

DELEGATED DECISION REPORT

DET/2021/0032
Valid 23/08/2021

LANE ENDS FARM
ASHBOURNE ROAD
BRADNOP

**CHANGE OF USE OF
AGRICULTURAL BUILDINGS
TO ONE DWELLINGHOUSES
(CLASS C3), AND FOR
BUILDING OPERATIONS
REASONABLY NECESSARY
FOR THE CONVERSION.**

**(NOTIFICATION - CHANGE OF
USE PRIOR APPROVAL)**

MAIN ISSUES

- Whether or not the application and proposal details as submitted comply with GPDO (2015) in particular Schedule 2 Part 3 Class Q – permitted change of use
- transport and highways impacts of the development,
- noise impacts of the development;
- contamination risks on the site;
- flooding risks on the site;
- whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order;
- the design or external appearance of the building;
- the provision of adequate natural light in all habitable rooms of the dwelling house;
- provisions of Part 3 paragraph W (prior approval) including “assessments of impacts or risks”.

DESCRIPTION OF SITE

Stone outbuildings attached to the main farm house including a 20thC single storey block work element all under a clay tile roof.

A public footpath leaves the main road and passes through the farm yard on the line of the entrance drive to the farm.

PROPOSAL

Conversion under Class Q terms – would share the existing entrance and farm yard parking and turning area already in use to serve the existing farm house.

An area of garden and amenity curtilage is shown in the plans about equal to or just less than the area of the existing building to be converted.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
H1 New Housing Development
NE1 Biodiversity and Geological Resources
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG

Core Strategy Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None specifically relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 12.10.2021

Neighbour consultation period ends: 13.09.2021

Press Advert: 22.09.2021

Public Comments

None

Town / Parish Comments

Bradnop Parish Council – no opposition.

Severn Trent Water

Minimal impact on the public sewer system therefore no objections and no requirement for a drainage condition.

Staffordshire Wildlife Trust

No objection subject to conditions.

Secure via condition should approval be granted:

1. A bat method statement, following sections 5.1, 5.1.1 and 5.1.2 of the ecology report in full.
2. To secure a biodiversity net gain, a soft landscaping plan that includes the following enhancements is required:
 - a. Two bat boxes as per section 5.1.3 of the ecology report.
 - b. A minimum of two bird boxes, as per section 5.2 of the ecology report.
 - c. Wildlife friendly planting scheme e.g. fruit trees, climbers, species-rich lawn.
 - d. Post foul drainage construction, grassland reinstated with species rich seed mix.
 - e. Existing hedgerow enhancement, new hedgerow alongside proposed fence.
3. Surface water drainage plan, including a water butt and soakaway.

Staffordshire County Council Highways

Happy with the application in general but would like to ensure they have sufficient parking and turning for both properties. Requests a plan detailing parking and turning for both the proposed and existing dwelling. The new barn conversion has 3 bedrooms so 2 spaces @ 2.4m x 4.8m are required. However, I'm unsure about the number of bedrooms the existing property has so if the plan could also include the necessary number of spaces as per the Parking Standards.

SMDC Environmental Health

There is no objection from Environmental Health subject to condition, but it is our opinion this application should be subject to a full planning application due to the number of conditions which we have advised to protect the local environment, human safety and neighbourhood amenity.

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 as an agricultural building" as part of an established agricultural unit on 20th March 2013, or when last in use prior to that, can be converted to a dwelling house (Class C3 use). Agricultural building is specifically defined at paragraph X to part 3 as one "used for agriculture and which is so used for the purposes of a trade or business".

The local planning authority may refuse an application where, in the opinion of the authority—

- (a) the proposed development does not comply with, or
- (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, any conditions,

limitations or restrictions specified in this Part as being applicable to the development in question.

The local planning authority must, when determining an application—

- (a) take into account any representations made to them as a result of any consultation under sub-paragraphs (5) [highways] or (6) [flooding] and any notice given under sub-paragraph (8) [public consultation];
- (b) have regard to the NPPF(2019) so far as relevant to the subject matter of the prior approval, as if the application were a planning application;

The LPA can be satisfied that the existing buildings are part of the overall range of farm buildings at Lane End Farm – a functioning farm with a breeding herd of Aberdeen Angus cattle. The site visit confirmed for example the division of the block work building into livestock loose boxes and the older stone building retains its shippon boskins and remains of the milking machine system.

Design

The proposal largely retains the existing outward appearance unaltered using existing openings to form doors and windows. The approach is thus in line with the Council's design policy expectations for conversion of rural buildings. There appear to be just two variations – the insertion of 'conservation' style roof lights to serve first floor rooms in the loft space and the formation of a fully glazed double door in the south east facing elevation. The roof lights whilst not a feature of farm out-buildings can be seen as necessary here to give light. The double door living room glazed unit is also a step away from the policy design guidance but in this secluded rear elevation is judged acceptable especially noting the existing openings appear not original with eg concrete lintels. All existing doorways are to be retained but some are to be either fully glazed (one example in the easterly elevation) or part panelled to the lower half with a single clear glazing pain above in the manner of a stable door effect.

Stone work is to be re-pointed with a flush / slightly recessed lime-rich mortar. The block work section is proposed to be pointed and painted and / or rendered in a 'stone colour'.

Windows and doors are proposed in a non-timber material but a high quality plastic is referenced – to ensure this or similar is used a condition should be attached.

Amenity

An area of amenity land of some 170m² is to be provided principally to form a garden to the south east side in a section of field between the existing garden of the farm house and the blockwork building.

Highway Safety

SCC Highways are happy with the principle of the additional use being made of the existing farm entrance. Additional information has been requested to confirm overall parking requirements for the existing and proposed dwellings and how it is to be accommodated. Whilst this information has not been obtained fully in time for the determination the LPA can be satisfied that sufficient space is available. The Class

Q conversion with three bedrooms would require 2 spaces @ 2.4m x 4.8m. The maximum requirement for the main farm house would be 3 spaces meaning a maximum of 5 in total. The existing dwelling has a garage in addition to the yard space. A condition should be attached to require the parking for the Class Q dwelling to be allocated and defined and retained for the life of the development.

Protected Species

A full protected bat species survey has been submitted as the building was found to have 'moderate' potential to accommodate bats. Appropriate bat 'activity' surveys however found no evidence of current roosting bats. Due to some evidence (droppings) of past bat presence, conditions are recommended at section 5 and these should be made subject to condition.

Other matters

User group representatives have commented that the public footpath must remain unaffected and open all the time for public use. An informative should be attached.

Detailed comments have not been received from the Conservation Officer on this scheme. The willingness of the case officer to accept plastic windows subject to confirmation of the quality specification is judged proportionate in this case having regard to the building which is not a designated heritage asset, has low public prominence and is a subordinate structure including part in block work.

The EHO suggestion re full planning is not an option under Class Q but conditions can be attached. However from the LPA site visit it is clear that the development would present low risk in respect of the matters raised and /or the points can be addressed by informatives.

CONCLUSION / PLANNING BALANCE

Subject to conditions the scheme is found acceptable in accordance with the relevant considerations under Class Q. It would be appropriate to condition planting of a native spp hedge on the new southerly garden boundary – this wld help add biodiversity benefit and enclose the dwelling and garden space from the fields beyond and possible glimpsed views from the public road.

OFFICER RECOMMENDATION : Approve subject to conditions

Case Officer: Arne Swithenbank

Recommendation Date: 18.10.2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

