motorway, 30 to 40 metres below. Also on this side of the building is a substantial oak tree.
6. To the front, or southern, part of the site is an open sided storage building currently used for housing farm machinery. Whilst the barn itself is no longer in intensive agricultural use, despite its vast size it does not allow the use of modern farm machinery, it is currently home to a collection of rare breed pigs.
7. The whole site is, apart from the motorway, surrounded by farm land apart from the area to the south east of Stanworth Farm farmhouse which is a former land-fill site, now closed and capped.

Recommendation

8. It is recommended that this application is approved, subject to a S.106 Agreement.

Main Issues

9. The main issues for consideration in respect of this planning application are:

- Principle of the development
- Impact upon designated heritage asset
- Impact on the neighbours
- S.106 Agreement

Applicants Case

10. The applicant is proposing to create four dwellings on the grounds that the resultant units will be more saleable and attractive to the market in the current economic climate. In his opinion the prospective price of the properties will be more realistic and achievable than that which would be economically necessary for a reduced number of dwellings.

Assessment

Principle of the development

11. The Framework refers in paragraphs 79 to 92 to the Green Belt. Paragraph 89 states that 'A *local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are* (third bullet point) *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*'.
12. The proposed development does not include any extensions to the building or the erection of any outbuildings. As such it is considered to be in conformity with the framework.
13. Policy DC7A of the Adopted Chorley Borough Local Plan Review (2003) and policy HS9 of the emerging Chorley Local Plan 2012-2026 are both in conformity with the Framework and both offer broadly similar criteria whereby conversion of rural buildings within the Green Belt will be considered to be acceptable. These criteria are:
- a) The proposal does not have a materially greater impact on the openness of the Green Belt;
 - b) The proposal would not harm the character or quality of the countryside or landscape;
 - c) The re-use of the building must not be likely to result in additional farm buildings which would have a harmful effect upon the openness of the Green Belt;
 - d) If an agricultural building, it is not one substantially completed within ten years of the date of the application;
 - e) The building is of permanent and substantial construction and capable of conversion without more than 30% reconstruction;
 - f) The building must be capable of conversion without the need for additions or alterations which would change its existing form and character. Particular attention will be given to curtilage formation which should be drawn tightly around the building footprint and the requirement for outbuildings should be minimal;
 - g) The building must already have, or there exists the capability of creating, a reasonable vehicular access to a public highway that is available for use without creating traffic hazards and without the need for road improvements which would have an undue environmental impact;
 - h) The development would not result in the loss of or damage to any important wildlife habitat or protected species.
14. Taking these points in turn the proposal is not seeking permission for any extensions, in fact the existing rear extension is proposed to be removed. As such it is considered that the proposed development will not have any greater material impact upon the openness of the Green Belt.
15. Likewise it is considered that the proposed development would not harm the quality of the countryside or landscape.
16. Farming operations on the site are now much reduced such that there will be no requirement for a replacement agricultural building. The building is at least 150 years old.

17. A structural engineers report accompanies the application. This demonstrates that the building is of permanent and substantial construction and will not require more than 30% reconstruction.
18. No out buildings are proposed and the curtilage is indeed tightly drawn around the building. As befits the character of the setting, the curtilage definition has been left as discrete rather than clearly defined.
19. The existing access route is proposed to be improved with the creation of four additional passing places within the single track section. The site is served by two existing entrance/egress points from the access track that will, potentially, serve all the residential properties within the overall site. The access arrangements are considered to be acceptable.
20. Ecological surveys and mitigation measures have been provided with the application. Implementation of the mitigation measures with regard to protected species and nesting birds will be controlled by a suitably worded condition together with informatives.
21. Consequently it is considered that the proposed development is in conformity with local, sub regional and national planning policy.

Impact upon designated heritage assets

22. The Framework refers, in Section 12, to *Conserving and enhancing the historic environment*. Paragraph 131 therein states that: *In determining planning applications, local planning authorities should take account of*
 - *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.*
23. Policy 16 of the Adopted Central Lancashire Core Strategy refers to Heritage Assets. Amongst other things this aims to: *Protect and seek opportunities to enhance the historic environment, heritage assets and their setting by: Supporting development or other initiatives where they protect and enhance local character, setting, management and historic significance of heritage assets, with particular support for initiatives that will improve any assets that are recognised as being in poor condition, or at risk.*
24. In terms of heritage assets it is recognised that allowing conversion and alteration would facilitate saving this curtilage listed building from an uncertain future and bring it back into a sustainable, economic use. Its future will thus be secured.
25. The emerging Chorley Local Plan 2012 – 2026, policy BNE8 also refers to heritage assets and is in conformity with the Framework. Proposals to reuse, restore and convert the building to a sustainable, economic use are to be welcomed. The proposed development is considered to be sympathetic to the significance of the building, which will be described and recorded in an Archaeological Building Survey report that will be made a condition to any permissions granted.
26. In terms of the design of the proposed conversion, this has kept the changes to an absolute minimum externally, with the principal elevation (the front) left largely unchanged and changes to other elevations being both discrete and appropriately detailed.
27. The proposed development is therefore considered to sustain the significance not only of this heritage asset but also the setting of the adjacent designated heritage asset and thus accords with national, sub-regional and local planning policy with respect to heritage assets.

Impact on the neighbours

28. The nearest residential neighbour is at Stanworth Farm, which is a residential property located immediately to the east of the site. This is currently separated physically from the barn by a 2 metre stone wall and close-boarded fence. The farmhouse is off-set in terms of the physical layout of the two buildings such that the proposed new first floor windows in the barn will not directly overlook the farm house, nor will they align with any windows to habitable rooms. It is therefore considered that there will be only a marginal material impact upon the amenity

currently enjoyed by the neighbouring property and that the relationship between the two buildings is acceptable.

Section 106 Agreement

29. A S.106 Agreement has been drafted and agreed with the applicant with the following heads of terms. These comprise financial contributions towards various forms of public open space as follows:

Amenity Green Space £340 in Brindle & Hoghton Ward (£85 per dwelling)
Equipped Play Areas £1704 in Brindle & Hoghton Ward (£426 per dwelling)
Playing Pitches £3472 within the Borough (£868 per dwelling)
TOTAL £ 5516

Overall Conclusion

30. The proposed development can be seen to accord with the Framework, Sections 9 and 12, and with the Central Lancashire Core Strategy, Policy 16. It also accords with both the Adopted Chorley Borough local Plan Review (2003) and the emerging Chorley Local Plan 2012-2026. It will also facilitate the provision of a sustainable economic use for a designated heritage asset and will potentially save them from an uncertain future. These applications are therefore recommended for approval.

Planning Policies

National Planning Policy Framework (NPPF):

Section 9, Green Belt, Section 12, Conserving and enhancing the historic environment

Adopted Central Lancashire Joint Core Strategy DPD (2012):

Policy 16: Heritage Assets.

Adopted Chorley Borough Local Plan Review (2003):

Policy DC7A, The conversion and extension of rural buildings in the Green Belt.

The Emerging Chorley Local Plan 2012 – 2026:

Policy HS9, Conversion of Rural Buildings in the Green Belt and Other Designated Areas; Policy BNE8, Protection and Enhancement of Heritage Assets.

Planning History

08/00016/FUL: Conversion of roof space to living accommodation and formation of residential curtilage around barn. Approved March 2008

08/00038/LBC: Listed Building Consent for the conversion of roof space to living accommodation and formation of residential curtilage around barn. Approved March 2008

Recommendation: Permit (Subject to Legal Agreement) Conditions

1. The proposed development must be begun not later than three years from the date of this permission. *Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

<u>Title</u>	<u>Ref</u>	<u>Date</u>
Proposed Plans, Elevations and Site Plan	SFBC 02/07/12	10.05.13
Proposed Plan, Sections and Site Plan	SFBC 03/07/12	10.05.13
Access Amendments, Passing Places		10.05.13

Reason: For the avoidance of doubt and in the interests of proper planning

3. Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plans and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved. *Reason: To ensure that the materials used are visually appropriate to the locality. In accordance with Policy DC7A of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Central Lancashire Core Strategy.*

4. Prior to any works commencing details of the proposed fenestration (windows, doors and other joinery), to include full details at a scale of not less than 1:10 shall be submitted to and agreed in writing by the Local Planning Authority. All works shall then be undertaken strictly in accordance with the details as approved. *Reason: To maintain the integrity of the historic building. In accordance with Policy 16 of the Adopted Central Lancashire Core Strategy.*

5. Before the commencement of any works, full details of the proposed rainwater goods, including the eaves detail, to be used on the building shall have been submitted to and been approved in writing by the Local Planning Authority. All works undertaken on site should be strictly in accordance with the approved details. *Reason: In the interests of the character and appearance of the building. In accordance with Policy DC7A of the Adopted Chorley Borough Local Plan Review and Policies 16 and 17 of the Adopted Central Lancashire Core Strategy*

6. Before work commences, full details shall be submitted to and approved in writing by the Local Planning Authority in relation to the type of mortar to be used on the building. The required details shall include the ratio of the materials to be used in the mortar, its colour and the proposed finished profile of the pointing. The work shall only be carried out in accordance with the approved details. *Reason: In the interests of the character and appearance of the Listed Building. In accordance with Policy DC7A of the Adopted Chorley Borough Local Plan Review and Policies 16 and 17 of the Adopted Central Lancashire Core Strategy*

7. Prior to the commencement of development full details of the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the buildings (notwithstanding any detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved. *Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area. In accordance with Policy DC7A of the Adopted Chorley Borough Local Plan Review and Policies 16 and 17 of the Adopted Central Lancashire Core Strategy*

8. Notwithstanding the details already submitted, this consent relates to the use of 'flush' fitting roof lights, only in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The details shall include the model/make, exact dimensions and the fixing detail (including a cross section) of the roof light(s) to be used. The work shall only be carried out in accordance with the approved details. *Reason: To protect the character and appearance of the building. In accordance with Policy DC7A of the Adopted Chorley Borough Local Plan Review and Policies 16 and 17 of the Adopted Central Lancashire Core Strategy*

9. No works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority (Chorley Council). Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority. *Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building. In accordance with Government advice contained within the National Planning Policy Framework and Policy 16 of the Adopted Central Lancashire Core Strategy*

10. During the construction period the oak tree to the rear of the site, which is to be retained, shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of

British Standard BS5837:2012 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area(s) so fenced. All excavations within the area so fenced shall be carried out by hand. *Reason: To safeguard the tree to be retained. In accordance with Policy EP9 of the Adopted Chorley Borough Local Plan Review*

11. Before the development hereby permitted commences the mitigation proposals suggested in the Envirotech Survey number BAT/13/1530 Rev 1 shall be implemented and have been approved in writing by the local planning authority. *Reason: To safeguard protected species of Bats, Owls and Nesting Birds. In accordance with government advice contained within the National Planning Policy Framework and Policy EP4 of the Adopted Chorley Borough Local Plan Review*

12. Before the development hereby permitted commences the recommendations proposed in the Envirotech Great Crested Newt letter dated 21 March 2013 shall be implemented and approved in writing by the local planning authority. *Reason: To safeguard habitats for Great Crested Newts. In accordance with government advice contained within the National Planning Policy Framework and Policy EP4 of the Adopted Chorley Borough Local Plan Review*

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (Schedule 2, Part 1, Class A - E) or any subsequent re-enactment thereof no alterations, outbuildings or extensions shall be constructed without express planning permission first being obtained. *Reason: To safeguard the appearance of the building and also the setting of an adjacent designated heritage asset and the openness of the Green Belt.*

14. The permission hereby granted does not imply or grant consent for the demolition and rebuilding of any external walls of the building to be converted, except as may be delineated on the approved plan/report submitted by Davis Consulting reference number: 7102. *Reason: To define the permission and to prevent inappropriate rebuilding or new build within an area subject to policies of development restraint*