

9. FULL APPLICATION – CONVERSION OF BARN TO OPEN MARKET DWELLING AT MEADOW BARN, BRENTWOOD ROAD, BAMFORD (NP/HPK/1125/1183) HF

APPLICANT: THOMAS GEORGE OXLEY

Summary

1. The application proposes conversion of Meadow Barn, which is identified as a non-designated heritage asset, to an open market dwelling.
2. The proposed conversion would conserve the buildings on site and achieve an enhancement through removal of unsympathetic structures and hard surfacing. The proposed development is acceptable in principle and in terms of its impact on the character and appearance of the site and wider landscape. Notwithstanding an objection from the Parish Council on highways grounds, the Highways Authority have confirmed there is no objection to the proposals.
3. The application is recommended for approval.

Proposal

4. The application seeks to convert Meadow Barn to a three bedroom open market dwelling. As part of the development, a number of existing modern metal sheeted and timber structures would be removed.
5. The conversion proposes to alter the roof pitch of the main barn by re-setting rafters into the original mortices on the king post trusses, restoring a traditional roof pitch and allowing for a blue slate roof in place of the existing metal sheeted roof.
6. The application would introduce 4 new rooflights, including two to the larger barn element and two to the rear roof of the lower open-fronted building block.
7. The curtilage to the barn is defined by hedgerow and walling, containing the yard area to the south of the barn. A wider scheme of re-surfacing is proposed around the building.
8. The site would be accessed by an existing track within the applicant's ownership to the north west of the barn, which connects to Brentwood Road. Two car parking spaces are proposed to the east of the lower section of the stone building range.
9. The site would be serviced by a package treatment plant proposed on land within the applicant's ownership to the west of the barn.

Site and Surroundings

10. The site lies on the southern edge of Bamford and is accessed via an existing track which is reached via Brentwood Road. There are residential properties to the north of the site and open agricultural land to the north east and south.
11. The existing site comprises a range of agricultural buildings and structures which are in varying condition. The site includes a 19th Century stone barn with attached open-fronted former cattle shed constructed of stone and slate, with the two together comprising an L-shape formation. The stone buildings are sited around a large concrete agricultural yard positioned to the south.
12. Two metal sheeted structures abut the south gable of the 19th Century barn, creating a U-plan with the stone buildings. There is a large modern agricultural building to the south

east of the site, and a timber framed hay barrack to the north. There are a number of sheep pens to the south of the site.

13. The boundary to the north of the site is formed by a number of trees.

RECOMMENDATION:

That the application be APPROVED subject to conditions:

1. **Statutory time limit.**
2. **Accordance with approved plans.**
3. **Conversion to be carried out within the shell of the stone barn.**
4. **Remove permitted development rights.**
5. **Residential curtilage to be restricted to area within blue dashed line on drawing.**
6. **Provision of enhancements including demolition works, re-profiling of roof and hard landscaping / boundary treatment works prior to occupation.**
7. **Full details of new windows and doors submitted prior to installation.**
8. **Hard and soft landscaping scheme to be submitted prior to occupation.**
9. **Existing roof slates to be re-used where possible and sample of new slates submitted prior to installation.**
10. **Detail of re-profiled roof verge to be mortar pointed.**
11. **Restrict external lighting.**
12. **Service lines to be underground.**
13. **Rainwater goods details.**
14. **Submission of arboricultural method statement and tree protection plan prior to commencement.**
15. **Implementation of Statutory Biodiversity Net Gain.**
16. **Compliance with Bat Survey Report.**
17. **Details of nesting/roosting provision for bats and barn owls to be installed prior to first use in accordance with details first submitted for approval.**
18. **Pre-commencement check for nesting birds including barn owls for works undertaken during nesting bird season.**

Key Issues

14. The principle of the proposed open market dwelling and the impact of development on the character and appearance of the site, wider landscape, residential amenity, highway safety, trees and ecology.

History

15. None relevant.

Consultations

16. Bamford with Thornhill Parish Council: Objection. The Council discussed this application at its 1 December meeting. While not objecting to the plans for the building, the Council retains its long-held view that any new development associated with Brentwood Rd must not be permitted until the dangerous Main Rd/Brentwood Rd junction is appreciably improved. The junction is a 'blind' one for traffic attempting to leave Brentwood Rd and thus has potential for a serious accident, and it is folly to generate any extra vehicular traffic on Brentwood Rd until this is resolved.
17. Derbyshire County Council Highways: Initial response requested deferral and details for widening the field access, altering its surface and how pedestrians would use it. Car parking provision, refuse storage and turning space was concluded to be acceptable, as was impact on highway safety. Details of trip generation requested.

Further response: "*Following a review of the additional information submitted by the applicant's agent, and having regard to the scale of development proposed (conversion of an existing barn to a single dwelling), the Local Highway Authority has considered the potential impact on the local highway network in the context of the National Planning Policy Framework.*

Given the limited traffic generation associated with a single dwelling, it is not considered that the proposal would result in a severe residual cumulative impact on the operation of the local highway network in terms of congestion.

With regard to the Main Road / Brentwood Road junction, which lies approximately 250 metres from the site access, the junction geometry and visibility constraints are acknowledged as existing characteristics of the local road network. However, the proposed development would introduce only a modest number of additional vehicle movements, and due to the separation distance between the site access and the junction, the proposal would not give rise to direct conflict or materially alter the operation or safety of the junction.

Collision data for the most recent five-year period has been reviewed and indicates that there have been no recorded personal injury collisions at or in the vicinity of the junction during this period. Whilst earlier incidents are noted on the wider network, there is insufficient evidence to demonstrate an ongoing highway safety concern that would be materially worsened by the additional traffic associated with the proposal.

Overall, whilst the junction does not meet current highway design standards, it has operated in its current form for a considerable period, and the limited additional traffic arising from the barn conversion to a single dwelling would not result in an unacceptable impact on highway safety. The proposal therefore does not conflict with the highway safety test set out in paragraph 116 of the NPPF. As such I will raise the issues at the junction with our road safety and traffic management teams at DCC for review.

On this basis, the Local Highway Authority raises no objection to the proposal, subject to conditions requiring the provision of the parking and turning arrangements as shown on the submitted plans, and the provision of a hardbound surface at the site access prior to the connection with the adopted highway."

18. Peak District National Park Authority Ecology: To achieve 10% BNG, it is proposed to create rural trees of moderate condition, vegetated garden, developed land; sealed

surface and species-rich native hedgerow. These proposals will result in a 15.56% net gain in habitat units and a 10.46% net gain in hedgerow units.

Bat surveys revealed a single common pipistrelle bat emerging from the building, and the presence of two roosts used by single common pipistrelle bats. Other bat species were recorded utilising the surrounding area. Barn owl pellets were discovered in the building and an adult barn owl was recorded existing the building immediately prior to the survey in July however, no evidence of nesting was recorded. All surveys are acceptable. An appropriate impact assessment has been undertaken along with details for appropriate mitigation/compensatory methods for all surveyed species/habitats.

Footnotes and conditions are recommended in respect of a Biodiversity Gain Plan to achieve BNG, details of habitat enhancement and management, the requirement for a Natural England Licence in respect of bats, compliance with the mitigation and method statement contained by the bat survey, provision of barn owl nesting / roosting features and measures around bird nesting.

19. **Peak District National Park Authority Trees:** If this application is approved, we will require by pre-commencement condition an Arboricultural Method Statement (AMS) including Tree Protection Plan (TPP).

On the north side of the existing open barn structure is a strip of vegetation and small trees (I don't know the details of these). If the development is approved it has significant potential to cause harm to these, or potentially their loss. Impacts would most likely result from the indicated drainage trenching or from construction access requirements (scaffolding or machines etc). If their retention is an important factor in the planning decision - re screening or BNG - we would require an Arboricultural Impact Assessment (AIA) in order to understand the effect on these trees, vegetation and screening.

In the event that an AIA is required, it must be in accordance with BS5837:2012 Trees in relation to design, demolition and construction. A condition for an arboricultural method statement and tree protection plan is advised.

Representations

20. None received. Neighbour consultation is currently being undertaken and members will be updated during the committee meeting.

Main Policies

21. Relevant Core Strategy policies: GSP1, GSP2, GSP3, GSP4, DS1, L1, L2, L3, CC1, HC1, T7
22. Relevant Development Management policies: DMC3, DMC5, DMC11, DMC12, DMC13, DMT3, DMT8

National Planning Policy Framework (NPPF)

23. 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: 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 they carry out these purposes, they also have the duty to; seek to foster the economic and social well-being of local communities in National Parks.

24. The NPPF is a material consideration and carries particular weight where a development plan is absent, silent or relevant policies are out of date. Paragraph 189 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.
25. In the National Park, the development plan comprises the Authority's Core Strategy (2011) and the Development Management Policies (DMP) (2019). The development plan provides 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 the NPPF.

Assessment

Principle of Development

26. Policy DS1 permits housing in settlements and the countryside through conversion of traditional buildings. Policy HC1.C(I) states that exceptionally new housing can be accepted where it is required to achieve conservation and / or enhancement of valued vernacular buildings. DMC10 states for the purposes of HC1.C(I) valued vernacular includes non-designated heritage assets.
27. The application is supported by a Heritage Statement which confirms the presence of a 19th Century former threshing barn (c.1820 and 1842) which was later converted for livestock housing, and an attached open-fronted cattle shed constructed between 1897-1919. The Statement confirms whilst threshing barns are rare and Meadow Barn is a relatively complete example of one, the building is of medium significance due to its typical design. The open-fronted section is typical of its period however examples in the Peak District are understood to be rare and the Statement therefore identifies the structure as being of high significance.
28. In summary, the site is concluded to be of medium heritage significance and the stone barn proposed for conversion is considered to be non-designated heritage asset. The principle of conversion to an open market dwelling is therefore accepted under HC1 and DMC10, subject to the scheme proposed achieving conservation and / or enhancement.

Impact on Character and Appearance

29. The structural report confirms that provided works are undertaken with care, the conversion is likely to be achievable within the existing building shell. It is acknowledged that work is required to replace the main barn sheeted roof, and to repair the roof on the single storey section. However, for the purposes of DMC10.A(ii) the building is capable of conversion to an extent that would not compromise its significance or character.
30. The re-profiling of the roof pitch of the larger section of barn to restore a traditional 35 degree roof pitch and slate roof would enhance the barn's character, as would demolition of the wriggly tin buildings to better reveal the stone barn. A condition requiring those works to be completed prior to occupation is proposed to achieve those enhancements.
31. The replacement of the existing concrete yard surfacing is also considered to be a positive enhancement, subject to the replacement hard surfacing being sympathetic. The plans propose some crushed limestone which is not reflective of local geology, however the precise materials can be controlled by condition. The proposed hedging would define the barn curtilage and help to screen the siting of the air source heat pump.
32. The extent of the barn's curtilage that is defined on the submitted drawings is considered to be appropriate and proportionate, and the siting of vehicle parking is discreet. The hedging and drystone walling shown on the proposals would screen the domestic

curtilage in the wider landscape. A restriction on permitted development rights including outbuildings, extensions and hard surfacing would help to control the agricultural setting, whilst a restriction on external lighting would also help to conserve the landscape.

33. Turning to the building itself, new openings are limited to 4 rooflights, with the proposal making use of existing window and door openings in the building. The size of the rooflights have been reduced through discussion with officers and their siting is considered to be sensitive such that the approach is considered to reflect the approach supported under Principle 2 of the Conversions SPD.
34. The conversion proposes to glaze the open-fronted elevation of the lower building section. This element has been carefully considered, as 5.18 of the Conversions SPD requires the historic ratio of blank walling to openings ('solid to void ratio') to be maintained. The agent has referred to the Heritage Statement which states the glazing is appropriate in this case to retain the open-fronted feel of the shed, rather than to pursue a more solid frontage which would alter the open-fronted character.
35. Officers raised some concern that the glazing would lead to a high void to solid ratio and has the potential to be more domestic in character. However, it has been agreed that any glazing would have a deep recess and be set back behind the stone pillars of the front elevation, to limit its prominence. The sub-division of the glazing would be very slim aluminium. Subject to a sympathetic design and finish of the glazed insert, it is considered the glazed approach is appropriate to the specific character of the building.
36. The internal sub-division and re-use of the hayloft is considered to be an appropriate degree of intervention to the building. Whilst there would be some disruption to the layout of the former feeding pen area, it is recognised the conversion as a whole would secure the conservation of the building and the changes are accepted on balance having regard to the conservation and enhancement benefits that would be achieved.
37. The proposed conversion would achieve the conservation and enhancement of a non-designated heritage asset, and the proposed form, layout, detailing and landscaping is appropriate to the site context, subject to control of certain details such as lighting, landscaping, fenestrations and other detailing by condition.
38. Subject to those conditions, it is concluded the development complies with Policies GSP1, GSP2, GSP3, L1, L3, HC1, DMC3, DMC5 and DMC10 of the development plan.

Highways

39. The Parish Council objection raises concerns over the safety and intensified use of the Brentwood Road / Main Road, which vehicles leaving the site would be required to use.
40. The response has been shared with the Highways Authority, along with photographs of the junction. The Highways Authority response acknowledges the junction constraints however states within the most recent five-year period collision data indicates there have been no recorded personal injury collisions at or in the vicinity of the junction. Whilst earlier incidents on the wider network are noted, there is insufficient evidence to demonstrate an ongoing highway safety concern that would be materially worsened by the proposal, and there would be limited traffic generation associated with one dwelling.
41. The Highways Authority therefore confirm there is no objection to the application and that the proposal does not conflict with the highway safety test at paragraph 116 of the NPPF.
42. The parking and turning arrangement are acceptable. Whilst the Highways Authority have requested the widening of hard surfacing of the access track, officers consider the track is suitable with clear visibility along its route that allows vehicles to wait at either

end to allow passing, and for pedestrians to use the route safely. Widening and surfacing would harm landscape character.

43. It is concluded the development would not result in unacceptable impact on highway safety or cumulative severe impact on the highway network, and is acceptable in terms of access and parking, thereby complying with paragraph 116 of the NPPF and Policies T7, DMT3 and DMT8.

Residential Amenity

44. The site is 35m from the nearest dwelling, although the site access runs south of around 8 dwellings. The residential use is compatible with housing, and use of the track by residential vehicles is not considered to present an unacceptable impact on amenity, based on the number of vehicles associated with one dwelling and as this relationship is fairly typical of many properties in the area.
45. Given the works relate to the existing building shell with some landscaping, the development is not considered to harm neighbouring amenity by means of being overbearing, through overlooking or overshadowing.
46. The new dwelling would have a close relationship with the agricultural barn to the south east, which is in the ownership of the applicant. It is recognised there may be potential amenity impacts should the dwelling fall into new ownership once developed, however the close relationship is fairly typical of the local rural area and there are means to provide a buffer between the dwelling and agricultural building due to the intervening yard area, which at present includes the car parking area and drystone wall.
47. It is concluded that the amenity of existing and future residents is acceptable on balance and accords with Policies GSP3 and DMC3 in this respect.

Ecology

48. The supporting ecological surveys confirm the barn has 'moderate' potential for roosting bats, with a single bat was recorded emerging from the barn and two roosts present. Barn owl pellets were also discovered in the building with an adult barn owl recording in the building immediately prior to surveys, but no evidence of nesting recorded.
49. The Authority's ecologist accepts the survey findings and proposed mitigation and compensatory measures, which include obtaining a Natural England licence, retention of wall crevices and/or provision of bat boxes, undertaking certain works under ecologist supervision and measures for works in nesting bird season. Having regard to the need for a licence, the proposals are in the public interest as they would achieve conservation of a non-designated asset, considered to represent a satisfactory solution that will not harm protected species and would maintain the conservation status of the bat species.
50. The mitigation and compensatory measures would ensure development conserves the ecological interests of the site, including in respect of protected species, thereby complying with Policies L2, DMC11 and DMC12.
51. Turning to Biodiversity Net Gain (BNG), the application confirms the site has a pre-development baseline of 0.15 habitat units and 0.21 hedgerow units. The development would result in the loss of around 0.036 habitat units. As a result of the proposals, it is demonstrated the development is capable of achieving a post-development value of 0.17 habitat units (15.56% net gain) and 0.23 hedgerow units (10.45% net gain). The BNG trading rules are capable of being satisfied and the development is able to achieve at least 10% BNG.

Trees

52. The site is bounded by hedgerow to the north east. There is a smaller tree at the northern corner of the building range which is likely to be removed as a result of the proposals and the siting of drainage infrastructure. The tree is of poor condition and subject to provision of a replacement as part of a final landscaping scheme, its loss is not resisted.
53. There are a number of more mature trees further north of the site, although they lie outside of the application boundary and beyond the general scope of proposed works. The Authority's tree officer has therefore confirmed that subject to submission of an arboricultural method statement (AMS) and tree protection plan (TPP) to set out how those trees would be protected during development which could be achieved by condition, there is no objection to the proposed development.
54. The AMS and TPP would also be required to ensure landscaping to the north of the building range is appropriately protected. Following further discussions with the tree officer, it has been confirmed that based on the nature of species to the north of the building, and given the extent of works proposed, the provision of the AMS and TPP by condition would be appropriate and no further information is required in respect of trees as part of the application at this stage.
55. In light of the above and subject to appropriate protection measures and replacement planting which can be secured by condition, it is concluded the development is acceptable with regard to impact on trees and is in accordance with Policy DMC13.

Climate Change / Sustainability

56. The submission confirms provision of an air source heat pump adjacent to the main south gable elevation. Measures within the Sustainability Statement confirm re-use of on-site materials where possible, insulation upgrades and use of water efficient fittings. The site is not at risk of flooding. The measures to promote low-carbon energy and water and energy efficiency, whilst directing development in areas of low flood risk accord with CC1.

Conclusion

57. The proposed dwelling would achieve the conservation and enhancement of Meadow Barn and its setting, which is identified as a non-designated heritage asset. The proposals are considered to represent a sensitive scheme of conversion that are acceptable in terms of design, detailing and landscape impact.
58. It has been concluded that the development is acceptable in all other respects including highways, ecology, trees, residential amenity and climate change.
59. The proposed development complies with the Authority's development plan and there are no material considerations which indicate that planning permission should not be granted. The application is therefore recommended for approval.

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