

Item No. 8

APPLICATION NUMBER	CB/17/03684/FULL
LOCATION	65 High Street, Ridgmont, Bedford, MK43 0TX
PROPOSAL	Demolition of existing wooden storage barn, relocation of 3 existing wooden stables and construction of new dwelling within existing paddock and plot behind no.65 High Street, Ridgmont.
PARISH	Ridgmont
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Morris, Matthews & Mrs Clark
CASE OFFICER	Dee Walker
DATE REGISTERED	27 July 2017
EXPIRY DATE	21 September 2017
APPLICANT	Mr & Mrs Lambeth
AGENT	Friend Associates
REASON FOR COMMITTEE TO DETERMINE	Cllr Clark called in on grounds of overdevelopment, adverse impact on neighbouring properties
RECOMMENDED DECISION	Full Application - Approval

Site Location:

The application site is located to the rear of nos 61 and 63 High Street in Ridgmont but under the ownership of no 65. The site consists of an existing dilapidated timber barn and 2no stable blocks with associated paddocks. Ridgmont is washed over by the designated South Bedfordshire Green Belt and has a defined 'infill only' boundary. The application site is also located within the Ridgmont Conservation Area and within close proximity to Grade II Listed Buildings nos 59 and 61 High Street.

The Application:

The application seeks permission for the construction of a new dwelling following the demolition of the existing wooden barn and relocation of the 3no existing wooden stables.

RELEVANT POLICIES:

National Planning Policy Framework (2012)

- 7 Requiring good design
- 9 Protecting Green Belt land
- 11 Conserving and enhancing the historic environment

Central Bedfordshire Council's Core Strategy and Development Management Policies 2009

DM3 High quality development
DM6 Development within Green Belt Infill Boundaries
DM13 Heritage in Development

Local Plan

The Council is currently consulting on its Draft Local Plan (Regulation 18). The Plan outlines the overarching strategy for growth and also sets out more detailed policies which will be used to determine planning applications. A substantial volume of evidence gathered over a number of years supports this document. These technical papers are consistent with the aspirations of the National Planning Policy Framework and therefore will remain on the Council's website as material considerations, which will, along with the direction of travel of the Local Plan, inform development management decisions.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

3 The historic environment
5 Residential development

Relevant Planning History:

Application Number	CB/16/01848/PAPC
Description	Erection of detached dwelling
Decision	Pre-Application Advice Released
Decision Date	09/06/2016

Consultees:

Parish/Town Council Comments received:

- Careful consideration with regards to the view of the landscape as the site is within the conservation area and Green Belt boundary – needs preserving and enhancing;
- Building is extremely large in relation to the building it is proposed to replace and in relation to no. 65;
- Design of the building is not in keeping with the existing buildings;
- Overly large in relation to the area in which it is to be sited;
- It is understood that the field beyond is rented from Bedford Estates and does not form part of the garden area in which the new dwelling is to be sited;
- Current barn is very small and previously used as a garage;
- Whilst planning policy allows for conversion of existing barns to dwellings it is proposed to demolish the barn which does not preserve the integrity of the original building;
- Application is sited within the curtilage of several listed buildings and its impact on these heritage buildings should be assessed;

- New building will be 1.5m higher than the existing building, which is unacceptable and would severely impact its environs, in particular no. 61;
- The application states the proposal is at the back of no 65, but it is at the back of no 61 and will severely impact the view and landscape of this important listed building;
- Proximity of the building to the boundary with no. 61 is virtually on the boundary line and will adversely impact several trees;
- Concerned with the access, it is a shared narrow driveway.

CBC Archaeology	No objection
CBC Ecology	Comments will be reported on the late sheet following the submission of a bat survey
CBC Tree Officer	No objection subject to conditions relating to tree protection being attached to any permission granted
Beds Fire Service	No objection

Other Representations:

Neighbours	One letter received with objections on the following grounds: <ul style="list-style-type: none"> • Impact on existing trees – damage to the ash tree and it will overhang the new dwelling and lack of screening in the winter months. • Impact on the setting of heritage assets – does not respect the traditional materials in the conservation area; building is of significant bulk & massing and does not enhance the setting.
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Determining Issues:

The main considerations of the application are;

1. Principle of Development
2. Affect on the Character and Appearance of the Conservation Area and setting of the Listed Buildings
3. Archaeology
4. Neighbouring Amenity
5. Highway Considerations
6. Tree Considerations
7. Other Considerations

Considerations

1. Principle of Development

- 1.1 Ridgmont is washed over by Green Belt and has a defined 'infill only' boundary as set out in the Central Bedfordshire Core Strategy and Development Management Policies 2009. Policy DM6 of the Central Bedfordshire Core Strategy and Development Management Policies 2009 sets out that the Council will consider infill development acceptable in principle subject to particular attention being paid to assessing the quality of development proposed and its likely impact on the character of the settlement and its surroundings.

1.2 The preamble for DM6 states that infill development can be defined as small-scale development utilising a vacant plot which should continue to complement the surrounding pattern of development. However, in these Green Belt areas the quality of the landscape and existing development is very high and therefore planning policy is restrictive.

1.3 The plot is to the rear of nos. 61 and 65 High Street. The scheme would result in further built form that is within the existing settlement and therefore in principle would be considered acceptable subject to its relationship with the conservation area, adjacent listed buildings and other matters addressed within this report.

2. Affect on the Character and Appearance of the Conservation Area and setting of the Listed Buildings

2.1 The proposal site is within the Ridgmont Conservation Area and within close distance of three listed buildings; Parish Church of All Saints (Grade II*), 57 and 59 High Street (Grade II) and 61 High Street (Grade II). The site is located in a highly sensitive part of the conservation area characterised by the openness of development and limited infill.

2.2 Concerns have been raised by the Ward Councillor about overdevelopment and retaining the openness of the area. The site currently accommodates a large timber boarded barn and 3no timber boarded stables abutting and in close proximity to the shared boundary with no. 61. The proposed development will be set off the shared boundary and will be constructed lower than the existing structure to lessen any impact. It is acknowledged that the new dwelling will be 1.38m higher than the current timber structure but given the topography of the area, the final ground levels and the siting of the new dwelling it is considered that the resultant development would retain the openness of the area and given the overall plot and layout it is not considered to be overdevelopment.

2.3 As part of the pre-application process, the Council's Conservation Officer raised concerns with the overall height and siting of the new dwelling as it would have had a negative impact on the character of the conservation area and the setting of the listed buildings.

2.4 The application proposal has addressed the Conservation Officers concerns by reducing the overall height and setting the building further down to create the appearance of a 1½ storey barn structure which is considered appropriate for the character of the conservation area and setting of the listed buildings. The existing barn abuts the shared boundary with no. 61 but the new dwelling would be located 1.5m off the boundary and taking into account the existing and proposed ground level and the overall design, the proposed dwelling would preserve the appearance and the openness of conservation area and would not have a adverse impact on the setting on the nearby listed buildings.

2.5 The proposed materials create a barn style appearance, considered appropriate to this location. It would not be considered good design to try and mirror the palette of materials of the adjacent listed buildings but by using high quality complimentary conservation style materials, it enhances the overall appearance.

3. Neighbouring Amenity

3.1 The principal properties that may be affected by the proposal are nos 61 and 63 High Street. All other properties are well removed so as not to be affected.

- 3.2 No. 61 is located to the south east of the application site and currently has the dilapidated barn abutting the shared boundary. The land within the application site is some 1.0m lower than the garden area within no. 61. The proposed site plan submitted shows that although the new dwelling will be 1.38m higher than the existing barn, it will be 1.5m further away from the shared boundary and sunk down to lessen the impact. There are the provision of 2no rooflights that will serve the ensuite and bathroom and 2no high level ground floor windows to serve the utility/bootroom and study; as such the roof lights and windows can be conditioned to be more than 1.7m above the floor level of the room to protect privacy and the given the finished floor levels the ground floor windows would face directly onto the boundary treatment along the shared boundary.
- 3.3 No. 63 is located to the east of the site and will be separated from the new dwelling by their garden and the proposed parking area. A linked element of the new building will face towards no. 63 and although there is the provision of windows to face them, they are high level within the gable end and will be secondary to the lounge area.
- 3.4 Overall, on balance it is considered that the proposed development would not have a significant adverse impact on the residential of neighbouring properties by reason of loss of light, privacy or overbearing impact.

4. Archaeology

- 4.1 The proposed development site lies within the historic core of the settlement of Ridgmont (HER 16900) and under the terms of the National Planning Policy Framework (NPPF) this is a heritage asset with archaeological interest.
- 4.2 The application is accompanied by a Heritage Asset Impact Assessment (KDK Archaeology, July 2017) which incorporates the results of a trial trench evaluation. The evaluation identified a large pit containing ceramic building material, pottery and animal bone. The pottery and building material largely dated to the 19th century; a small quantity of medieval pottery is likely to be residual. It is suggested that the pit may relate to butchers shop that formerly occupied 65 High Street in the 19th and 20th centuries. The pit cut a small ditch which, though undated, is on stratigraphic grounds earlier than the pit; it is possible that it may be medieval in origin. The Assessment concludes that although it has been demonstrated that the proposed contains archaeological remains they are not of particular significance and that the proposed development is *"...unlikely to have an impact on significant below ground resources."* On the basis of the available evidence this is a reasonable conclusion.
- 4.3 Although it has been demonstrated that the proposed development site does contain archaeological remains they are of limited significance. Development of the site will result in irreversible damage to loss of archaeological deposits within the footprint of the building. However, this will not result in a major loss of significance to the heritage asset with archaeological interest; consequently, there is no objection to this application on archaeological grounds.

5. Highway Considerations

- 5.1 The access to the proposed new dwelling is via the existing archway under no

63, the land of which is owned by the applicant with a retained 'Right of Way' to no. 63 only to the end of their plot. Following consultation with the Council's Highway Officer at the pre-application stage, the applicant has confirmed within their application that a covenant is to be written into the sale of no. 65 which restricts the planting of any trees or hedging which may restrict the visibility within the existing front garden by the archway facing onto the highway thereby ensuring that existing visibility is not restricted. Furthermore, the applicant has confirmed that following the completion of the new build, no 65 will no longer have access through the archway; it will be transferred to the new dwelling. As such a condition can be attached to any permission granted to ensure the visibility splays remain in situ. The access arrangement is therefore considered to be acceptable and adequate parking provision would be provided on site in accordance with CBC Design Guide standards.

6. Tree Considerations

- 6.1 The application was supported by an Arboricultural Impact Assessment following the request by the Council's Tree Officer at the pre-application stage. The tree survey acknowledges that the ash tree within the rear garden of no. 61 is a main concern and that it's important that it remains in situ in a healthy condition to help screen the proposed development. There is an encroachment into the root protection area for this tree by 17% of the development and as such the assessment concludes that due to the development taking place away from the shared boundary and lower than the existing ground level, the development could take place without impacting greatly on this tree. However, it has been suggested that supervised hand excavation to determine the extent of the roots in that area should be undertaken and that the method statement will specify the nature of construction which may be normal to a non-dig method.
- 6.2 The Council's Tree Officer has considered the submitted assessment and has raised no objection subject to conditions being attached to any permission granted for the submission of a tree protection plan and associated implementation.

7. Other Considerations

- 7.1 There are no further considerations.
- 7.2 Human Rights issues
It is the officers understanding that the proposal would raise no Human Rights issues.
- 7.3 Equality Act 2010
It is the officers understanding that the proposal would raise no issues under the Equality Act 2010.

Recommendation:

That Planning Permission be GRANTED subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **No development shall take place until samples of the materials to be used in the construction of the external surfaces including conservation roof lights of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

Reason: This is a pre-commencement condition to control the appearance of the building in the interests of the visual amenities of the locality, location within a conservation area and within the setting of a listed building. (Section 7, NPPF)

- 3 **Notwithstanding the details within the application, no development shall take place until details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: This is a pre-commencement condition to ensure that there is an acceptable relationship between the new development and adjacent buildings prior to works commencing onsite. (Section 7, NPPF)

- 4 **No development shall take place until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.**

Reason: This is a pre-commencement condition to ensure an acceptable standard of landscaping is agreed prior to construction work commencing in the interests of the amenities of the area. (Sections 7 & 11, NPPF)

- 5 **No development shall take place until a Tree Protection Plan is submitted and approved in writing by the Local Planning Authority. The plan must be based on the Tree Constraints Plan prepared by Bucks Plant Health Care Ltd., made in support of the application. The**

approved Tree Protection Plan shall then be fully implemented in strict accordance with the requirements, and with the approved Arboricultural Method Statement, before the commencement of any development works on site including demolition.

Reason: This is a pre-commencement condition to ensure the satisfactory protection of retained trees by maintaining a Construction Exclusion Zone, in the interests of securing visual amenity and screening of the development. (Section 7 & 11, NPPF)

- 6 All tree protection measures and sequence of work operations, both prior to and throughout the course of development works, shall fully comply with the Arboricultural Method Statement, which forms Appendix 3 of the Arboricultural Impact Assessment report, as prepared by Bucks Plant Health Care Ltd.

Reason: To ensure that the required tree protection measures and methods of working are maintained throughout the entire course of development operations, including demolition. (Section 7 & 11, NPPF)

- 7 Before the access is first brought into use the existing vision splay on land under the applicant's control shall be provided and maintained in perpetuity free of any obstruction to visibility exceeding a height of 600mm above the adjoining foot way level.

Reason: To provide and retain adequate visibility between the existing highway and the access, and to make the access safe and convenient for the traffic which is likely to use it. (Section 4, NPPF)

- 8 Prior to first occupation of the new dwelling hereby permitted, a scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality. (Section 7, NPPF)

- 9 The ground floor windows and first floor roof lights in the south east elevation of the development hereby permitted shall be more than 1.7m above the floor of the rooms in which the windows are installed. No further windows or other openings shall be formed in the south east elevation.

Reason: To safeguard the privacy of occupiers of adjoining properties. (Section 7, NPPF)

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1, 2C, 3B, 4B, 5C, 100 PLAN, Tree Survey, Tree Constraints, Arboricultural Impact Assessment 2 (19 June 2017), Heritage Asset Impact Assessment and Archaeological Evaluation Report (July 2017), Design & Access Statement

Reason: To identify the approved plan/s and to avoid doubt.

INFORMATIVE NOTES TO APPLICANT

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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