
7. FULL APPLICATION – CHANGE OF USE OF BARN TO AGRICULTURAL WORKER'S DWELLING AT NEW BUILDING, VICARAGE FARM, HOLLINSCLOUGH (NP/SM/0315/0158, P.1813, 406551/366550, 26/07/2015/KW/CF)

APPLICANT: MR JIM HUDSON

Introduction

This application is being returned to the Authority's Planning Committee for a final decision following the meeting in July 2015 where members were minded to approve this application subject to a legal agreement and appropriate planning conditions. However, as the previous report contained an officer recommendation of refusal, the issue of whether a legal agreement would meet the relevant policy tests and what planning conditions would be necessary to make the proposed development acceptable in planning terms was not covered. Hence, the current report, which is focussed on the reasons for approval of the current application, the requirement for a legal agreement in this case, and suggested planning conditions.

Site and Surroundings

The building known as 'New Building' is a detached barn situated in an isolated and exposed position about 240m north-east of Hollinsclough hamlet. It is adjacent to the narrow northerly back lane between Hollinsclough and Longnor. A Byway Open to All Traffic (BOAT) passes diagonally through the yard area to the front of the barn, which is also signposted as a public footpath. The barn is framed by the dramatic backdrop of Chrome and Parkhouse Hills, which are situated ½km to the north-east. Access to the barn is directly off the BOAT and there is an informal grassed yard area to the front of the barn

This is a traditional barn with a low two-storey form and constructed of roughly coursed natural gritstone under a Staffordshire Blue natural plain clay tile roof. It has a fairly simple appearance, but has pleasant symmetrical frontage with three door openings on the ground floor and a central 'picking hole' window above. The external corners of the barn are dressed with natural gritstone quoinwork and there is projecting gritstone string coursing to the eaves. There is a single-storey, lean-to building attached to its north-eastern gable, which has a corrugated sheet roof.

The barn sits on level ground close to the lane and occupies a prominent position in the landscape, particularly when approaching the site along the back lane and the public footpath. The barn is also visible from more distant viewpoints along the southerly approach road into Hollinsclough from Longnor 460m to the south-west. From these viewpoints the barn appears relatively isolated and is framed by the iconic limestone hills of Chrome and Parkhouse. Consequently, it presents a pleasing composition in the landscape that makes a significant contribution to the character of the surrounding landscape.

Proposal:

The application proposes the conversion of the barn to an agricultural dwelling for the applicant's son. The applicant and his family operate from their tenanted farm at Dale Farm Wetton, but also have a farm unit and associated complex of farm buildings at Vicarage Farm in the centre of the Hollinsclough hamlet. There is currently no-one resident on the Vicarage Farm unit.

The submitted scheme proposes the conversion of the barn to a two-bedroomed agricultural worker's dwelling. The accommodation is provided over two floors with part of the first floor extending into the roofspace in order to achieve appropriate headroom. The overall floor area is 94m², which just exceeds the size of a 5 person local needs dwelling (87m²).

The scheme proposes no new openings in the walls, save for the unblocking of an existing door opening on the rear elevation. The grassed yard area to the front of the barn is to be incorporated into the residential curtilage and enclosed by a drystone wall, and a small 12m deep strip of the field to the rear of the barn is to be incorporated into the residential curtilage and enclosed by a post and wire fence. Two vehicular parking spaces and associated turning space are to be provided to the eastern side and rear of the barn.

RECOMMENDATION:

That the revised application be APPROVED subject to prior entry into a s.106 legal agreement preventing the separate sale of the new house from the associated land within the applicant's agricultural holding and restricting the future occupancy of the new house, and subject to the following conditions/modifications:

Statutory Time Limit

- 1. The development hereby permitted shall be begun within 2 years from the date of this permission.**

Approved Plans

- 2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans, BM 2375-3, BM 2375-4 and BM 2375-5 subject to the following conditions or modifications:**

Conversion within Existing Shell

- 3. The conversion hereby approved shall be carried out entirely within the shell of the existing building. No part of the building shall be rebuilt without the prior written consent of the National Park Authority.**

Underground Service Lines

- 4. All new service lines associated with the approved development, and on land with the applicant's ownership and control, shall be placed underground and the ground restored to its original condition thereafter.**

Disposal of Foul Sewage

- 5. No development shall take place until a scheme for the disposal of foul sewage to a package treatment plant has been submitted to and approved in writing by the Authority. Thereafter, the package treatment plant shall be installed in complete accordance with the approved plans prior to the first occupation of the dwelling hereby permitted.**

Parking and Access

- 6. No development shall take place until a specification or sample of the material to be used for the surfacing of the drive, parking and manoeuvring areas has been submitted to and approved in writing by the National Park Authority.**
- 7. Prior to the first occupation of the dwelling hereby permitted, the access, parking and turning areas shall be completed in accordance with the specifications approved under Condition 7 (above).**

Residential Curtilage

8. **Prior to the first occupation of the dwelling hereby permitted, the curtilage of the converted barn shall be defined with a drystone wall along the boundaries of the application site shown edged in red on Drawing No. BM 2375-5. The drystone wall shall be constructed in locally obtained natural stone, to a height of 1.2m - 1.5m, coursed and pointed to match the stonework of the existing boundary walls.**

External Lighting

9. **Unless otherwise agreed in writing by the National Park Authority, there shall be no external lighting and the converted building and associated curtilage shall not be provided with any other external source of illumination at any time during the lifetime of the development hereby approved.**

Design Details and Architectural Specifications

10. **Prior to the installation of any new windows, full details of their precise design, including any glazing bar detail, recess from the external face of the wall and external finish, shall be submitted to and approved in writing by the National Park Authority. The development shall thereafter be carried out in accordance with the approved specification and shall be permanently so maintained.**
11. **Prior to the installation of any new doors, full details of their precise design including external finish and recess from the external face of the wall, shall be submitted to and approved in writing by the National Park Authority. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained.**
12. **Prior to the installation of any external flue pipe for a wood burner or any other heating appliance, full details of its precise design including its size, location and external finish shall be submitted to and approved in writing by the National Park Authority. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained.**
13. **All pipework, other than rainwater goods but including soil vent pipes and drainage pipes, shall be completely internal within the building.**
14. **The rainwater goods shall be cast metal, painted black. The gutters shall be fixed directly to the stonework with brackets and without the use of fascia boards. There shall be no projecting or exposed rafters.**
15. **The roof verges shall be flush cement pointed, with no barge boards or projecting timberwork.**

Permitted Development Rights

16. **Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) no alterations to the external appearance of the converted building shall be carried out and no extensions, porches, sheds, or ancillary outbuildings shall be erected on the site without the National Park Authority's prior written consent.**

Key Issues

Taking into account the resolution made at the meeting of the Authority's Planning Committee in July 2015, the key issue in making a final decision on this application is whether the planning obligations sought by the Authority meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

History

There is no relevant planning history on the proposed barn conversion site, however, the following planning history on the Vicarage Farm Unit is considered to be relevant to this proposal.

May 1973 – Full consent for the erection of a 27.4m x 30.63m cubicle feed shed.

October 1974 – Outline approval granted for the erection of a farm worker's bungalow at Vicarage Farm. This approval was subject to an agricultural occupancy condition.

July 1976 – Full planning consent granted for the farm worker's bungalow, which was subsequently built.

June 2011 – Full planning consent granted for covered roof over a 27.5m x 13.8m silage clamp.

February 1998 – GDO Prior Notification consent for silage pit extension.

Consultations

County Council (Highway Authority) – No reply to date.

District Council – no reply to date.

Parish Council – A unanimous and comprehensive letter of support has been received. This is available to view on the public file. The Parish Council (PC) response includes the following comments:

- New Building is sited close to one side of a BOAT which runs from the road south-west of Parkhouse Hill to the road (Carr Lane). This redundant barn is one that some local people have been commented on as being a 'crying shame' that it has not been converted to a dwelling.
- This is a sympathetic scheme that requires no new openings or rooflights or requirements for a new access.
- There is a proposed gravel standing for vehicles and no special lighting requirements and therefore no additions to existing light pollution in the parish.
- The accompanying agricultural business appraisal clearly demonstrates that this is a well-established farm business where there is a clear need for a farm worker's dwelling and where local property prices are beyond the means of a farm worker.
- Vicarage Farm is complicated in that its 'partnership owners' have two farm units; one at

Dale Farm, Wetton (rented) and Vicarage Farm, which they own. The two farms make for a very versatile farming business with the latter focussing on dairy farming and the former, beef and sheep.

- The development will meet the needs of the Hudson family without compromising the sense of history and tradition attached to the barn. It is a modest development with no desire to increase its size and with an agricultural occupancy restriction.
- It will improve the quality of life for those working the farm and ensure its long term management. Vicarage Farm is a well-established farming business.
- The PC is aware of the hard-working ethic of the applicants and is satisfied that the family's current situation is unsustainable and unsatisfactory.
- It is often debated whether Hollinsclough is a hamlet or a village. The parish is large with many widely dispersed dwellings but the settlement itself is small. In the centre of the settlement there is only 6 residences owned or rented by people who live there permanently, with a further 4 permanently based families living within ½ mile. Beyond that the parish is made up of hamlets. In the majority of cases, there are few people to feed into the local school and the number of properties that are second homes or holiday cottages does not help this situation.
- The concerns raised by a nearby resident must be taken into account to ensure their continued uninterrupted access along the BOAT, which provides access to their property.

National Park Authority (Conservation Architect) - The whole field barn character of the building will be lost if conversion happens, and its landscape setting with it. At present there are no windows in the building, only boarded openings or doors; this will change completely if converted, despite the drawings showing closed external. The limited plan area and the limited number of openings does not make for a good conversion. Some of the areas will be dark – the kitchen especially and may result in additional new openings being requested in the future. There is also no stove or flue indicated, no outside lights, meter boxes, soil vent pipes. There is also no provision outside storage be accommodated. Conversion to a dwelling would be very harmful for both the building and the landscape.

National Park Authority (Ecologist) – Given the presence of a common pipistrelle summer bat roost and nesting swallows, appropriate bat and bird mitigation is required. It is not clear from the proposals if the bat roost can be retained during works, if the roost is to be lost it is likely that a development licence issued by natural England will need to be approved in order for the works to proceed.

In these respects, a further condition is recommended by the Authority's ecologist requiring that a site licence be obtained from Natural England, or a letter from the relevant licensing body (NE) confirming that a licence is not required. Where a licence is not required no work shall be undertaken on the application site until a detailed working method statement and monitoring programme has been supplied and agreed in writing with the Authority's Ecologist stating how potential threats to bats occurring at the site will be avoided. The development shall thereafter be carried out in complete accordance with the agreed details.

The proposals are otherwise considered to be acceptable by the Authority's Ecologist subject to the attaching of conditions, including the following: submission and agreement of the exact choice, location and number of bat boxes to be installed; provision, where possible, provision for bats within the internal structure; no external lighting that directly illuminates bat boxes or bat access points, submission of details that shows the location of enhancement/mitigation features for future bat and hirundine (swallows/house martins) usage.

However, whilst the aims of the bat mitigation are deemed acceptable by the Authority's Ecologist, as stated in the bat survey report confirmation on the level and type of mitigation will be subject to agreement with the licensing authority (Natural England) and may therefore change from the submitted recommendations. Any loss or disturbance to known bat roosts is likely to require the submission of a protected species licence issued via Natural England, should Natural England deem that a licence is not necessary; confirmation should be submitted to Authority.

National Park Authority (Landscape Architect) - The barn lies within the Upper Valley Pastures landscape character type of the South West Peak Landscape Character Area. Key characteristics of this landscape setting include undulating lower valley slopes with incised stream valleys. This is a settled landscape with dispersed gritstone farmsteads and loose clusters of dwellings with stone slate or clay tile roofs and permanent pasture enclosed by a mixture of drystone walls and hedgerows.

What makes this barn unique is that it stands in isolation separate from any farm buildings; most farm buildings in the area both modern and traditional are associated with a farm complex, such as the buildings at Vicarage farm, the main farm complex for the holding.

The barn is seen as being isolated even though it is only a short distance from Hollinsclough. It sits in a pastoral landscape with open views in particular towards Chrome and Parkhouse Hills, both iconic limestone hills. The proposed development of the barn will domesticate the landscape. The proposed development plans provided show the window openings with solid wooden shutters and doors, which in reality will be kept open. No detailed site plans have been provided it is therefore assumed that the red line will form the curtilage of the property. Even with permitted development rights removed this area around the barn will become domestic in nature requiring space for at least parking, bin stores, fuel stores and drying facilities.

There is an adjacent footpath and it is clear that the barn forms part of the landscape setting with the imposing backdrop of Chrome and Parkhouse hills.

The impact of supplying electricity and telephones to the barn is also a concern. These should be undergrounded. If services are to be undergrounded, The route of the proposed undergrounded lines should be provided as part of the application as there may be implications on ecology and archaeology.

It is recommended that this application is refused on the impact of the proposal on the setting of Parkhouse and Chrome Hills.

Representations

A letter from the owners of two of the main properties affected by the proposal has been received. They have no objections to the conversion of New Building, but they are seeking confirmation that the applicant would alter gateways and erect fencing between the field and the roadside.

The reason for this request is one of highway access issues. The enclosing of the yard in front of the barn will reduce the size of the yard by a half and would in turn cause congestion with cows on the road and in the yard when they are being taken for milking. When there are a hundred cows or so it would be impossible to get car access on to the BOAT, which serves their properties. It is suggested that an alternative access through the adjacent field is provided to create an enclosed cow handling area that would maintain a clear access over the BOAT.

Main Policies

Core Strategy policies GSP1, GSP3, GSP4, DS1, HC1, HC2, L1, L2, L3, HC1, T1 & T7

Local Plan policies LC4, LC12, LC17, LT11 & LT18,

Policy LC12 of the Local Plan and Policy HC2 of the Core Strategy provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. This is because policies HC2 and LC12 set out the relevant criteria for assessing proposals for the re-use of existing buildings to meet local need.

It is considered that there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the National Planning Policy Framework with regard to the issues that are raised. This is because the Framework continues support the re-use of existing buildings specifically for key workers in small rural communities that would not normally be made available for the provision of open market housing subject to normal planning considerations including design and landscape conservation objectives.

Paragraph 115 in the Framework otherwise states that great weight should be given to conserving landscape and scenic beauty in National Parks along with the conservation of wildlife and cultural heritage. This is consistent with a wider range of policies in the Development Plan including Core Strategy policies GSP1, GSP2 and L1.

GSP1 states that all development in the National Park must be consistent with the conservation purpose of the National Park's statutory designation and where national park purposes can be secured, opportunities must be taken to contribute to the sustainable development of the area.

GSP2 says that opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon but proposals intended to enhance the National Park will need to demonstrate that they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area, and they should not undermine the achievement of other Core Policies.

L1 says that development must conserve and enhance the valued characteristics and landscape character of the National Park in accordance with the priorities for landscape conservation set out in the Authority's Landscape Strategy and Action Plan.

In terms of the Authority's Landscape Strategy and Action Plan, the barn conversion site is situated within the Upper Valley Pastures landscape character type of the South West Peak Landscape Character Area. Key Characteristics include undulating lower valley slopes with incised stream valleys; a settled landscape with dispersed gritstone farmsteads and loose clusters of dwellings with stone slate or clay tile roofs; and permanent pasture enclosed by a mixture of drystone walls and hedgerows. In this landscape setting, field barns are identified in the Landscape Strategy and Action Plan as landscape features to be conserved and enhanced

However, it should also be noted that the barn lies within the imposing and iconic backdrop of Chrome and Parkhouse hills and the site can be seen from these hills, which are popular visitor destinations. Therefore, the landscape setting of the barn is especially sensitive to change and this is reflected in a recent appeal decision where the creation of a natural burial ground close to the application site was refused planning permission on the basis of the adverse visual impact of the creation of a new track and changes to the vehicular access.

In terms of design, Local Plan policy LC4(a) says where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, conserves and where possible it enhances the landscape, built environment and other valued characteristics of the area. Local Plan policy LC4 is now also supported by the more recently adopted policy GSP3 of the Core Strategy which says development must respect, conserve and enhance all valued characteristics of the site and buildings that are subject to the development proposal. GSP3 goes on to say, amongst other things, particular attention will be paid to:

- A. impact on the character and setting of buildings

- B. scale of development appropriate to the character and appearance of the National Park
- C. siting, landscaping and building materials
- D. design in accordance with the National Park Authority Design Guide

LC8 and L3 otherwise set out further guidance relating to any new use of a traditional building with vernacular merit. L2 and LC17 promote and encourage biodiversity within the National Park and seek to safeguard nature conservation interests. LT11 and LT18 otherwise require development to be provided with appropriate access and parking provision that would not harm the environmental quality of the National Park. Further detailed advice on the conversion of buildings to other uses is provided in the Authority's supplementary planning documents: the Design Guide and its appendix, the Building Design Guide.

These policies and the Authority's adopted supplementary planning documents are considered to be consistent with the Framework because they promote and encourage development proposals that would be of a high standard of design and sensitive to the valued characteristics of the National Park.

Assessment

In July 2015, members of the Authority's Planning Committee were satisfied that the proposed development met the requirements of the key policies in relation to the provision of agricultural dwellings: Core Strategy policies HC1 (B) and HC2, and Local plan policy LC12.

Policy HC1 (B) of the Core Strategy allows for new residential development where it provides for key workers in agriculture, forestry or other rural enterprises in accordance with core policy HC2, which says:

- A. New housing for key workers in agriculture, forestry or other rural enterprises must be justified by functional and financial tests.
- B. Wherever possible it must be provided by re-using traditional buildings that are no longer required for their previous use.
- C. It will be tied to the land holding or rural enterprise for which it is declared to be needed.

These policies are consistent with the National Planning Policy Framework ('the Framework'), which says at Paragraph 55 that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside.

The National Planning Practice Guidance does not contain any further information on assessing need, but Local Plan policy LC12 provides further criteria to assess the acceptability of new farm worker's dwellings including financial and functional tests. LC12 says the need for a new agricultural or forestry worker's dwelling will be considered against the needs of the farm or forestry business concerned and not the personal preferences or circumstances of any individuals involved. Development will be permitted provided that:

- i. a detailed appraisal demonstrates that there is a genuine and essential functional need for the worker(s) concerned, with a requirement that they need to be readily available at most times, day and night, bearing in mind current and likely future requirements; and
- ii. there is no suitable existing accommodation in the locality that could reasonably be made available for occupation by the worker(s) concerned; and

- iii. size and construction costs are commensurate with the established functional requirement and likely sustainable income of the business; and
- iv. it is close to the main group of existing buildings and does not require obtrusive new access tracks or driveways; and
- v. a satisfactory mechanism is put in place to secure long term control by the business of the dwelling in question and of any other dwelling that meets an agricultural need of the business; and
- vi. occupancy of the dwelling in question (and of any other dwelling that meets an agricultural need of the business) is restricted to persons solely or mainly working in the locality in agriculture or in forestry, or to the same occupants when they have stopped such work, or a widow or widower of such a person, and any resident dependants; and
- vii. stated intentions to engage in or further develop farming or forestry are genuine, reasonably likely to happen and capable of being sustained for a reasonable period of time. Where there is uncertainty about the sustainability of an otherwise acceptable proposal, permission may be granted for an appropriately coloured caravan or other temporary accommodation; and
- viii. sufficient detail is provided to enable proper consideration of these matters.

In assessing these policies, members of the Authority's Planning Committee agreed with the officer's assessment in the previous report on this application that the new house proposed in this application for a farm worker was properly justified by functional and financial tests, and the applicant would otherwise be unable to buy or rent a suitable property on the open market. It also weighed heavily with members that the new house would be provided by re-using a traditional building that is no longer required and that the new dwelling could not be sited closer to the main farm complex but would not require obtrusive new access tracks or driveways.

However, policies in the Development Plan set out very clearly that a new agricultural worker's dwelling must also be tied to the land holding or rural enterprise for which it is declared to be needed if permission is to be granted for a new house. The applicant has already stated very clearly that he is willing to enter into a legal agreement on these terms and it is clear that this agreement would not be a reason for approving this application; it would be required to make the principle of a new farm worker's dwelling acceptable in planning terms with due regard to the provisions of HC2 and LC12.

In particular, it would be necessary to restrict the occupancy of the new dwelling to avoid the creation of an isolated dwelling in open countryside to meet general demand contrary to the Authority's housing policies in the Development Plan and contrary to national planning policies in the Framework. It would also be necessary to prevent land associated with the holding being sold separately from the new house to ensure that the new house would continue to meet the need for a farm worker's dwelling that otherwise give rise to the exceptional circumstances set out in the Development Plan and the Framework where an isolated new house in open countryside may be accepted.

In terms of size, the proposed dwelling would have an internal floor area of around 94.6m², which is considered to be fairly modest and commensurate with the size of the farm enterprise. The agent has also submitted total construction costs of £69,750 (including electricity supply trenching and water supply from the main farm, which demonstrate that the conversion scheme can be carried out within the scope of the likely sustainable income of the business. Whilst the barn is situated about 313m east of the Vicarage Farm building complex, it is within easy walking distance and as it close to the nearby road, so the new house would be close enough to the complex of farm buildings to allow access even in difficult weather conditions, for example.

Consequently, the new house would be of an appropriate size and scale to be affordable to the business whilst meeting the functional needs of the holding, and it would be sited in a suitable location that would meet the need for accommodation for a person working on the holding. Therefore, the obligations in the legal agreement sought by the Authority would meet all of the three policy tests set out in the Framework at Paragraph 204, because the planning obligations would be: (i) necessary to make the development acceptable in planning terms; (ii) directly related to the development; and (iii) fairly and reasonably related in scale and kind to the development.

In these respects, a recommendation of approval subject to prior entry into a legal agreement restricting occupancy of the new house, and preventing the subdivision of a holding is appropriate taking into account members considered the proposed dwelling would be of an appropriate design and would not have an adverse impact on the valued characteristics of the National Park subject to appropriate planning conditions.

Planning Conditions

At the meeting In July 2015, members of the Planning Committee agreed with the officer's assessment in the previous report that the proposed conversion would be sensitive to the character and appearance of the barn, and there were no overriding objections to the proposals on design grounds. In these respects members were satisfied that the proposals met the requirements of policy GSP3 of the Core Strategy, saved Local Plan policies LC4 and LC8 and national planning policies in the Framework.

However, members did not agree with their officers' appraisal of the potential landscape and visual impact of the proposed conversion. Amongst other things, officers considered that the barn would be seen as isolated residential development within a pastoral landscape with open views in particular towards Chrome and Parkhouse Hills, both iconic limestone hills. Therefore, an officer view is that the proposed development of the barn would harm its landscape setting through the domestication of the barn itself and the domestic paraphernalia and activities associated with someone living permanently in the building.

Having visited the site, members were satisfied that the proposed dwelling would respect and reflect the sporadic pattern of residential development within the local area also taking into account the dispersed settlement pattern of Hollinsclough itself. Members were also satisfied that the proposed conversion would not be visually intrusive in the landscape by virtue of the location of the barn, which lies close to the road, by virtue of its relatively modest size and scale, and by virtue of the limited changes to its physical appearance and its existing curtilage.

In these respects, members were satisfied that the proposals would not conflict with landscape conservation objectives for the National Park set out in policies GSP1, GSP2 and L1 of the Core Strategy, saved Local Plan policy LC4, and paragraph 115 of the Framework. However, it was acknowledged that appropriate planning conditions would be required in this case to minimise the visual impact of the proposed development and safeguard the character of the surrounding landscape, which includes the iconic backdrop of Chrome and Parkhouse hills.

Exceptional circumstances exist that warrant removing permitted development rights for extensions and alterations to the barn, and to restrict development within the curtilage taking into account that further domestication of the barn and domestic paraphernalia within its curtilage would be harmful to the character of the surrounding landscape also taking into account the relatively isolated location of the barn adjacent to a footprint. It would also be reasonable and necessary to retain control of extensions to the barn to ensure its size and scale remained commensurate with the needs of a farm worker employed on the holding.

Similarly, it would be reasonable and necessary to seek prior approval of design details, including parking and access, external lighting and foul water drainage alongside

undergrounding of services on land in the applicant's control and controlling the extent of the domestic curtilage, again, to minimise the visual impact of the proposed development and safeguard the character of the surrounding landscape. In these respects, it would also be important to ensure the barn is converted within its existing shell taking into account the ability to convert this building is a key reason for approval of a new farm worker's dwelling in this location.

Finally, a pre-commencement condition relating to mitigation measures for bats and birds using the barn, and any subsequent licensing requirements is justified in this case to ensure the proposed development meets the requirements of Core Strategy policy L2 and Local Plan policy LC17 and national planning policies in the Framework which state, amongst other things, that development must conserve and enhance species of biodiversity importance and their habitat.

Conclusions

In conclusion, subject to appropriate planning conditions, it is considered by the Authority that the proposed barn conversion would not significantly detract from the scenic beauty of the National Park. Therefore any approval for the current application would be in accordance with Core Strategy policies GSP1, GSP2, GSP3, L1 and L3, saved Local Plan policies LC4 and LC8 and national planning policies in the Framework, which individually and collectively say great weight should be afforded to the conservation and enhancement of the valued characteristics of the National Park and promote high standards of design.

The proposed agricultural worker's dwelling would meet a genuine need for accommodation on the holding at Vicarage Farm, and there are no reasonable prospects that this need could be met elsewhere within the local area. Therefore, there is a clear justification for a new isolated house in open countryside subject to a legal agreement containing planning obligations required by policy HC2 and LC12, which would restrict the future occupancy to a farm worker, and preventing the separate sale of the house and land associated with a holding.

Accordingly, the current application is recommended for conditional approval subject to prior entry into a legal agreement, as described above, in accordance with the relevant policies in the Development Plan and national planning policies in the Framework.

Human Rights

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

List of Background Papers (not previously published)

Nil