DELEGATED DECISION REPORT

DET/2017/0022 **Valid 04/07/2017**	**BARN AT PAYNSLEY HALL FARM** **SANDON ROAD** **CRESSWELL**	**PROPOSED CHANGE OF USE OF AGRICULTURAL BUILDING TO DWELLINGHOUSE.** **(NOTIFICATION - CHANGE OF USE PRIOR APPROVAL)**

MAIN ISSUES

- Class Q Eligibility criteria
- Condition Q.2 (a) transport and highways impacts of the development
- Condition Q.2 (e) location or siting – whether practical or desirable
- Condition Q.2 (f) design and external appearance
- Section W (9) (a) assessments of impacts or risks
- Section W (9) (c) details of proposed building or other operations

DESCRIPTION OF SITE

The building is a modern 20th C steel framed shed 13.5m x 18m with generally breeze block walls to c.2.0m to 2.5m and sheet cladding above and to the roof. It stands in relative isolation alongside the track to Paynsley Hall Farm some 750m from the farm. There are nearer residential neighbours at The Shippons c.100m to the WNW and at Leese House Farm c.150m WNW. Some 575m to the SW is a further residential neighbour at West Paynsley Farm. All these properties are served by a private single track lane from the public highway – Sandon Road – a journey distance of 1km NW from the application building. For its first c750m from the public road this track is also a Public Footpath Right of Way.

The building is orientated long side parallel to the track. The roof ridge of height 5.5m is off centre so that the eaves height alongside the track is lower at c.3.5m than the eaves to the north at c.4.6m. A single full height steel access door is positioned in the SE facing gable. A concrete apron yard links the gable access door with the track. Further into the field beyond (NW) is an apparent manège now disused and serving as a temporary store for building rubble. There is a strong and well grown hedge to the track boundary on the southerly side of the building separated by a gap of c.5.0m currently occupied by a lorry back container store. Surrounding field abuts directly to the NW gable wall of the building. There is a small timber stable building off the NE side between the building and the manège.

The landscape is open and flat in marked contrast to the more typically undulating or hilly areas to the north and the Moorlands more generally. Dwellings and farmsteads are well dispersed and tend to stand alone rather than grouped. The Blythe Park

Industrial Estate lies within short range of 500m to the NW. The Nottingham rail line and the A50 dual carriageway lie respectively within 550m and 1250m to the NE and along with overhead pylon lines create urbanising influences.

PROPOSAL

To retain the existing structure and convert to a single residential unit. Glazed openings by way of windows and doors would be predominantly on the SW elevation. A discrete four windows and one solid door would be formed on the NE elevation. A large double height window similar in scale to the existing doorway would be formed on the SE gable elevation.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas
DC1 Design Considerations
DC3 Landscape and Settlement Setting
R1 Rural Diversification
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s) 7 – requiring good design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No planning history can be found in the Council's records. A date plaque within the building gives the date of erection as 1986. At this time the 1977 Town and Country Planning General Development Order was in force and under Class VI an agricultural building of a scale and form as here would not have required consent. The requirement for prior notification to the LPA was only introduced more recently.

In 2014 consent was given for an agricultural worker's dwelling at Paynsley Hall Farm (SMD/2013/1024).

CONSULTATIONS

Publicity

Site Notice expiry date: 9th August 2017
Neighbour consultation period ends: 10th August 2017
Press Advert: N/A

Public Comments
None

Town / Parish Comments
None received

Staffordshire County Council Highways
Initially recommended refusal due to the limitations of the private access road. Following discussions with the agent and further consultation with SCC Highways in which it has been established that the applicant wishes to use the accommodation for persons employed at Paynsley Hall Farm it has been established that SCC Highways would support the development if the occupancy is restricted by way of condition to persons working at the farm.

OFFICER COMMENTS

Principle of Development
Subject to a series of detailed criteria set out under Part 3 of Schedule 2 to the General Permitted Development Order (2015) Class Q the conversion of a building in use for agriculture as part of an established agricultural unit on 20th March 2013, or when last use prior to that, can be converted to a dwelling house (Class C3 use).

The Change of Use Permitted Development option would not be available if the building had been erected without consent or would otherwise have been unlawful at the time it was constructed. Due to no planning records being found this has been looked into carefully and as set out under planning history it is found that the building would not have needed consent in 1986 being permitted agricultural development at the time.

The proposal meets the various size limits such as plan area and floor area and would not involve any development outside the existing dimensions in any plane. A structural surveyor's report confirms that the structure is suitably sound to withstand the conversion without replacement of structural elements being required. The building as existing is fully walled to all elevations and as such, whilst further internal insulating skin walls and ceilings will be required the external elevation will be altered only to the extent of making good and insertion of window and door openings sufficient to make a habitable building as provided for by the Permitted Development terms of Class Q.

Supporting information has been supplied to verify that Paynsley Hall Farm is in fact a substantial mixed farm enterprise of c. 200ha (480 acres) with permanent grassland, arable crops and a c.100+ head dairy herd.

The proposal is found to qualify under GPDO (2015) Schedule 2 Part 3 Class Q and therefore, subject to consideration of the prior determination criteria as set out at the head of this report: transport and highways impacts; location or siting; design and external appearance; assessments of impacts or risks and details of proposed building or other operations, the proposal can be considered acceptable in principle.

Design
In external appearance the additional glazing will represent perhaps the main change although it is to be noted that the existing building is in effect glazed albeit with transparent corrugated sheeting along both its NE and SW elevations. The proportion of new glazing to blank wall is considered well moderated and avoids becoming an urban 'glass box' thereby retaining its functional characteristics in at least two key elevations – those to the NW and NE. The single piece of full height glazing has the proportions of the agricultural shed doorway it replaces (slightly re-positioned) in the SE elevation.

The colour of the existing wall sheeting (except where transparent) is blue grey and the proposal is to match with this. The roof sheeting is currently pale grey. The adoption of all-over slate grey eg BS18–B28 above the level of the concrete or blockwork base walls would be desirable and the confirmation of external colour finish should therefore be regulated by way of condition.

The building is not seen in the context of any close neighbouring dwellings with which it might have clashed in style. The only close public vantage is from the public footpath to the south – which de facto appears to follow the farm lane along which there is a hedge separating the building. The building can be seen at distance from the north but due to the restraint in the proposed extent of glazing the form of the building would not be radically altered and would not become especially more noticeable eg due to illumination from windows. In this expansive spacious landscape this building which is of moderate scale for a farm shed would not become unduly noticeable or at odds with it setting as a result of its change of use.

Amenity (location or siting – whether practical or desirable)
The separation distances to neighbours mean that no adverse effects for privacy would arise. The proposal allots the permitted curtilage space which must not exceed the ground plan area of the existing building. At 243m2 this comfortably exceeds the minimum 65m2 required under 'Space About Dwellings' along with parking space for two vehicles. The proposal stipulates the removal of the stable block and store shed and this should be secured by condition. There are no nearby uses to undermine the amenity of residents of the building and the land is in the applicant's control.

Highway Safety
The concerns are resolved by the attachment of an occupancy condition. It is clear that the access road is significantly constrained in particular by the first 275m back from the public highway being single track without passing spaces therefore risking the possibility of vehicle being unable to pull in off the public road or being forced to attempt to back out again. By way of the occupancy condition the traffic impacts will in theory result in no significant net change.

Other Matters
Due to the structural form of this building which is not conducive for bats no significant protected species concerns arise. The bird nesting informative should be attached.

A high pressure main alert is given on the constraints map and an informative should be attached.

CONCLUSION / PLANNING BALANCE

On the basis of the forgoing the proposal is found to meet the Class Q criteria tests and being found acceptable in those matters which the LPA is required to consider "as if the application were a planning application", as stated at Schedule 2 Part 3 W(10) (b), the application is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 21st September 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council