PlanningDesign

PLANNING | ARCHITECTURE | URBAN DESIGN

# Planning Statement

## Full planning application for conversion of stone barn to ancillary residential accommodation, change of use of farm building to parking, minor diversion of footpath.

Hayes Gate Farm,
Star Bank, Oakamoor

**July 2019**

**Document Control Sheet**

| | |
|---|---|
| **Project Name** | Full planning application for conversion of stone barn to ancillary residential accommodation, change of use of farm building to parking, diversion of footpath |
| **Client** | Mr & Mrs Mellor |
| **Project Reference** | 2493 |
| **Project Lead** | DC |
| **Team Members** | RW |

| Version | File Name | Description | Prepared | Checked | Date |
|---|---|---|---|---|---|
| 01 | 2493_PDAS | Planning, Design and Access Statement | RW | DC | 23/7/19 |

**Produced by:**

Planning & Design Practice Ltd
3 Woburn House
Vernon Gate
Derby
DE1 1UL

www.planningdesign.co.uk

CONTENTS

1 INTRODUCTION ..... 3
2 SITE DESCRIPTION AND PLANNING HISTORY ..... 4
Site Location ..... 4
Relevant Planning History ..... 6
3 THE PROPOSED DEVELOPMENT ..... 6
4 PLANNING POLICY CONTEXT ..... 8
National Planning Policy Framework ..... 8
Staffordshire Moorlands Core Strategy - March 2014 ..... 9
Staffordshire Moorlands District Council Design Guide Adopted as Supplementary Planning Document - 2018 ..... 12
5 Principle of development ..... 12
Impact on neighbouring residents ..... 12
Design ..... 13
Impact on the Churnet Valley Landscape Character Area ..... 13
Impact on public footpaths ..... 13
Impact on ecology ..... 17
Landscaping ..... 17
6 CONCLUSIONS ..... 18

# 1 INTRODUCTION

**1.1** Planning & Design Practice is a town planning and architectural design consultancy consisting of chartered town planners and an architectural design team. The practice operates across England and Wales and, with over 60 years combined experience in the team, the company has an excellent record of success.

**1.2** We have been instructed by Mr & Mrs Mellor, the owners of the site to prepare and submit a full planning application for the conversion of a stone barn located at Hayes Gate Farm, Oakamoor into ancillary residential accommodation, to change the use of an existing agricultural building to car parking, and for a minor diversion to the route of a public footpath.

**1.3** This report has been structured to provide an introduction to the site and discuss its planning history, details of the proposed development and the rationale for it; and an examination of the key planning issues to be considered.

**1.4** Also submitted to accompany this report are the following:

- Application Form;
- Site location plan;
- Existing and Proposed Site Plan;
- Existing and Proposed Elevations for Stone Barn;
- Existing and Proposed Elevations for Agricultural Building;
- Ecological Reports – Phase 1 Building Inspection and subsequent Bat Survey;
- Structural Report;

# 2 SITE DESCRIPTION AND PLANNING HISTORY

## Site Location

**2.1** The proposed development site is located approximately 1.5 km outside the built framework of Oakamoor, Staffordshire. The site is located off the B5417 on the eastern side of Star Bank. The site comprises a number of agricultural buildings that include both traditional stone buildings and modern portal frame buildings. The site is no longer used for farming and in 2018 prior approval was granted for the conversion of one of the large modern portal framed barns into a dwelling. Under Class Q of permitted development.

**2.2** This application relates to a small stone barn located to the east of the site. The barn is single storey with a pitched roof and timber windows. The barn has a floor area of 53 square metres, is of traditional sandstone construction and is structurally sound.



**Figure 1 shows the traditional sandstone barn located to the east of the site**



**Figure 2 shows the front elevation of the sandstone barn**



**Figure 3 shows the timber vaulted celling inside the barn**



**Figure 4 shows the gable end of the stone barn.**

**Relevant Planning History**

**2.3** **DET/2017/0030** Change of use Prior Approval for change of use of agricultural building to a dwellinghouse (Class C3) – Refused 15/03/2018

**2.4** **DET/2018/0002** Change of use Prior Approval for change of use of agricultural building to a dwellinghouse (Class C3) Appeal – Allowed 23/10/2018

**2.5** **SMD/2019/0187** Variation of Condition 1 to vary the approved plans, to extend the timber cladding further down the building (in order to improve its appearance) – Allowed 11/06/2019

## 3 THE PROPOSED DEVELOPMENT

**3.1** The proposed development is for the conversion of the traditional sandstone barn located to the east of the site into ancillary residential accommodation to the main dwelling that is being created

by the Class Q conversion. The applicants require the accommodation as additional living space for visiting friends and family members, to be used solely in conjunction with and ancillary to the main residential use of the Class Q barn.

**3.2** The development will require no extension or significant alterations and the existing door and window openings will be utilized. Internally the barn will be converted to contain two small guest bedrooms, w.c / shower room, and a small kitchen/diner.

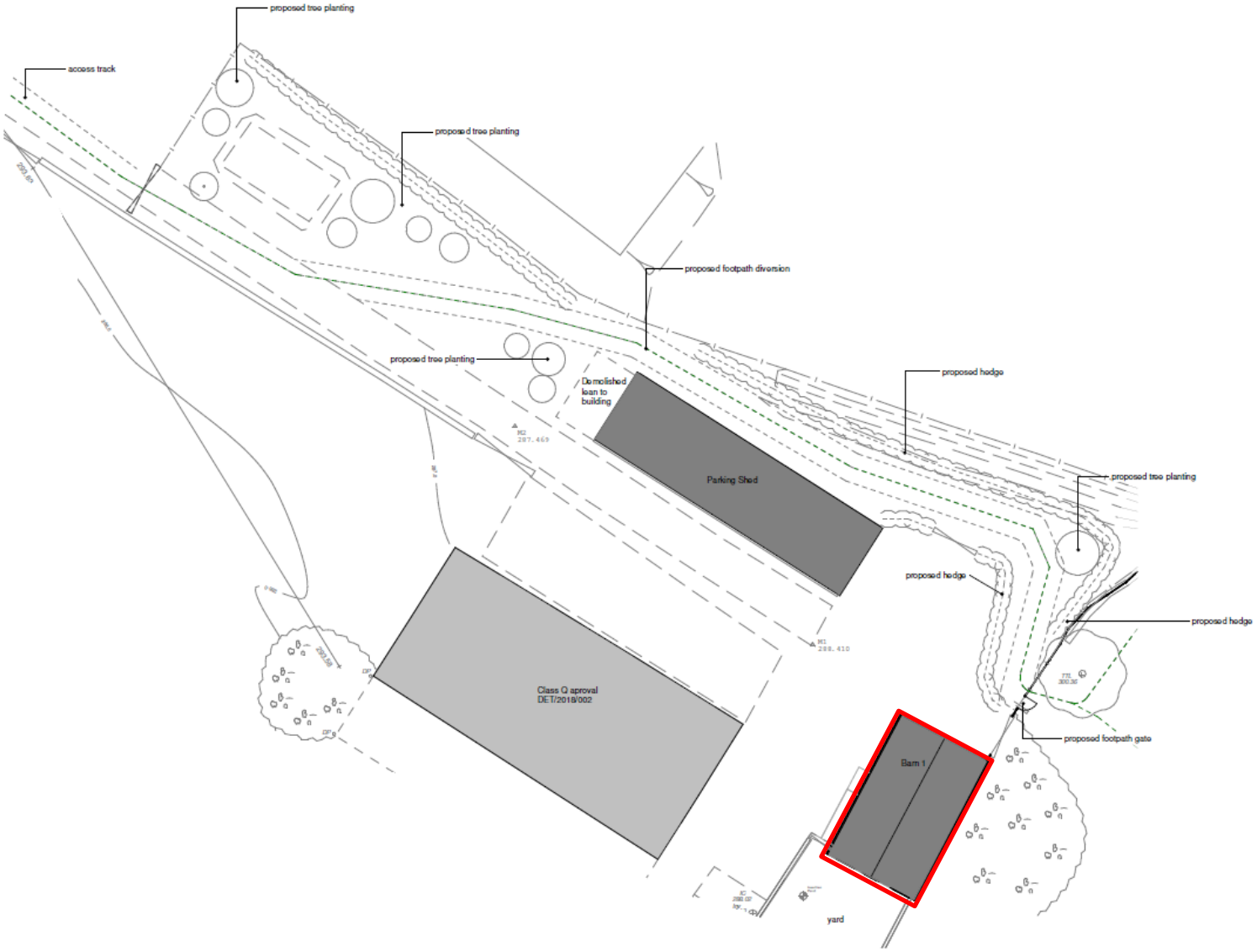



**Figure 5 shows the location of the proposed barn conversion outlined in red in relation to the parking shed, and the minor diversion of the public footpath.**

# 4 PLANNING POLICY CONTEXT

## National Planning Policy Framework

**4.1** The new National Planning Policy Framework was published on 24th July 2018 and provides an updated version to the original released in 2012. The framework sets out the Government's planning policies for England and how these should be applied.

**4.2** At the heart of the Framework there is a presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.

**4.3** The three objectives of Sustainable development are;

a) economic – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) social – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) environmental – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

**4.4** For decision-taking this means:

**4.5** approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

**4.6** the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

**4.7** The application site is located in a rural area outside of any recognised settlement. Local Planning Authorities are advised at paragraph 79 of the revised National Planning Policy Framework (the Framework) that they should avoid new isolated homes in the countryside unless there are special circumstances. One of the special circumstances identified is "where the development would reuse redundant or disused buildings and lead to an enhancement to the immediate setting".

## Staffordshire Moorlands Core Strategy - March 2014

**4.8** The development guidance policies contained in this report refer to the Staffordshire Moorlands Core Strategy which was adopted in March 2014.

**4.9 SD1 - Sustainable Use of Resources**

**4.10** The Council will require all development to make sustainable use of resources, and adapt to climate change. This will be achieved by:

1. Giving encouragement to development on previously developed land in sustainable locations in allocating land for development and determining planning applications, except where:

   a previously developed site performs poorly in sustainability terms and could not be made otherwise acceptable; development upon a previously developed site would cause harm to some asset of acknowledged importance or if it would create an unacceptable flood risk.

   Development on non-allocated greenfield land will only be considered acceptable where the proposal:

**4.11** *relates to the provision of needed development which cannot be accommodated on a deliverable previously developed site or other allocated site in the locality and is in a sustainable location, or; relates to the conversion or reuse of a rural building in accordance with policy R2.*

**4.12 SS1a - Presumption in Favour of Sustainable Development**

**4.13** When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

**4.14** Planning applications that accord with the policies in this Core Strategy (and, where relevant, with polices in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

**4.15** Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or specific policies in that Framework indicate that development should be restricted.

**SS6c - Other Rural Areas Area Strategy**

**4.16** The other rural areas comprise the countryside and the green belt outside of the development and infill boundaries of the towns and villages, as defined in the Site Allocations DPD, including those small settlements and dispersed developments not identified in Policies SS5, SS6a and SS6b.

**4.17** These areas will provide only for development which meets an essential local need, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council and its partners will achieve this through the following actions:

1. Meet essential local needs by: Restricting new build housing development in the countryside to that which is essential to local needs, including affordable housing (in accordance with policies H2, H3 and R2);

   *Allowing the conversion, extension or replacement of an existing rural building in accordance with policies R1 and R2;*

Allowing suitable development which would secure the future conservation of a heritage asset in accordance with policy DC2; Allowing rural exceptions housing (in accordance with policies H2 and R2) Allowing community facilities which meet a local need, where that need cannot be met in a settlement within the hierarchy.

In such cases the development should be in a sustainable location close to an existing serviced settlement.

**R2 - Rural Housing**

**4.18** Other than sites allocated for housing development in the Site Allocations DPD, only the following forms of housing development will be permitted in the rural areas outside the settlement and infill boundaries of the town and the villages: Affordable housing which cannot be met elsewhere, in accordance with Policy H2.

**4.19** A new dwelling that meets an essential local need, such as accommodation for an agricultural, forestry or other rural enterprise worker, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere. Proposals for replacement dwellings, provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.

**4.20** Extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area.

***4.21*** *The conversion of non-residential rural buildings for residential use where: the building is suitable and worthy in physical, architectural and character terms for conversion; and it can be demonstrated that agricultural or commercial use is not viable or suitable.*

**4.22** In such cases there will be a requirement for a marketing exercise to be carried out by a suitably qualified professional or other evidence that the building would be unsuitable for a commercial use; or conversion to residential use would enable a building of particular merit to be safeguarded.

**Staffordshire Moorlands District Council Design Guide Adopted as Supplementary Planning Document - 2018**

**4.23** The guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained. This means that in most cases the barn, mill or chapel should afterwards look like a converted barn, mill or chapel. When converting traditional buildings, new uses should not normally require the construction of extensions or ancillary buildings

# 5 Principle of development

**5.1** The proposal is for the conversion of a traditional stone barn into ancillary residential accommodation that will serve the new main dwelling on site. It is also proposed to use an existing haybarn as a covered parking area. The development will make use of existing redundant rural buildings which no longer have an agricultural use. It is considered that this is a sustainable re-use of the buildings which is encouraged by policy SD1 of the local plan. In addition to this the stone barn is structurally sound and constructed from traditional sandstone. The building is therefore considered to be worthy of conversion by its physical and architectural merit and meets with directives set out in policy by Policy R2. The steel framed hay barn is an existing building and its re-use for covered parking means that there will be no demand for any new ancillary domestic outbuildings to serve the consented Class Q residential barn conversion. This approach to using existing buildings to serve ancillary purposes for Class Q conversions on the same site has been considered acceptable in many other local planning authorities.

**Impact on neighbouring residents**

**5.2** The proposal is for residential ancillary accommodation which will serve the new dwelling located at Hayes Gate Farm. There is only one other property approximately 50m up the lane and the proposal will not cause this dwelling any amenity issues. The conversion is only for ancillary accommodation only and no primary windows of the main house will be impaired. As such the conversion will not cause any amenity issues for the approved Class Q barn conversion or any other nearby properties.

## Design

**5.3** The design of the proposed Stone Barn conversion is simple and respects its traditional construction with minimal alterations. It is proposed to replace the corrugated roof sheets with a traditional Staffordshire-blue clay roof tile. This will be a design improvement and also a benefit to the wider landscape character by reinstating the original roofing material.

**5.4** The design of the scheme largely uses the existing door and window openings, with some minor alterations.

**5.5** The design of the change of use from the existing hay barn to a parking shed is simple, retains the existing building and proposes repairs in materials to match those approved on the main Class Q building. This will provide a uniformity of quality to the appearance of the site as a whole.

**5.6** The design of the proposed alterations and repairs to both buildings is considered appropriate and sympathetic to the overall redevelopment of the site, and complies with the relevant SMDC policies and SPD.

## Impact on the Churnet Valley Landscape Character Area

**5.7** The area falls within the Churnet Valley Landscape Character Area. The proposed conversion of the stone barn is sensitively designed with minimal alteration to the building, and will preserve this vernacular building and the contribution it makes to the rural landscape in the area.

**5.8** The re-use of the hay barn will smarten up a tired-looking existing building and provide it with a new use for covered parking in association with the approved Class Q barn conversion. A small lean-to on the western end of this building will be demolished to improve the appearance and increase the openness of the site.

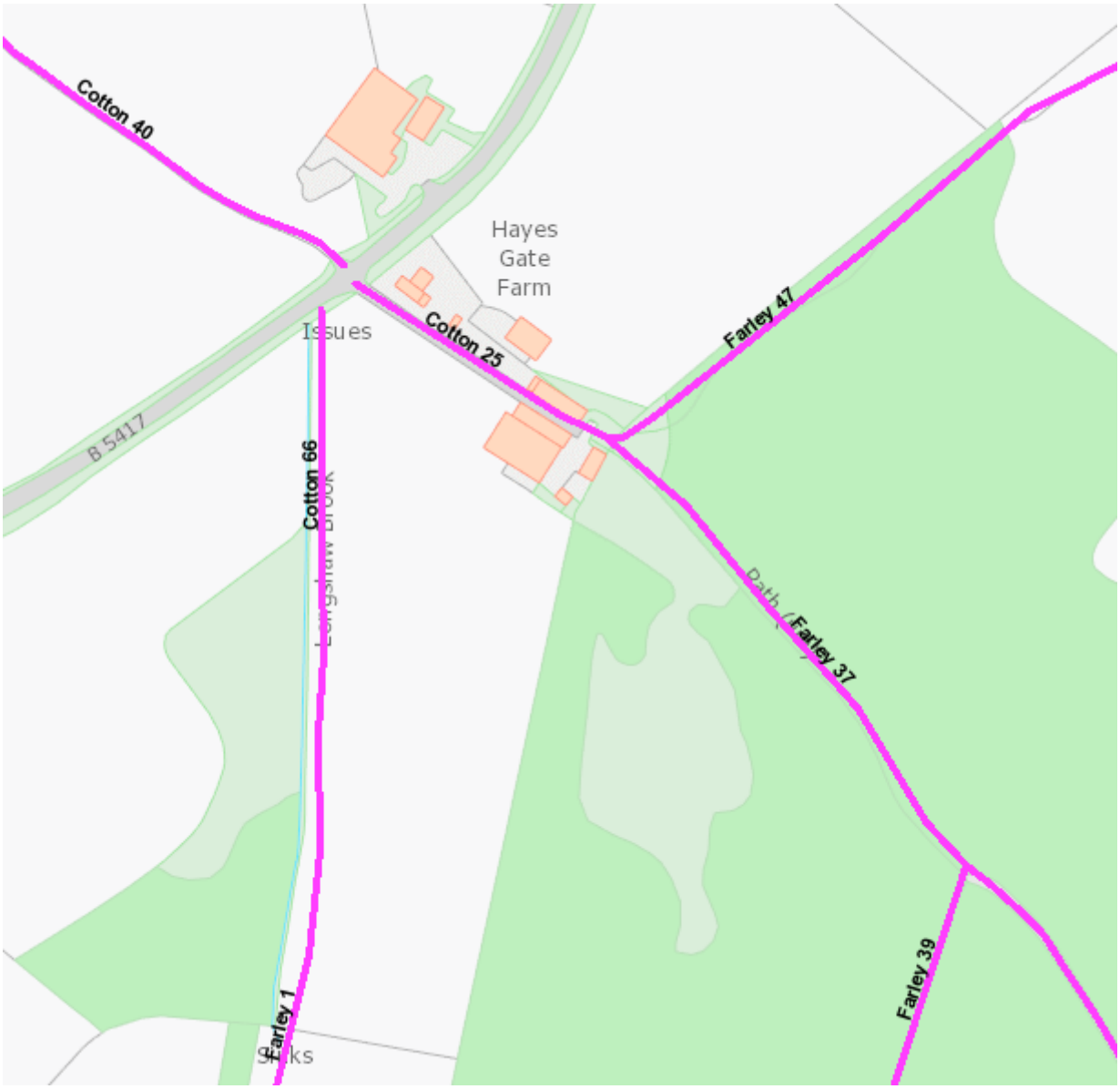
## Impact on public footpaths

**5.9** Public Footpath 'Cotton 25' runs through the site up the drive from the highway and through the centre of the existing farmyard between the approved Class Q conversion and the existing hay

barn that is proposed to be used for parking. The footpath exits the site over a stile, next to a vehicle access gate, at the northern gable end of the proposed stone barn for conversion.

**5.10** Over the stile, the footpath continues on straight ahead as 'Farley 37' or bears left to follow 'Farley 47' in a north-easterly direction.

**5.11** Please see below extract showing the route of the footpaths on the definitive map:

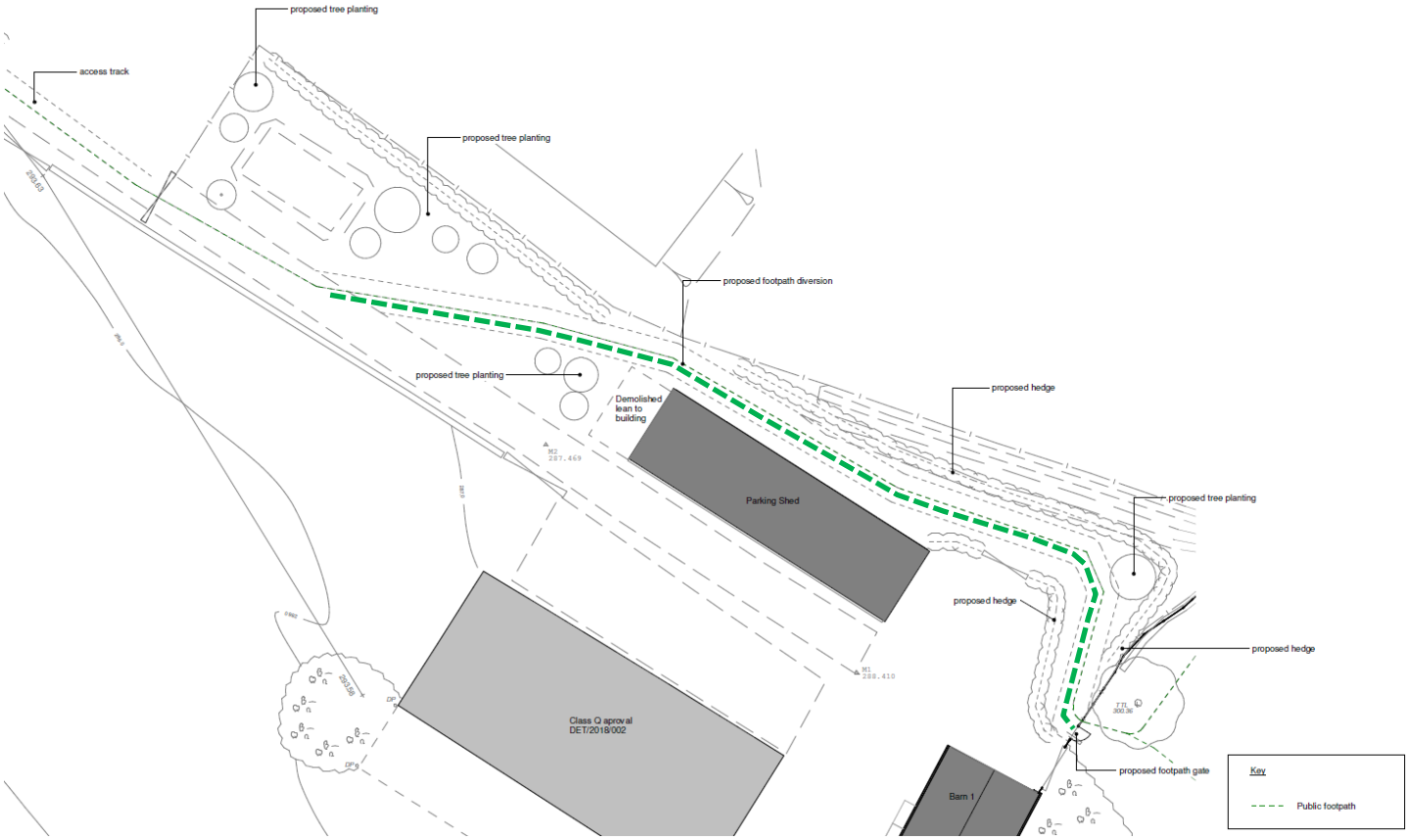



**5.12** Footpath 'Cotton 66' runs across the land also in the ownership of the applicant, in a north-south direction from close to the driveway entrance. This footpath will be unaffected by the proposals; however it should be noted that the applicant has undertaken maintenance and improvement

works to this route to make it more accessible to the public. This includes the installation of a kissing gate at the entrance, repairs to fencing, planting of new sections of hedgerow, and laying of existing hedgerows in the traditional manner.

**5.13** These improvements have not only made the footpath route more enjoyable for walkers, but have also contributed to preservation of the landscape character in the area, which is a benefit to the wider area.

**5.14** As part of this planning application, it is proposed to make a minor diversion to footpath 'Cotton 25' that runs through the centre of the site. It is proposed to route the footpath behind the existing hayshed and then back to the existing stile, as shown on the submitted plans:

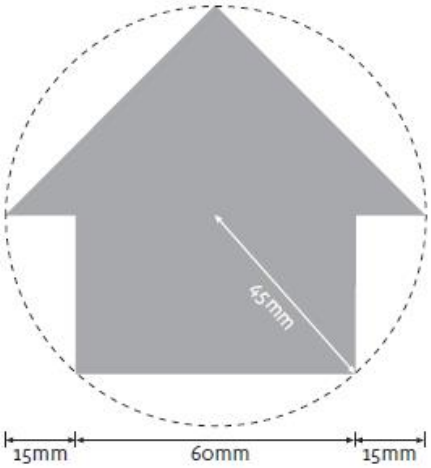



**5.15** This diversion is minor in relation to the definitive route overall, but will avoid potential conflict between walkers and vehicles that are parking and turning (the footpath currently runs straight through the middle of the main parking and turning areas of the site). The diversion will provide a pleasant route that is attractively landscaped with native tree planting and mixed hedging, and the route will be maintained with a minimum open width of 2m along its new route.

**5.16** The proposed new route of the footpath will be clearly waymarked with yellow arrow signs in accordance with Natural England's "Waymarking public rights of way" publication:

**Type of waymarks**

Most waymarking is now carried out using printed plastic or metal signs fixed with galvanised nails. This is quick and easy, and ensures that the waymarking has a uniform appearance, although such waymarks can only be attached to wooden fences, stiles and gateposts. They must not be nailed to trees as this causes damage.




The traditional, and still the most versatile method is to paint the waymarking arrows. While this takes longer and can only be done in dry weather, painted arrows can be adapted to convey a special meaning and can be applied to a wider range of surfaces, including trees, stone and brick.

The arrow must be of the dimensions shown. It is easy to draw if based on a 90-mm diameter circle.

**The correct waymarking colours are:**

**Footpaths**
Yellow
BS 08 E 51

**5.17** The minor diversion of the footpath would also provide slightly more privacy to the applicants as the future occupiers of the approved Class Q conversion, thus improving their residential amenity. Diversions to footpath routes such as this have been allowed elsewhere in the Staffordshire Moorlands.

**5.18** The proposed minor diversion of the footpath along this route would also make sense even if the site were to continue to be used for agricultural purposes, as it would take walkers away from the vehicle movements of a farm yard and around the back of the existing building, along a route that will be arguably more enjoyable and safer for any individuals passing along the route.

## Impact on ecology

**5.19** Following a daytime inspection carried out in 2016 Consultant Ecologists Penny Anderson Associates Ltd was commissioned by the applicants in July 2017 to investigate potential usage of two stone barns at the site by roosting bats. The barn which is part of this application was referred to in the report as barn 1.

**5.20** The report found that both stone barns are used by a very small number of brown long-eared bats. The report noted that some of the existing roost features which will be lost as part of the proposed conversion into residential accommodation, but that there is scope to provide new crevice roost features on the converted building as well as bat boxes on nearby trees to provide roosting features during the conversion works. As such any application for conversion must incorporate mitigation and avoidance measures to avoid harm to bats and maintain the favourable conservation status of the local bat population.

**5.21** In line with current good practise for development the report has recommended that upon receipt of a planning consent, a licence application to Natural England should be applied for which includes a method and mitigation strategy including outline provision of alternative roost habits as highlighted in the report. Due to the low numbers of common species of bats found, this is likely to be done under a CL21 Low-Impact Class Licence.

**5.22** It is expected that this will also be secured as a condition of a planning approval.

## Landscaping

**5.23** Supplementary landscape planting is proposed in several places on the north part of the site, consisting of native mixed hedgerows and trees, to enhance the route and to provide an enjoyable experience for users of the diverted public footpath. The provision and ongoing maintenance of the new fencing and planting will be to the same high standard as those on other land in the applicant's ownership.

# 6 CONCLUSIONS

**6.1** The proposed change of use of an existing stone barn to ancillary residential accommodation will ensure the long term preservation of a vernacular farm building by securing a viable new use. Its close proximity to the approved Class Q conversion means that it is eminently suitable for ancillary accommodation, with a strong fall-back position of being able to be converted to an independent dwelling in its own right under Class Q.

**6.2** The proposed ancillary use will meet the requirements of the applicant for use by visiting family members and friends.

**6.3** The proposed re-use of the existing steel framed hay barn for covered parking will make use of an existing agricultural building on the site with only minor repairs, eliminate the demand for ancillary outbuildings in future, and smarten up the appearance of this building in the landscape by demolishing a lean-to at one end.

**6.4** The minor diversion to the public footpath will provide walkers with a short but pleasant diversion and avoid conflict between parking and turning vehicles at the head of the drive, as well as providing slightly more privacy for the applicants as the new occupiers of the approved Class Q conversion.

**6.5** The proposed landscaping and planting along the route will benefit the character of the wider landscape as well as providing ecological enhancements to the site as a whole.

**6.6** If any more information or clarification is required, the applicant would greatly appreciate the opportunity to provide it or to engage in discussions with the LPA.

PlanningDesign

PLANNING | ARCHITECTURE | URBAN DESIGN

**Planning & Design Practice Ltd**

www.planningdesign.co.uk

info@planningdesign.co.uk

Tel: 01332 347371

**Derby**
3 Woburn House
Vernon Gate
Derby
Derbyshire
DE1 1UL

**Matlock**
Cromford Creative
Cromford Mills
Mill Lane, Cromford
Matlock
DE4 3RQ

**Macclesfield**
Waters Green House
Waters Green
Macclesfield
Cheshire
SK11 6LF

**Sheffield**
The Portergate Centre,
257 Ecclesall Road,
Sheffield
South Yorkshire
S11 8NX