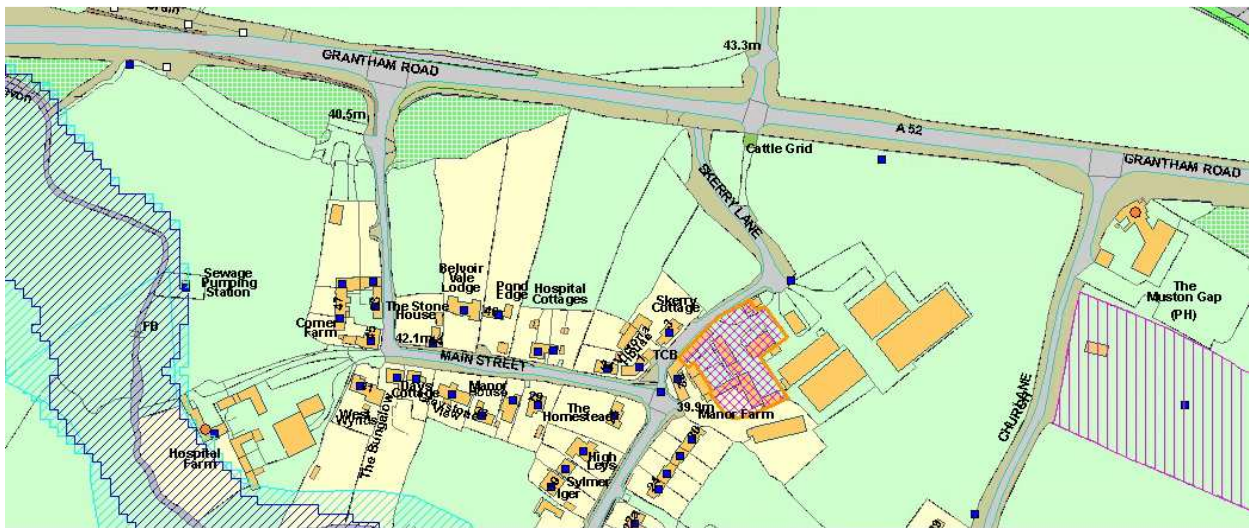


Reference: 16/00692/FUL
Date submitted: 27th September 2016
Applicant: Mr Peter Chandler
Location: Manor Farm 32 Main Street Muston
Proposal: Conversion of barns to form four dwellings.



Introduction:-

The application seeks full planning consent for the conversion of 4 red brick and pantile barns comprising part of Manor Farm, Main Street, Muston, to form four dwelling units. Also proposed as part of the application is the erection of a parking barn associated with the proposed units.

The barns are located on the northern edge of the built up part of the village, partly within the village envelope. Manor Farm farmhouse, Number 32 main Street, comprises a large red brick and pantile dwelling sited at the point where Main Street makes a sharp ninety degree turn. Skerry Lane runs northwards from this corner towards the A52.

Set to the north-east of the principal farmhouse and also attaching on its northern sider , is an extensive barn range. Set beyond these barns, to the east and accessed principally from Skerry Lane, are a number of modern portal-framed farm buildings.

The application seeks to convert the existing buildings to form four residential units. One unit is to be provided within each of four distinct elements of the group. The fifth barn element set directly to the rear of the main dwelling, being retained for use in connection with the dwelling.

The proposed conversion will provide 2 x 2bed units, 1 x 3 bed unit and 1 x 4 bed unit. Garden areas will be formed adjacent to each unit. The proposed garage building will be in the design of a traditional cart shed, erected to the north-east of the barns to provide a physical buffer between the proposed dwelling units and the retained farmyard area.

The village of Muston is not considered to be suitable for further development as it is an unsustainable location with very few services and facilities as confirmed by recent studies

It is considered that the main issues arising from this proposal are:

- **Compliance or otherwise with the Development Plan and the NPPF**
- **Impact upon the character of the area**
- **Impact upon heritage and ecology**
- **Impact upon highways**

The application is required to be considered by the Planning Committee due to the applicant being related to a Member of the Council.

Relevant History:

90/00369 – Erection of a portal framed building - permitted
90/00380 - Erection of a portal framed building - permitted.
97/00002 – Additional turkey unit permitted.

Development Plan Policies:

Melton Local Plan (saved policies):

Policies OS1, BE1, H6

OS1 States that planning permission will only be granted for development within village envelopes where;

- The form, character and appearance of the settlement is not adversely affected;
- The form, size, scale, mass, materials and architectural detailing of the development is in keeping with the character of the locality;
- The development would not have a significantly adverse effect upon the historic built environment or nature conservation features including trees;
- The development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity;
- Satisfactory access and parking can be made available.

BE1 states that planning permission will not be granted for new buildings unless among other things, they are designed to harmonise with their surroundings, they would not adversely affect the amenity of neighbours and there is adequate access and parking provision.

H6 states permission will be granted in village envelopes for residential development comprising small groups of dwellings or single plots.

The National Planning Policy Framework was published 27th March 2012 and replaced the previous collection of PPS. It introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; *or*
 - Specific policies in the Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict, the NPPF should prevail. .

It establishes 12 planning principles against which proposals should be judged. Relevant to this application are those to:

- Proactively support sustainable economic development to deliver homes and businesses that local areas need;

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Deliver sufficient community and cultural facilities and services to meet local needs;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focusing development in locations which are or can be made sustainable.

On Specific issues relevant to this application it advises:

Promoting sustainable transport

- Safe and suitable access to the site can be achieved for all people
- Development should be located and designed (where practical) to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.
- Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians
- Consider the needs of people with disabilities by all modes of transport

Delivering a Wide choice of High Quality Homes

- Housing applications should be considered in the context of the presumption in favour of sustainable development.
- LPA’s should identify land for 5 years housing supply plus 5% (20% if there is a history of under delivery). In the absence of a 5 year supply housing policies should be considered to be out of date.
- Deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

Require Good Design

- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Conserving and enhancing the Natural environment

- Encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- Aim to conserve and enhance biodiversity by taking opportunities to incorporate biodiversity in and around developments

Conserving and Enhancing the Historic environment

- Recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness, and;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

The National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. (NPPF paragraph 12).

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
<p>Highway Authority: No objection subject to conditions.</p> <p>The County Highway Authority (CHA) understands that</p>	<p>Noted.</p> <p>The submitted plans demonstrate that adequate</p>

<p>the application is seeking full planning permission for the conversion of barns to 4 dwellings at Manor Farm, 32 Main Street Muston.</p> <p>In support of the application the applicant has submitted Rosamund Nicholson Architect drawing ref: 17369/A/4 which shows the layout for the proposed development. The applicant has indicated that there will be 2x2 bed dwellings, 1 x 3 bed dwelling and 1 x 4 bed dwelling.</p> <p>The applicant is proposing an open fronted garage which would accommodate 8 vehicles i.e. 2 per dwelling. This is slightly below the guidelines in the 6Cs Design Guide www.leics.gov.uk/6csdg which would require 3 parking spaces for the 4 bedroom property i.e. a total of 9 parking spaces, but there appears to be plenty of space on the site to accommodate an extra car if required and is not considered to be a reason to refuse the application on highway grounds.</p> <p>Following correspondence from the CHA the applicant has submitted a revised plan drawing reference: 17369/A/4 Rev B which provides details of the site access, gradient and the pedestrian visibility splays.</p>	<p>parking and turning area can be provided to serve the dwellings and as such the development is considered to be acceptable in highway safety terms.</p> <p>It is not considered that the proposal would cause any highways safety issues. As such, the proposal is considered to meet the requirements of policy BE1 of the Melton Local Plan.</p>
<p>Parish Council:</p> <p>Bottesford Parish Council support the proposal</p>	<p>Noted</p>
<p>Conservation Officer:</p> <p>The buildings are a good example of a rich red brick traditional style, if done well the buildings would be preserved by their conversion to dwellings, although not in a conservation area, careful consideration should be given to the materials proposed.</p>	<p>Noted</p>
<p>Building Control</p> <p>Fire and refuse access appears to be satisfactory</p>	<p>Noted</p>

Representations:

The application was advertised by way of a site notice at the application site. As a result of the consultation no letters were received.

Other Material Considerations Not Raised In Consultations:

Consideration	Assessment of Head of Regulatory Services
<p>Appearance and Heritage</p>	<p>The existing buildings are not listed, nor are they within a designated conservation area. They do however have some heritage benefit due to their traditional design and architectural detailing. The buildings may fall into disrepair in the future, resulting in the loss of a heritage asset of some</p>

	<p>significance to the village.</p> <p>Paragraph 140 of the NPPF states that the benefits of a proposal for enabling development what would otherwise conflict within planning policies, but which would secure the future conservation of a heritage asset, should be assessed against the disbenefits of departing from those policies. The significance therefore of the heritage assets should be weighed against the issue of sustainability.</p> <p>The buildings are considered to be of a traditional form and appearance, and form an attractive group of previous agricultural buildings, relating well to the principal farm house building.</p> <p>The application site hosts a number of farm buildings, these are grouped around a crew yard, and then there is a fourth which extends to the south east.</p> <p>The barns appear to have been built in the 18th and 19th century. There have been some alterations and repairs in the past; particularly new openings and blocking up openings.</p> <p>Barn A – a tall single storey building with a two storey section oat the North East. The building constructed in brick masonry walls which are generally 350mm thick with a pantile roof. The roof of the two storey sections is supported by king post trusses. There are trusses to the single storey section but these have been obscured behind a modern ceiling and plasterboard.</p> <p>Barn B – this is a threshing barn consisting of 225mm brickwork with intermittent piers and two large openings. The roof is supported on queen post trusses. There is a small single storey, single celled building attached to the north west elevation of the barn and built at the same time in 225mm brickwork with piers around openings.</p> <p>There is a relatively modern blockwork and profiled sheet building attached to the barn on the south east elevation which it is intended to remove.</p> <p>Barn C – this is a single storey building which was originally a cart shed. The openings have been infilled with blockwork and timber doors. The roof is supported on trusses.</p> <p>Barn D – a narrow spanned, single storey building with a pantile roof supported on trusses which have been obscured by plaster boarding and a low ceiling. The walls are 225mm brickwork with occasional piers.</p>
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	<p>A submitted structural survey concludes that “the structure of the original traditional barns is in good condition and the buildings can be converted without any extensive rebuilding.</p> <p>The work that will need to be carried out to bring the buildings up to meet the current building regulations will enhance the structural integrity of the buildings and ensure their long term use. If the buildings are left they are vulnerable to decay and can quickly pass into semi ruin. Barn D in particular is vulnerable.”</p> <p>In accordance with the details above it is considered that subject to repair the barn can be converted to form an acceptable standard of living accommodation.</p> <p>The barns are traditional in design and style and form an attractive group of buildings, their material and build is typical of the village and once repaired would form attractive buildings within the existing street scene.</p> <p>It is considered that the proposal would lead to an enhancement of the immediate area and make a positive contribution to the local character and distinctiveness.</p>
<p>Sustainability and Local Plan Compliance</p>	<p>The Melton Local Plan Settlement Roles, Relationships and Opportunities report published in April 2015 forms part of the evidence base for the emerging Melton Local Plan and its findings will feed into the New Melton Local Plan. The study provides further understanding of the different roles of settlements in the Borough and the relationships between them within and outside of the borough. It will inform the most effective pattern of development distribution in the borough. This is in response to the NPPF guidance which states:</p> <p><i>“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.”</i></p> <p>A scoring system was developed to assess access to services and facilities, availability of public transport and large/medium/small scale employment areas to arrive at an objective assessment of the role of each settlement in the Borough. The village of Muston scored poorly, being considered a rural settlement with very little or no service provision, with the conclusion that the settlements falling into this category will generally not be considered sustainable to accommodate significant growth.</p>

	<p>The Melton Local Plan assesses the conversion of the buildings against saved policies OS1, OS2, BE1 and H6. The site is mostly within the village envelope for Muston.</p> <p>The saved policies OS1 and BE1 allow for development within the village envelope provided that the form, character and appearance of the settlement are not adversely affected, the form, size, scale, mass, materials and architectural detailing of the development is in keeping with the character of the locality; the development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity; and satisfactory access and parking provision can be made available.</p> <p>Policy H6 states that planning permission or residential development within village envelopes will be confined to small groups of dwellings, single plots or the change of use of existing buildings.</p> <p>The site is brownfield previously developed land and would convert buildings of historic merit, forming a positive contribution to the surrounding street scene and area.</p> <p>The site is partly within the village envelope and it is considered on balance, that the development of the site, converting existing buildings to provide 2 x 2, 1 x 3, 1 x 4 bedroom dwellings would populate the Borough of the much needed smaller sized dwellings and would also retain and restore a group of traditional buildings worthy of conversion.</p>
Melton Borough Council Housing Needs	<p>The NPPF recognises that housing should meet the needs of present and future generations (para 10). It continues to recognise the importance for local planning authorities to understand the housing requirements of their area (para 28) by ensuring that the scale and mix of housing meets the needs of the local population. This is further expanded in para 110-113, in seeking to ensure that housing mix meets local housing need. The Council's work on housing needs has identified a need for small units to address both the current shortfall and future demographic and household formation change which will result in an increase in small households and downsizing of dwellings.</p> <p>The proposed dwellings except for one are 2 and 3 bedroom units as such they are considered to meet with the desirable housing needs of the borough.</p>
Town and Country Planning (General Permitted Development) (England) Order 2015, Part 2, Class A (agricultural buildings to dwelling houses)	This legislation allow fro the conversion of existing agricultural buildings to dwelling houses where the development consists of:

	<p>A) A change of use of building and any land within its curtilage form a use as an agricultural building to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order; and</p> <p>B) Building operations reasonably necessary to convert the building referred to in paragraph (to a use falling within Class C3 (dwelling houses) of that schedule.</p> <p>This is subject to a certain amount of detailed restrictions, but it is considered that part of the site could potentially be converted under this legislation.</p>
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Conclusion

The application presents a balance of competing objectives, between the delivery of housing and preservation of a non designated heritage asset, balanced against the poor sustainability of the location.

The application seeks to convert 4 barns into 4 dwelling units. The buildings may fall in to disrepair in the future, resulting in the loss of a heritage asset of some significance to the village, therefore their conversion is supported on this basis. The group of buildings are traditional in design and architectural detailing and would provide smaller sized dwellings that the borough is deficient in. As a result it is considered that the proposal is in keeping with the character and appearance of the area and does not significantly harm the residential amenities of existing neighbouring properties.

The conversion of the buildings, whilst not desirable in terms of sustainability can be positively balanced in terms of the retention of the heritage assets and the relationship to existing dwellings to not be considered as an isolated development. As such it complies with the above policies and guidance and the core principles identified in the NPPF. Following the requirements of para 14 of the NPPF it is considered that the benefits outweigh the harm arising and as such permission should be granted.

RECOMMENDATION: Approve subject to the following conditions:

Officer to contact: **Miss Louise Parker**

Date: 5 December 2016

Conditions

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The proposed development shall be carried out strictly in accordance with plan drawing numbers

MSP1233/001
1736.A.4b
1736.A.5a
1736.A.6
1736.A.7d
1736.A.8a

Received by the Authority on 27.09.2016 and 08.11.2016

3. No development shall start on site until representative samples of the materials to be used in the construction of all external surfaces have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 2015 or any subsequent amendment to that order, no development within class A, specified in A, B, C, D and E shall be carried out unless planning permission has first been granted for that development by the Local Planning Authority.
5. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
6. Development shall be carried out in accordance with the mitigation section of the submitted Bat Activity Survey dated 1 September 2016.
7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before (the use hereby permitted is commenced) or (before the building(s) is/are occupied) or (in accordance with a timetable agreed in writing with the Local Planning Authority). Development shall be carried out in accordance with the approved details.
8. Development shall be carried out in accordance with the conclusions and recommendations section of the submitted Structural Appraisal dated September 2016.
9. Prior to first use of the development hereby permitted, all aspects of the vehicular access shall be provided in accordance with drawing ref: 17369/A/4 Rev B.

NOTE: If the access is bounded immediately on one side by a wall, fence or other structure, an additional 0.5 metre strip will be required on that side. If it is so bounded on both sides, additional 0.5 metre strips will be required on both sides.
10. The car parking and any turning facilities shown on drawing ref: 17369/A/4 Rev B shall be provided, hard surfaced and made available for use before the dwelling is occupied and shall thereafter be permanently so maintained.
11. Before first occupation of any dwelling hereby permitted the access drive and any turning space shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and shall be so maintained at all times.

Reasons:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To enable the Local Planning Authority to retain control over the external appearance as no details have been submitted.
4. To enable the Local Planning Authority to retain control over future extensions in view of the form and density of the development proposed.
5. To ensure that satisfactory provision is made at the appropriate time for the disposal of foul and surface water.
6. To protect features of recognised nature conservation importance
7. To preserve the amenities of the locality.

8. For the avoidance of doubt and to preserve the fabric of the original building.
9. To ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems or dangers within the highway.
10. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.
11. To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)