

Parish: Tollerton
Ward: Easingwold
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Committee date: 30 March 2017
Officer dealing: Laura Chambers
Target date: 6 April 2017

16/02733/FUL

**Conversion of barns to create four dwellings
At Holmfield, Newton Road, Tollerton
For Mr Jim Robinson**

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The applicant property is within a collection of buildings, some in residential use and others in agricultural use. It is located to the east of Newton Road at the south-eastern extent of Tollerton, which is a Secondary Village.
- 1.2 The village has historically developed along two main thoroughfares that meet at the village green (Alne Road & Main Street). Over time development has grown in spurs from those roads, principally along Station Road and Newton Road with cul-de-sacs developing from those. The area hosts a range of architectural styles and house types that reflect the expansion of the village over time. The central and more historic part of the village is a Conservation Area; however the area towards the southeast is not.
- 1.3 Permission is sought to convert an agricultural building to four 3-bedroom dwellings sharing the existing access and forming a parking area for ten parking spaces to the west of the site. Each property would have a small front garden area from a shared pedestrian access, with boundaries divided by 1.2m timber fencing and landscaping. A 1.8m boundary wall is proposed between the site and Holmfield itself. Given the relationship of the property with adjacent buildings there would be no other private amenity space, such as rear gardens.
- 1.4 The building has been assessed as a Non Designated Heritage Asset due to its age, rarity and group value with surrounding buildings including adjoining barns and a dwelling all of brick and tile construction.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 10/02857/FUL - Change of use of agricultural land to domestic and alterations and extensions to existing dwelling; Granted 29 March 2011.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Policy CP1 - Sustainable development
Core Policy CP2 - Access
Core Policy CP4 - Settlement hierarchy
Core Policy CP16 – Protecting and enhancing natural and man-made assets
Core Policy CP17 – Promote high quality design
Core Policy CP21 – Safe Response
Development Policy DP1 - Protecting amenity
Development Policy DP3 – Site Accessibility
Development Policy DP4 - Access for all
Development Policy DP8 –Development Limits

Development Policy DP9 – Development outside Development Limits
Development Policy DP10 – Form and character of settlements
Development Policy DP28 – Conservation
Development Policy DP30 – Protecting the character and appearance of the countryside
Development Policy DP32 – General Design
National Planning Policy Framework - published 27 March 2012

4.0 CONSULTATIONS

- 4.1 Parish Council – No comments received.
- 4.2 Highway Authority – No objection subject to conditions.
- 4.3 Environmental Health Officer (contaminated land) – No objection subject to condition.
- 4.4 Yorkshire Water – No objection.
- 4.5 Public comments – None received.

5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) the principle of development; (ii) heritage and conservation; (iii) residential amenity; and (iv) infrastructure.

Principle of Development

- 5.2 The site falls outside of Development Limits of Tollerton, Policy CP4 states that all development should normally be within the Development Limits of settlements. Policy DP9 states that development will only be granted for development "in exceptional circumstances". Whilst the applicant does not claim any of the exceptional circumstances identified in Policy CP4, it is considered that, in appropriate circumstances, the conversion of a Non-Designated Heritage Asset can have heritage benefits that would allow an exception under Policy CP4ii, in securing the future use of the building a feature of acknowledged importance.

Heritage & Conservation

- 5.3 The applicant building is a former maltings that has been somewhat altered in the past, including having been re-roofed and some original openings for windows being bricked up, although the original brickwork remains intact. Notwithstanding this, the building has been assessed by officers and is considered to meet the Council's criteria for a Non-Designated Heritage Asset due to its age, rarity and group value being part of a wider collection of buildings.
- 5.4 The small openings are key to the character of such a building, with many maltings having three levels of similarly proportioned windows. It is therefore considered that, in order to achieve a suitably sensitive conversion, existing openings should be retained and any new openings minimised but where essential they should be proportionate to the existing ones.
- 5.5 As part of the proposed conversion, existing upper floor windows would be retained while eight conservation roof lights are proposed and openings to the ground floor would be reconfigured. It is proposed to introduce one door per dwelling, to act as the main access, and large fully glazed doors with full height window panels either side to each property. These openings are intended to reflect the agricultural nature of the former use of the building; this is in contrast with the originally proposed scheme for patio style doors, which was much more domestic and contemporary in appearance.

- 5.6 While the proposed openings do not reflect the original use of the building they are considered necessary to allow light into the proposed dwellings, which would form a viable use for the building and secure its preservation. On balance the revised proposal is considered an improvement and, subject to a suitable materials condition to ensure the use of timber frames, is an acceptable compromise in order to achieve an appropriate development that retains the significant features of the heritage asset.

Residential Amenity

- 5.7 The introduction of new openings to allow for residential use is principally to the south elevation; these windows would be opposite an existing agricultural building, while the existing dwelling at Holmfield is positioned forward of the applicant building at a distance of approximately 19m. In addition, there are no principal windows to the side that would be adversely affected by the new openings.
- 5.8 The reinstatement of a former window opening is proposed in the west elevation, while an existing window would be blocked up. Malt Kiln House is immediately adjacent to that elevation, however its side elevation is blank and therefore the amenity of occupants would not be affected by the proposal.
- 5.9 The applicant has indicated that the existing barns and outbuildings on the site are currently largely redundant and would be used only for storage. As such, the amenity of future occupiers would not be adversely impacted by agricultural uses in close proximity and this could be secured via a suitable condition as the buildings are within the applicant's control.

Infrastructure

- 5.10 The site is on the edge of the village of Tollerton and future residents would be able to access the services and facilities of the village and the development will have connection to the foul drainage system, power network and highway. Further details of the surface water disposal system is awaited however as the building is not to be extended there is no reason to conclude that the disposal of surface water would require any special measures and it can be controlled by condition.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:
1. The development hereby permitted shall be begun within three years of the date of this permission.
 2. The windows and doors to be used in the conversion hereby approved shall be timber framed, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation and thereafter retained in accordance with the approved details.
 3. The permission hereby granted shall not be undertaken other than in complete accordance with the following plans and specifications unless otherwise approved in writing by the Local Planning Authority:
 - Title Plan, received 15/12/16,
 - Proposed Site Plan, drawing number LDS2460/002, revision A, received 15/03/17,

- Proposed Ground Floor Plan, drawing number LDS2460/102, revision A, received 15/03/17,
 - Proposed First Floor Plan, drawing number LDS2460/103, revision A, received 15/03/17,
 - Existing and Proposed Elevations, drawing number LDS2460/201, revision A, received 14/03/17,
 - Sections, drawing number LDS2460/301, received 15/12/16,
 - Preliminary Investigation of Land, report number D7569, received 15/12/16,
 - Structural Survey by Dryden Wilkinson Partnership, received 15/12/16,
 - Design, Access & Supporting Planning Statement, reference number 65201, received 15/12/16,
 - Bat Survey, report reference R-2394-01, received 15/12/16.
4. No above ground construction work shall be undertaken until a detailed landscaping scheme indicating the type, height, species and location of all new trees and shrubs, has been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied after the end of the first planting and seeding seasons following the approval of the landscaping scheme, unless those elements of the approved scheme situate within the curtilage of that dwelling have been implemented. Any trees or plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased, shall be replaced with others of similar size and species.
 5. No development shall take place until a detailed assessment to demonstrate that the proposed destination of the surface water accords with the hierarchy in Approved Document Part H of the Building Regulations 2000 and a detailed design and associated management and maintenance plan of surface water drainage for the site, in accordance with Defra Non-statutory technical standards for sustainable drainage systems, has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing. .
 6. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements: (a) That part of the existing access (extending across the existing footway) shall be constructed in accordance with Standard Detail number E6; and (g) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the details as may be approved under condition 5 and maintained thereafter to prevent such discharges.
 7. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas hereby approved have been constructed in accordance with the submitted drawing (reference LDS2460/002 revision A). Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
 8. No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase: (a) the parking of vehicles of site operatives and visitors; (b) loading and unloading of plant and materials; (c) storage of plant and materials used in constructing the development; (d) measures to control the emission of dust and dirt

during construction; and (e) a scheme for recycling/disposing of waste resulting from demolition and construction works.

9. The buildings to the north of units 1 - 4 and to the east of unit 4 shown on drawing LDS 2460/002 shall be used for the purposes of storage only and not the housing of animals unless the express written consent of the Local Planning Authority is granted.

The reasons are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the use of satisfactory materials in order to achieve a satisfactory form of development.
3. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with Development Plan Policies CP1, CP2, CP4, CP16, CP17, CP21, DP1, DP3, DP4, DP8, DP9, DP10, CP28, DP30, DP32.
4. In order to soften the visual appearance of the development and provide any appropriate screening in accordance with LDF Policies CP16 and DP30.
5. To ensure that the principles of sustainable drainage are incorporated into this proposal and sufficient detail of the construction, operation and maintenance of sustainable drainage systems is provided to the LPA in advance of full planning consent being granted and to ensure that surface water from the development is directed towards the most appropriate waterbody in terms of flood risk and practicality by utilising the highest possible priority destination on the hierarchy of drainage options.
6. To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
7. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
8. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenities of the area.
9. In the interests of the amenity of future occupants of the development hereby approved.

Informatives

1. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
2. The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development – A Guide' available at www.northyorks.gov.uk

3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, the following bins and recycling box conforming to European Standard EN840 should be provided by the developer for the exclusive use of the occupants of that dwelling:

1 x 240 litre black wheeled bin for general waste
1 x 240 litre black wheeled bin with a blue lid for mixed household recycling; and,
1 x 55 litre blue recycling box for glass bottles and jars.

In order to guarantee EN840 compliance the Council will only collect bins and boxes sourced from Hambleton District Council – Waste and Streetscene.

If the developer does not pay for bins and boxes, each new resident will be required to pay for them. In the event that no payment is made, the Council will not collect waste and recycling from the dwelling concerned.

Further details of the Council's Waste and Recycling Collection Policy and the charges for bins and boxes is available at www.hambleton.gov.uk or by telephoning 01609 779977.

4. The drainage assessment required under condition 5 should demonstrate with appropriate evidence that surface water runoff is discharged as high up as reasonably practicable in the following hierarchy: I. into the ground (infiltration), II. To a surface water body, III. To a surface water sewer, highway drain, or another drainage system, IV. To a combined sewer.