

Agenda

Meeting name	Planning Committee
Date	Thursday, 2 July 2020
Start time	6.00 pm
Venue	By remote video conference
Other information	This meeting is open to the public

Members of the Planning Committee are invited to attend the above meeting to consider the following items of business.

Edd de Coverly
Chief Executive

Membership

Councillors	M. Glancy (Chair) R. Bindloss P. Chandler L. Higgins M. Steadman	P. Posnett MBE (Vice-Chair) R. Browne P. Faulkner E. Holmes P. Wood
Substitutes	J. Douglas C. Fisher A. Pearson	C. Evans A. Hewson R. Smedley

Quorum: 6 Councillors

Meeting enquiries	Democratic Services Team
Email	democracy@melton.gov.uk
Agenda despatched	Wednesday, 24 June 2020

No.	Item	Page No.
	<p>REMOTE MEETING ARRANGEMENTS Meeting Participants:</p> <p><u>Zoom video conferencing webinar:</u></p> <p>An invitation will be sent to Members and registered public speakers* for this meeting</p> <p>Public Access:</p> <p><u>You Tube:</u></p> <p>The meeting will be available to view here</p> <p>*Should you wish to speak on an application, please register by 5 p.m. on Monday 29 June 2020 by email to democracy@melton.gov.uk</p>	
1.	APOLOGIES FOR ABSENCE	
2.	<p>DECLARATIONS OF INTEREST Members to declare any interest as appropriate in respect of items to be considered at this meeting.</p>	1 - 2
3.	SCHEDULE OF APPLICATIONS	
3.1	<p>APPLICATION 20/00391/FUL 3 Main Street, Grimston – Change of use: part conversion of public house to 2 bedroom flat, alterations to first floor flat access, conversion of outbuilding to 2 bedroom dwelling, retain part public house</p>	3 - 24
3.2	<p>APPLICATION 19/01386/FULHH The Elms, 11 Kings Street, Scalford – Construction of a 2 story extension</p>	25 - 32
3.3	<p>APPLICATION 20/00096/FUL - WITHDRAWN The Elms, 11 Kings Street, Scalford – New agricultural machinery store and stables for use by the Elms</p>	33 - 42
4.	<p>URGENT BUSINESS To consider any other items that the Chair considers urgent</p>	

Advice on Members' Interests

COUNCIL MEETINGS - COMMITTEE MINUTES : DECLARATION OF INTERESTS

Interests need not be declared at Full Council in relation to Committee Minutes which do not become the subject of debate at Full Council (i.e. Minutes referred to solely on a page by page basis when working through the Minutes of each Committee.)

An interest must be declared at Full Council as soon as it becomes apparent that a relevant Committee Minute is to be debated – this applies even if an interest has been declared at Committee and is recorded in the Minutes of that Committee.

PERSONAL AND NON-PECUNIARY INTERESTS

If the issue being discussed affects you, your family or a close associate more than other people in the area, you have a personal and non-pecuniary interest. You also have a personal interest if the issue relates to an interest you must register under paragraph 9 of the Members' Code of Conduct.

You must state that you have a personal and non-pecuniary interest and the nature of your interest. You may stay, take part and vote in the meeting.

PERSONAL AND PECUNIARY INTERESTS

If a member of the public, who knows all the relevant facts, would view your personal interest in the issue being discussed to be so great that it is likely to prejudice your judgement of the public interest and it affects your or the other person or bodies' financial position or relates to any approval, consent, licence, permission or registration then **you must state that you have a pecuniary interest, the nature of the interest and you must leave the room***. You must not seek improperly to influence a decision on that matter unless you have previously obtained a dispensation from the Authority's Governance Committee.

DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

If you are present at any meeting of the Council and you have a disclosable pecuniary interest in any matter to be considered or being considered at the meeting, if the interest is not already registered, you must disclose the interest to the meeting. You must not participate in the discussion or the vote and you must leave the room.

You may not attend a meeting or stay in the room as either an Observer Councillor or *Ward Councillor or as a member of the public if you have a pecuniary or disclosable pecuniary interest*.

BIAS

If you have been involved in an issue in such a manner or to such an extent that the public are likely to perceive you to be biased in your judgement of the public interest (bias) then you should not take part in the decision-making process; you should leave the room. **You should state that your position in this matter prohibits you from taking part.** You may request permission of the Chair to address the meeting prior to leaving the room. The Chair will need to assess whether you have a useful contribution to make or whether complying with this request would prejudice the proceedings. A personal, pecuniary or disclosable pecuniary interest will take precedence over bias.

In each case above, you should make your declaration at the beginning of the meeting or as soon as you are aware of the issue being discussed.*

*There are some exceptions – please refer to paragraphs 3.12(2) and 3.12(3) of the Code of Conduct

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Helping people | Shaping places



Planning Committee

02 July 2020

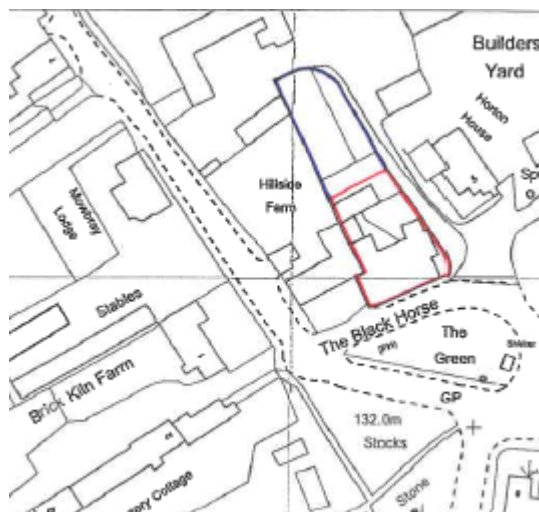
Report of: Assistant Director for Planning and Delivery

20/00391/FUL – 3 Main Street Grimston Melton Mowbray LE14 3BZ - Change of use: Part conversion of public house to 2 bedroom flat. Alterations to first floor flat access. Conversion of outbuilding to 2 bedroom dwelling. Retain part public house.

Applicant: Mr And Mrs D And S Wakefield

Corporate Priority:	Delivering sustainable and inclusive growth in Melton
Relevant Ward Member(s):	Ronan Browne (Frisby on the Wreake)
Date of consultation with Ward Member(s):	20 April 2020
Exempt Information:	No

1 Summary



- 1.1 The application site currently comprises a Public House, which includes a residential flat above, with land and outbuildings to the rear. The site is located within the Conservation Area for Grimston.
- 1.2 The site is adjacent to The Green, immediately to the south of the Green there are three protected trees and the grade II listed stocks. Beyond The Green is the Grade II listed War Memorial Cross.
- 1.3 The building itself is a 'non-designated heritage asset', providing a raised backdrop to this particularly attractive area of the village. It is painted white which is a distinctive characteristic of buildings in Grimston, and is particularly evident in the buildings surrounding The Green.
- 1.4 Hillside Farm lies to the north of the site and to the east and west are residential dwellings.
- 1.5 Access is currently via an unadopted highway to the front of the building and parking for the Public House is on street as there is no parking provision within the site.

2	Recommendation(s)
2.1	It is recommended the application is REFUSED.

3 Reasons for Recommendation

- 3.1 In the opinion of the Local Planning Authority the proposal would, if approved, result in the provision of additional dwellings in an unsustainable location. The development occupies a location where there are limited local amenities, facilities and jobs, and where future occupiers are likely to depend highly on the use of a private motor vehicle. The proposal does not meet an identified proven local need and would be contrary to Policy SS3 of the Local Plan which seeks to restrict development in such settlements to that which is based on a local proven need (and subject to other criteria).
- 3.2 The proposed development would result in the loss of a valuable community facility, to the detriment of the life of the community, contrary to Policy C7 of the Melton Local Plan and Paragraphs 83 and 92 of the National Planning Policy Framework. Insufficient justification has been supplied that shows compliance with these policies with limited other facilities in the village. It is not considered that sufficient detail has been submitted to demonstrate that the Public House can no longer be utilised as such.

4 Key Factors

4.1 Reason for Committee determination

- 4.1.1 This application is being considered by the Committee due to the level of representation that has been received.

4.2 Relevant policy context

- 4.2.1 The Melton Local Plan 2011-2036 was adopted on 10th October 2018 and is the Development Plan for the area.
- 4.2.2 No inconsistency with the NPPF has been identified that would render Local Plan policies 'out of date'.
- 4.2.3 Please see Appendix B for a list of all applicable policies.

- 4.2.4 Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the Local Planning Authority when determining applications to have special regard to the desirability of preserving the listed building's setting and any features of special architectural and historic interest which it possesses and, the desirability of enhancing or preserving the character and appearance of the Conservation Area/
- 4.2.5 There is no 'made' Neighbourhood Plan which covers the application site.

4.3 **Relevant history**

- 4.3.1 There have been alterations and extensions to the public house in the past with permissions granted in 2002, 2004 and 2009. It is not considered that these are relevant to the current proposal.

4.4 **Main issues**

- 4.4.1 The key issues for this application are considered to be:
- Principle of development
 - Loss of Community Facility and Asset of Community Value
 - Impact upon heritage assets
 - Impact upon residential amenities of neighbouring properties
 - Impact upon highway safety and parking

5 **Report Detail**

5.1 **Principle of development (dwellings) : policies SS1 – SS3**

- 5.1.1 Policy SS2 sets out the development strategy for the Borough for housing. It identifies a sustainable approach to development, establishes settlements as Service Centres, Rural Hubs or Rural Settlements and sets out the type of development appropriate to each.
- 5.1.2 Grimston is identified as a Rural Settlement. Policy SS2 states alongside Service Centres and Rural Hubs, Rural Settlements will accommodate a proportion of the Borough's housing need, to support their role in the Borough through planning positively for new homes as windfall sites within and adjoining settlements by 2036.
- 5.1.3 This development will be delivered through small unallocated sites which meet the needs and enhance the sustainability of the settlement in accordance with Policy SS3.
- 5.1.4 Policy SS3 supports new dwellings in or adjoining such villages **only where there is a proven local need**.
- 5.1.5 The policy requires a demonstration that the development provides housing which meets a proven local need as identified by substantive evidence, for example within a Neighbourhood Plan or appropriate community-led strategy or a housing needs assessment or other evidence provided by the applicant. Grimston does not have a Neighbourhood Plan.
- 5.1.6 A Housing Needs Assessment was carried out in Grimston in 2017 but no requirement for market housing was identified. The Borough wide housing needs survey established a general, Borough wide need, for two and three bedroom properties and this proposal

seeks permission for part conversion to provide 2 x 2 bed apartments at Ground Floor and a 4 bed apartment at first floor which already exists.

- 5.1.7 Policy SS3 states that in rural settlements planning permission will be granted for new residential development in the rural area within or on the edge of existing settlements, provided it is in keeping with the scale and character of the host settlement and where:
1. The development provides housing which meets a proven local need as identified by substantive evidence, for example within in a Neighbourhood Plan or appropriate community-led strategy, or a housing assessment or other evidence provided by the applicant; and
 2. Through repeated application, will not result in a level or distribution of development that is inconsistent with the development strategy, and
 3. The development respects the Borough's landscape and settlement character such that it conforms with policies EN1, EN4 and EN6; and that (where relevant), the design conforms with Policy D1 and applicable environmental policies in any relevant Neighbourhood Plan; and
 4. The development will be served by sustainable infrastructure and or provide new infrastructure or services to the wider benefit of the settlement; and
 5. The development respects ecological, heritage and biodiversity features and where appropriate provides mitigation to prevent any potential harm; and
 6. Where possible the development does not result in the loss of best and most versatile agricultural land; and
 7. The development can be adequately drained and would does not increase the risk of flooding, in accordance with Policy EN11.
- 5.1.8 Whilst there is identified need for dwellings in the Borough as whole these are fully met by the Local plan and planning permissions, and there is no Neighbourhood Plan for Grimston, nor is there a community led strategy which identifies such a need for additional housing of this type in the village.
- 5.1.9 The support the applicants have received is noted, however no substantive evidence has been provided to demonstrate why the proposed housing is required in this particular village which is recognised to be poor in sustainability terms, and consequently it has no allocated sites for housing in the adopted Local Plan. The nearby settlements of Old Dalby, Asfordby and Ab Kettleby have allocated sites for housing and are preferred sites for housing development in terms of sustainability.
- 5.1.10 In addition to the above, Policy SS3 states that development should be served by existing sustainable infrastructure or provide new infrastructure or services that would benefit the wider settlement. No additional benefits are proposed by the applicant. The local services are extremely limited, which would increase reliance on private vehicles to access day to day services and employment options.
- 5.1.11 No evidence was submitted to show how the additional dwellings would impact the existing infrastructure or for the provision of new infrastructure or services that would benefit the wider settlement. This is contrary to the aims and objectives of Policy SS3.

5.1.12 Extensive supporting information has been provided by the applicants, namely

- An overview of the site and access to facilities including the Village Hall and Church
- Part retention of the Public House to remain as a social hub
- Provide a range of homes that will meet the present demand of smaller dwellings
- Character of the building will be enhanced and retained
- The front of the Public House will remain to retain character
- Bus service to Melton Mowbray every hour
- Well routed highways
- Reference is made to National Planning Policy in terms of Rural Housing and Supporting a prosperous rural economy
- The local community is served by a door to door service with local produce and online shopping can be achieved.
- 2 bedroom dwellings are considered appropriate within this rural settlement
- Ageing population requires smaller dwellings
- Appropriate for first time buyers/renter
- Local Survey for Grimston dated 2017 has given a benchmark of 5 years for dwellings to become available in that time frame.
- Estate Agent has confirmed that there is a need for smaller dwellings in the local area of Melton.

5.1.13 In this case it is concluded that the proposal does not meet the criteria of SS3 in terms of evidence demonstrating a need, whilst it is recognised that there may be a desire for people to move to Grimston this differs from the threshold set by Policy SS3 in demonstrating a 'proven local need'. Therefore, in this case it is considered that the proposal does not currently present sufficient justification to meet the criteria of SS3 in terms of evidence demonstrating a need.

5.1.14 **The creation of additional dwellings is therefore not considered to represent sustainable development in respect of the location, and would conflict with policies SS2 and SS3 of the adopted Local Plan. In this instance it is considered that the applicants have failed to demonstrate a sufficient need to justify the principle of the proposed dwellings.**

5.2 **Loss of Community Facility and Asset of Community Value (Policy C7)**

5.2.1 Community facilities are defined in the Local Plan and specifically included Public Houses, although any facility or service which enjoys wide support could be regarded as to the "community" facilities. Proposals for a change of use or for development which will result in the loss of community facilities and/or services must be fully justified.

5.2.2 Under Local Plan Policy C7 they must demonstrate that all options for continued use have been fully explored and that retention would not be economically viable.

- 5.2.3 They must show that there is no reasonable prospect of the established use being retained or resurrected, and that there is little evidence of public support for the retention of the facility.
- 5.2.4 In the case of public houses and shops, it must be demonstrated that all reasonable efforts have been made to sell or let (without restrictive covenant) the property as a public house or shop and that it is not economically viable.
- 5.2.5 Where permission is given for a change of use of a community facility and/or land, preference will be given to the premises remaining in some form of community or employment use, provided that the proposal adheres to other policies in the Local Plan.
- 5.2.6 The Localism Act 2011 allows community groups to nominate "assets of community value". This gives communities an opportunity to bid to acquire and operate those assets should they become available. This national initiative complements the objectives of Policy C7. However, the process of nominating assets and bidding for the right to acquire them would not form an important part of the assessment of a proposal through Policy C7.
- 5.2.7 The building and land comprising the Black Horse Public House has been listed and confirmed on 04.06.2020 via a review conducted by the Director for Governance and Regulatory Services as an Asset of Community Value, this forms a material consideration of the application for the proposed change of use.
- 5.2.8 The owners are offering the community the opportunity to purchase the Black Horse. The sale price is £600,000. The proposition was put to the Parish Council on 14.06.2020 on a strictly 'no offers' basis. Melton Borough Council were informed of the situation on 15.06.2020 and awaits confirmation of the response .
- 5.2.9 Policy C7 states that: Support will be given to proposals and activities that protect, retain or enhance existing community services and facilities or that lead to the provision of additional assets that improve community cohesion and well-being to encourage sustainable development. Proposals for the change of use of community facilities, which would result in the loss of the community use, will only be permitted where it is clearly demonstrated that either:
1. there are alternative facilities available and active in the same village which would fulfil the role of the existing use/building, or
 2. the existing use is no longer viable (supported by documentary evidence), and there is no realistic prospect of the premises being re-used for alternative business or community facility use. The proposal must also demonstrate that consideration has been given to:
 - a) the re-use of the premises for an alternative community business or facility, and that effort has been made to try to secure such a re-use; and
 - b) the potential impact closure may have on the village and its community, with regard to public use and support for both the existing and proposed use.
- 5.2.10 Evidence submitted to support the application cites the Village Hall as an alternative facility. However the Village Hall is not a licensed premises therefore would not fulfil the role of a Public House in the same way, however it is noted that subject to further consent being gained this situation could alter in the future.
- 5.2.11 The documents submitted in support of the application aim to establish that the existing use is no longer viable as a business. Evidence submitted includes accounts from April to
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September 2018 which show that the business was operating at a loss during that time and the liquidation account of the tenant at the time has been provided as the financial state of affairs prior to the closure of the Public House in January 2020.

- 5.2.12 It is not considered that the evidence submitted is sufficient to demonstrate that there is no realistic prospect of the business having the potential to be successful as a community facility within the next five years. Public comments submitted in objection to the application for change of use assert that in recent times the facility has been well used and there is no evidence to suggest that this could not be the case again.
- 5.2.13 Evidence of attempts to secure the sale or let of the premises have also been provided. This has been to either let the Public House to new tenants, which has failed, or to sell the Public House for other business use. In this case an approach to a Funeral Director was made, however the location was not one that the business considered acceptable for this type of business and again the offer was declined.
- 5.2.14 Details submitted include a statement from the applicant whereby details of marketing is included, in summary the Public House was placed on the open market in 2018 and the applicant has confirmed that only 2 viewings took place.
- 5.2.15 Further Public House chains were contacted and evidence has been provided within the submission of approaches that had been made by the applicant. After an unsuccessful attempt to sell the business, the Black Horse was leased on a 5 year contract.
- 5.2.16 On the basis of the information submitted, it is not considered that all possible avenues were fully explored, nor was the property marketed extensively such to engage appropriate interest.
- 5.2.17 Within the submitted information, financial accounts have been provided which detail a decline in profit and confirmation of the lease holder going into liquidation, new tenants were put in place but this arrangement was unsuccessful due to correct licences not being in place.
- 5.2.18 A further attempt was made to sell the business and auction agents involved in the sale of the property, at this point the business was marketed for other uses including a funeral directors as previously mentioned.
- 5.2.19 Although the proposal retains a portion of the existing public house, it removes the existing bar and snug area and transfers the facility completely to the current lounge area, meaning that the bar would now only utilise one room whilst also providing WC and Kitchen as opposed to the current layout which includes a large snug and bar area along with the retained lounge.
- 5.2.20 It is considered that the loss of the majority of the floor area to residential use would result loss of the type and character of facility currently and historically present due to the nominal proportions of the floor area retained for this use.
- 5.2.21 It is clear from the extent of opposition to the proposal that public support for the existing facility is substantial, therefore the potential impact of the reduced facility on the village and its community is considered to be detrimental.
- 5.2.22 **It is concluded that the proposal does not protect, retain or enhance the existing provision made by the community facility, nor does it lead to the provision of additional assets that improve community cohesion and well-being to encourage**

sustainable development. Therefore the proposed change of use is not considered to be in accordance with Policy C7 – Rural Services.

5.3 Impact on heritage assets

- 5.3.1 The application site lies within the Conservation Area; Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act) imposes a requirement in relation to the consideration and determination of planning applications which affect conservation areas, that special attention should be paid to the desirability that the character or appearance of the conservation area should be persevered or enhanced.
- 5.3.2 NPPF Para 192 requires that LPA's should consider the desirability of new development making a positive contribution to local character and distinctiveness. Para 193 advises that great weight should be given to the asset's conservation (regardless of extent of harm) and 196 that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal."
- 5.3.3 Whilst the principle of the change of use is not supported as set out above, it is not considered that harm would arise to the outer appearance of the heritage asset, however it is noted that there is an element of historical culture and tradition which could potentially be lost.
- 5.3.4 On this basis it is considered that the development would satisfy the requirements of Policy EN13 and the intentions of the NPPF. Views of the application site from the wider Conservation Area and The Green, where there are listed assets are not affected. No alterations to the appearance of the building are proposed.
- 5.3.5 The Conservation Officer has no objections to the proposal, stating that: The intention is to remove the asbestos roofing and replace with slate to match the existing. As such these are enhancements to the character of the building and the surrounding area and any harm is considered to be outweighed by this proposal.
- 5.3.6 **Overall it is considered that the development would have a neutral impact upon the setting of the Conservation Area and nearby listed buildings given the nature, scale and design of the development and the separation distances to the listed buildings. The proposal is therefore considered to accord with Policy EN13 and satisfies the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.**

5.4 Impact upon residential amenities of neighbouring properties

- 5.4.1 The National Planning Policy Framework (NPPF) requires that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"
- 5.4.2 Policy D1 of the Melton Local Plan states that the amenity of neighbours and neighbouring properties should not be compromised.
- 5.4.3 It is not anticipated that the impact on existing adjacent dwellings would be detrimental due to the existing use as a Public House along with existing residential use already provided at the first floor.

- 5.4.4 The proposed dwellings would be in close proximity to the remaining smaller Public House facility and proposed alfresco dining area which could result in some disturbance to occupiers of the proposed dwellings in terms of noise and potential loss of privacy.
- 5.4.5 Access to the proposed dwellings is in direct conflict with the outside space of the proposed retained Public House area which could give a rise to perception of no useable amenity space for the occupants of the proposed dwellings.
- 5.4.6 Outdoor amenity space for the proposed dwellings has not been detailed, whilst smaller apartments and conversions of previous businesses to residential don't always have the offer of garden areas when considering the aims of Policy D1 of the Melton Local Plan which is to raise the standard of design, whilst not a necessity it is considered a modest negative aspect of this proposal.
- 5.4.7 **It is therefore not considered that the proposal would comply with Policy D1 of the Melton Local Plan which requires new development to ensure the amenity of neighbouring properties is not be compromised.**
- 5.5 **Impact upon highway safety and parking**
- 5.5.2 Policy D1 states that: All development proposals will be assessed against the following criteria: Makes adequate provision for car parking.
- 5.5.3 Parking provision is not detailed for the existing 4 bedroomed flat above the Public House, however the design and access statement indicates that parking will be on street at the front and side of the property as it is currently.
- 5.5.4 Four parking spaces are detailed to the rear of the building to provide parking for the two proposed ground floor flats.
- 5.5.5 The parking plan is not to scale and the spaces are not marked out. No dimensions are given.
- 5.5.6 The parking area indicated is not within the red line application area.
- 5.5.7 The Local Highways Authority has been consulted however the comments have not been received to date, comments will be provided verbally at the Committee meeting.
- 5.5.8 **It is not therefore considered that adequate parking provision has been provided at present, however conditions can be used to secure adequate parking provision for the proposed additional residential accommodation and the existing residential use would continue as currently therefore having a neutral impact upon current parking arrangements for this particular apartment.**
- 5.6 **Other issues**
- 5.6.1 Given the level of representation, it is considered appropriate to identify the points raised which do not form a material planning consideration and to reinforce that as such **they should not be taken into account.**
- 5.6.2 Comments have been received regarding the future intentions of the applicant in relation to further applications for change of use. Each application is considered on its own merits and will be determined against the national and local plans which are in place at the time of determination.

- 5.6.3 Comments have been received relating to the proposal becoming a micro pub, the proposal is to retain a smaller amount of the existing Public House, not to form a new micro-pub.
- 5.6.4 Comments received in relation to the applicant personally are not material planning considerations, the proposal is considered in relation to Local and National Policy and the use of the building, nor as judgement of an occupant and or applicant or their business acumen etc.
- 5.6.5 Rights of access and ownership disputes are civil matters between the parties involved and are not material planning considerations.
- 5.6.6 Devaluation of properties in the surrounding area is not a material planning consideration.
- 5.6.7 Fire escape and disabled access are matters for Building Regulations, which requires a separate application process.

6 Conclusion

- 6.1.1 The creation of additional dwellings is not considered to represent sustainable development in respect of the location, and would conflict with policy SS3 of the adopted Local Plan. In this instance the applicants have failed to demonstrate a sufficient 'proven need' to justify the principle of the proposed dwellings.
- 6.1.2 Grimston is a rural settlement. There is no identified essential need for the proposed development. The proposal would, if approved, result in the provision of an additional dwelling in a location with poor sustainability, where there are limited local amenities, facilities and jobs, and where future residents are likely to depend highly on the use of a private motor vehicle.
- 6.1.3 The proposal does not meet an identified proven local need and would be contrary to Policy SS3 of the Local Plan which seeks to restrict development in such settlements to that which is based on a local proven need. In the absence of any evidence to demonstrate an identified housing need the proposal is contrary to Policy SS3 of the Local Plan.
- 6.1.4 The proposal does not protect, retain or enhance the existing community facility, nor does it lead to the provision of additional assets that improve community cohesion and well-being to encourage sustainable development. Therefore the proposed change of use is not considered to be in accordance with Policy C7 – Rural Services. It is not considered that sufficient evidence has been provided to demonstrate that the pub is not viable, is not needed or that it has been marketed sufficiently.
- 6.1.5 The proposal does not ensure that the amenities of neighbouring properties are not compromised. Therefore the proposal is not in full accordance with Policy D1 – Raising the Standard of Design.
- 6.1.6 Adequate parking provision has not been demonstrated at present. Therefore the proposal does not comply with Policy D1 – Raising the Standard of Design.
- 6.1.7 **It is not considered that the proposal would comply with the relevant policies of the Melton Local Plan and the overall principles of the National Planning Policy Framework.**

7 Consultation & Feedback

- 7.1 Immediately adjoining occupiers were notified and a site notices posted at the site.
- 7.2 179 representations of objection from 149 addresses, 1 neutral, and 9 in support have been received and these are summarised in Appendix B below.

8 Financial Implications

- 8.1 None identified

Financial Implications reviewed by: N/A

9 Legal and Governance Implications

- 9.1 Legal implications have been included in the main body of the report. No specific issues are identified. This application is being considered by the Committee under the scheme of delegation within the Constitution due to the level of public representation. Legal advisors will also be present at the meeting.

Legal Implications reviewed by: Deputy Monitoring Officer

10 Background Papers

- 10.1 None

11 Appendices

A: Summary of Statutory Consultation responses

B: List of applicable Development Plan policies

C: Representations received

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Chief Officer Responsible:	J Worley
Chief Officer Contact Details:	01664 502359 jworley@melton.gov.uk

Appendix A : Summary of Statutory Consultation Responses

Parish Council

- Objection received.

1. INTRODUCTION

The Black Horse is the most prominent and most important building in Grimston after the church. It is central to the village both geographically and spiritually and has served as a much-loved meeting place for many years.

The Black Horse was formerly a thriving and popular pub, but its fortunes declined following its acquisition by the current owners. In their Design and Access Statement they freely admit that '*local trade was down by 70% due to the change of landlords*'.

Having been unable to operate the pub profitably the owners now propose to redevelop the property. Not surprisingly, their plans have caused outrage among parish residents and visitors alike, the extraordinary number of objections on the Planning Portal website (152 as at 18 May 2020) reflecting the strength of feeling of those who wish to ensure its survival.

Similar objections have appeared on social media, some questioning the applicants' motives: the Design and Access Statement itself draws attention to an extract from the Melton Times Facebook page which alleges that '*the planning application of 3 flats and a micro pub is a ruse to end up shutting the pub*'. This suspicion seems to be shared by many, who suspect that a small pub element is retained in the redevelopment scheme solely to meet planning requirements but is actually designed to fail. If that is the case then it would at least account for the applicants' failure to undertake any pre-application consultation within the community and would explain the design drawbacks, lack of detail and errors and omissions in the application documentation.

The Parish Council nevertheless regard this as a *bone fide* application and set out below the many objections to it.

2. THE SCHEME

The PC has the following observations on the scheme.

2.1 THE PROPOSED PUBLIC HOUSE

- Capacity. The proposed bar/dining room is approximately one third of the size of the existing front of house space and appears too small to accommodate the numbers mentioned in the D&A Statement (Seats 30; Dining 22; al fresco dining 30).
- Al fresco courtyard dining area. The al fresco courtyard dining area is not shown on the plans but is assumed to be between the back of the pub and the car parking spaces for the flat, which may cause a conflict between customers and residents.
- WCs. Confirmation is required that the required number of WCs, urinals and wash basins for the number of customers anticipated can be provided. The WCs and sanitary fittings are not shown on the plan.
- Means of escape in case of fire. There are two exit doors but both exit routes lead past the kitchen which is the most likely source of fire. Confirmation that the layout meets Fire Regulations is required.

2.2 PROPOSED FLATS

- Access. The proposed side access to the converted 2 bed dwelling at the rear relies on the existence of a right of access over an adjoining owner's property.
- Outside space. The scheme provides two 2 bed flats and one 4 bed flat. It is not clear whether any flat has access to a garden. There is no provision for bin storage.
- Noise. One flat will adjoin the pub, another will be above it, the third adjoins the service yard. All will suffer disturbance from customers, deliveries and cooking smells. Their capital and rental value will be limited by the bar.

2.3 CAR PARKING

- The provision of two car spaces in the back yard for the rear flat is adequate. There is no parking provision for the 2 bed ground floor flat or the 4 bed first floor flat, which could result in 4 additional residents' cars having to park around the village green, in addition to pub customers' cars.

3. LISTING AS AN ASSET OF COMMUNITY VALUE

When trading ceased earlier this year (prior to the Covid-19 lockdown) and the future of the Black Horse became increasingly uncertain the Parish Council nominated it for listing as an Asset of Community Value (ACV) to protect it for the long-term benefit of members of the Parish, for those from neighbouring villages without public houses of their own and for visitors from further afield. Melton Borough Council confirmed its listing as an ACV on 7 April 2020, the Decision Notice confirming that

'the Black Horse furthers the social wellbeing and interest of the community as follows:

'... It is the only pub in the village. There are no shops or other amenities in the village

save for the Village Hall. The nomination provides evidence of a once thriving community pub which was frequented by locals and visitors on a regular basis, testimonials from social media and Trip Advisor were included in the submission.

The

pub had darts and petanque teams in the recent past providing a social environment for the community. The pub was also frequented by local agricultural workers due to its location. There is strong local support for this nomination and several letters were included in the submission noting that this was a "quintessential British village pub".

The local B&B also had strong ties to the pub and would direct guests to eat and drink there during their stay...'

In considering the proposal the Parish Council had no doubt that the conversion and change of use would threaten its continued existence as a community pub and would be clearly incompatible with its status as an ACV and voted unanimously to oppose it.

Tellingly, the applicants have lodged an appeal against the listing, effectively acknowledging that their own proposal is incompatible with its ACV status: there can have been no reason for the appeal had they not believed that the listing would present an obstacle to their planned redevelopment of the property.

4. MELTON PLAN 2018

The proposal is incompatible with various sections and policies of the Melton Plan 2018, including but not limited to:

Policy SS3 – Sustainable Communities (unallocated sites)

In rural settlements outside the main urban area, the Council will seek to protect and enhance existing services and facilities...

PC comment:

- The proposal does not protect the existing facility.

Policy EN6 – Settlement Character.

Development proposals will ... be supported where they do not harm individual features of a settlement which contribute towards settlement character as identified in a Neighbourhood Plan, including non-designated heritage assets.

PC comment:

- The proposal will do irretrievable harm to the Black Horse PH which, though a non-designated asset, makes a considerable contribution towards the settlement character.

Chapter 5: Melton's Communities – Strong, Healthy and Vibrant

5.1 Strong, healthy and vibrant communities are crucial to the sustainability of places, and contribute greatly to quality of life and wellbeing.

5.2 The Local Plan aims to support and strengthen local communities throughout Melton Borough...

Development which will result in loss of community assets

5.11.5 ... Proposals for a change of use or for development which will result in the loss of community facilities and/or services must be fully justified. They must demonstrate that all options for continued use have been fully explored and that retention would not be economically viable. They must show that there is no reasonable prospect of the established use being retained or resurrected, and that there is little evidence of public support for the retention of the facility.

PC comment:

- The PC believes that there is a very good prospect of the established use as a public house being resurrected.
- There is overwhelming public support for the retention of the facility.

5.11.6 In the case of public houses and shops, it must be demonstrated that all reasonable efforts have been made to sell or let (without restrictive covenant) the property as a public house or shop and that it is not economically viable.

PC Comment:

- It has not been demonstrated that all reasonable efforts have been made to sell or let the property as a public house: according to the Design and Access Statement the property appears not to have been marketed more recently than two years ago, before the letting to JC Inns in August 2018.
- As an ACV, the owners are now required to give the community an opportunity to bid to acquire the property should it become available; the PC is not aware that it has become available.
- The PC does not believe that it has been demonstrated that it is not economically viable. Previous landlords have stated that the business used to be profitable. Its gradual recovery under the management of tenants in the period immediately prior to its closure by the applicants also suggests that a return to economic viability is possible.

5.11.7 Where permission is given for a change of use of a community facility and/or land, preference will be given to the premises remaining in some form of community or employment use, provided that the proposal adheres to other policies in the Local Plan.

PC Comment:

- Given the small size of the proposed bar (approximately one-third of the floor area of the present pub) its economic viability must be doubtful. Its retention as an asset for the community and/or employment use are likely to be short-lived.

5.12 Community Right to Buy

5.12.1 The Government has introduced legislative changes, as part of the Localism

Act, which allows community groups to nominate "assets of community value". This gives communities an opportunity to bid to acquire and operate those assets should they become available. This national initiative complements the objectives of Policy C7. However, the process of nominating assets and bidding for the right to acquire them would form an important part of the assessment of a proposal through Policy C7.

PC Comment:

- The Black Horse has been listed as an ACV which requires the owners to give the community an opportunity to bid to acquire the property should it become available.

Policy C7 – Rural Services

Support will be given to proposals and activities that protect, retain or enhance existing community services and facilities or that lead to the provision of additional assets that improve community cohesion and well-being to encourage sustainable development.*

Proposals for the change of use of community facilities, which would result in the loss of the community use, will only be permitted where it is clearly demonstrated that either:*

- 1. there are alternative facilities available and active in the same village which would fulfil the role of the existing use/building, or*
- 2. the existing use is no longer viable (supported by documentary evidence), and there is no realistic prospect of the premises being re-used for alternative business or community facility use.*

The proposal must also demonstrate that consideration has been given to:

- a) the re-use of the premises for an alternative community business or facility, and that effort has been made to try to secure such a re-use; and*
- b) the potential impact closure may have on the village and its community, with regard to public use and support for both the existing and proposed use.*

** including facilities such as community/village halls, village shops, post offices, schools, health services, care homes, public houses, playing fields and allotments.*

PC Comment:

- This proposal will result in the loss of an important community asset.
- It has not been demonstrated that there are alternative facilities available: the village hall is not suitable.
- It has not been demonstrated that the existing use is no longer viable; the PC believes the opposite to be the case.
- It has not been demonstrated that consideration has been given to the re-use of the premises for an alternative community business or facility, or that effort has been made to try to secure such a re-use. (The suggestion in the Design and Access Statement that the Co-operative might have considered the property for use as a shop/undertakers seems unlikely to be regarded as a genuine attempt to meet this requirement).
- It has not been demonstrated that any consideration has been given to the potential impact closure may have on the village and its community. The application form shows that the applicants undertook no local consultation regarding either the existing or proposed use.

Policy C9 – Healthy Communities

All development proposals should make a positive contribution to the following promoters of health and well-being:

- a. Good quality, accessible green spaces, public realm, sports and recreational facilities close to where people live and work... and to maximise opportunities for*

social interaction’

PC Comment:

- This proposal minimises opportunities for social interaction.

Policy EN13 – Heritage Assets.

The National Planning Policy Framework (NPPF) provides national policy for considering proposals which affect a heritage asset. This includes the need to assess the effect of a proposal on the significance of an asset and the need for a balanced judgment about the scale of any harm or loss and the significance of the heritage asset. Melton Borough has a number of important historic assets. These include ... non-designated heritage assets...

The Borough of Melton contains heritage assets that are at risk through neglect, decay or other threats. These will be conserved, protected and where possible enhanced.

The Council will take a positive approach to the conservation of heritage assets and the wider historic environment through:

*A) seeking to ensure the protection and enhancement of Heritage Assets including non-designated heritage assets when considering proposals for development affecting their significance and setting. **Proposed development should avoid harm to the significance of ... buildings...***

*C) ensuring that new **developments in conservation areas are consistent with the identified special character of those areas...***

*D) seeking to **secure the viable and sustainable future of heritage assets through uses that are consistent with the heritage asset and its conservation***

PC Comment:

- The proposal will cause harm to the significance of the property as a non-designated heritage asset.
- The conversion of the property into three self-contained flats and small public bar is not consistent with the special character of the area.
- The proposal threatens the viability and sustainable future of the property as a community public house.

5. NATIONAL PLANNING POLICY FRAMEWORK

The proposal is incompatible with various sections and policies of the National Planning

Policy Framework (NPPF) which directs as follows:

Supporting a prosperous rural economy

83. Planning policies and decisions should enable:

c) the retention and development of accessible local services and community facilities, such as local ... public houses...’

PC Comment:

- The proposal does the opposite.

Promoting healthy and safe communities

92. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

c) ‘guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community...’

PC Comment:

- The proposal does not guard against the unnecessary loss of this valued facility, nor does it ensure its retention for the benefit of the community: it does the opposite.

6. APPLICATION DOCUMENTATION

There are a number of omissions, factual inaccuracies and inconsistencies between the information given in the Application Form and Design and Access Statement and the information provided verbally by the Applicants' son to the Parish Council meeting on 4 May 2020.

6.1 APPLICATION FORM

Section 5. Pre-application advice.

- The application states that no prior advice was sought. The Design and Access statement refers to consultation ref. 20/00097/ENQG.

Section 8. Neighbour and Community Consultation.

- The application states that neither the neighbours nor the community were consulted about the proposal. If correct, this seems extraordinary as the Design and Access Statement purports to show that 'the owners are willing to put their heart and soul into retaining a community asset so that it is not lost forever'.

Section 11. Car parking.

- The application states that there are four existing car parking spaces for both the existing 4-bedroom flat and the public house. No additional car parking is proposed for the two new 2-bedroom flats.
- The car parking indicated in photographs in the Design and Access Statement is on the section of Main Street between the village green and the front of the property, not within the curtilage of the property.
- At the PC meeting the Applicants' son confirmed that there would be only two car parking spaces, in the back yard of the property next to the al fresco courtyard dining area. The spaces are not shown on the plans.

Section 18. Residential Units (Including Conversion).

- The application omits mention of the existing 4-bedroom first floor flat.

Section 19. All Types of Development: Non-residential Floorspace

- The application states that the proposal does not "involve the loss, gain or change of use of non-residential floorspace". The proposal actually involves the loss of approximately 60% of the existing 'front of house' floorspace and the change of use of non-residential floorspace.
- The form requires figures for the existing gross internal non-residential floorspace, the gross internal non-residential floorspace to be lost by change of use and the total gross non-residential floorspace to be provided. None of this information is provided.

6.2 DRAWINGS AND PLANS

- The plans omit the front (SE) elevation, facing the village green.
- It appears from the proposed ground floor plan that the proposed bar area will be too small to accommodate the numbers mentioned in the D&A Statement (Seats 30; Dining 22; Al fresco courtyard dining 30). The Applicants' son confirmed that the chimney breast is to be removed to increase floorspace, but the floorplan shows the chimney breast is to be retained.
- The WCs appear too small to meet building regulations for 60 customers.
- Larger scale (1:50) plans showing table and seating layout, WC layout and kitchen layout are not provided.
- There is no kitchen shown in the proposed 2 bed flat at the back.

6.3 DESIGN & ACCESS STATEMENT

The Design and Access Statement contains a number of errors and inconsistencies, including but not limited to, the following:

SS3 -Sustainable Communities.

- The D&A Statement that Grimston does not have any affordable housing is incorrect as there are several council houses in the village.
- The PC questions the suitability of the proposed residential units next to a micro-pub for the 'older generations wanting to retire and downsize' mentioned.

Use of the Village Green by the Black Horse. The statement presents the PC decision of 14 May 2018 not to allow the Black Horse to trade on the village green as having been intended to prevent its growth, whereas the decision was taken that no commercial activity of any kind should be permitted on the green in order to preserve it as an open space for the enjoyment of all, not just pub customers.

7 CONCLUSION

The PC considers that the redevelopment and conversion of the Black Horse to create flats is wholly inappropriate in the centre of the conservation area. The small public bar element would be a miserable substitute for an historic village inn and its design seems likely to render it economically unviable. The fear is that it too will be forced to close and that the pub will be lost to the community forever. The Parish Council regards this proposal as a serious threat to the heart of our quintessential Leicestershire village and urges the Planning Committee to reject the application outright.

LCC Highways

- No response to date.

MBC Conservation

- No objection.

MBC Building Control

- No objection.

Appendix B : Summary of representations received

Objection

1. Micro pub would not be viable and would result in closure followed by a further application for change of use.
2. Applicant has no intention of opening micro pub.
3. Intentions have been stated by applicant to build on land to the rear.
4. Only pub in the village. Loss detrimental to the community.
5. Numerous objections.
6. ACV designation.
7. Conflict within Design and Access Statement – Protection of the community asset by maintaining as micro pub versus appeal against ACV status.
8. Proposed micro pub not adequate for communities needs.
9. Not in accordance with Local and National Policy.

10. Loss of Community facility. Lack of evidence required to satisfy Policy C7 re. viability.
11. Unsustainable location. Lack of evidence of specific local housing need required to satisfy Policy SS3
12. Non-designated heritage asset not protected – contrary to Policy EN13
13. Loss of village pub harmful to settlement character – contrary to Policy EN6
14. Market rather than affordable housing proposed contrary to Design and Access Statement – no evidence of affordable housing provision.
15. Application form states no pre-application advice sought. D&A statement contradicts this with reference to pre-application advice received.
16. Parking not within application site and not in applicants control.
17. Inadequate parking provision for number of bedrooms proposed.
18. Deed on land to side limiting parking.
19. Application form section 15 incorrect stating site not vacant. Tenants left 18.01.2020.
20. Application form Section 19 incorrect re. loss, gain or change of use of non-residential floorspace.
21. Application form section 31 incorrect stating site cannot be seen from public road, footpath, bridleway or other public land.
22. Lack of kitchen in proposed 2 bed flat.
23. Two of the dwellings have no outside space.
24. No bin storage – detriment to conservation area.
25. Proposed access from land not in applicants control.
26. Proposed storage space for micro pub disconnected from pub and out of proportion with required storage for proposed use.
27. Large storage area will increase business rates and running costs which will negatively impact on viability of micro pub.
28. No provision for dwelling associated with micro pub.
29. Inadequate fire escape provision for micro pub.
30. Conflict between operation of micro pub and amenity of occupiers of proposed dwellings.
31. D&A statement states no affordable housing in parish however there are council houses in Grimston.
32. Viability of micro pub linked to income from proposed dwellings.
33. Two of the proposed dwelling not accessible to persons with mobility issues.
34. Village Hall will not provide the same facility as the pub.
35. Alleged that the applicants intention is to eventually develop entire site to residential in incremental steps to include a further application for dwellings on land to rear.
36. Insufficient space for stated capacity of micro pub.
37. Viability of micro pub reliant on food sales.
38. Alfresco dining area impractical due to climate.
39. Lack of business plan for micro pub.
40. Alleged untruthful statement in D&A regarding other interested parties at time of

purchasing the premises.

41. Alleged untruthful statement regarding success of business prior to purchase.
42. CAMRA review implies business was viable prior to sale to current owners.
43. Previous owner's accounts show profitable business.
44. Mismanagement of business by applicants led to failure of business.
45. Lack of evidence to support stated percentages regarding local trade – D&A statement.
46. D&A statement suggests that trade from outside local community is negative however this is necessary to support the business.
47. Conflicting information in D&A regarding non-viability of business whereas sales particulars (2018) stated business was successful.
48. No interest from potential purchasers in 2018 due to over-inflated valuation. Property was not marketed accurately, the local community were not made aware that the property was for sale, and no for sale sign displayed.
49. Claims that the Parish and community were unsupportive of the business are untrue. Explanation of reason for Parish Councils refusal of permission to use village green – not appropriate for the area to be used for commercial purposes.
50. Alleged untruthful statements made in D&A regarding the tenancy of JC INNS.
51. Coronavirus cited as one of the reasons for the closure when the lockdown began 2 months after the closure.
52. Accounts not provided for period when applicants ran the business.
53. Applicants approached co-op in attempt to elicit purchase of property for an inappropriate / unviable business type.
54. Proposal conflicts with NPPF guidance paras. 83, 92,
55. Legal issue re. right of access to side
56. Loss of local employment opportunities.
57. House prices in the local area will decrease.
58. Loss of historical part of British culture.
59. The use of the Public House supports other local businesses such as B&Bs and campsites.
60. Asking price at time of applicants purchase reflected a residential property rather than the commercial pub market. Asking price was increased from applicants purchase figure on marketing the property according to sales literature. Current commercial value much lower in current climate.

Support

1. Great to keep a small independent pub going after this crisis.
2. Blank no comment
3. Welcoming affordable living to the village and new customers to the pub rather than boarding up the windows forever.
4. Giving something back after the pandemic, creating a few jobs by having a smaller pub rather than closing the pub forever.

5. In keeping with local area.
6. Would be good to have a unique rural pub serving real ales.
7. Suggestion to incorporate additional services such as selling local eggs, bread, milk and also making it a local collection point for receiving parcels for the parish, as the only other local amenity in the area is the village hall and the nearest shop is Asfordby.
8. The Public House would still be open if the community was supportive.

Neutral

1. Questions were raised and directed to the applicant regarding:-
 - a) Lack of community consultation prior to application.
 - b) Reason for pub being closed from January prior to lockdown.
 - c) Rental / sales value for proposed residential units.
 - d) Promotion plans for micro-pub – no social media presence.

Appendix B : List of applicable Development Plan policies

- **Policy SS1 – Sustainable Development** seeks to secure development proposals which promotes and improves economic, social and environmental conditions in an area;
- **Policy SS2 - Development Strategy** sets out how development will be distributed across the Borough in accordance with a spatial strategy that states that Service centres and Rural Hubs will accommodate up to 35% of new housing on a proportionate basis through allocated sites and the delivery of a proportion of windfall development, and allows smaller scale housing within or adjacent to Service Centres and Rural Hubs.
- **Policy SS3 – Sustainable Communities (unallocated sites)** seeks to protect and enhance existing services and facilities.
- **C7 - Rural Services** seeks to protect, retain or enhance existing community services and facilities.
- **Policy EN2 – Biodiversity and Geodiversity** states that development proposals will protect and enhance biodiversity, ecological networks and geological conservation interests
- **Policy EN5 Local Green Spaces** Local Green Space Development proposals will be required to protect designated Local Green Spaces in the Borough. Proposals should not harm the key features, value and functionality of a Local Green Space such that its character is protected.

- **Policy EN6 – Settlement Character** states that development proposals will be supported where they do not harm open areas which; Contribute positively to the individual character of a settlement; Contribute to the setting of historic built form and features; Contribute to the key characteristics and features of conservation areas; and Form a key entrance and/or gateway to a settlement.
 - **Policy EN8 – Climate Change** sets out that all new development proposals will be required to demonstrate how the need to mitigate and adapt to climate change has been considered, subject to considerations of viability.
 - **Policy EN13 – Heritage Assets** The Council will take a positive approach to the conservation of heritage assets and the wider historic environment
 - **Policy IN2 – Transport, Accessibility and Parking** sets out that all new developments should, where possible, have regard to supporting and promoting an efficient and safe transport network which offers a range of transport choices
- Policy D1- Raising the Standard of Design** requires all new developments to be of high quality design.

19/01386/FULHH – The Elms, 11 King Street, Scalford LE14 4DW - Construction of a two storey extension.

Applicant: Mr Andrew Sibree

Corporate Priority:	Delivering sustainable and inclusive growth in Melton
Relevant Ward Member(s):	Waltham On The Wolds – Councillor Elaine Holmes
Date of consultation with Ward Member(s):	29 th January 2020
Exempt Information:	No

1 Summary



- 1.1 The application site is located on the western side of King Street within the Scalford Conservation Area. The properties along King Street are generally characterised by dwellings set close to or adjacent to the highway. The Elms differs in that the dwelling is set back from the highway by approximately 65 metres and occupies an elevated position

within the landscape. To the north, south and west of the site there is open countryside. To the east there are dwellings fronting onto King Street and the public house.

- 1.2 Access to the site is via King Street; the driveway being set to the north-east with a large garden to the front. To the rear of the dwelling there is further garden and the paddock and agricultural land.
- 1.3 The two storey brick built dwelling has a slate roof and imposing chimney stacks to each gable. The property comprises a dwelling that was previously part of an historic farmstead with a detached brick built barn lying to the north of the dwelling. The site is visible upon the approach to the village from the north and west due to its location and elevated position.
- 1.4 The application seeks approval for a two storey rear extension to the property; this would be attached via a single storey hallway to the main dwelling. To allow for the proposed extension, the existing rear detached single storey brick building is to be demolished along with a number of disused agricultural buildings located to the north and west of the site.
- 1.5 A revised scheme was submitted for consideration seeking to overcome Officer concerns over the scale, massing and siting of the proposal in this site sensitive location. However, following further discussions the agent has confirmed the initial proposal is to be considered and the amended scheme has been withdrawn.

Recommendation(s)

1. It is recommended the application is REFUSED.

2 Reason for Recommendations

- 2.1 In the opinion of the Local Planning Authority the proposed development, by reason of siting and design, size and scale, would have an adverse impact on the character and appearance of the existing farmhouse, which is considered to be a non-designated heritage asset, and on the character and appearance of the Conservation Area. The proposal would cause 'less than substantial harm' to the designated and non-designated heritage assets and would be unduly prominent on the rural approach into the village through further encroachment towards the open countryside and would not be in keeping with the rural character of the area. The proposal is therefore contrary to Policies D1 and EN13 of the Local Plan and H6 of the Scaford Neighbourhood Plan, which seek to secure good design and preserve or enhance heritage assets.

3 Key Factors

3.1 Reason for Committee Determination

- 3.1.1 A request for the application to be presented to committee has been made by the Ward Councillor and 14 letters from 14 households of support have been received, which conflict with the recommendation.

3.2 Relevant Policy context

- 3.2.1 The Melton Local Plan 2011-2036 was adopted on 10th October 2018 and is the Development Plan for the area. Policies SS1, D1 and EN13 apply.
- 3.2.2 Scaford Neighbourhood Plan has been submitted to the Local Planning Authority and has passed Examination and is proceeding to Referendum. A referendum ensures that the community has the final say on whether the neighbourhood plan comes into force as part

of the development plan. Where the local planning authority publishes notice of a referendum, the emerging neighbourhood plan should be given more weight, while also taking account of the extent of unresolved objections to the plan and its degree of consistency with NPPF. Policies H2, H6, ENV4 and ENV5 apply.

3.2.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the Local Planning Authority when determining applications to have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

3.2.4 Please see Appendix D for a list of all applicable policies.

3.3 Main Issues

3.3.1 The key issues for this application are considered to be:

- Principle of development
- Impact upon the character of the site and surrounding area including the conservation area and non-designated heritage asset
- Impact upon residential amenities
- Impact upon highways and parking

4 Report Detail

4.1 Position under the Development Plan Policies

4.1.1 The site is within the village of Scalford where Policy SS1 applies; this relates to sustainable development. For the Local Plan Policy D1 relates to visual and residential amenities and Policy EN13 relates to heritage assets.

4.1.2 Neighbourhood Plan Policy H2 'Limits to Development' states development within the limits will be viewed positively where in accordance with other policies within the Plan subject to accessibility, design and amenity considerations. Policy H6 Housing Design seeks development to enhance and reinforce local distinctiveness, the scale, density, height, massing, design, layout and materials should be sympathetic to the character and appearance of the neighbouring buildings and the surrounding area and development should not have an unacceptable impact on general amenity. Policy ENV4 Built Environment Non-Designated Heritage Assets states these buildings make an important contribution to the layout and characteristic mix of architectural styles in the village and their features and setting should be protected.

4.2 Principle of Development

4.2.1 There is a presumption in favour of proportionate extensions to dwellings subject to factors such as visual amenity, residential amenity and the impact on heritage assets being satisfactory; these are addressed below.

5 Impact upon the character of the site and surrounding area including the conservation area and non-designated heritage asset

5.1.1 Policies EN13 and D1 of the Local Plan and Policies H6 and ENV4 of the Neighbourhood Plan refer to visual amenity and heritage assets. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 must also be complied with; this requires that

special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

- 5.1.2 The building and farmstead is considered to be an important non-designated asset and as such any development must respect the existing buildings on site. The site is also within the Conservation Area.
- 5.1.3 The existing barns and single storey detached building currently in situ are dilapidated and are not considered to benefit the non-designated heritage asset or the Conservation Area and no objection is raised to the removal of these buildings. In addition, in principle it is accepted that there is scope to extend the existing building; however the size and massing of any proposal must preserve or enhance the existing building.
- 5.1.4 It is considered the current proposal does not meet the tests set in the Development Plan or s.72 of the Act. At the widest point the proposal measures 5.85 metres and including the single storey link has a length of 14.05 metres. The ridge height is 9.1 metres at the highest point. Whilst this is 1 metre lower than the ridge height of the farmhouse it is still considered overtly dominant given the proposed length and position of the projection and is 1 metre higher than the existing barn. The extension is therefore not subservient to the host dwelling.
- 5.1.5 There is substantial survival of historic fabric in the farmhouse and barn which the proposal does not acknowledge. It is considered that the proposal would result in an extension that by reason of siting and design, size and scale, would have an adverse impact on the character and appearance of the existing farmhouse, the non-designated heritage asset and on the character and appearance of the conservation area.
- 5.1.6 The proposal would cause less than substantial harm to the designated and non-designated heritage assets and would be unduly prominent on the rural approach into the village through further encroachment towards the open countryside and would not be in keeping with the rural character of the area.
- 5.1.7 The property has been vacant and poorly maintained over the course of many years. Whilst bringing the property back into use and carrying out sympathetic refurbishment of the property is welcomed, development proposals must still meet policy requirements. It is considered the current proposal does not achieve the subservient and sympathetic addition required. The proposal is considered to dominate the existing rear elevation and in doing so causes harm to the historic farmhouse and detached barn.
- 5.1.8 The existing buildings when read together appear in proportion and legible; the proposed extension would divide the buildings, visually separating with a dominant addition. The proposed elevations demonstrate how dominant the proposal appears with the length of the proposal at 14 metres with the existing house measuring only 10.8 metres. The width of the existing building is 11 metres and the barn 8.6 metres long and just over 5 metres wide.
- 5.1.9 The Conservation Officer objects on the grounds of harm to the character on the conservation area and a non-designated heritage asset. The 1885 OS Map confirms that the farmstead was in situ late C19. The proportions and surviving architectural fabric of the farmhouse and barn suggest that this is a post-enclosure farmstead. The separation from the nucleus of the village and the large, two storeyed combination barn encourages this interpretation. By this process the building is identified as an important non-designated

heritage asset and attempts to alter the building must be treated with careful consideration.

- 5.1.10 In this instance it is noted that there is no heritage statement submitted and there is no assessment of the potential impact to the Conservation Area and the farmhouse. Furthermore, the proposed two storey extension is considered to be overly substantial and would overwhelm the host farmhouse. There is a large survival of historic fabric in the farmhouse and barn, including original sash windows, wedge shaped flat-arched lintels, Yorkshire sliding sash, brick corbelling, hit and miss ventilation windows (to the barn). The proposals for the new barn and the two storey extension do not acknowledge this historic fabric in any way. They are incongruous and show no understanding of the historic significance of either the farmstead or the Conservation Area.
- 5.1.11 As such, the proposal is not considered acceptable on visual and heritage grounds and is contrary to Local and Neighbourhood Plan policies, s.72 of the Act referred to above and the NPPF.

5.2 Impact upon residential amenities

- 5.2.1 The dwelling is set a significant distance from neighbouring properties, being set well back from the highway. The majority of neighbouring dwellings are adjacent to the highway. The proposals would not have an adverse impact on the residential amenities of occupiers of neighbouring properties and would comply with Policy D1 of the Local Plan.

5.3 Impact upon Highways and parking

- 5.3.1 It is considered there is sufficient parking and turning within the site for a property of this size. The existing access would be used and as such there are no objections on highway safety grounds and the proposal complies with the above policies.

6 Consultation & Feedback

- 6.1 A site notice was posted, the application advertised and neighbours were notified. 14 representations in support of the proposal have been received. The content is summarised in Appendix B below.
- 6.2 Parish Council; The Parish Council have studied the information provided and have no comments to make on this application.
- 6.3 LCC Highways; The Local Highway Authority refers the Local Planning Authority to current standing advice provided by the Local Highway Authority dated September 2011.

7 Financial Implications

- 7.1 None identified.

8 Legal and Governance Implications

- 8.1.1 Legal implications have been included in the main body of the report. No specific issues are identified. This application is being considered by the Committee under the scheme of delegation within the Constitution due to receiving more than 14 letters of support from separate households which are contrary to the recommendation. Legal advisors will also be present at the meeting.
- 8.1.2 Legal Implications reviewed by: Legal Advisor (Planning)

9 Background Papers

Application 20/00096/FUL for a new agricultural machinery store and stables is pending.

10 Appendices

A: Consultation responses

B: Representations received

C: Recommended condition

D: Applicable Development Plan Policies

Report Author:	Sarah Matthews, Planning Technician
Report Author Contact Details:	smatthews@melton.gov.uk
Chief Officer Responsible:	J Worley, Assistant Director Planning and Delivery
Chief Officer Contact Details:	01664 502359 jworley@melton.gov.uk

Appendix A : Summary of Statutory Consultation Responses

Conservation Officer

- Objects to the proposal

Parish Council

- Have studied the information provided and have no comments to make on this application.

Appendix B : List of applicable Development Plan Policies Melton Local Plan

- **Policy SS1 – Sustainable Development** seeks to secure development proposals which promotes and improves economic, social and environmental conditions in an area;
- **Policy SS2 - Development Strategy** sets out how development will be distributed across the Borough in accordance with a spatial strategy that states that Service centres and Rural Hubs will accommodate up to 35% of new housing on a proportionate basis through allocated sites and the delivery of a proportion of windfall development, and allows smaller scale housing within or adjacent to Service Centres and Rural Hubs.
- **Policy EN1 – Landscape** states that the character of Melton Borough's landscape and countryside will be conserved and, where possible enhance by ensuring new development is sensitive to its landscape setting and requiring new

developments to respect existing landscape character and features

- **Policy EN2 – Biodiversity and Geodiversity** states that development proposals will protect and enhance biodiversity, ecological networks and geological conservation interests
- **Policy EN6 – Settlement Character** states that development proposals will be supported where they do not harm open areas which; Contribute positively to the individual character of a settlement; Contribute to the setting of historic built form and features; Contribute to the key characteristics and features of conservation areas; and Form a key entrance and/or gateway to a settlement.
- **Policy EN13 – Heritage Assets** The Council will take a positive approach to the conservation of heritage assets and the wider historic environment
- **Policy D1- Raising the Standard of Design** requires all new developments to be of high quality design.

Scaford Parish Neighbourhood Plan

- Policy H2 Limits to Development
- Policy H6 Housing Design
- Policy ENV4 Built Environment: Non-Designated Heritage Assets
- Policy ENV5 Ridge and Furrow

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states in the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Appendix C : Summary of representations received

Support

- The planned extension will in no way impede views and the proposed barn will be a vast improvement on the existing dilapidated outbuildings;
- The house is obviously very prominent in the village and the plans will restore the property to its former glory and can only be seen as beneficial;
- Once the building work is complete the house and barn will reflect the site's farming heritage and the ugly dilapidated outbuildings will have been removed, considerably enhancing the appearance of the site. From the road the view up to the pretty façade will remain unchanged and trees and hedges will all but hide the new barn. From footpath at the rear, the extension, being of similar proportions to the brick barn and smaller than the house, will recreate a farmyard feel harking back to the property's

past life;

- It would of course create a number of temporary jobs and economic benefit to local firms in these troubling times.

Planning Committee

2 July 2020

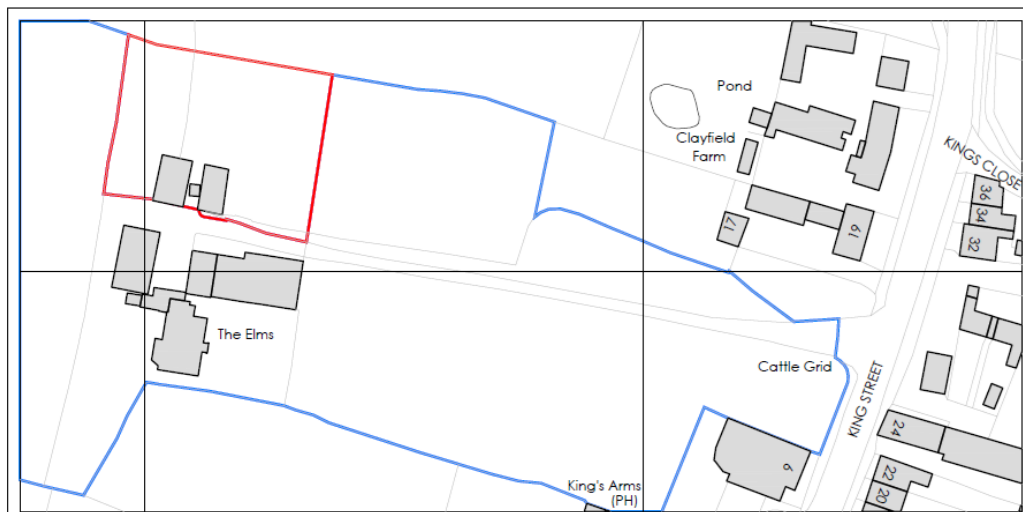
Report of: Assistant Director for Planning and Delivery

20/00096/FUL– The Elms, 11 King Street, Scalford LE14 4DW - New agricultural machinery store and stables for use by the Elms

Applicant: Mr Andrew Sibree

Corporate Priority:	Delivering sustainable and inclusive growth in Melton
Relevant Ward Member(s):	Waltham On The Wolds – Councillor E Holmes
Date of consultation with Ward Member(s):	6 th February 2020
Exempt Information:	No

1 Summary



- 1.1 The application site is located on the western side of King Street adjacent to the Scalford Conservation Area. The properties along King Street are generally characterised by dwellings set close to or adjacent to the highway. The Elms differs in that the dwelling is set back from the highway by approximately 65 metres and occupies an elevated position

within the landscape. To the north, south and west of the site there is open countryside. To the east there are dwellings fronting onto King Street and the public house.

- 1.2 The agricultural storage and stable building is proposed on land adjacent to the dwelling a little to the north. The land is accessed via the driveway off King Street which also serves the dwelling. To the rear of the dwelling there is further garden and the paddock and agricultural land.
- 1.3 The two storey brick built dwelling has a slate roof and imposing chimney stacks to each gable. The property comprises a dwelling that was previously part of an historic farmstead with a detached brick built barn lying to the north of the dwelling. The site is visible upon the approach to the village from the north and west due to its location and elevated position.
- 1.4 The application seeks approval for an agricultural machinery store and stables for use by the applicant and family. The proposal is to demolish a number of disused agricultural buildings located to the north and west of the site to be replaced by a single modern building.
- 1.5 A revised scheme was submitted for consideration seeking to overcome concerns over the scale, massing and siting of the proposal in this sensitive location. However, following further discussions the initial proposal is to be considered and the amended scheme has been withdrawn.

Recommendation(s)

- | |
|---|
| 1. It is recommended the application is REFUSED for the following reasons. |
|---|

2 Reason for Recommendations

- 2.1 In the opinion of the Local Planning Authority the proposed development, by reason of siting and design, size and scale, would have an adverse impact on the character and appearance of the existing farmhouse, that of the open countryside, which is considered to cause less than substantial harm to a non-designated heritage asset and on the character and appearance of the Conservation Area. The proposal would cause less than substantial harm to the designated and non-designated heritage assets and would be unduly prominent and is considered an incongruous accretion when viewed from outside the confines of the site from King Street due to the elevated position of the structure. The proposal is therefore contrary to Policies D1 and EN13 of the Local Plan and ENV 4 and ENV 5 of the Scalford Neighbourhood Plan, which seek to preserve or enhance heritage assets.

3 Key Factors

3.1 Reason for Committee Determination

- 3.1.1 A request for the application to be presented to Committee has been made by the Ward Councillor.

3.2 Relevant Policy context

- 3.2.1 The Melton Local Plan 2011-2036 was adopted on 10th October 2018 and is the Development Plan for the area. Policies SS1, D1 and EN13 apply.
- 3.2.2 Scalford Neighbourhood Plan has been submitted to the Local Planning Authority and has passed Examination and is proceeding to Referendum. Where the Local Planning

Authority publishes notice of a referendum, the emerging neighbourhood plan should be given more weight, while also taking account of the extent of unresolved objections to the plan and its degree of consistency with NPPF. Policies H2, H6, ENV4 and ENV5 apply.

3.2.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the Local Planning Authority when determining applications to have special regard to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

3.2.4 Please see Appendix B for a list of all applicable policies.

3.3 **Main Issues**

3.3.1 The key issues for this application are considered to be:

- Principle of development
- Impact upon the character of the site and surrounding area including the Conservation Area and non-designated heritage asset
- Impact upon residential amenities
- Impact upon highways and parking

4 **Report Detail**

4.1 **Position under the Development Plan Policies**

4.1.1 The site is within the village of Scalford where Policy SS1 and SS2 apply; this relates to sustainable development. For the Local Plan Policy D1 relates to visual and residential amenities and Policy EN13 relates to heritage assets. Neighbourhood Plan Policy H2 Limits to Development states development within the limits will be viewed positively where in accordance with other policies within the Plan subject to accessibility, design and amenity considerations. The site is outside the limit of development as indicated NP Policy H6 which seeks development to enhance and reinforce local distinctiveness, the scale, density, height, massing, design, layout and materials should be sympathetic to the character and appearance of the neighbouring buildings and the surrounding area and development should not have an unacceptable impact on general amenity. NP Policy ENV4 Built Environment Non-Designated Heritage Assets states these buildings make an important contribution to the layout and characteristic mix of architectural styles in the village and their features and setting should be protected.

4.2 **Principle of Development**

4.2.1 There is a presumption in favour of such development subject to factors such as visual amenity, residential amenity and the impact on heritage assets being satisfactory; these are addressed below.

4.3 **Impact upon the character of the site and surrounding area including the Conservation Area and non-designated heritage asset.**

4.3.1 Policies EN13 and D1 of the Local Plan and Policies H6 and ENV4, ENV5 of the Neighbourhood Plan refer to visual amenity and heritage assets. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 must also be complied with; this requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 4.3.2 The location of the proposed building is within an area identified within the Neighbourhood Plan as within an area of ridge and furrow as identified by field survey (1999). The quality of surviving ridge and furrow is noted as “Good”. The mapped areas in figure 9.2 are considered in the Neighbourhood Plan to be of regional importance and landscape history and are recorded as non-designated heritage assets.
- 4.3.3 The Neighbourhood Plan states any loss or damage from a proposed development is to be avoided; the benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.
- 4.3.4 The building, farmstead and land to the west is considered to be an important non-designated asset and as such any development must respect the existing buildings on site and the significance of the landscape features. The site is outside but adjacent to the Conservation Area.
- 4.3.5 The existing barns and single storey detached building currently in situ are dilapidated and are not considered to benefit the non-designated heritage asset or the Conservation Area and no objection is raised to the removal of these buildings.
- 4.3.6 In addition, in principle it is accepted that there is scope for stables and a storage building within the site; however the size and massing of any proposal must be appropriate to the setting of the existing dwelling and in the wider landscape.
- 4.3.7 It is considered the current proposal does not meet the tests set in the Development Plan or s.72 of the Act. The proposal is 24m in length (east to west) and 12m wide and would have a ridge height of 4.9m.
- 4.3.8 The proposed positioning to the side (north) of the dwelling would detract from and compete with the existing buildings and in particular the existing brick barn which has a ridge height of 8.1m.
- 4.3.9 The mass of the building with the gable end facing towards King Street is considered to be overly dominant given the proposed length and width of the proposed structure. The development is therefore not considered sensitive to the host dwelling and wider landscape located in this elevated position. The site is read as an historic farmstead and any addition should reflect this status.
- 4.3.10 There is substantial survival of historic fabric in the farmhouse and barn which the proposal does not acknowledge. The barn is incongruous and shows no understanding of the historic significance of either the farmstead or the Conservation Area. There is room for adaptation of this farmstead but it requires a much greater deal of consideration and a thoroughly written heritage impact assessment. A Heritage Impact Assessment has been requested but this request was declined.
- 4.3.11 Discussions have taken place suggesting that a more traditional stable building be considered with separate storage building to reduce the massing of the current proposal. The cumulative effect, if even over a larger floor area could be reduced by the use of smaller buildings sensitively located within the site to assist in reducing its over-dominant mass whilst still providing for storage and stabling. However, this suggestion has been rejected.
- 4.3.12 Notwithstanding the proposed planting scheme to the front of the building It is considered that the proposal in its current form would result, by reason of siting size and scale, in an adverse impact on the character and appearance of the existing farmhouse, the non-

designated heritage asset, and on the character and appearance of the Conservation Area.

- 4.3.13 The proposal would be unduly prominent on the approach into the village, the open countryside and when viewed from King Street due to the mass, scale and elevated positioning of the structure.
- 4.3.14 The Agent has confirmed that the applicants land holding currently equates to around 6 acres and he has a wish to purchase additional land to expand the holding and in this sense the barn makes sensible future provision, however at present the application site must be considered as is and future plans cannot be taken into consideration in the determination of this planning application.
- 4.3.15 Both the property and outbuildings when purchased by the applicant had been vacant and poorly maintained over the course of many years. The existing barns although in poor condition do offer a larger footprint than the building proposed. However the buildings are smaller and are more sensitively located within the site.
- 4.3.16 The reasoning behind the current scheme is understood but the scale, mass and positioning of the barn is considered due to the visibility of the site from the public realm, the elevated position and the close proximity to the non-designated heritage asset not to meet the policy requirements as detailed above.
- 4.3.17 It is considered the current proposal does not achieve a sympathetic addition required for a building of this scale which is highly visible and would cause less than substantial harm within this historic setting. The proposal is considered to dominate the open character of the area and in doing so causes harm to the historic farmhouse and detached barn related to the proposal and the wider conservation area.
- 4.3.18 The Conservation Officer has assessed the site as a whole due to the close link with the current proposal and that of the existing farmstead and objects to the proposal on the grounds of harm to the character of the conservation area and a non-designated heritage asset.
- 4.3.19 The 1885 OS Map confirms that the farmstead was in situ late C19. The proportions and surviving architectural fabric of the farmhouse and barn suggest that this is a post-enclosure farmstead. The separation from the nucleus of the village and the large, two storeyed combination barn encourages this interpretation. By this process the building is identified as an important non-designated heritage asset and attempts to alter the building must be treated with careful consideration. In this instance it is noted that there is no heritage statement submitted and there is no assessment of the potential impact to the conservation area and the farmhouse.
- 4.3.20 Furthermore, the proposed barn and stables are approximately 10m from the existing historic barn and the current proposal as the Conservation Officer confirms says insufficient regard to the historic significance of either the farmstead or the Conservation Area.
- 4.3.21 As such, the proposal is not considered acceptable on visual and heritage grounds and is contrary to Local Plan policies, s.72 of the Act referred to above and the NPPF.

4.4 Impact upon residential amenities

- 4.4.1 The proposed building is set a significant distance from neighbouring properties, being set well back from the highway. The majority of neighbouring dwellings are adjacent to the highway. The proposals would not have a direct impact on the residential amenities of

occupiers of neighbouring properties in terms of loss of light, predominantly due to the separation distances available in this instance and this element of consideration would comply with Policy D1 of the Melton Local Plan.

4.5 Impact upon Highways and parking

- 4.5.1 It is considered there is sufficient parking and turning within the site. The existing access would be used and as such there are no objections on highway safety grounds, conditions could be attached to ensure the safe access to and from the site and secure the parking arrangements provided and this element of consideration would comply with Policy D1 of the Melton Local Plan.

5 Conclusion

- 5.1 The development has not fully identified and considered the impact and level of harm it would have upon the non-designated heritage asset and on the surrounding character and appearance of both the Conservation Area and open countryside, A Heritage Impact was requested in order to make a full assessment of these issues but was declined.
- 5.2 The siting, design, size and scale of the proposal is not considered to conform with both Local and National Policy, impacting upon the setting of the rural character and viewed from outside the confines of the site forming an elevated position, revisions have been requested to amend the proposal to comply with specifically D1 of the Melton Local Plan which aims to raise the standard of design and ensure that the siting and layout of developments are sympathetic to the character of the area.
- 5.3 The siting, design, size and scale of the proposal is not considered to conform to Policy EN13 of the Melton Local Plan and ENV 4 and 5 of the Scalford Neighbourhood Plan, whereby less than substantial harm has been identified and the proposal is not considered to contribute positively to the individual character of a settlement, nor contribute to the setting of historic built form and features, nor would the proposal appear visually acceptable in the context of the Conservation Area.

6 Consultation & Feedback

A site notice was posted, the application advertised and neighbours were notified. 9 representations in support of the proposal have been received and these are summarised below.

7 Financial Implications

- 7.1 None identified.

8 Legal and Governance Implications

- 8.1.1 Legal implications have been included in the main body of the report. No specific issues are identified. This application is being considered by the Committee under the scheme of delegation within the Constitution due to a request made by Councillor Holmes. Legal advisors will also be present at the meeting.
- 8.1.2 Legal Implications reviewed by: Legal Adviser (Planning)

9 Background Papers

Application 19/01386/FULHH for a two storey extension is pending.

10 Appendices

A: Summary of consultation responses

B: List of applicable Development Plan Policies

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Chief Officer Contact Details:	01664 502359 jworley@melton.gov.uk

Appendix A : Summary of Statutory Consultation Responses

Conservation Officer

- Objects to the proposal

Parish Council

- Have studied the information provided and have no comments to make on this application.

Appendix B : List of applicable Development Plan Policies Melton Local Plan

- **Policy SS1 – Sustainable Development** seeks to secure development proposals which promotes and improves economic, social and environmental conditions in an area;
- **Policy SS2 - Development Strategy** sets out how development will be distributed across the Borough in accordance with a spatial strategy that states that Service centres and Rural Hubs will accommodate up to 35% of new housing on a proportionate basis through allocated sites and the delivery of a proportion of windfall development, and allows smaller scale housing within or adjacent to Service Centres and Rural Hubs.
- **Policy EN1 – Landscape** states that the character of Melton Borough's landscape and countryside will be conserved and, where possible enhance by ensuring new development is sensitive to its landscape setting and requiring new developments to respect existing landscape character and features
- **Policy EN6 – Settlement Character** states that development proposals will be

supported where they do not harm open areas which; Contribute positively to the individual character of a settlement; Contribute to the setting of historic built form and features; Contribute to the key characteristics and features of conservation areas; and Form a key entrance and/or gateway to a settlement.

- **Policy EN8 – Climate Change** sets out that all new development proposals will be required to demonstrate how the need to mitigate and adapt to climate change has been considered, subject to considerations of viability.
- **Policy EN13 – Heritage Assets** The Council will take a positive approach to the conservation of heritage assets and the wider historic environment
- **Policy IN2 – Transport, Accessibility and Parking** sets out that all new developments should, where possible, have regard to supporting and promoting an efficient and safe transport network which offers a range of transport choices
- **Policy D1- Raising the Standard of Design** requires all new developments to be of high quality design.

Scaford Parish Neighbourhood Plan

- Policy H2 Limits to Development
- Policy H6 Housing Design
- Policy ENV4 Built Environment: Non-Designated Heritage Assets
- Policy ENV5 Ridge and Furrow

Appendix C : Summary of representations recieved

Support

- The proposed barn will be a vast improvement on the existing dilapidated outbuildings, the existing buildings are unattractive and have become an eye-sore.
- The proposed barn is designed for storage and future use and is in keeping with the farming use of the site;
- Trees and hedges will all but hide the new barn;
- Consolidate storage into a new barn which is appropriate for future use;
- No impact on local footpaths;
- Creation of temporary jobs during construction and economic benefit to local firms;
- When viewed from King Street the building will not be obtrusive or interfere with the view

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