

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 However, following further discussions the initial proposal is to be considered and the amended scheme has been withdrawn.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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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.

Scalford 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

