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Ref: 2022 – New Agricultural Shed Planning Feedback at Whiston Hall Golf Club, Whiston, ST10 2HZ.

Dear SMDC,

Please see below the feedback from SMDC during a site visit on the 15th April 2021. The feedback discussed during the site visit has been used and actioned upon as part of the resubmission for the new shed.

Section 4.0 New Agricultural Shed

- **4.1** Following on from reviewing the existing storage facility we headed towards the site for the proposed new agricultural shed.
- **4.2** It was noted that the site around the hall is elevated and offers great views across the countryside.
- **4.3** Standing adjacent to the existing pond JK explained to AS that the proposed new structure will be hidden behind the embankment (former tramways).
 - **4.3.1** JK discussed with AS about the plans to reduce the size of the existing pond. However it was concluded that we would naturally face some resistance with wanting to reduce the size of it and agreed that would be omitted from the scheme.
 - **4.3.2** JK discussed with AS about reducing the size of the small level of embankment but was advised that this would face resistance as well with it being listed as a non-designated heritage asset.
- **4.4** JK mentioned that the existing trees would also help to hide the structure.
- **4.5.** JK mentioned to AS that the siting of the proposed new development would carry a number of benefits including:
 - **4.5.1** It is away and out of site of both the hotel and the new build houses that have been recently approved.
 - **4.5.2** At that particular level it is less open to the surroundings and visible.
 - **4.5.3** AS mentioned, that with planning policy they tend to look at grouping buildings together.
 - **4.5.4** JK can understand the reasonings behind it and see how it could work in some sites but not all - however in this instance it's not a case of one size that fits all. If the proposal was sited anywhere else on the site it would be next to the hotel, new build residential homes and would have more of a visual impact in comparison to our proposed location which would enable the development being tucked away out of site.



- **4.6** AS could understand and after being on site could now see the thought process behind the decision.
- **4.7** We then went for a walk around the site through the archways that are all to be retained.
- **4.8** JK mentioned to AS that a sound testing has now been carried out at various locations around the site.
- **4.9** AS mentioned that he was unsure why environmental health had concerns about the development and wanted further information with regards to noise.
- **5.0** JK mentioned that Whiston Village is near to a main road, in rural location so some level of noise would be expected.
- **5.1** JK & AS reviewed the drawings off JK's ipad.
- **5.1.1** AS felt that encroaching into the embankment would face resistance as a non designated heritage asset and the conservation officer wouldn't want us to go near it.
- **5.1.2** JK then asked for recommendations from AS to assess where he would recommend locating it.
- **5.1.3** Originally it was towards the north east of the site (closer to the larger embankment that continues for miles). However JK showed that in this position the building would be more exposed as there is no surrounding trees in that location and although the nearest property is many miles away it would leave the building more exposed.
- **5.1.4** JK & AS then agreed that the building would be best located near to the shrubbery where it would be set further away from the embankment but also further away from the existing archways.
- **5.1.5** JK then showed AS that at this location it is surrounded by very tall conifer trees and therefore would have reduce visibility from the main road or the other properties that are miles away.
- **5.1.6** JK mentioned that a further row of trees could be planted to hide it even more.
- **5.1.7** AS mentioned that in that location it wouldn't be a complete non-starter and that the ridge height does not go as high as he originally thought it would.
- **5.1.8** JK mentioned that the non-designated heritage asset is on private property with no public foot-paths or right of way. So it would only be the owner of the property, guests of the hotel and patrons of the golf course that would benefit from it.
- **5.1.9** JK mentioned that he could understand the importance of maintaining the stretch that continues for miles but stressed as part of the proposals we are looking at maintaining the original features and the proposals would be well hidden as opposed to other locations.

We trust that the above provides a record of discussions that had taken place and hope SMDC will take a positive and proactive approach in determining the resubmitted application.

Yours sincerely,

ICI Architecture Studio Team.



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