

Application:	2021/1373/FUL	ITEM 3	
Proposal:	Demolition of existing barn and erection of one new 2 bedroom single storey dwelling.		
Address:	Vine Farm, Back Lane, Morcott, Rutland, LE15 9DG		
Applicant:	Hereward Homes	Parish	Morcott
Agent:		Ward	Braunston & Martinthorpe
Reason for presenting to Committee:	Policy		
Date of Committee:	19 April 2022		
Determination Date:	18 January 2022		
Agreed Extension of Time Date:	22 April 2022		

EXECUTIVE SUMMARY

The building stands on the edge of a farmstead where all other buildings have approval to convert to dwellings. Its replacement with a single storey dwelling in appropriate materials would enhance the character of the conservation area.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
Reason – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2058-40, 2058-41 (dated 14-12-2021), 2058-42 and 2058-45A.
Reason – For the avoidance of doubt and in the interests of proper planning.
3. No development above ground level shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels, boundary treatments and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in Relation to Construction."
Reason – To ensure that the landscaping is designed in a manner appropriate to the locality and to enhance the appearance of the development.
4. All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species.
Reason – To ensure that the landscaping is carried out at the appropriate time and is properly maintained.
5. No development above damp course level shall be carried out until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local

Planning Authority. Such materials as may be agreed shall be those used in the development.

Reason – To ensure that the materials are compatible with the surroundings in the interests of visual amenity and because no details have been submitted with the application.

6. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A-E and Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling, buildings within the curtilage or any means of enclosure, other than that shown on the approved plans, shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason – To ensure that the appearance of the development on the edge of the conservation area remains appropriate to its location and to allow the LPA to control any alternative proposals.

7. Before the dwelling is occupied, 1 x bat brick, 1 x sparrow terrace, shall be installed on the dwelling. The locations of these should be marked on plans to be submitted for approval prior to installation and photographs submitted following their installation to demonstrate compliance.

Reason – To ensure that habitat for endangered species is provided in the interests of bio-diversity gain.

Notes to Applicant:
CIL Informative

Site & Surroundings

1. This application relates to Building No.3 on the farm layout plan below. The site is outside the Planned Limit to Development for Morcott and just outside the edge of the Conservation Area, the boundary of which runs through the farmyard.
2. The overall site comprises a farmhouse, a stone barn (No.4), a modern barn (No.1), large modern barns (No.5) and this concrete portal frame building (No.3).



3. The building is a modern portal frame barn on the western edge of the farmstead and prominent across the adjacent agricultural land from The Cockpit, the lane that links the A47 to the village.

Proposal

4. It is proposed to demolish the modern barn and replace it with a single storey built of stone with a slate roof. See details in the Appendix.

Relevant Planning History

5. None on this particular building although there is a history of Class Q approvals on Buildings 1 and 5 and full a permission for conversion of the stone barn (No.4) to a dwelling within this small farm complex.

Planning Guidance and Policy

National Planning Policy Framework (NPPF) 2019

Chapter 2 – Achieving Sustainable Development (Inc Para 11(d))
Chapter 5 – Delivering a sufficient supply of homes

Site Allocations and Policies DPD (2014)

SP6 Housing in the Countryside
SP15 – Design & Amenity
SP20 – The Historic Environment

Core Strategy DPD (2011)

CS04 - The Location of Development
CS19 – Good Design
CS22 – The Historic Environment

Neighbourhood Plan

There is no NP for Morcott

Officer Evaluation

6. As the site lies within a conservation area, there is a requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72 (1) of The Act.
7. NPPF - Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (NPPF 2021). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.

Principle of the use

8. This is not a building that would be considered suitable for conversion under Class Q as it is just a concrete frame with no existing walls so is not capable of functioning as a dwelling.

9. On the face of it this proposal is in the countryside and would not normally be acceptable as there is no demonstrable need for a dwelling here in accordance with SP6. However, looking at the wider picture, the history of the wider but compact site and its character being altered considerably due to Class Q rights, would it be reasonable to resist this proposal which provides a small dwelling in a small village?
10. The 5 year housing land supply and Para 11d of the NPPF is also to be considered relevant here as the policies for the location of housing are out of date.
11. A material consideration in this case is the fact that Barn 1 is to be replaced by a new build, Barn 4 has full permission to convert to a dwelling and Barn 5 at the rear has Class Q approval (and is subject to a similar proposal under 2021/1339 on this agenda, bearing in mind the fallback position) it may be considered reasonable to allow this development to provide a better planned, designed and co-ordinated edge to the village.

Impact of the use on the character of the area

12. The existing building lends nothing to the character or the edge of the village or the Conservation Area. Its replacement with a single storey, well designed dwelling with appropriate materials, landscaping and boundary treatment would make a more positive contribution to those interests resulting in a less prominent building which can have boundary treatment and landscaping controlled by conditions.

Impact on the neighbouring properties

13. None

Heritage

14. As discussed above, the development would have a positive impact on the character of the conservation area, as a designated heritage asset.
15. In reaching a conclusion and recommendation Officers have considered the statutory duty of Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, having special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.
16. By virtue of the design, scale and materials to be used, the proposal would be in keeping with the character of the village and surrounding buildings, the streetscene and surrounding context in accordance with Sections 12 and 16 of the NPPF (2021), Policy CS19 and CS2 of the Rutland Core Strategy (2011) and Policies SP15 and SP20 of the Site Allocations DPD.
17. Whilst there is no Archaeology response on this proposal there is no reason to think it would be different to that on application 2021/1339 elsewhere on this agenda.

Highway issues

18. None. The proposal would share the existing farm access off Back Lane.

Noise

19. Potentially this proposal will remove the last agricultural building from this farmstead, potentially reducing noise to the surrounding approved dwellings.

Crime and Disorder

20. It is considered that the proposal would not result in any significant crime and disorder implications.

Human Rights Implications

21. Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.
22. It is considered that no relevant Article of that act will be breached.

Consultations

23. **Public Protection**

No objection to the proposal

24. **Ecology**

The Preliminary Roost Assessment report (Hillier Ecology, August 2021) is satisfactory; no bats or evidence of such was found, and I agree that the building has negligible or very low bat potential. No further survey work is required.

The recommendations in the report should be followed, this includes lighting. As a condition of any planning permission granted, and as recommended in the report, 1 x bat brick, 1 x sparrow terrace, 2 x house martin nests and 1 x group 3 swift boxes should be installed on the new dwelling. The locations of these should be marked on the plans and photographs submitted after they have been installed to enable the condition to be discharged.

Neighbour Representations

25. None

Conclusion

26. Whilst the proposal is contrary to the development plan, the policies for the location of housing are out of date. The approvals for converting the surrounding buildings into dwellings is a significant material consideration this case, as is the desire to enhance the character of the conservation area. The scheme would have a positive impact on the character of the edge of the village and on the conservation area and would not harm any other amenities or interests of importance. It is thereby recommended for approval on that basis.