Planning Services Ltd

Directors: A W Newby B.Sc DMS

Registered in England N* 2458413

Townend
Waterfall
Waterhouses
Staffs ST10 3HZ
Tel (01538) 308043
web: www.pmeplanning.co.uk
email: enquiries@pmeplanning.co.uk

Design and Access Statement
Conversion of redundant agricultural outbuilding to house biomass heating system including the provision of a black flue pipe
Clough Head Farm Ipstones, PP-07913997

1. Site & Applicant Details:

Clough Head Farm,
Shay Lane,
Ipstones,
Staffordshire ST10 2LZ

OS Grid Ref SK 027 490
Easting 402703
Northing 349013



Fig. 1. The Outbuilding

2. Introduction

2.1 Clough Head Farm lies to the south of Shay Lane in Ipstones.

2.2 The steading comprises a 19th century stone and tile farmhouse, a converted two storey combination barn and a single storey outbuilding arranged to form a U plan courtyard. The farmhouse and combination barn are aligned east to west and are linked at the western side by the single storey outbuilding. A range of modern portal frame livestock buildings lie across a concrete yard just to the north.

2.3 The southern part of the single storey outbuilding adjoining the farmhouse was converted to residential use in 1979, ref SMD/1979/0276.

2.4 The northern part of the outbuilding remained unconverted and is the subject of this application.

2.5 The proposal seeks planning consent to convert the northern part of the outbuilding to accommodate a biomass heating system including the provision of a black flue pipe.

3. Description of the existing building and its setting.

3.1 Clough Head Farm lies to the south of Shay Lane in Ipstones and is access ed via a long driveway which leads south from the end of Shay Lane.

3.2 The buildings date from the 19th century, although the western part of the farmhouse is older and is indicated on the Yates Map of 1775.

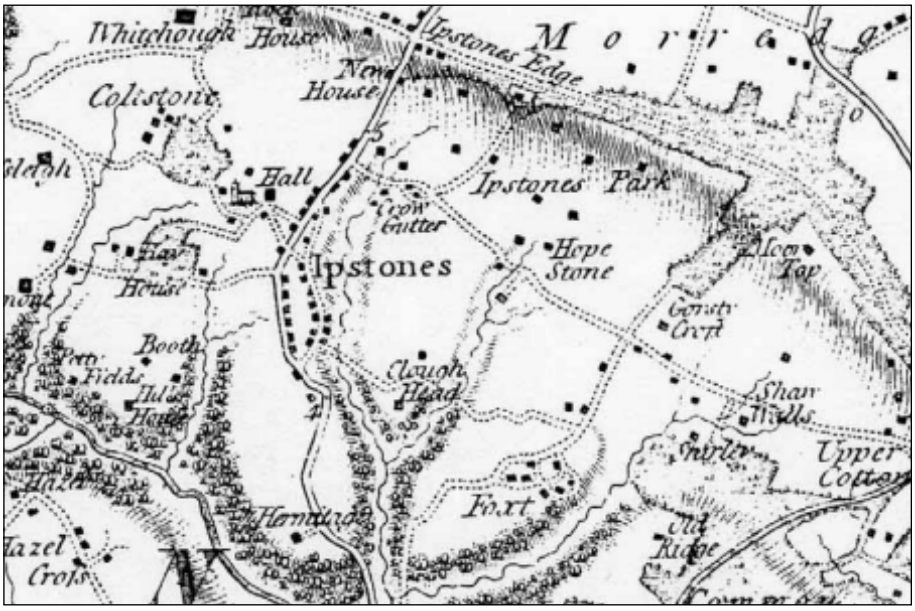


Fig. 2. Extract from Wm Yates' Map of Staffordshire 1775

3.3 The U plan arrangement of the traditional buildings can be seen on the 1st epoch Ordnance Survey Map, Staffordshire XIII.11 (Ipstones), Surveyed 1879, Published: 1880.

3.4 The buildings are not listed.

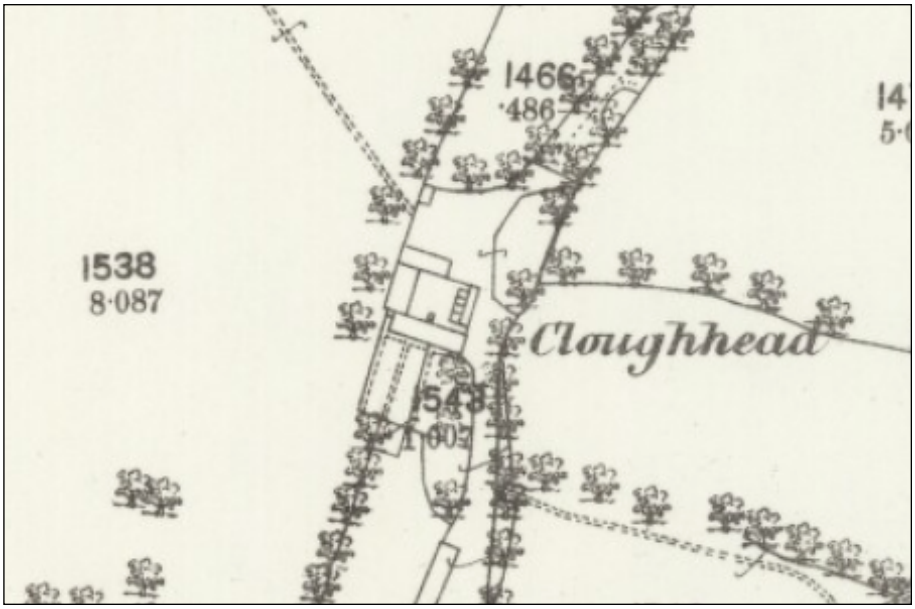


Fig. 3. Extract from 1:25 inch OS Map pub. 1880

3.5 The site area, including the access to Shay lane measures 10600 sq. m.

3.6 The site lies outside of the Ipstones Conservation Area.

3.7 The landscape character type is Dissected sandstone cloughs and valleys, a pastoral landscape with deeply incised wooded valleys with narrow winding watercourses.

3.8 Vehicular access to the site is via Shay Lane, an unclassified adopted road designated the D1123.

3.9 Public Footpath Ipstones 55 runs from Foxt to Ipstones and runs through the concrete yard to the south of the large portal frame building.

3.10 The unconverted part of the single storey outbuilding was formerly a shippon with standing for 5 cows. The boskins and feed troughs are C20 concrete and probably date from the mid 1920's: Ref, Milk and Dairies Order 1926.

3.11 The shippon was arranged as a cross passage with doors to allow cows in and out at either side. The right hand door at the front (east) allowed access to the feed passage.

3.12 The walls of the outbuilding are constructed in red gritstone. The side facing the yard is constructed in coursed ashlar blocks. The rear is gritstone rubble.

3.13 The roof of the outbuilding is clad in Staffordshire blue clay tiles.

3.14 The doors are a combination of simple vertically boarded or vertically boarded split stable doors, stained a reddish brown colour.

3.15 The window at the rear of the shippon is a wood framed inward opening hopper design, painted white. (The windows in the adjacent part are white uPVC and are domestic in character).

3.16 Rainwater goods comprise black half round gutter with round down pipes. rainwater goods are missing at the rear.

3.17 Vehicle parking and turning areas are surfaced in bituminous macadam.

3.18 Boundaries are formed by a combination of wire fencing, drystone walls, and hedges.

Please refer to the accompanying 1:50 Existing Plans & Elevations and the 1:200 Existing Block Plan for further details.

4. Description of the proposed development

4.1 The proposal seeks planning consent to convert the northern part of the outbuilding to accommodate a biomass heating system.

4.2 There will be no external alterations to the building other than the provision of an external flue pipe. This will be painted black and positioned on the eastern elevation which also has a rooflight. Providing the flue is positioned a little over 60mm from the ridge, it need not be significantly taller than the ridge.

4.3 Internally, the concrete boskins and troughs will be removed and a level floor provided.

4.4 The outbuilding will accommodate the heating system, comprising a pellet boiler, pellet store and accumulator(s).

4.5 The equipment can be introduced and commissioned without widening the door ways.

4.6 The walls, roof, windows, doors rainwater goods, boundary and surface treatments will therefore remain as existing.

Please refer to the 1:200 Proposed Block Plan and the 1:50 Proposed Plans & Elevations for further details.

5. Protected Species

5.1 A protected species survey has been carried out and no bats, barn owls or other protected species were found to be using the building.

5.2 However, standard reasonable avoidance methods are proposed during construction.

5.3 To mitigate for the loss of habitat in the wider environment, it is proposed that 3 wooden bat boxes be installed on the mature trees on the eastern side of the farmstead.

6. Structural Condition

6.1 A structural appraisal has been carried out. This confirms that the building is sound and can be converted without significant reconstruction, repair or alteration.

7. Impact of the proposed development on the privacy and living conditions of neighbours and on the significance of the building.

7.1 The development raises no amenity issues.

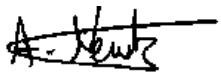
7.2 The concrete stalls, boskins and feed troughs date are 20th century in origin and have low significance.

7.3 The southern end of the outbuilding has already been converted and is somewhat domestic in character and the building forms part of a larger residential grouping. The outbuilding is therefore of low to medium significance.

7.4 The removal of the concrete stalls, boskins and feed troughs and the provision of a flue pipe amounts to less than substantial harm.

7.5 There is public benefit arising from reducing CO2 emissions and this benefit outweighs the less than substantial harm arising from conversion.

7.6 In these respects the proposal is considered to be a sustainable form of development in accordance with Core Policies SS1, SS1a, DC1, DC2, SD2, SD3 and Section 16 of the NPPF, conserving the historic environment.



A W Newby, B.Sc (Eng). DMS.
PME Planning Services Ltd
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