

Item No. 15**SCHEDULE C**

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| APPLICATION NUMBER | MB/09/00560/FULL |
| LOCATION | 6 THE OLD DAIRY, BEADLOW, SHEFFORD, SG17 5PL |
| PROPOSAL | FULL: AMENDMENT TO PLANNING PERMISSION 08/00455/FULL DATED 09/05/08 FOR THE ERECTION OF STABLE WITH ANCILLARY WORKS - TO INCREASE ROOF PITCH FROM 40 TO 45 DEGREES. |
| PARISH | Campton/Chicksands |
| CASE OFFICER | Mary Collins |
| DATE REGISTERED | 30 March 2009 |
| EXPIRY DATE | 25 May 2009 |
| APPLICANT | Miss F Webb |
| REASON FOR COMMITTEE TO DETERMINE | APPLICANT CENTRAL BEDFORDSHIRE COUNCIL EMPLOYEE |
| RECOMMENDED DECISION | Full Conditional Approval |

Site Location:

6 The Old Dairy is a converted barn part of a barn complex formerly belonging to Speedsdairy Farm, Beadlow. To the outskirts of the barn complex are residential gardens with paddock areas beyond. The site is outside the Settlement Envelope on the eastern outskirts of Clophill village within the Parish of Campton and Chicksands. Speedsdairy Farmhouse and Units 2 and 3 are Grade II Listed Buildings. Units 1, 6 and 7 are curtilage listed.

The Application:

Planning permission is sought for an amendment to planning permission 08/00455/FULL dated 09/05/08 for the erection of stable with ancillary works, to increase roof pitch from 40 to 45 degrees.

RELEVANT POLICIES:**National Policies (PPG & PPS)**

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| PPS 1 | Delivering Sustainable Development |
| PPS 7 | Sustainable Development in Rural Areas |
| PPG15 | Planning and the Historic Environment |

Regional Spatial Strategy

East of England Plan (May 2008)

Mid Bedfordshire Local Plan First Review 2005 Policies

CS23 – Horse Related Development (Domestic)

Supplementary Planning Guidance

Barn Conversions Design Guide Adopted May 1999

South Bedfordshire Local Plan Review Policies

Not applicable

Planning History

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| MB/04/00134/FULL | Full: alterations and extensions to existing barns and farm buildings to form 7 dwellings; erection of 6 bay carport; change of use of land to form 6 paddocks and change of use of agricultural land to garden land. Approved: 27/08/04 |
| MB/04/00135/LB | Listed Building Consent: Alterations and extensions to existing barns and farm buildings to form 7 dwellings and erection of 6 bay car port; demolition of modern extensions and Dutch barns and hardstandings. Approved: 27/08/04 |
| MB/07/01794/FULL | Full: Erection of stable along with ancillary works. Door to existing car port. Change of use of land from agricultural to residential garden and paddock. Retention of access track. Approved: 26/02/08 |
| MB/08/00455/FULL | Full: Erection of stable along with ancillary works. Approved: 09/05/08 |

Representations: (Parish & Neighbours)

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| Campton and Chicksands PC | Awaiting response |
| Clophill PC | No objection |
| Adjacent Occupiers | Awaiting response |

Consultations/Publicity responses

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| Beds and River Ivel IDB | Awaiting response |
| Env Health Officer Application advertised 17/04/09 | No objections |
| Site Notice posted | Awaiting response |

Determining Issues

The main considerations of the application are;

1. Principle of development
2. Visual impact upon the character and appearance of the area and the setting of a Grade II Listed Building
3. Impact upon neighbouring residential amenity

Considerations

1. Principle of development

Planning permission was granted for a stable and ancillary works in this location under planning permission ref. 07/01794/FULL and was further revised under planning permission 08/00455/FULL. The original structure had two stables, tack room and tractor store with a lean to log store to the northern end. The manure store was a freestanding structure south of the stable block. The approved plan was subsequently amended to include two open bays to the northern end of the building to serve as a manure and log store.

This application seeks to increase the pitch of the roof from 40 degrees to 45 degrees increasing the height of the building by 0.5 metres from 6 metres to 6.5 metres. A conservation roof light is to be inserted into the roofslope facing the north east.

The ground floor layout of the building now comprises a stable, tack room, workshop, tractor store and manure/log store. A storeroom is proposed in the first floor roofspace which is accessed by a staircase from the tack room.

2. Visual impact upon the character and appearance of the area and the setting of a Grade II Listed Building

The proposed building will affect the setting of two statutorily Grade II Listed buildings, Speedsdairy Farmhouse and the barn to the east of the farmhouse now forming units 3, 4 and 5 The Old Dairy.

The siting and footprint of the building have been previously accepted and were not considered to be detrimental to the setting of the Listed Buildings. The building has a linear format with the narrow gable end of the building at right angles to the barn complex setting. This means less of the building will be visible against this backdrop therefore less of the barn complex will be obscured and the impact on the setting of the listed buildings will be reduced. The impact of the building was also reduced by the intervening distance and as such the siting of the stable will not harm the views of the listed building when viewed from the south and west. The proposed landscaping and hedge will help soften the structure and will further mitigate the impact of the development especially when viewed from the barn complex and from the east.

The increased height of the building will marginally increase the size of the end gable and the volume of the building. However this is not considered to result in the building having a detrimental impact on the setting of the listed building as the change in massing of the building created by an increase in roof pitch by 5 degrees is slight.

The building is to be screened by landscaping and it is considered that it will not have a detrimental impact on the wider landscape.

The building is traditional in design. The materials for the roof, walls and brick plinth have previously been agreed.

Brick plinth: HG Matthews, handmade bricks in light/medium red. Flemish bond with gritty part coarse sharp sand/ aggregate to lime mortar. Neat flush joint.

Weatherboarding: Black stained feather edged wide weather boarding is proposed to the sides of the structure. Feather-edged soft wood with Dulux Weathershield, colour black satin. 7 inch.

Tile: Tudor handmade Clay plain tile for one and a half storey section in three colours, Red, Medium Antique and Sussex Brown. Ridge is Tudor Handmade Mono Ridge 12" clay roof tile - colour Medium. A Sandtoft clay pantile is proposed for the single storey section

Conditions will be imposed if approval is recommended to ensure these materials are used.

3. Impact upon neighbouring residential amenity

The stable block is set back from the road frontage and opposite neighbouring properties. Although the structure as amended is higher to the ridge, given the remaining intervening distance it is not considered to have a detrimental impact on neighbours in terms of loss of light, privacy or overbearing.

Reasons for granting

The proposal is in conformity with PPG15 (Planning and the historic environment) 1994 as the development would not adversely affect the setting of a listed building. The proposal is in conformity with Policy CS23 of the Mid Bedfordshire Local Plan First Review 2005 as:

- i. Building design is of a high standard and materials used appropriate to the proposed use. Appropriate screening is provided;
- ii. Fencing is of a suitable design and materials;
- iii. Adequate provision is made for the storage and disposal of manure;
- iv. Development incorporates a safe, convenient and adequate standard of access, including provision for pedestrians and cyclists;
- v. There is no unacceptable adverse impact on nature conservation interests;

- vi. There is no unacceptable adverse impact upon the amenities of neighbouring or nearby residential property and;
- vii. There is no unacceptable adverse impact on the historic environment.

The proposal is in conformity with Planning Policy Guidance: PPS 1 Delivering Sustainable Development and PPS 7 Sustainable Development in Rural Areas.

RECOMMENDATION

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 1 DG01 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 U Notwithstanding the approved plans, all rainwater goods shall be of cast iron or aluminium and painted black unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the setting of the statutorily listed building in accordance with the provisions of PPG 15 Planning and the Historic Environment 1994.

- 3 U The weatherboarding to the side of the stable building hereby approved shall be black stained with Dulux Weathershield, colour black satin 200 - 225mm wide unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the setting of the statutorily listed building in accordance with the provisions of PPG 15 Planning and the Historic Environment 1994.

- 4 U The materials to be used for the roof of the stable building hereby approved shall be Tudor handmade Clay plain tile for the one and a half storey section in three colours, Red, Medium Antique and Sussex Brown with a Tudor Handmade Mono Ridge 12" clay roof tile - colour Medium and Sandtoft clay pantile to the single storey section unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the setting of the statutorily listed building in accordance with the provisions of PPG 15 Planning and the Historic Environment 1994.

- 5 U The brick plinth of the stable building hereby approved shall be HG Matthews, handmade bricks in light/medium red with a Flemish

bond with gritty part coarse sharp sand/ aggregate to lime mortar and neat flush joint unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the setting of the statutorily listed building in accordance with the provisions of PPG 15 Planning and the Historic Environment 1994.

- 6 U The conservation rooflight to be fitted shall be The Cast Rooflight unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the setting of the statutorily listed building in accordance with the provisions of PPG 15 Planning and the Historic Environment 1994.

- 7 U No external alterations shall be made to the development hereby authorised without the prior approval in writing of the Local Planning Authority.

Reason: To safeguard the setting of the statutorily listed building in accordance with the provisions of PPG 15 Planning and the Historic Environment 1994.

- 8 RR05 The building hereby approved shall be used only for the purposes specified on drawing BEA-R-00 4A and the stable shall only be used as private, non-commercial stabling in relation to the occupation of the residential property at 6 The Old Dairy and for no other purpose.

Reason: To prevent the building from being used for commercial purposes to the detriment of the locality and in accordance with Policy CS23.

- 9 RR06 Details of the storage and disposal of manure shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Dung shall be stored and disposed of strictly in accordance with the approved details.

Reason: In the interests of neighbouring amenity and to prevent pollution of the environment.

- 10 HS20 Before the stable building is first brought into use details of the hard surfacing shall be submitted to and approved in writing by the Local Planning Authority.

The works shall be implemented in accordance with the approved details.

Reason: To safeguard the setting of the statutorily listed building in accordance with the provisions of PPG 15 Planning and the Historic Environment 1994.

- 11 TL01 Any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

Notes to Applicant

- 1 Surface water run off from the proposals should not generate additional surface runoff which could increase the risk of flooding to property downstream where property is vulnerable. The design of the surface water drainage should therefore be such that greenfield runoff from all impermeable areas does not exceed 1 litre per second per hectare. The applicant has indicated that surface water from the stable will be discharged into a soakaway. This should be designed to Building Research establishment Digest 365 in order to ensure that the soakaway is adequate.

Decision

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