
APPLICATION NO.	P15/V2330/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	30.9.2015
PARISH	LONGCOT
WARD MEMBER(S)	Simon Howell Elaine Ware
APPLICANT	Mr A & J Gantlett
SITE	Stone Farm, Majors Road, Longcot, Faringdon, SN7 7TR
PROPOSAL	Conversion and limited demolition of existing agricultural buildings to create four dwellings consisting of 3 x 3 bed dwellings (2 with workspace) and 1 x 4 bed dwelling. Dwellings to be provided with amenity space along with associated landscaping, manoeuvring and parking areas.
AMENDMENTS	None
GRID REFERENCE	426890/190305
OFFICER	Charlotte Brewerton

Summary

This application comes to planning committee as the Parish Council object to the scheme on grounds of drainage, overlooking from the Dutch barn and the unsustainable location of the site for housing.

The Dutch barn has been relocated and the proposed balcony recessed within the unit so that there are limited views across neighbouring properties. Amended plans have also been submitted which have improved the vision splays and the highways Officer has removed his objections. A holding objection is still suggested by the Drainage Officer due to the absence of a FDA 1 form which requires details of the proposed non mains drainage. The NPPF discusses the need to enable development where there are no other material objections. Officers consider that an appropriate condition can be placed on any grant of approval that requires drainage details of the non mains drainage to be submitted prior to commencement so that the conversion would not result in significant levels of flooding in the surrounding area.

Officers consider that the proposed conversion of the agricultural buildings to dwellings would result in efficient re-use of structurally sound buildings with little harm to the character of the surrounding area or to the setting of the Grade II listed farmhouse known as Stone Farm. There would be little harm to the existing highway network or surrounding amenity and drainage details can be conditioned prior to commencement.

Officers are therefore recommending this application for **Approval**.

1.0 INTRODUCTION

- 1.1 Stone Farm stands at the junction of Majors Road and Longcot Road to the west of Longcot. The site is located around 650m from the centre of the village and around 1600m from Watchfield to the north-west. A location plan can be seen **attached** at Appendix 1.

The farmyard is predominantly made up of traditional buildings although modern portal frame buildings are present to the northern edge. A centrally located low brick

- 1.2 building has longstanding lawful use for B1 purposes.

- 1.3 The application site is closely neighboured by two existing dwellings. Stone Farm House is set to the east of the site and recently has been granted planning permission (P15/V0973/HH) and listed building consent (P15/V0974/LB) for extensions and alterations.

- 1.4 Hill View is situated to the southwest of the site and shares the existing access at the front of the site. Stone Farm House is a grade II listed building as is Cleveland Farmhouse on the opposite side of Majors Road.

- 1.5 The application site is set within the landscape designated as Lowland Vale under the Local Plan 2011, it is not however subject of any national protective designation. The site is not in a designated Conservation Area and is not in an area at risk of flooding according to the Environment Agency's online map. There are no public rights of way that cross the site.

2.0 PROPOSAL

- 2.1 This application seeks planning permission to re-develop the existing agricultural buildings into dwellings. The application seeks conversion of the existing agricultural buildings to form 3 no. three bed dwellings and 1 no. four bed dwelling. Two of the three bed dwellings are to have a work unit attached. Parking spaces and landscaping is to be provided as per the submitted plans.
- 2.2 Limited demolition works are also proposed, most notably the demolition of the Dutch barn to the north of the site and the southern bay of the retained portal frame building.
- 2.3 The dwellings proposed are set out below:
Unit 1- Traditional low brick building converted to single storey 3 bed dwelling.
- 2.4 Unit 2- Traditional timber barn and associated buildings converted to two storey 4 bedroom dwelling with associated car port and ancillary games room/home office.
- 2.5 Unit 3- Traditional building converted to 3 bedroom two storey dwelling with workspace. Low buildings attached to the south repaired to provide car ports, storage and stables.
- 2.6 Unit 4 -Dutch barn converted to provide two storey, 3 bedroom dwelling with workspace.
- 2.7 Amended plans have been submitted which have altered the vision splays, provided for visitor parking within the site and relocated the Dutch Barn to help overcome concerns of overlooking of Hill View to the south west.
- 2.8 Proposed plans can be seen attached at Appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

Below is a summary of the responses received to both the original plans and the amendments. A full copy of all the comments made can be viewed online at www.whitehorsedc.gov.uk.

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|-----------------------------------|--|
| <p>3.1 Longcot Parish Council</p> | <p>Object (15/10/2015)
Drainage issues, overlooking, changed design to barn and unsustainable location</p> <p>Objects (17/12/2015)
The amendment does not address any of Councils previous</p> |
|-----------------------------------|--|

	concerns for reasons submitted previously as follows: 1. Drainage plans were not supplied. 2. The planned balcony overlooking Hill view requires to be re visited. Council has received requests for balconies in the past and feel it is best to have no ability to overlook anyone's property from a balcony. 3. The drawings delivered are not up to date. Council has been informed that the barn design has been changed. 4. It is in the curtilage of Stones farm itself which is listed, so Council requests that the Conservation Officer to be across any conversions.
3.2	<p>Vale - Highways Liaison Officer (Oxfordshire County Council)</p> <p>Holding Objection (03/11/2015) Vision splay requires justification, visitor spaces to be marked, internal area of carports to be 3mx6m, swept paths to be submitted. Substandard access onto Majors Road needs to be closed.</p> <p>Amended plans have been received to address these comments.</p>
3.3	<p>Drainage Engineer (Vale of White Horse District Council)</p> <p>Holding Objection (15/10/2015) Non mains drainage is being proposed but the application is not supported by the foul drainage assessment form FDA1. Furthermore, the proposed location of the sewage package treatment plant and soakaways should be identified on the proposed site layout. To overcome this objection form FDA1 is required to be completed and submitted together with a revised site layout showing the location of the proposed drainage system.</p>
3.4	<p>Conservation Officer Vale</p> <p>(06/11/2015) subject to requested amendments and conditions, proposal can be supported. Building 6: no cutting of timbers, removal of velux and flue relocated. Building 4: Chimney stack overly domesticated. Should be changed to black. Openness should be preserved and boundaries demarcated by changes in surface materials.</p>
3.5	<p>Countryside Officer (South Oxfordshire & Vale of White Horse)</p> <p>No objection subject to bat roosting conditions</p>
3.6	<p>Thames Water Development Control</p> <p>No objection</p>
3.7	<p>Health & Housing - Contaminated Land</p> <p>No objection Land contamination condition suggested</p>
3.8	<p>Health & Housing - Env. Protection Team</p> <p>No objection. Given the close association between work units and residential, I am anxious to ensure that the work units are only used for activities which will not have a negative impact on amenity. In view of this I would welcome a condition limiting the use of the work units to activities appropriate to a residential area.</p>
3.9	<p>Neighbour (1)</p> <p>Whilst in general we support the conversion of the redundant barns adjacent to Hill View Cottage, the addition of first floor balconies in the dutch barn adjacent to us providing line of site in to our yard, garden and kitchen is not. It would be a simple matter to amend the plans to</p>

	provide screening by setting any balustrade back inside the balcony recess for example, thus preserving our privacy.
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4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P15/V0974/LB](#) - Approved (07/07/2015)
Rear Extension, Internal re-ordering and alterations to road access and landscaping.
- 4.2 [P15/V0973/HH](#) - Approved (07/07/2015)
Rear Extension, Internal re-ordering and alterations to road access and landscaping.
- 4.3 [P14/V1586/FUL](#) - Other Outcome (19/09/2014)
Conversion of former barn from offices (Class B1(a) to two dwellings (Class C3).
- 4.4 [P13/V2592/LB](#) - Approved (03/02/2014)
Proposed rear extensions and alterations
- 4.5 [P13/V2591/HH](#) - Approved (03/02/2014)
Proposed rear extensions and alterations

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse Local Plan 2011 policies;**

The development plan for this area comprises the adopted Vale of White Horse local plan 2011. The following local plan policies relevant to this application were 'saved' by direction on 1 July 2009.

- DC1 - Design
- DC10 - The Effect of Neighbouring or Previous Uses on New Development
- DC14 - Flood Risk and Water Run-off
- DC5 - Access
- DC6 - Landscaping
- DC7 - Waste Collection and Recycling
- DC8 - The Provision of Infrastructure and Services
- DC9 - The Impact of Development on Neighbouring Uses
- E17 - Farm Diversification
- GS2 - Development in the Countryside
- H13 - Development Elsewhere
- HE4 - Development within setting of listed building

5.2 **Emerging Local Plan 2031 – Part 1**

The draft local plan part 1 is not currently adopted policy. Paragraph 216 of the NPPF allows for weight to be given to relevant policies in emerging plans, unless other material considerations indicate otherwise, and only subject to the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of the relevant emerging policies with the NPPF. At present it is officers' opinion that the emerging Local Plan housing policies carry limited weight for decision making. The relevant policies are as follows:-

- | Policy No. | Policy Title |
|----------------|--|
| Core Policy 1 | Presumption in favour of sustainable development |
| Core Policy 2 | Co-operation on unmet housing need for Oxfordshire |
| Core Policy 3 | Settlement hierarchy |
| Core Policy 4 | Meeting our housing needs |
| Core Policy 7 | Providing supporting infrastructure and services |
| Core Policy 33 | Promoting sustainable transport and accessibility |
| Core Policy 35 | Promoting public transport, cycling and walking |
| Core Policy 36 | Electronic communications |
| Core Policy 37 | Design and local distinctiveness |

Core Policy 39 The historic environment
Core Policy 42 Flood risk
Core Policy 43 Natural resources
Core Policy 44 Landscape
Core Policy 45 Green infrastructure
Core Policy 46 Conservation and improvement of biodiversity

5.3 **Supplementary Planning Guidance**

- Design Guide – March 2015

The following sections of the Design Guide are particularly relevant to this application:-
Responding to Site and Setting

- Character Study (DG6) and Site appraisal (DG9)

Establishing the Framework

- Existing natural resources, sustainability and heritage (DG10-13, 15, 19)
- Landscape and SUDS (DG14, 16-18, 20)
- Movement Framework and street hierarchy (DG21-24)
- Density (DG26)
- Urban Structure (blocks, frontages, nodes etc) DG27-30

Layout

- Streets and Spaces (DG31-43)

Parking (DG44-50)

Built Form

- Scale, form, massing and position (DG51-54)
- Boundary treatments (DG55)
- Building Design (DG56-62)
- Amenity, privacy and overlooking (DG63-64)
- Refuse and services (DG67-68)
- Open space, sport and recreation future provision – July 2008
- Sustainable Design and Construction – December 2009
- Affordable Housing – July 2006
- Flood Maps and Flood Risk – July 2006
- Planning and Public Art – July 2006

5.4 **National Planning Policy Framework (NPPF) – March 2012**

5.5 **National Planning Practise Guidance 2014 (NPPG)**

5.6 **Other Relevant Legislation**

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation Human Rights Act 1998
- Equality Act 2010
- Section 17 of the Crime and Disorder Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)

5.7 **Human Rights Act**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

5.8 **Equalities**

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

6.0 PLANNING CONSIDERATIONS

6.1 The main planning considerations in the determination of this application are:

- The principle of development
- The impact upon the wider character from design principles
- The impact upon the setting and historic assets of the listed building
- The impact upon neighbouring amenity
- The impact upon the highway network
- Other considerations

6.2 Principle

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. The development plan currently comprises the saved policies of Vale of White Horse Local Plan 2011. Paragraph 215 of the NPPF provides that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

6.3 Other material planning considerations include national planning guidance within the NPPF and NPPG and the emerging Vale of White Horse Local Plan: Part 1-Strategic Sites and Policies and its supporting evidence base. Paragraph 47 of the NPPF expects local planning authorities to "use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area"... The authority has undertaken this assessment through the April 2014 SHMA which is the most up to date objectively assessed need for housing. In agreeing to submit the emerging Local Plan for examination, the Council has agreed a housing target of at least 20,560 dwellings for the plan period to 2031. Set against this target the Council does not have a five year housing land supply.

6.4 Paragraph 49 of the NPPF states "Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites". This means that the relevant housing policies in the adopted Local Plan are not considered up to date and the adverse impacts of a development would need to significantly and demonstrably outweigh the benefits if the proposal is refused. In order to judge whether a development is sustainable it must be assessed against the economic, social and environmental roles.

6.5 Policy GS1 of the adopted Local Plan provides a strategy for locating development concentrated at the five major towns but with small scale development within the built up areas of villages provided that important areas of open land and their rural character are protected. In terms of a hierarchy for allocating development this strategy is consistent with the NPPF, as is the intention to protect the character of villages.

6.6 Furthermore, the Vale of White Horse Local Plan permits the conversion of rural buildings under policies GS7 and GS8 subject to amenity criteria. In its assessment of saved Local Plan policies, the Council acknowledges that the restrictive approach of the policies is not wholly consistent with the Framework. The more permissive approach of the NPPF, particularly paragraph 51 must be taken into account when considering this proposal. In addition, the provisions of the GPDO and the ability to

convert buildings to residential use provides a fall-back position which should be taken into account as a material planning consideration in this instance, albeit that only 3 units could be achieved in this manner.

- 6.7 The site is located outside of any village settlement on the Longcot Road between the settlements of Shrivenham and Longcot. Whilst the site is not considered to be largely sustainable in terms of the location for new housing and built form, in accordance with policies in the local plan, the proposed development would result in redevelopment of existing agricultural buildings through the provision of the conversion of structurally sound buildings for the benefit of much needed housing in the district. The buildings are already in existence with a neighbour at Hill View and Stone Farmhouse providing a residential context in this location. The provision for new dwellings in this location is not completely isolated from other residential dwellings and could be seen to strengthen the existing small settlement and social aspect of this area.
- 6.8 The relevant housing policies of the adopted and emerging local plan hold very limited material planning weight in light of the lack of a 5 year housing supply. Consequently the proposal should be assessed under the NPPF where there is a presumption in favour of sustainable development. Sustainable development is seen as the golden thread running through the decision making process. Having a deliverable 5 year housing supply is considered sustainable under the 3 strands economic, social and environmental. Economic benefits are provided through the re-use and conversion of the farm buildings at this site along with extra housing provision in this instance. Provided that there are no social or environmental concerns which outweigh the benefits Officers consider therefore, with the lack of a 5 year housing supply the proposal is acceptable in principle unless any adverse impacts can be identified that would significantly and demonstrably outweigh the benefits of meeting this objective.

Design & Character of the wider surrounding area

- 6.9 The NPPF provides that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment (paragraph 60). It gives considerable weight to good design and acknowledges it is a key component of sustainable development.
- 6.10 A number of local plan policies seek to ensure high quality developments and to protect the amenities of neighbouring properties (Policies DC1, DC6, DC9). In March 2015 the council adopted its design guide, which aims to raise the standard of design across the district.
- 6.11 A demolition plan has been submitted which shows the extent of change to the character by the removal of agricultural buildings (**Attached at Appendix 3**). This is considered to be appropriate in this location given the redundant nature of the buildings and those being of a more modern structure adjacent to the listed farmhouse and more traditional brick and timber barns.
- 6.12 The proposed conversion would largely include all remaining buildings with little to no additional new structures and shows the sites ability in meeting the residential needs within existing agricultural structures thereby retaining the established character of the site. The Dutch barn would be enclosed with timber weatherboarding which is considered to be a rural material particularly evident within farmyard settings. The use of materials on all the buildings are in keeping with and relate well to existing materials and is commended as this will further ensure the character is maintained.
- 6.13 The design of the structures is largely agricultural with the parking spaces, carports, work units and associated outbuildings all in the form, layout and design of a farmyard

setting. The design of the units relate well in the context of the site, is in keeping with a traditional farm and agricultural setting and therefore is in accordance with the Design Guide 2015.

- 6.14 The character of the overall built form and layout in general is therefore not considered to be significantly different from that existing when viewed from surrounding vantage points. Whilst the site is relatively prominent within the surrounding area and the Lowland Vale, due to the low foliage cover and open nature the agricultural setting, its appearance as an agricultural unit is to be largely retained, reused and updated for modern everyday living having little harm to these long views.
- 6.15 The use of varying materials to cover the road surfaces would improve the appearance of an untidy industrial site without making it too urbanised and the use of hedging and post and rail fencing as boundary treatments would retain the general openness of the farmyard without formalising the site and losing the agricultural appearance.
- 6.16 Officers are satisfied that the proposal would not harm the surrounding openness, character and setting and therefore would have no detrimental impact upon the environmental strand of sustainability. The conversion of the buildings which are structurally sound, materials which are considered to be in keeping with the site, setting and context and retention of the farmyard setting, are acceptable in terms of design, layout, scale, form, mass and character which are all considered to accord with Policies of the Local Plan and add to the principle being acceptable as well as being in accordance with the NPPF.

Impact upon the setting of the listed building

- 6.17 The Conservation Officer has advised that in order to preserve the setting and openness of the adjacent listed building the materials used on the road surfaces, boundaries, and materials used on the structures themselves should all be appropriate and have some degree of variation and visual interest.
- 6.18 The boundary treatments and road surfacing have been discussed above and are consider to retain the openness and character of this site without adversely affecting its historic character.
- 6.19 Whilst the principle of demolition and conversion is supported the Officer has made some suggestions for amendments to be forthcoming to ensure that the proposal would have limited impact upon the setting and character of the site as a whole and to ensure that the site would not lose its agricultural character.
- 6.20 The evolution of the site can be read through the development of the outbuildings that were once closely associated with Stone Farmhouse. This dwelling has recently undergone a number of renovations and is a separate unit in its own right. The subdividing of the site has been acknowledged however in large the retention of each separate unit, with only modern structures completely removed, does show the versatility that these redundant buildings have and their capability in successful conversion.
- 6.21 Amendments have been submitted which have overcome the original concerns. Building 6 has removed one Velux window on the main front elevation leaving just one conservation style at the front and having one on the internal elevation at the rear. The stainless steel flue has also been relocated to the rear elevation both of which are welcome changes to the scheme.
- 6.22 The chimney stack on building 4 has also been revised and is now a black painted flue

more appropriate to this setting.

- 6.23 The proposed residential dwellings are of a suitable distance from Stone Farmhouse so as not to result in demonstrable harm in terms of dominance or overshadowing to its setting and historic character with proposed hedging included adjacent to unit 4 which provide a clear but appropriate demarcation and sub division of the site.
- 6.24 The conditions that have been suggested by the Conservation Officer, relating to materials and joinery details, flues/ducts and external lighting are appropriate to secure the proper planning of this site and to ensure that the site retains its historic and agricultural character. Officers therefore consider that the revised scheme does address concerns of the Conservation Officer and is now acceptable in accordance with Policy.

Impact upon amenity

- 6.25 The Parish Council and the nearest neighbour at Hill View have raised concern that the balcony on the Dutch Barn could overlook the neighbours private amenity spaces and results in a loss of privacy.
- 6.26 The agent has submitted amended plans showing a revised location of the Dutch barn to ensure that there would be little opportunity to overlook neighbouring properties. Furthermore the balcony is now proposed to be recessed into the confines of the barn and contained within the existing structure. Being recessed within the walls would not result in a significant or demonstrable amount of overlooking towards Hill View or to adjacent private areas of converted dwellings on this site. Unit 6 to the south of Hill View (behind) would have limited opportunity to overlook the site given that there are to be no first floor windows facing this site and Hill View having a large outbuilding on the boundary between the two sites. The distances are now considered acceptable in terms of avoiding harmful overlooking.
- 6.27 Having assessed the other converted buildings Officers consider that the orientation of the buildings and the distances between each new dwelling in terms of the location of windows and doors, would not result in significant levels of overlooking that would be demonstrably harmful. There would also be no harmful overlooking or loss of privacy to the occupants of Stone Farm house given the orientation away from their private amenity spaces from units 4 and 10.
- 6.28 The retained Dutch barn sits to the rear of unit 4 and is taller than the brick built single storey plot proposed adjacent. Whilst the outlook from unit 4 would be onto the end bay of the existing Dutch barn this is a farmyard setting and future occupants would see this prior to sale. Officers consider this would not be particularly overshadowing or harmful to warrant refusal based on amenity and therefore is acceptable.
- 6.29 The work units proposed have no specified use however being within a residential location they would need to be appropriate to their setting and nature and not result in increased noise, dust, fumes or pollution to the site to result in a nuisance to surrounding amenity
- 6.30 The Agent has advised in his planning statement that the modest level of workspace available is to offer home working and are not of such a significant scale that it would result in large scale commercial use of the site. Without having a specified use Officers consider it necessary that the workspaces should be used as home offices and not provide for a use where significant numbers come onto site to work as this would then have an impact upon traffic generation, parking and congestion to the site and could result in harm to amenity. A condition restricting future uses to those appropriate to the

residential setting is therefore considered to be reasonable and necessary to ensure appropriate levels of amenity at the site.

Impact upon the highway

- 6.31 Policy DC5 of the Local plan permits development that would not have a harmful impact upon traffic safety in terms of access and egress, congestion or environmental problems, circulation, turning, servicing and would not result in congestion of the site or surrounding highway network.
- 6.32 The Highways Officers has made the following assessment:
The proposal would utilise an existing farm access on the B4508 Longcot Road with improvements. Vision splays of 2.4x60m are indicated but no justification for these has been provided. To the left hand side at egress the adjacent highway geometry does not permit the splay in this direction to the nearside kerb, which is required. Furthermore, there is post & rail fencing in the vision splay which will need to be relocated behind the splay.
- 6.33 Amended plans have now been submitted which have removed the obstruction of the vision splay and improves visibility along this line. Officers consider the amended scheme overcomes this area of the highways officer's objections and is now acceptable.
- 6.34 The existing dropped kerb arrangement is considered appropriate. There is also an existing gated access on Majors Road with grossly substandard vision splays which the Local Highway Authority would see closed to ensure no vehicles use this. This access is to be closed off and not utilised as there is already an existing access further along Majors road for access to the listed farmhouse. However given that this access could be reopened at any time Officers consider that a condition requiring a stopping up of this access is appropriate in this instance to ensure that an unsafe access is not used.
- 6.35 All parking provision has now been clarified on the amended plans which identifies 4 visitor spaces and where the associated parking for each new dwelling is to be located. Officers consider this to be acceptable.
- 6.36 The amended plans also show that the existing cart sheds are to be for storage rather than for parking and as there are adequate parking areas on site Officers consider this to be an acceptable layout on the revised plans to not result in severe harm to the highway network.
- 6.37 It is assumed that the refuse collection will take place at the front of the site with bins being presented for collection in the area as laid out on plan 1126-W02 C with collection taking place at hardstanding area reducing the need for the refuse vehicle to enter the site. Whilst this would result in the refuse vehicle coming to a standstill on the roadside given the long views along this road, speeds at which vehicles will travel and use of the road, Officers are satisfied that this would not result in severe harm to highways safety and surrounding highway network.
- 6.38 The highways use, increased traffic at the site and parking provision, access and turning is considered to be acceptable and now in accordance with the amended plans along with suggested SUDS conditions attached.

Other considerations

Drainage

- 6.39 The NPPF provides that development should not increase flood risk elsewhere and should be appropriately flood resilient and resistant (paragraph 103). It states that the

planning system should contribute to and enhance the natural and local environment by, amongst other things, preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution (Paragraph 109).

- 6.40 The drainage officer suggests a holding objection due to the absence of an FDA1 form which requires details of the location of the non-mains drainage on site. It is recommended that a condition is attached requiring this detail.
- 6.41 Whilst this site is not located within a known flood risk area additional development here could have an impact on surface water flooding. In addition the location of the drainage system has not been noted on the plans and should be submitted as a condition to ensure development can commence accordingly.
- 6.42 The NPPF advises that details such as this should not be a barrier to development should they be able to be submitted as a condition and that there are no other material objections. Officers are satisfied that this is an appropriate way to ensure details are forthcoming in the absence of the details.
- 6.43 *Species protection*
Whilst there is the opportunity for roosting bats to be present a condition has been suggested to ensure that there would be no harm to Bats should they be found to be present on the site. This is adequate to ensure that there would be no harm in accordance with planning policy.

Land Contamination

- 6.44 This site was once a working farm and as such there is potential for soil contamination arising. Potentially there are a range of contaminants that could be present in agricultural land. This is particularly true of areas used as farmyards which may have contained a variety of buildings such as barns and workshops, and which could have been put to a number of uses including vehicle maintenance, chemical storage, metal working, fuel storage. Aside from the presence of made ground there are a number of chemicals that could have been used and possibly leaked or been spilled particularly in farmyard areas. Chemicals typically stored and used include agricultural pesticides, herbicides, fungicides and fuel. Disposal of waste on or in the land may also have occurred through fly tipping or unlicensed disposal of waste. Asbestos containing materials may be present on or in farmyard buildings such as barns that can have cement asbestos roofing.
- 6.45 The Contaminated land officer has assessed the proposal and considers that as there is a possibility for contamination given the previous uses. Therefore a suitable land contamination condition is reasonable in this instance so that remedial works can take place should the need arise once construction is underway.

7.0 CONCLUSION

- 7.1 This application has been assessed against the National Planning Policy Framework (NPPF), relevant saved policies in the local plan and all other material planning considerations. The NPPF states that sustainable development should be permitted unless the adverse effects significantly and demonstrably outweigh the benefits. The NPPF also states that there are social, economic and environmental dimensions to sustainability and that conclusions must be reached taking into account the NPPF as a whole.

- 7.2 This site would not result in harm to the setting of the listed building, harm to the character of the surrounding area which is considered to retain the character and

appearance of a rural farmyard setting with no demonstrable harm to amenity, highway safety, species protection and drainage.

- 7.3 Overall, and in view of the emphasis in the NPPF to assist in the supply of housing, the conversion of redundant farm buildings is considered to amount to sustainable development, which would not significantly and demonstrably outweigh the benefits. Consequently, the application is recommended for approval subject to conditions.

8.0 **RECOMMENDATION**

- 8.1 **It is recommended that planning permission is granted subject to the following conditions:**

1. Time limit of three years.
2. In accordance with the approved plans.
3. Prior to commencement details of surface water drainage and foul water drainage shall be submitted alongside a flood risk assessment to ensure appropriate planning of the area.
4. The development hereby permitted shall be implemented in accordance with the mitigation and enhancement strategy outlined in Chapter 6 of the protected species survey and mitigation strategy.
5. No development shall commence until a phased contaminated land risk assessment has been carried out by a competent person.
6. Parking and visitors splay to be laid out prior to occupation as per the revised plan 1126-W02 REV D.
7. Details of SUDS compliant drainage scheme to be submitted.
8. Prior to commencement joinery details, vents, flues and extract ducts details, external lighting details, bin store details, central heating and fuel storage systems and metre boxes details shall be submitted.
9. Hard and soft landscaping details to be submitted.
10. Implementation of landscaping details.
11. Samples of materials (photos to be taken and submitted).
12. Sample panels of brick and stone for walling (photos to be taken and submitted).
13. Specification for lime mortar, bedding and pointing- 1:3 (lime: graded sharp sand) to be confirmed.
14. Repair schedule for building 6 - weather-boarded barn.
15. The work units attached to units 4 and 8 shall be akin to a home office and shall not be used for the provision of a commercial industry that would result in large scale traffic generation or an increase in dust, fumes, noise and light pollution.
16. The existing open access adjacent to Majors Road and to the south of Stone Farmhouse shall be permanently stopped up and not used for the access and egress of vehicles.

INF: Your attention is drawn to the need obtain a European Protected Species (EPS) licence before any development or demolition of buildings containing bat roosting sites can proceed. You must be aware that to proceed with the development without first obtaining an EPS Licence could result in prosecution.

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