

11. FULL APPLICATION - CONVERSION OF FORMER BARN TO HOLIDAY ACCOMMODATION AND ASSOCIATED WORKS TO ACCESS AND PARKING AREA, AND FORMATION OF NEW ACCESS TO BROOKSIDE FARM, UNNAMED SECTION OF A623 FROM MIRES LANE TO LONG LANE WARDLOW (NP/DDD/0319/0272, JK)

APPLICANT: MR & MRS A WAKERLEY

Summary

1. This conversion concerns a small traditional limestone stone barn within the extensive curtilage of a private dwelling along with a replacement vehicular access to the main house and improvements to a secondary access to the garden/barn. The proposed plans demonstrate a sensitive conversion scheme of a high standard of design which will provide a viable future for this non-designated heritage asset though its use as a one bed holiday unit. The scheme would conserve and enhance its valued characteristics along with its setting. The work to the accesses will improve highway safety and maintain and/or enhance the street scene. A separate Habitats Regulations Assessment report concludes that there is unlikely to be a significant effect upon the nearby designated conservation sites associated with the outfall from the private foul sewage treatment plant. Consequently approval is recommended subject to conditions.

Site and Surroundings

2. Brookside Farm is located at Wardlow Mires beside the junction of the A623 and the B6465 road up to Wardlow Village. The property is now a private dwelling sitting within an extensive curtilage. The main vehicular access into the property has sub-standard visibility and emerges onto the curve of the A623/B6465 junction.
3. There is a further old agricultural access off the B6465 into the rear of the extended site which gives access to the higher garden land at the rear of the house. On the south western edge of the curtilage is an old two storey limestone stone barn, whose gable end backs onto the adjacent field boundary. The barn is small, with one room up and down with external stone steps to access the first floor. Attached to the side is a much later single storey lean-to constructed from limestone under a low pitched corrugated steel roof. Although the barn itself is of vernacular interest the lean-to, although quite old, is of much lesser interest and is also in poor condition. The barn is currently in ancillary domestic use for keeping chickens.
4. The nearest neighbouring residential properties are the listed Old Three Stags Head public House across the A623. For the purposes of policy application the site is well outside of a village and is therefore regarded as lying in open countryside. It also lies within the Wardlow Conservation Area. The lower part of the site, the house and access lie within flood zones 2 and 3. The site is also close to Cressbrook Dale which lies around 60m to the west and which is a designated National Nature Reserve (NNR), Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI) which forms part of the wider Peak District Dales SAC.

Proposal

5. The conversion of the barn including the lean-to into a one bed holiday cottage. A separate parking and turning area for visitors close to the old agricultural access would be formed with the access modified to improve emerging visibility. A new package treatment plant for the barn would be sited within the garden along with its associated

outfall drainage field.

6. In addition, the existing main house access would be relocated a short distance away from the junction with the B6465 to exit entirely onto the A623. It would also be provided with modified curved radii access walls to gates set back from the roadside.
7. The application is supported by a design and access statement, a structural report, an arboricultural report, an ecological bat and bird survey report, a heritage statement, a flood risk assessment along with architectural plans and details of the package treatment plant and outfall.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. **Statutory 3 year time limit for commencement of development**
2. **Specification of approved amended and submitted plans which shall be subject to the following additional conditions and/or modifications;**
 - i) **Submit detailed scheme for the raising of the soil levels for the drainage field for agreement in writing and implementation before occupation.**
3. **Restriction to short let holiday residency only ancillary to Brookside Farm**
4. **Withdraw Permitted Development rights.**
5. **Conversion within shell, rebuilding limited to exactly what is in structural report.**
6. **Underground new service lines within applicant's ownership.**
7. **Agree location and style of any meter boxes on Roost Barn**
8. **The new windows and doors shall be timber – window in south elevation to be inward opening hopper, large opening lights frames to be top hinged.**
9. **The new window and door frames shall be recessed a minimum of 100mm.**
10. **Black timber or cast metal rwg's, gutters on metal brackets.**
11. **Mortar pointed verges with no projecting timber work.**
12. **Highway Authority access and visibility requirements.**
13. **Footnotes from local lead flood authority.**
14. **Submit and agree details of any external lighting – which shall be low energy and sensor controlled.**
15. **The recommendations in Section 5 of the Phase 2 Bat and bird activity survey report shall be followed unless otherwise agreed in writing.**
16. **Minor design details re new stonework, walling and repointing.**

17. **External landscape works implementation.**
18. **Submit and agree a Written Scheme of Investigation for a scheme of building recording and archaeological monitoring.**
19. **Submission and implementation of a detailed environmental management plan for the building to meet Policy- CC1.**

Key Issues

- The impact of development upon the character, appearance and amenity of the existing building, its setting and that of any neighbouring properties including the listed public house.
- The impacts upon highway safety
- The impact of the outfall from the packaged treatment plant upon the nearby protected conservation sites in Cressbrook Dale.
- Potential Flood risk.

History

8. Pre-application advice to the applicant stated that; “the building appeared to have good enough character to be worthy of conversion to a holiday let under the provisions of [policies] RT2 and LPP LR6 and that any conversion would need to retain this character by using the existing shell and use existing openings only. I consider that it's likely that any such approval would need to be ancillary to Brookside Farm due to close relationship of shared parking etc.”

Consultations

9. Highway Authority – No objection subject to conditions covering visibility splays. Comment in detail as follows;
10. The existing field access is limited in terms of visibility; ideally an access onto a 60mph road would have visibility splays of 2.4m x 203m in each direction. This is not achievable at this access, however given the scale of the proposal, it is not thought that a 1 bedroom holiday let would generate a significant difference in vehicle activity over what could occur under the existing use class. Furthermore, the proposed access modifications offer improvements to the existing visibility as previously recommended by this Authority, and a hard surfaced area. With this in mind, the change of use and field access modification designs as shown are considered acceptable.
11. The existing access to the main dwelling is currently severely substandard in terms of visibility. By relocating the access as proposed, emerging and forward visibility would be significantly improved. Furthermore, it appears the access would then benefit from a visibility splay within the highway limits compliant with current guidelines.
12. With the above in mind, there are no highway objections and I recommend conditions be included with any consent covering visibility splay's and reinstatement of old access. Holiday cottage to remain ancillary to farm, gates set back 5m, along with standard footnotes re works within highway.

13. District Council: No response to date.

14. Wardlow Parish Meeting – Fully in favour of the application.

Consider the holiday let should be tied to Brookside Farm to remain one property/unit. The new proposed changes to vehicle access can only improve the situation but would comment that after the boundary wall is altered and the bushes/trees are removed there should be no additional screening in this area as it would only restrict vision and become a safety hazard. Please remember this is a known accident blackspot due to vehicles travelling at speed from Tideswell direction and failing to negotiate the corner/junction.

15. PDNPA Archaeology – No objections subject to conditions, comments in detail as follows

Archaeological sensitivity and significance of the site

16. The site of the proposed development is of archaeological and historic interest. The barn that is the subject of this applicant forms part of Brookside Farm, which is a partially extant 19th century farmstead of a dispersed plan and formed of a cluster of buildings, a not uncommon farmstead type in the White Peak landscape. Across the farmstead there has been a partial loss (less than 50%) of the traditional farm buildings, indicating that this is a farmstead of high heritage potential. Brookside Farm is recorded within the Peak District Historic Buildings, Sites and Monuments Record (MPD12193). As such the farmstead, and its component traditional farm buildings, are considered to be a non-designated heritage asset.

17. The barn that is the subject of this application appears to be a small 19th century multifunction field barn, with a storage loft above and possibly livestock housing or other function below. It has been much altered over the course of the 19th and 20th century to respond to changing farming practices and needs, and has a 20th lean to extension. Such barns are typical and in occur in clusters in areas of intensive lead mining activity.

18. The core significance of this non-designated heritage assets lies in its:

- Traditional agricultural character – this demonstrates its agricultural origin and function of the building.
- Traditional materials – which are characteristic of the area and its landscape.
- It's surviving historic fabric – stonework, quoin stones, stone steps, the historic openings, blind west elevation, roof structure etc.
- The location, form and size of historic openings.
- The legibility of changes to the building over time from the surviving historic fabric.
- The relationship between the barn and the other buildings that form the historic farmstead, and the surrounding landscape.

19. Brookside Farm is also an area of archaeological interest. A number of earthworks, including a linear feature defined by banks c.7m wide and 0.25m high, which is cut by the 18th turnpike road, and therefore predates it, were recorded in the vicinity of Brookside Farm in a 2006 survey of Wardlow. The age, function and significance of these features is currently unknown, but they certainly have the potential to reveal archaeological evidence about earlier landscape use and human activity. Furthermore, one of the postulated routes of the 'The Portway' (MPD2303) a major medieval routeway that has Anglo-Scandinavian, or perhaps even prehistoric origins, traced in the modern landscape along green lanes, minor roads, footpaths and visible earthwork remains. These are poorly understood routes of archaeological features for which

much uncertainty remains in relation to their existence, form and precise locations.

Archaeological Impact of the development

20. The proposed conversion of the barn to a holiday let will result in changes to the historic fabric and character of the building, that will result in a minor harm to its significance. Any ground works associated with the development, including landscaping, for insertion of services, drainage, waste disposal and processing have the potential to encounter and damage archaeological remains relating to earlier use and development of the site, including the possible route of 'The Portway' and other features depicted in the 2006 archaeological survey. This would result in harm to the archaeological interest significance of the site.
21. Taking into account the significance of the heritage asset and the scale of the harm/loss, this harm can be appropriately mitigated by use of planning conditions. Therefore, should the proposals be considered acceptable from a Planning perspective, I advise that the archaeological impacts of the proposed development detailed above can be adequately addressed and mitigated through a conditioned scheme of building recording and archaeological monitoring. This would need to include:
22. A basic descriptive and visual record of the outbuilding prior to any alteration taking place to secure a permanent and publically accessible record of the building, its current character, architectural style, state of preservation and surviving historic fabric.
23. Archaeological monitoring of the external groundworks, including service and drainage works, waste disposal and processing, landscaping works etc. to ensure that any archaeological remains encountered are appropriately investigated, recorded and reported on.
24. This is in accordance with Para.199 of NPPF, which requires developers to record and advance the understanding of the significance of heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact of the development proposal, and for this to be made publically available.
25. PDNPA Ecology – No objections subject to condition.

Notes that a bat and bird survey has been completed for the above site which found no evidence of bats or birds, but a precautionary approach has been recommended. In addition, enhancement measures have been recommended. Suggests condition requiring that the recommendations in Section 5 of the Phase 2 Bat and bird activity survey report must be followed unless otherwise agreed in writing.
26. PDNPA Tree Officer – No objections or concerns.
27. Natural England – Initially raised no objections however after details of the packaged treatment plant emerged raised a holding response whilst impact upon the designated sites was considered. Further information on the plant has been provided to NE who now offer final comment in detail as follows (summarised);
28. Recommend that the drainage or infiltration system to deal with the effluent from the private sewage treatment is located such that the risk of phosphates within the effluent entering either surface or groundwater and hence reaching protected sites where phosphate is already a cause for concern, is minimised. Package treatment plants, do not as a rule treat the effluent for phosphates, and as a result it is generally accepted that phosphate will be discharged in the effluent at around 5-7mg/l. Research has

shown that phosphates can still be present in soils at depths of 1.5-2m beneath the point of discharge, and at a lateral distances of 25-30 m, even when the seepage is through soils or other substrates of appropriate type. The location and characteristics of the drainage field therefore need to take these distances into account if the risk to the local surface and groundwater systems, and any nearby freshwater dependant protected sites, is to be removed.

29. These minimum standards can be hard to meet in this limestone area, where soils are typically (but not universally) thin, and with porosity values at the lowest end of the acceptable range, suggesting rapid transfer of effluent, thereby making adequate soil depth even more important.
30. The nature of the geology in the White Peak, being fissured limestone, and the frequent outcrops of limestone at the land surface across the White Peak, taken together with its mining history and relict mine shafts and other features which connect the land surface to the underlying geology, make the siting of any sewage effluent discharge especially critical, as if any such features occur within the distances where the effluent phosphate is likely to reach, there is an increased risk of there being a hydraulic connection with the surface or groundwater systems.
31. We note the proposed drainage field is (to be) in a mounded area, in a part of the holding with deeper soils, at the furthest point from the protected sites boundary. The maximum depth of soil is still only 1.2m, and this is not achieved across the whole field. We therefore recommend additional mounding is incorporated into the design of the drainage field to increase the available soil depth for the absorption of phosphates.
32. The drainage system is located in a well vegetated garden area beyond the drainage field itself, which should provide reasonable opportunity for the phosphates in the discharge to bind with the soils as it moves laterally, especially given the 70m distance from the drainage field to the nearest point of the adjacent SSSI/SAC/National Nature Reserve.
33. We also acknowledge the distance which any phosphates not retained within the soils, and which are therefore at risk of entering the groundwater system, would have to travel through the limestone to reach the river Wye itself, which should give considerable scope for further attenuation before they reach the river, at a point which in any event would be at the very downstream end of the protected site boundary.
34. In view of the above, we consider the risks to the freshwater interests of the Peak District Dales SAC (which includes both Cressbrook Dale SSSI and the river Wye, a component of the Wye Valley SSSI) are significantly reduced, and we would therefore suggest that there is now sufficient information available for the Authority to complete their Habitats Regulations Assessment of the proposal.
35. DCC Flood Team – As this is a minor application the Lead Local Flood Authority (LLFA) have no formal comment to make and would refer the applicant to our informative notes

Representations

36. No representations have been received to date.

National Planning Policy Framework (NPPF)

37. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales: Which are; to conserve and enhance the natural beauty, wildlife and

cultural heritage and promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to; seek to foster the economic and social well-being of local communities within the National Parks.

38. The National Planning Policy Framework (NPPF) has been revised (2019). This replaces the previous document (2012) with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular Paragraph 172 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
39. In the National Park, the development plan comprises the Authority's Core Strategy 2011 and the Development Management Policies (DMP), adopted May 2019. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Main Development Plan Policies

Core Strategy

40. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
41. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
42. DS1 - *Development Strategy*. Sets out that most new development will be directed into named settlements. Taddington is a named settlement.
43. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
44. Core Strategy policy L2 states that development must conserve and enhance any sites, features or species of biodiversity importance or geodiversity importance and where appropriate their setting and that other than in exceptional circumstances development will not be permitted where it is likely to have an adverse impact on such sites.
45. Core Strategy policy L3 requires that development must conserve and where appropriate enhance or reveal significance of archaeological, artistic or historic asset and their setting, including statutory designation and other heritage assets of international, national, regional or local importance or special interest.
46. Core Strategy policy RT2 says that proposals for hotels, bed and breakfast and self-catering accommodation must conform to the following principles:
 - A. The change of use of a traditional building of historic or vernacular merit to serviced or self-catering holiday accommodation will be permitted, except where it would create unacceptable landscape impact in open countryside. The change of use of entire

farmsteads to holiday accommodation will not be permitted.

B. Appropriate minor developments which extend or make quality improvements to existing holiday accommodation will be permitted.

47. Policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.

Development Management Policies

48. Policy DMC3 requires the detailed treatment of development to be of a high standard that respects, protects and where possible enhances the landscape, biodiversity and cultural heritage of the National Park. Particular attention will be paid to (amongst other things) scale, form and massing, design, details and materials, landscaping, amenity and the principles embedded in the design related Supplementary Planning Documents (SPD).
49. Development Management Policy DMC5 provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. It also requires development to avoid harm to the significance, character, and appearance of heritage assets and details the exceptional circumstances in which development resulting in such harm may be supported.
50. Development Management Policy DMT8 states that off-street parking for residential development should be provided unless it can be demonstrated that on-street parking meets highways standards and does not negatively impact on the visual and other amenity of the local community. It notes that the design and number of parking spaces must respect the valued characteristics of the area, particularly in conservation areas.
51. Policy DMH7 says that extensions and alterations to dwellings will be permitted provided that the proposal does not detract from the character, appearance or amenity of the original building, its setting or neighbouring buildings or dominate the original dwelling, amount to the creation of an independent dwelling or harm the landscape or other valued characteristics of the National Park.
52. Development Management Policy DMC10 addresses conversion of heritage assets, permitting this where the new use would conserve its character and significance, and where the new use and associated infrastructure conserve the asset, its setting, and valued landscape character. It also notes that new uses or curtilages should not be visually intrusive in the landscape or have an adverse impact on tranquility, dark skies, or other valued characteristics.
53. Policies DMT3 and DMT8 require the provision of safe access and adequate off-street parking for residential development.
54. Policies DMC11 and DMC12 cover the safeguarding of designated conservation sites and link to the legislative provision to protect designated sites.
55. Policy DMC14 states that development that presents a risk of pollution or disturbance will not be permitted unless adequate control measures are put in place to bring the pollution within acceptable limits.

Supplementary Planning Documents

56. The Building Design Guide and its supplement The Peak National Park Building Design Guide set out the design principles to be employed in converting traditional buildings.

Assessment

The barn conversion

57. Policy RT2 supports the conversion of buildings to holiday accommodation only where they are traditional buildings of historic or vernacular merit.
58. This small two storey barn although not listed is nevertheless of historic interest. The supporting Heritage Statement explains that it is 'of historical value due to its age and the largely unchanged agricultural setting. It notes that it dates from at least 19th century and could date back even further. It further states that the regression of maps indicates that the building has been later modified with the lean-to extension. This lean-to is of some age dating from around the turn of the century but has a poor shallow form and is in a dilapidated condition, as well as incorporating openings and some materials in its fabric which are of little or no merit. The lean-to nevertheless is typical of such later extensions to farm buildings in the locality and is constructed of stone walls under a shallow corrugated iron roof in the local style.'
59. The main barn has retained its stone roofing slates to one slope with the other having been changed in the past to blue slate. The submitted heritage statement is clear that 'whilst the building has lost some significance through its deterioration, it does still possess a degree of significance in heritage terms and we therefore consider it to be a heritage asset that is worthy of conservation through a new use.' In this regard the principle of its reuse for holiday letting purposes is therefore considered to accord with adopted policy.
60. The original two storey barn is very small and the owner/applicant explains that its conversion alone would not be viable given the restoration costs as well as the fact that the space that would be provided without the lean-to would be inadequate for even a small one bed cottage. Without a viable use the barn will be lost and therefore on balance we accept the need to retain the lean-to for reasons of viability and space which also accords with the positive pre-application advice which supported retention. The principle of retaining the lean-to is therefore accepted.
61. The main issue in the proposal is therefore the impact of the conversion works upon the building and its setting. We have sought amended plans incorporating improvements to the lean-to and main barn to enhance the significance of both elements and to secure a high standard of design and detailing to accord with policy and design guidance.
62. Policy DMC10 makes it clear that conversions of heritage assets will only be permitted when the conversion would not adversely affect its character, such as when major rebuilding is required. The structural report summarises work that will be required and states that apart from localised rebuilding the main area of concern relates to the area of collapsing wall to the front of the lean-to above the doorway. The amended plans now propose to re-roof the whole of the main barn in stone slate, retain an authentic corrugated steel roof over the shallow lean-to roof and have simplified window and door joinery details. These plans now demonstrate a sensitive conversion scheme of the required high standard of design and reflect the Authority's published design guidance for conversions. Therefore, subject to conditions covering minor architectural design details, the conversion to a holiday let property would be compliant with policy RT2,

DMC10 and the Building Design Guide.

63. A condition limiting the use to short term holiday letting ancillary to Brookside Farm is required in this case because the barn sits within the domestic curtilage of the main dwelling, and the close relationship between the two would mean independent occupation would be highly likely to give rise to conditions prejudicial to each dwellings privacy and amenity.
64. Plans also show appropriate root protection fencing employed for the adjacent trees during any works.

The relocated main house access

65. The relocation of the main access is welcomed as an enhancement to both road and resident safety and is supported by the highway Authority. The two existing accesses will be closed off with natural stone walling and the verge reinstated upon completion of the new access. Subject to conditions to secure the closure, verge reinstatement and maintenance of visibility plays there are no objections to this aspect of the development.

The remodelled visitor access point

66. The existing agricultural access would be provided with an improved visibility splay toward the main road junction achieved by setting back the roadside wall for a short distance. The walls either side of the entrance are already curved into the site and the gate which is set back 5m from the highway edge. Behind this gateway a short section of driveway would contain a turning area and a single visitor parking space, all of which would be closed off from the main garden by a second gateway. Some garden trees/vegetation will be trimmed back to enable the visibility splays and one poor tree specimens is recommended for removal in the tree report. There are therefore no objections to the loss of this tree and given the many other trees and shrubs which line the garden boundary to the road, no additional or replacement planting is required.

Ecological considerations

67. A phase 2 bird and bat survey has been submitted which was carried out in optimal conditions but birds or bats were recorded in the buildings or using them despite bat foraging activity in the area. The barn has moderate to high number of features for crevice dwelling bats and low to moderate potential for nesting birds and negligible potential for barn owl.
- The report concluded no application for a bat license will be necessary, however work should be carried out during autumn winter to spring to avoid potential roosting bats. Mitigation in the form of 3 general purpose bat boxes and 5 bird nest boxes should be provided to enhance biodiversity prospects. These can be conditioned to be fixed within the site on buildings or trees. In addition the ecologist recommends lighting is kept to a minimum to avoid harming foraging activity. A condition to agree any external lighting is therefore required.

Impact of package treatment plant outfall upon SSSS SAC

68. Full details of the new package treatment plant and outfall to a drainage field within the site have been submitted alongside percolation test results. The site is on the limestone plateau and close to the designated conservation sites forming – The Peak District Dales SAC, Cressbrook Dale Nature Reserve and SSSI. Following consideration of this additional and expanded information Natural England have now withdrawn their holding response and consider that we have enough information along

with their advice to carry out a Habitats Regulations Assessment. This is included on the agenda as the proceeding item and concludes that the development is not likely to have a significant effect upon the designated sites.

Flood Risk

69. A flood risk assessment has been provided because the lower part of the site lies within flood zones 2 and 3, although the barn conversion itself is well outside and above the zones. The risk of flooding is therefore confined to the house and lower access improvement works. The relocated access would not increase risk and the existing means of escape for occupiers of the main dwelling would be to the higher ground around the barn. The mitigation for the house and visitors to the barn is that the owners are recommended to sign up to flood warning alerts.
70. In respect of the barn itself, this is 25m outside and 5m above the flood zone so no further analysis is required. Means of escape in flood events will remain the same as for the house owners and be egress onto the B6475 via the existing/remodelled access. DCC as local lead flood authority have raised no objections and refer to standard advice/informative to the developer/owner. There are therefore no objections on flood risk grounds.

Amenity Impact

71. The conversion is far enough away and on the other side of the farmhouse from the nearest neighbouring dwelling at the listed public house not to have any amenity impact upon neighbours. In terms of the setting of the listed pub, the overall impact would be neutral. As the new dwelling would be a restricted occupancy holiday dwelling under the control of the main house and sited away from it there are no concerns about the amenity of either occupiers. Sufficient space and separation exists between the two buildings will ensure a satisfactory relationship between the two and an appropriate small amenity space and parking area is to be provided for the barn conversion.

Environmental Management

72. An Environmental Management and Mitigation statement has not been provided to set out how the application would address policy CC1. Whilst the application would normally be refused for this reason, the scheme is acceptable in principle and we have had some discussion with the agent about the content for a suitable scheme. We strongly wish to see this building conserved and following further work the agent and applicant expect to finalise the content for submission in time for us to report verbally at the meeting. A condition is therefore suggested to secure final agreement in writing/adapt an appropriate scheme.

Conclusion

73. The amended scheme represents a sensitive conversion of this small barn to a holiday let which will secure a viable and beneficial use for the building securing its restoration and retention for the future. Subject to suitable conditions covering restriction to holiday use only in view of the amenity issues arising from its proximity to the main house and garden the proposal would comply with adopted conversion and design policies. Subject to conditions there are no concerns that the private treatment plant would cause any significant effect upon the nearby conservation sites and there are no concerns regarding flooding, neighbourliness, listed building or ecological grounds. Furthermore there are no objections on access or highway safety grounds to the amended scheme. Accordingly the application is recommend for approval.

Human Rights

74. Any human rights issues have been considered and addressed in the preparation of this report.

75. List of Background Papers (not previously published)

76. Nil

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