

**Application No:** 10/1574M  
**Location:** SAVIO HOUSE, INGERSLEY ROAD, BOLLINGTON,  
SK10 5RW  
  
**Proposal:** CONVERSION OF HISTORIC BARNS AND  
OUTBUILDINGS TO FORM THE NEW INGERSLEY  
CENTRE FOR HERITAGE CONSTRUCTION AND  
RURAL SKILLS TRAINING  
  
**For** Bollington Initiative Trust  
  
**Registered** 21-Apr-2010  
**Policy Item** No  
**Grid Reference** 394315 377555

#### **SUMMARY RECOMMENDATION**

Approve subject to conditions

#### **MAIN ISSUES**

- The impact of the development on the Green Belt
- The impact on the character of the area
- Impact on Grade 2 Listed Buildings and curtilage buildings
- Impact upon highway safety
- Ecological impacts
- Arboricultural impacts

**Date Report Prepared:** 4<sup>th</sup> June 2010

#### **REASON FOR REPORT**

The application has been referred to the Northern Planning Committee in line with the Cheshire East Council Scheme of Delegation as the proposal is for small scale major development over 1000 square metres in floorspace.

#### **DESCRIPTION OF SITE AND CONTEXT**

The site is located to the east of Bollington, off Ingersley Road. The farm and country house are accessed via a long tree lined driveway. The site comprises a group of historical buildings which is made up of three Grade II Listed Buildings (Ingersley Hall, The Cottage and The Coach House) and a group of farm outbuildings. Ingersley Hall was built in 1775 and the stables and coach house were constructed circa 1850. In the 1950's the Salesians of Don Bosco purchased the hall when it was in a poor condition and have restored the main buildings. An application for Listed Building Consent (10/1571M) has also been submitted to accompany this proposal, the report for which can be found elsewhere on this agenda.

## **DETAILS OF PROPOSAL**

It is the conversion of the outbuildings into the training centre which is the subject of this application. The outbuildings are referred to as The East Barn, The Main Barn, and The JUG Barn (named after John Upton Gaskell, who built the barn in 1853). In addition, to the west of the garden is a Victorian Walled garden. The proposal also includes the restoration of this.

This application is a resubmission of application 09/4320M, which sought consent for a similar proposal. That application was withdrawn however to allow further surveys to be carried out on the condition of the barns and to assess the ecological impacts of the scheme (for the presence of bats and barn owls).

The buildings would be converted into a Heritage Construction and Rural Skills training facility which would provide a learning resource for the public.

## **RELEVANT HISTORY**

09/4320M and 09/4306M (LBC) – Conservation repairs, conversion and refurbishment to historic barns and outbuildings plus new car parking facilities and landscape works – Withdrawn 01.03.10

42879PB - Conversion of disused barn to form 8 bed-study rooms – Approved 14.11.85

## **POLICIES**

### **Regional Spatial Strategy**

DP1 – Spatial Principles

DP2 – Promotes Sustainable Communities

DP4 - Make the Best Use of Existing Resources and Infrastructure

DP5 - Manage Travel Demand; Reduce the Need to Travel and Increase Accessibility

DP7 - Promote Environmental Quality

L1 - Health, Sport, Recreation, Cultural and Education Services Provision

RT2 - Managing Travel Demand

EM1 - Integrated Enhancement and Protection of the Region's Environmental Assets

### **Local Plan Policy**

NE11 & NE17 Nature Conservation

BE1 Design Guidance

BE16 and BE19 Buildings of Architectural and Historical Importance

GC8 Reuse of Buildings

DC1 New Build

DC2 Extensions and Alterations

DC3 Amenity

DC6 Circulation and Access

DC8 Landscaping  
DC9 Tree Protection

### **Other Material Considerations**

PPS1: Delivering Sustainable Development  
PPG2: Green Belts  
PPS4: Planning for Sustainable Economic Growth  
PPS5: Planning for the Historic Environment  
PPS23: Planning and Pollution Control

### **CONSULTATIONS (External to Planning)**

**Highways:** The Strategic Highways Manager raises no objections

**The Public Rights of Way Team:** Notes that the property is adjacent to public footpath Rainow No. 35. It appears unlikely that the proposal would affect the public right of way. It is suggested that an advice note is added to any planning consent issued to ensure that the developers are aware of their obligations to ensure that the right of way is not interfered with, before, during and after the development is carried out.

**Environmental Health:** The Public Protection and Health Service Contaminated Land Officer comments that the application area has a history of use as farm buildings which may have been used for the storage of machinery, equipment and chemicals and therefore the land may be contaminated. The application is to convert farm buildings to residential use, which is a sensitive end use and could be affected by any contamination present. As such, and in accordance with PPS23, it is recommended that appropriate conditions and notes be attached should planning permission be granted.

**Defence Estates:** raise no safeguarding objections in relation to Woodford Aerodrome.

**Manchester Airport:** make no safeguarding objections to the proposal

### **VIEWS OF THE PARISH / TOWN COUNCIL**

Rainow Parish Council highly commend the application

### **OTHER REPRESENTATIONS**

None

### **APPLICANT'S SUPPORTING INFORMATION**

The following documents were submitted in support of the application (and are available for inspection on the planning file): -

A Planning Statement

Structural Survey

An Ecological Survey – which includes a bat and barn owl survey

An Arboricultural Impact Assessment

The Planning Statement is summarised as follows: -

- The proposed Ingersley Centre will provide a sustainable future for the underused historic barns and outbuildings of Ingersley Hall Farm.
- By changing the use of the barns from storage to a Heritage Construction & Rural Skills training centre, members of the public can gain valuable and useful skills which are otherwise not available locally.
- Courses offered at the Ingersley Centre will include certified courses such as Diplomas and NVQs which will enhance employment prospects of students attending.
- The centre will be run by an independent trust, which will be a not-for-profit organisation, investing monies back into the site for ongoing upkeep and maintenance.
- The design proposals have been prepared in consultation with the Client, Consultant Team and Local Authority Officers to provide the best solution for the site both in the short term and the longer term.
- Steps have been taken to minimise the impact of the development on the listed and rural setting of the buildings, and to both preserve and enhance the wider site.
- As an inclusive centre with accessible facilities, all members of the community would be able to benefit from the learning resources provided at the Ingersley Centre.
- Consultation has been carried out with Rainow Parish Council and no objections have been received from local residents.
- The proposed development will make a positive contribution to the local region through supporting existing education centres, providing employment opportunities, offering certified courses and training visitors in rural skills and heritage construction. This will facilitate ongoing benefits to the wider environment whilst also enhancing the significance of the immediate site through appropriate development, repair and maintenance of these buildings within the curtilage of listed buildings.
- Steps will be taken to ensure that wildlife on the site is not disturbed and that natural habitats for birds, bats and other wildlife on the boundary perimeter are protected and maintained.
- The proposed development has been designed to meet with the objectives of the Ingersley Partnership and also the planning requirements of the Local Authority.
- The long term benefits for the site, community and wider environment provided through the Ingersley Centre and its training programme

justify the change of use of the buildings and provide good grounds for approving the scheme.

## **OFFICER APPRAISAL**

### **Principle of Development**

The site lies within the Green Belt where policies seek to preserve and maintain openness.

Local Plan Policy GC8 allows for the reuse and adaptation of existing buildings for commercial and institutional uses provided that the listed criteria are met. This includes that there is no materially greater impact on openness; that the building is of permanent and substantial construction capable of being converted without major or complete reconstruction; that the form, bulk and general design of the building is in keeping with its surroundings; and the proposal respects local building styles and materials.

Local Plan Policy BE16 states that development which would adversely affect the setting of a listed building will not normally be approved. Local Plan Policy BE19 states that the change of use of buildings of special architectural or historic interest may be permitted providing that the buildings would be preserved; the proposed change of use and conversion work would preserve the character of the building; the proposed use would not detract from the setting of the building; the proposed development complies with the terms of other local plan policies; and the use would not lead to a demand for large scale extensions or for additional buildings in the grounds.

None of the three buildings to be converted are listed in their own right; however, they do fall within the curtilage of the three listed buildings.

There are 3 key buildings on the site. All of which are proposed to be completely refurbished and repaired as required. The proposals include new door and window openings and the addition of conservation roof lights.

### **The Main Barn**

This building is two storey and has been altered significantly over time. It is constructed from Kerridge stone with a stone tiled roof. This building is 'U' shaped. The ground floor building is currently used as a dining room with kitchen on the ground floor, with store rooms, a meeting room and toilets. The first floor is mainly divided up into 2 no. large dormitories. There are two smaller bedrooms and communal bathroom facilities.

On the ground floor it is proposed to convert this to provide a caretakers lodge, a kitchen and dining area and two large classrooms. Savio House would retain two rooms of the converted building. Toilet facilities would also be provided in addition to a lift to the first floor. The first floor would be subdivided into 11 rooms, each which would have 2no. beds and an ensuite bathroom. One room would be retained for Savio House.

### The 'JUG' Barn

This is named after John Upton Gaskell (whose initials are carved above the main entrance doorway). This is of traditional construction and is built from the local stone. This building is currently used for storage (with a void above) with a single storey extension serving as a joiners workshop.

The proposed conversion would provide a reception/office, 2 no. workshops, a staff room, and male and female toilets on the ground floor. The first floor would consist of 2 no. class rooms with a glazed viewing area over the larger of the two workshops.

### The East Barn

This is attached to the Main barn, and is also constructed from local materials. It is generally used for storage. The building is two storey in height, however currently consists only of a ground floor.

It is proposed to use the main, open, vaulted, area of the East barn for a rural skills/arts workshop. The two storey section would be used as a boot room on the ground floor and a class room above.

### The Walled Garden

This is situated to the west of the site and historically would have formed the kitchen garden to the hall. The wall around the garden is an interesting structure. To the northern elevation there are some attached outbuildings with mono-pitched roofs which have been used as stores and a pump house.

It is proposed to restore these outbuildings and convert them to 3 no. offices with toilet facilities, a potting shed and retain the pump house.

### Structural Assessment

The Council's Structural Engineer has considered the submitted proposals. The structural report states the areas of rebuild and also repairs required to the barns and also the walled garden and in general concurs with these findings and therefore its observations and conclusions are accepted.

It should be noted that in addition to the general repairs/remedial works that are recommended, areas of stonework externally are noted for rebuild in the general section of the report and there is not a separate itemised schedule of these works. This is especially relevant to the walled garden where in addition to taking down and rebuilding outbuildings 2, 3 and 4, areas of the main garden wall need rebuilding and also strengthening.

### Integrity of Listed Buildings

The Conservation Officer notes that the buildings affected by this proposal are not in themselves listed, however they do fall within the curtilage of a number of listed structures within the complex of Savio House. The applicant has entered into pre-application discussions with the Conservation Officer following the withdrawal of the previous scheme (09/4320M) and the Conservation Officer's advice has been taken on board. The proposal for conservation repairs and conversion and refurbishment of outbuildings and

barns is considered to be acceptable with the setting of the listed structures. It is suggested that conditions are attached which require that the materials for this proposal must be natural and of good quality and carefully matched to the existing; appropriate rainwater goods are used to match the existing; and appropriate mortar is used; all windows and doors are fabricated in timber; all rooflights are set flush with the angle of the surrounding roof slope; and no new plumbing, pipes, soil stacks, flues, vents, ductwork grilles, security alarms, lighting, cameras or other fixtures shall be attached to the external faces of the building other than those shown on the approved drawings

#### Landscape proposals and trees

A comprehensive landscape scheme accompanies the proposals. This includes a new car park area (24 no. spaces in the main car park and 10 no. spaces forming a car park adjacent to the walled garden), which provides a minibus/coach parking and drop off area, a cycle store and bin store. Careful thought has been given to the choice of materials to be used which includes buff gravel for the parking area, resin bound gravel for the footpaths and Yorkstone flags and setts in the courtyard areas. An informal woodland space is proposed to the south of the Main barn, which would be used as a low key recreational and relaxation area during break times. This would include a wood chip path, boulders and timber benches. A small tractor store would be provided to the west of the walled garden. The landscape plans follows discussions with the Councils Landscape Design Officer and although formal comments are awaited, it is understood that the Landscape Officer raises no objections to the proposal. The concept behind the landscape design will unite the centre as a whole and appears to have been very well thought out to provide optimum use of the space in a sensitive way which will enhance the setting of the listed buildings.

Comments are awaited from the Arboricultural Officer and Members will be updated on any additional issues if they arise. It is anticipated that no objections will be raised as the applicants agents had discussions with the Arboricultural Officer prior to the submission of this revised application.

#### **Policy**

The repair and maintenance of buildings which are of architectural and historic importance are encouraged by the Council provided that the existing character of the existing buildings is retained and not undermined. It is evident from the information provided that this proposal will result in a comprehensive, sympathetic conversion of these buildings that will respect their original features and historic context in addition to improving the setting of the listed buildings. In addition, the use will provide a sustainable future for the buildings, whilst providing a much needed training and development centre which would centre on construction and rural skills.

The principle of the conversion of the buildings into a training centre is considered to be acceptable under local plan policy GC8. The proposed external alterations are considered to respect the traditional design of the building. The contents of the Structural Report are considered to be acceptable by the Councils Structural Engineer and the buildings would be

capable of being converted without major or complete reconstruction. The proposed use would have a greater impact on the Green Belt than the current use, by virtue of the increase in the number of visitors to the site, however that is largely due to the way that the buildings have been under utilised to date. The restoration of the buildings in themselves would not have a materially greater impact on the openness of the green belt. The proposed tractor shed is the only additional structure and its impact on openness would be negligible.

### **Highways**

The Strategic Highways Engineer considers that the proposed educational training use would result in an intensification of the use of the site in traffic terms. The site would formalise the parking arrangements within the site and provide 30 spaces and 4 disabled car parking spaces. It is intended that visitors to the site would use a dedicated mini bus/coach service that would drop off/collect from local rail stations and bus stops. However, the rationalisation of the car parking facilities within the site would be viewed as being beneficial as most visitors are likely to be car borne.

Although the site would attract more vehicular traffic, it would not result in a significant traffic impact on the local highway road network given the level of usage proposed. The existing access at the junction Ingersley Road is of an acceptable standard, although the access drive is narrow, being single file only. Given the length of the driveway access and the intensification of use, a number of passing spaces should be provided, these should be located as to be intervisible.

Therefore subject to conditions requiring parking facilities for 10 cycles, the Strategic Highways Engineer raises no objections to the application.

### **Accessibility**

Policy EC12 of PPS4 states that support should be given to small-scale economic developments which are remote from local service centres, particularly when they are closely related to towns and villages, and where they provide benefits to local economic and social needs and opportunities. This proposal is considered to be in accordance with this national policy advice.

### **Amenity**

The proposed training centre use would have a minimal impact on neighbouring properties. The nearest residential properties are close to the public house which is at the junction of Ingersley Road and Smithy Brow, and these are not thought to be affected by the proposal. The Cottage is the nearest residential property on the site of Ingersley Hall. This property is currently occupied by the Salesians. The impact on this property is also considered to be acceptable.

### **Ecology**

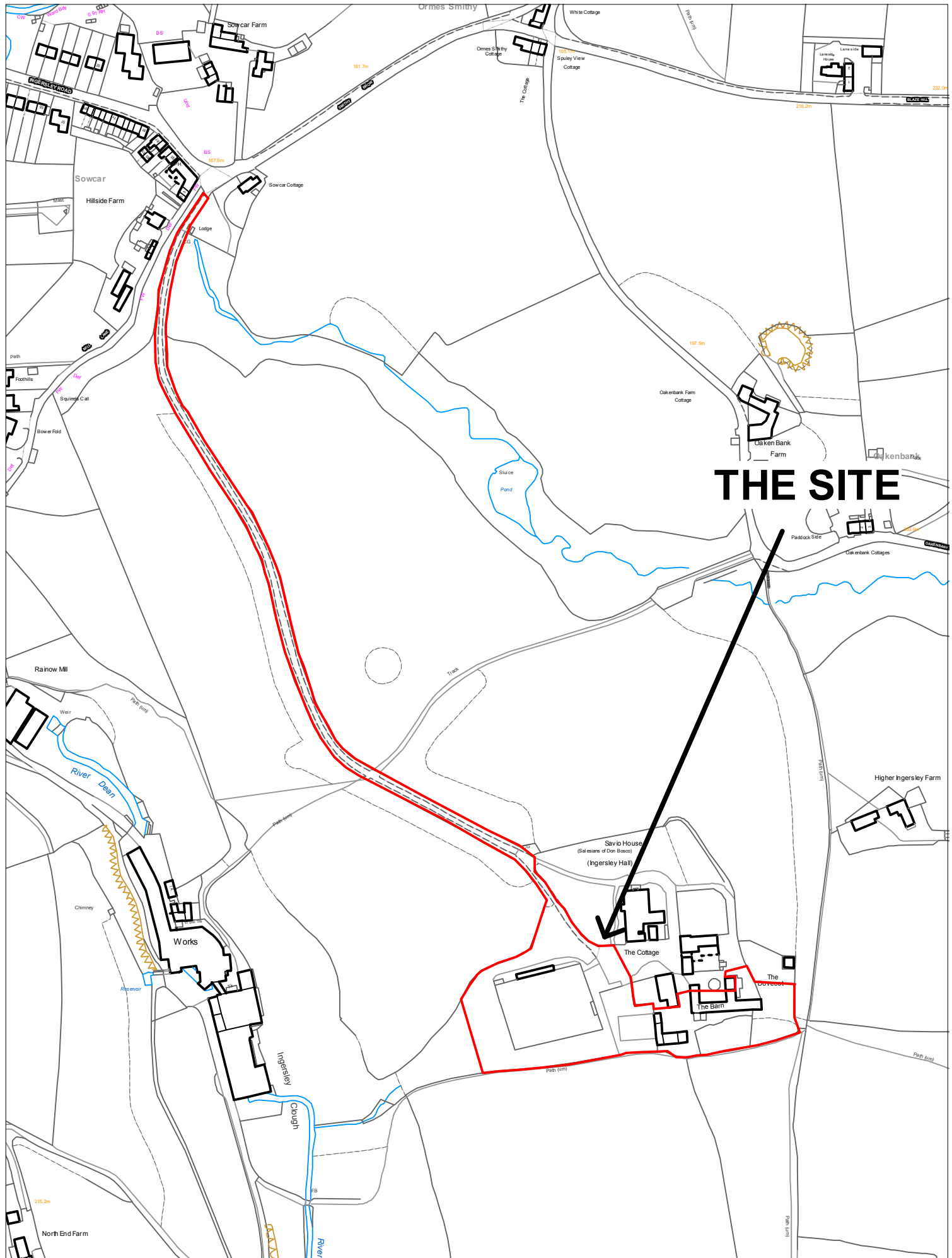
The application is supported by a comprehensive bat survey which has been assessed by the Councils Nature Conservation Officer. No evidence of



roosting bats was recorded and so, protected species do not present a constraint upon the proposed development. Bats are found however in the locality, together with breeding birds. It is therefore recommended that a condition is attached should permission be granted which requires a details survey to check for nesting birds should works commence on site between 1<sup>st</sup> March and 31<sup>st</sup> August in any year. In addition, detailed proposals should be submitted which incorporate features into the scheme which would be suitable for use by breeding birds and roosting bats. This will ensure enhancement of the biodiversity of the area in accordance with PPS9.

### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

It is considered that the proposed conversion of the buildings to form the Ingersley Centre (a Heritage Construction and Rural Skills Training Centre) would comply with national, regional and local plan policies. The proposals would safeguard the future of the buildings and have an acceptable impact on the character and appearance of the surrounding area. The development would also provide a number of jobs and would provide a non-profit making organisation an opportunity to provide Cheshire East with a much needed education centre, which in turn would satisfy many of the key objectives of the Council and long term benefits to the wider community.



**THE SITE**

**10/1574M - SAVIO HOUSE INGERSLEY ROAD BOLLINGTON**

**N.G.R; 394.490 - 377.340**

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Scale 1:10000

Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A01AP\_1 - Development in accord with approved plans
3. A02EX - Submission of samples of building materials
4. A09EX - Rainwater goods
5. A04LS - Landscaping (implementation)
6. A15EX - Specification of mortar mix
7. A17EX - Specification of window design / style
8. A19EX - Garage doors
9. A21EX - Roof lights set flush
- 10.A05LB - Protection of features
- 11.A01HP - Provision of car parking
- 12.A04HP - Provision of cycle parking
- 13.A17MC - Decontamination of land
- 14.Parking to comply with plan
- 15.Details of siting of the passing spaces on the access road to be submitted
- 16.Bat Boxes
- 17.Nesting Boxes