

APPLICATION NO PA/2019/1120

APPLICANT Mr & Mrs Pickering

DEVELOPMENT Planning permission to convert barn and erect a single-storey extension to create two dwellings (including demolition of existing crew yard roof)

LOCATION Barn north of Southam Barns, Brocklesby Road, Ulceby, DN39 6SU

PARISH Ulceby

WARD Ferry

CASE OFFICER Scott Jackson

SUMMARY Refuse permission
RECOMMENDATION

REASONS FOR REFERENCE TO COMMITTEE Support by Ulceby Parish Council

POLICIES

National Planning Policy Framework: Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 77 states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

Paragraph 79 states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- (a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- (b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- (c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- (d) the development would involve the subdivision of an existing residential dwelling; or

- (e) the design is of exceptional quality, in that it:
- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Paragraph 174 states that to protect and enhance biodiversity and geodiversity, plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

North Lincolnshire Local Plan: Policies DS1, RD2, RD9, LC5, H5, H8, T1, T2 and T19 apply.

North Lincolnshire Core Strategy: Policies CS1, C2, CS3, CS5, CS6, CS7, CS8 and CS17 apply.

CONSULTATIONS

Highways: No objection, but recommend three conditions and an informative in relation to works within the highway.

Environmental Health: The application for residential development is a sensitive end use. The site has historically been used as a barn in an agricultural area. There is, therefore, the potential for the site to have been impacted upon by contamination. This may include metals, PAHs, petroleum hydrocarbons and asbestos, which are harmful to human health. In addition, the structural survey notes the roof is an asbestos sheet roof. It is the developer's responsibility to assess and address any potential contamination risks; however, no supporting information has been provided that demonstrates potential risks can be reduced to an acceptable level. Recommend a condition relating to contaminated land investigation.

LLFA Drainage: Recommend conditions requiring the submission of details showing a method of preventing surface water run-off from the site onto the highway and to prevent surface water run-off from the highway onto the site.

Historic Environment Record: This 19th century barn is a non-designated heritage asset of local historic value contributing to the rural agricultural character of the village. The applicant has submitted an appropriate heritage assessment in accordance with paragraph 189 of the National Planning Policy Framework and local planning policies CS6 and HE9. An historic building record of the barn was produced in 2015 and is included on the HER; the heritage assessment has made use of this report. No objection to the proposals and no further recommendations.

PARISH COUNCIL

Supports the proposal and supports the building being developed in a sympathetic manner.

PUBLICITY

A site notice has been displayed; no comments have been received.

ASSESSMENT

The application site consists of a range of agricultural buildings arranged around a crew yard with a vehicular access from the B1211 to the south of the buildings. The buildings are predominantly of brick and tile construction and are partly two-storey in height along its western section. The sections fronting onto the B1211 frontage are of brick and tile construction with a secondary part constructed from red brick, with corrugated sheeting to the upper section and roof of the barn. The buildings are located in the open countryside and are positioned 160 metres to the south of Ulceby. It is proposed to convert and demolish parts of these agricultural buildings to provide two dwellings. Planning permission was granted for the conversion of the agricultural buildings to form a dwelling in 2015 (PA/2015/0978).

The main issue in the determination of this application is the principle of development.

Principle

It is proposed to demolish and convert a number of agricultural buildings to provide two dwellings for residential use in the countryside. Policy RD9 of the North Lincolnshire Local Plan applies and, taking into account the planning history for the site (three planning approvals for conversion to residential use), it is considered that the principle of conversion of these agricultural buildings for the purposes of residential use (office, storage and games room/gym) use has been established. It is also noted that the majority of brick and tile buildings, which provide a sense of enclosure to this historic farmstead, will also be retained as a result of the conversion to a dwelling.

In respect of the conversion of the barns to form the most northerly of the two dwellings, a structural report has been submitted with the planning application; this states the building is considered more than suitable to be converted to a dwelling (excluding the steel portal-framed area which is proposed to be demolished) but some remedial repairs and future material assessments are to be made. In respect of protected species, the applicant has submitted an ecological survey with the planning application; the document provides for mitigation measures to be put in place to ensure any protected species are safeguarded prior to and during construction works.

Based on the findings of the supporting reports and the plans submitted with the planning application (which show that the brick-built rural buildings will be capable of conversion to form a dwelling) and given the planning history for this site, it is considered that the conversion element of the development complies with policy RD9 of the North Lincolnshire Local Plan (NLLP).

It is therefore the erection of the new dwelling to the south of the barn conversion which needs to be assessed. Policy RD9 of the North Lincolnshire Local Plan applies and sets out the criteria against which the conversion of rural buildings to residential uses is assessed. However, the plans show that a new dwelling is to be formed on part of the site which consists of a walled yard and contains no rural buildings. It is therefore considered that this element of the proposal (i.e. the provision of a new dwelling to the southern boundary of the site) cannot be considered under policy RD9 of the NLLP as there is no existing building capable of conversion to residential use. The provision of the new dwelling therefore needs to be assessed against policy RD2 of the NLLP. Policy RD2 of the North Lincolnshire Local Plan applies and states that development in the open countryside will be

strictly controlled and planning permission will only be granted for development which is essential to the efficient operation of agriculture. This is echoed in policies CS2 and CS3 of the adopted Core Strategy which states that only development which is essential to the functioning of the countryside will be allowed to take place.

NLLP saved policy RD2 restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Whilst this policy remains, it has largely been overtaken by policies in subsequent plans addressing the same issue (such as policies CS2 and CS3 referenced above).

The aforementioned policies are aimed at focusing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD. The application site is entirely outside the defined development boundary for Ulceby and is therefore considered to be in breach of policies CS2, CS3 and CS8 of the Core Strategy and RD2 of the local plan.

The five-year housing land supply statement sets out North Lincolnshire Council's assessment of its supply of housing land from 1 April 2019 to 31 March 2024, having regard to Government guidance on how this is calculated. This report states that North Lincolnshire has a five-year housing land supply of deliverable sites during the period April 2019 to March 2024.

The proposed development would have the social and economic benefits of addressing the current under-supply of housing land by the provision of a new market house; however, it would only result in the provision of one additional dwelling in the open countryside. Policy RD2 of the North Lincolnshire Local Plan sets out the type of development that is appropriate in the open countryside and the criteria against which all applications in the countryside will be assessed. Policy RD2 only supports residential development in the countryside where it is to meet some essential countryside need, such as farm workers' dwellings. Policy CS3 of the Core Strategy also restricts development in the countryside to that which is essential to the functioning of the countryside. The erection of a new market dwelling in this rural location does not constitute a dwelling for specific circumstances associated with this countryside location; it will be a market dwelling. Based on the lack of supporting information to substantiate the erection of a new two-bedroomed property in this location, the proposed development is contrary to these policies as it is for market housing not essential to the functioning of the countryside, or any rural business, nor does it meet any special need such as providing affordable housing.

There are no material considerations that would justify the granting of planning permission contrary to the identified conflict with the development plan. The site is divorced from the settlement and its defined development boundary and is not considered to represent sustainable development.

Other issues

The proposal, with the exception of the proposed new dwelling to the south, will ensure that the existing rural buildings will retain the sense of enclosure to the public highway and the number of new openings has been kept to a minimum. The conversion of the existing barns will provide a suitable alternative use (residential) in this rural location. The proposal is not considered to result in loss of residential amenity and the level of parking and private

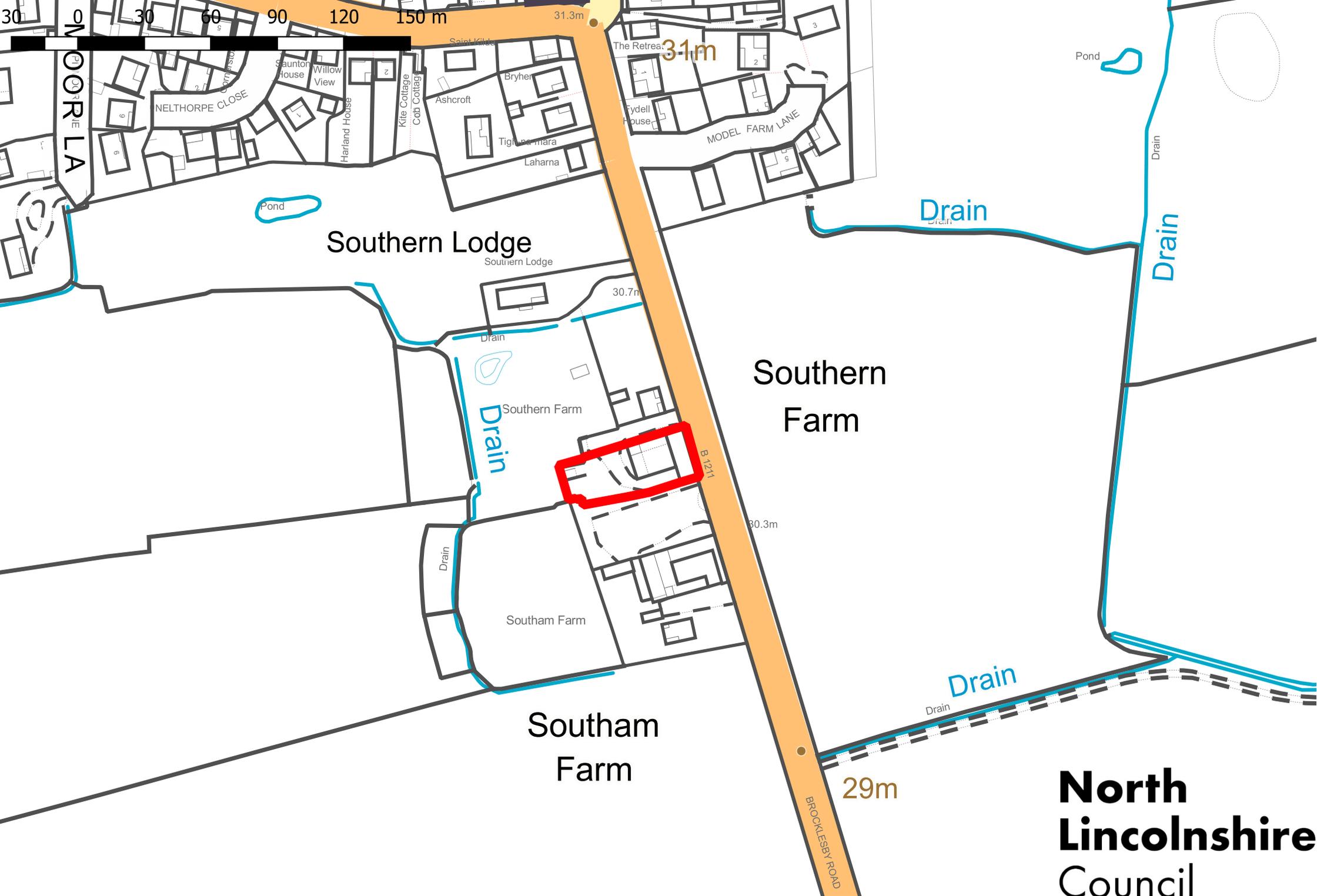
amenity space provision is considered sufficient to meet the needs of the proposed occupants. However, as noted above, it is the erection of a new dwelling to the south of the proposed barn conversion which is considered contrary to policies RD2 of the NLLP and CS3 of the adopted Core Strategy.

RECOMMENDATION Refuse permission for the following reason:

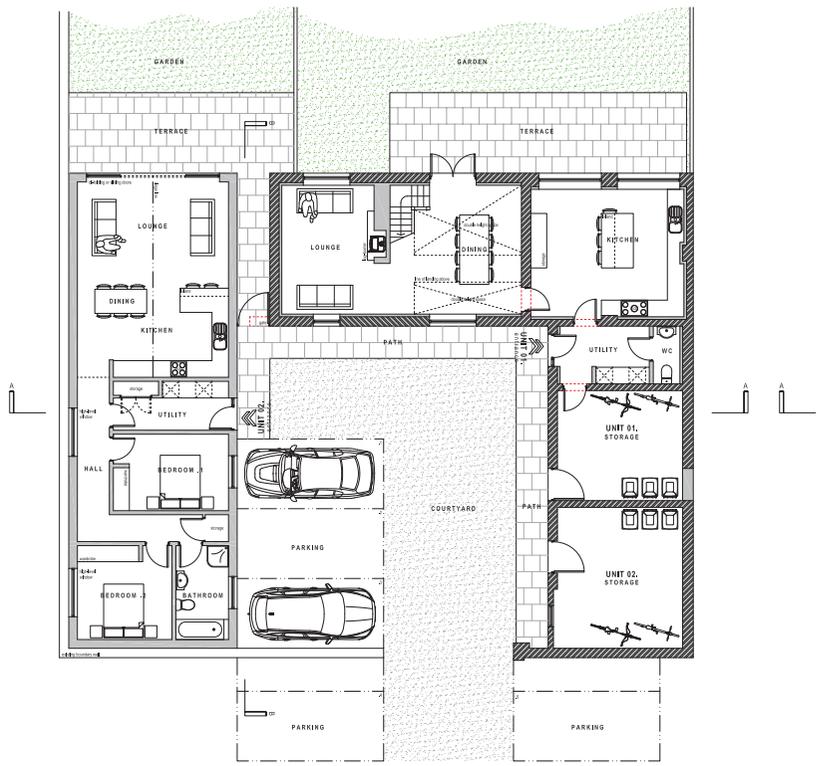
The proposed development is contrary to policy RD2 of the North Lincolnshire Local Plan, policies CS2, CS3 and CS8 of the North Lincolnshire Core Strategy, and paragraph 79 of the National Planning Policy Framework, in that the site lies outside of a defined settlement boundary and the stand-alone dwelling is not for the purposes of agriculture, forestry or to meet a special need for a new dwelling in the open countryside.

Informative

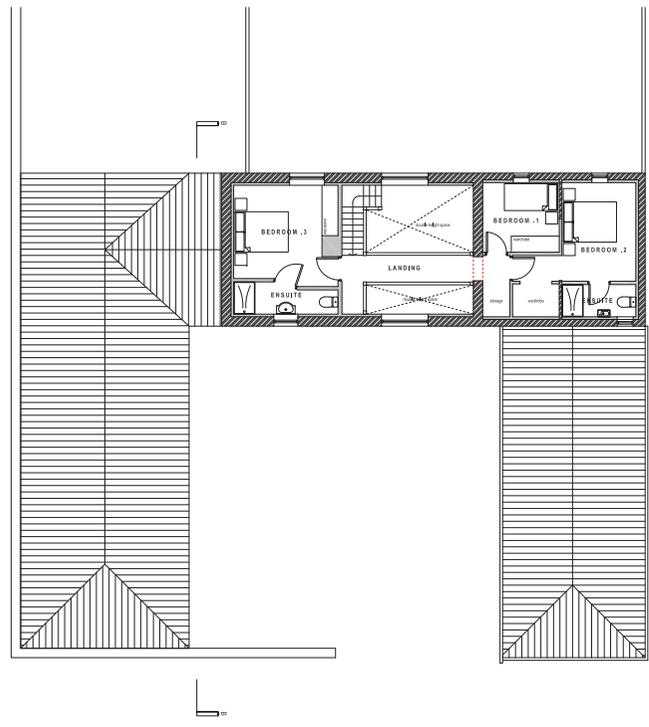
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



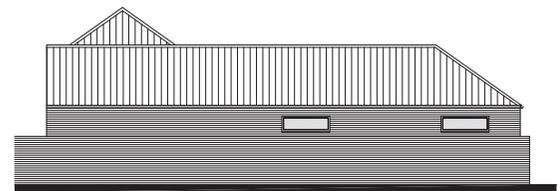
PA/2019/1120 Elevations and floor plans (not to scale)



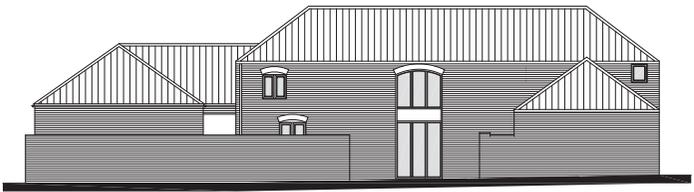
GROUND FLOOR PLAN
Scale - 1:100



FIRST FLOOR PLAN
Scale - 1:100



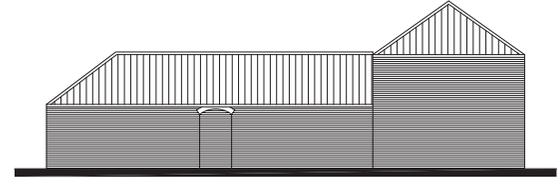
SOUTH ELEVATION
Scale - 1:100



EAST ELEVATION
Scale - 1:100



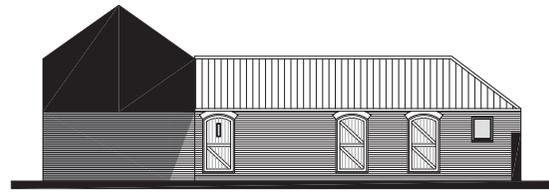
WEST ELEVATION
Scale - 1:100



NORTH ELEVATION
Scale - 1:100



SECTION AA
Scale - 1:100



SECTION BB
Scale - 1:100

NOTES :

1. Prior to the commencement of work, the contractor and client are to check on-site all exterior dimensions, boundary positions and details to verify and agree upon. Any errors, omissions or design changes should be reported immediately to enable amended plans to be prepared and submitted for approval.
2. The contractor will be responsible for locating all hidden services that may be affected by the proposal and stopping off or diverting as necessary. Drainage runs shown are assumed and must be checked on site before work commences.
3. The instructions of the Party Wall Act 1996 will apply to certain schemes. The "Building Owner" will be written to and agree with the "Adjoining Owner" if the proposed work affects the Party Wall or is within 3 meters of the foundations of the nearby building. If an agreement cannot be made then professional advice should be sought prior to commencement of work on site, by the Party Wall Surveyor.
4. All drawings are to be read in conjunction with the specification document provided, structural, mechanical, electrical and drainage drawings. If in doubt contractors must ask before proceeding.
5. This drawing must not be reproduced in whole or part without written consent. Do not scale this drawing. All dimensions to be checked on site.
6. Drawings subject to Planning Approval & Building Control Approval.
7. Original drawings by: Jim Green Building Design Ltd.

Drawing Title:	Proposed Floor Plans Elevations Sections AA & BB
Client:	Mrs K. Pickering & Miss C. Pickering
Project:	Barn conversion & extension to create new dwelling
Location:	Southern Farm Barn, Brocklesby Road, Uxley
Drawing Number:	Rev: 0

18/09/0005	-	1/10/21
Project Stage:	Drawn By:	Checked By:
18/09/0005	DN	7
18/09/0005	DN	17/06/20

PA/2019/1120 Block plan (not to scale)



PROPOSED SITE PLAN
Scale - 1:200



KEY:

- Ownership Boundary: —
- Site Boundary: —

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6. Drawings subject to Planning Approval & Building Control Approval.
7. Original drawings by John Barber Building Design Ltd.

Drawing Title:	Proposed Site Plan		
Client:	Mrs K. Pickering & Miss C. Pickering		
Project:	Barn conversion & extension to create new dwelling		
Location:	Southern Farm Barn, Brocklesby Road, Ulceby		
Drawing Number:	Revision:	Scale / Size:	
18/099/0004	-	1:200 / A2	
Project Stage:	Drawn By:	Checked By:	Date:
Planning	DH	I	07.06.2019
wrc: hydearchitecture.com tel: 07580565565 email: daniel@hydearchitecture.com			