

Application No: 10/2328N

**Location: LIGHTWOOD GREEN FARM, LIGHTWOOD GREEN AVENUE,
DODCOTT CUM WILKESLEY, NANTWICH, CW3 0EN**

Proposal: EXTENSION TO TIME LIMIT ON APPLICATION P07/0476

For Mr & Mrs S Bailey

Registered 22-Jun-2010

Policy Item No

Grid Reference 363411 342414

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES

- Have there been any changes in material circumstances since the previous application (P07/0476 was approved?
- Impact of the development on:-
 - Protected Species
 - The structural condition of the buildings

REASON FOR REPORT

This application is referred to Northern Planning Committee as the applicant is a Member of the Council.

DESCRIPTION OF SITE AND CONTEXT

The site is located at the southern end of Lightwood Green Avenue, and is currently a working farm with an existing farmhouse and a number of traditional brick and modern farm buildings. The site is located within the open countryside.

Barn 1 is a traditional two-storey red-brick barn with a grey tiled roof; this barn has been extended in the past with a single-storey rear extension and a two-storey side extension. Barn 2 is a similar two-storey barn which has seen a roof lift and numerous alterations to its openings in the past. Barn 3 is an open-ended Dutch barn which runs parallel with Barn 2. There is a separation distance of 13 metres between the two barns. Barns 1, 2 and Upper Lightwood Green Farmhouse are located around a central grass midden. The modern agricultural buildings are mainly located to the south and west of the site.

DETAILS OF PROPOSAL

This application is for the extension to the time limit condition to planning permission P07/0476. This planning permission relates to conversion of barn 1 into three dwellings, the conversion of barn 2 into two dwellings and the conversion of barn 3 into two dwellings with the erection of 5 double garages in 1 block of two and 1 block of three.

RELEVANT HISTORY

P07/0476 - Conversion of Three Barns to Seven Dwellings with Three Detached Garage Blocks, Access Roads, Refuse Collection Bays and Demolition of Other Agricultural Buildings – Approved 29.06.07
7/05181 – Steel framed silage building - Approved 29.03.79

POLICIES

Local Plan policy

NE.2 – Open countryside
NE.9 – Protected Species
NE.16 – Re-use and adaptation of a rural building for residential use
BE.1 – Amenity
BE.2 – Design Standards
BE.3 – Access and Parking
BE.4 – Drainage, Utilities and Resources
BE.5 – Infrastructure

National policy

PPS3 – Housing
PPS7 – Sustainable Development in Rural Areas
PPS9 – Biodiversity and Geological Conservation

CONSULTATIONS (External to Planning)

Ecology: No evidence of bats have been recorded at the site, however no details of the date on which the survey was undertaken or the number of surveyors that undertook the bat activity surveys has been provided. This information is important to allow the Council to assess the submitted survey. Details of provision to be made for breeding birds has been provided with the application and this is considered acceptable, subject to a condition regarding the timing of the works.

Environmental Health: Request conditions regarding contaminated land and construction hours

Highways: No objection

VIEWS OF THE PARISH COUNCIL

No comments received at the time of writing this report

OTHER REPRESENTATIONS

No representations received at the time of writing this report

APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement (Produced by Rodney Bellamy Associates and dated 12th June 2010)

- The applicants wish to change direction and forgo their work with the dairy herd and concentrate on developing their herd of cattle and their growing of crops. In order to do this they need to purchase more land and relinquish land which they currently lease. All the existing buildings are unsuitable for these needs and the aim is to convert the existing brick buildings on the site;
- This is an open countryside location within easy reach of nearby towns. All barns will have a minimum of three bedrooms with four of the dwellings having four bedrooms. Therefore the development will serve couples and young families;
- Many of the original cross walls, window and door openings will be retained, with as much of the agricultural detailing kept where possible;
- New openings have been kept to a minimum as have new rooflights;
- Barn 3 was an open sided barn originally and was a design much used on the Combermere Estate and is a characteristic of the County. The scheme of conversion for this barn seeks to recognise the original repetitive structure of regular brick piers. In-between 2 bays have been left open to emphasise the openness of the barn;
- Vehicular access makes use of the existing farm access, and there are carefully designed new driveways and turning areas;
- The original midden is to be retained in order to maintain the open yard characteristics of the complex

Protected Species Survey (Produced by Pearce Environment Ltd and dated May 2010)

- The results of the bat activity and emergence survey were that there were no bat species detected in the vicinity of the outbuildings
- House Martin and House Sparrow nests were noted on the eaves of barns 1 and 2
- Mitigation measures include bat boxes, a sparrow terrace box and House Martin nest boxes are installed.

Supporting letter from Carroll and Williams Structural Engineers dated 17th June 2010

- All three buildings are in similar condition to the original survey with only minor modifications. These modifications do not substantially alter the findings of the original report
- For clarity a summary of the results from the original structural survey is as follows;

Barn 1

- The age and construction of the property is such that it inevitably contains elements which do not comply with current design standards. Nevertheless there are no obvious problems apart from some unevenness in the roof;
- There is an apparent lack of significant damage due to foundation movement in the areas inspected, suggests that the foundations may be considered to be currently stable and are expected to remain so in the foreseeable future provided there is no intervening cause of instability;
- The internal steel frame performs well but using a system of needles the area could be restored to its former condition;
- Areas of wall localized in the front and rear need to be replaced taking care to match the existing;
- Structurally the building is sound and well suited for conversion to domestic usage

Barn 2

- The age and construction of the property is such that it inevitably contains elements which do not comply with current design standards. Nevertheless there are no obvious problems apart from some unevenness in the roof;
- The apparent lack of significant damage due to foundation movement in the areas inspected, suggests that the foundations may be considered to be currently stable and are expected to remain so in the foreseeable future provided there is no intervening cause of instability;
- Cross tying of the roof appears that is all that is required to the roof;
- The first floor structure is good and needs no significant modification;
- Structurally the building is sound and well suited for conversion to domestic usage

Barn 3

- The age and construction of the property is such that it inevitably contains elements which do not comply with current design standards. Nevertheless there are no obvious problems apart from some unevenness in the roof;
- The apparent lack of significant damage due to foundation movement in the areas inspected, suggests that the foundations may be considered to be currently stable and are expected to remain so in the foreseeable future provided there is no intervening cause of instability;
- The building has performed well to date;
- The roof performs well but the frail purlins will require stiffening;
- The piers should be reinstated and some cross walls introduced to break up the long length and assist in complying with Building Regulations;
- The introduction of a first floor will assist in the stability but the foundations will need checking if substantial extra loads are to be transferred to the piers;
- Subject to the foregoing, the building is well capable of conversion to domestic use.

OFFICER APPRAISAL

SCOPE OF THIS APPLICATION

Extensions to the time limit for implementing existing planning permissions was brought into force on 1 October 2009. The new system was introduced in order to make it easier for developers to keep planning permissions alive for longer during the economic downturn. It includes provisions for a reduced fee and simplified consultation and other procedures.

The Government's advice is for Local Planning Authorities to take a positive and constructive approach towards applications that improve the prospects of sustainable development being brought forward quickly. It is the Government's advice for Local Planning Authorities to only look at issues that may have changed significantly since that planning permission was previously considered to be acceptable in principle.

The guidance states that it is not intended for Local Planning Authorities to re-open debates about principles of any particular proposal except where material circumstances have changed, either in development plan policy terms or in terms of national policy or other material considerations, such as Case Law.

MATERIAL CHANGES IN POLICY/CIRCUMSTANCES SINCE PREVIOUS APPLICATION

The original application was determined under the Borough of Crewe and Nantwich Replacement Local Plan 2011 which is still the prevailing Development Plan for the area.

In this instance it is considered that the circumstances that may have changed since the last application are in terms of protected species and the structural stability of the barns. As part of this application updated information has been provided in relation to both of these issues.

In support of this application a supporting letter has been provided from Carroll and Williams Structural Engineers. The letter states that the site has been revisited and that despite 2 minor alterations in the condition of the barn, the findings of the original report that the buildings are well suited for conversion for domestic usage, the results of this structural survey are accepted.

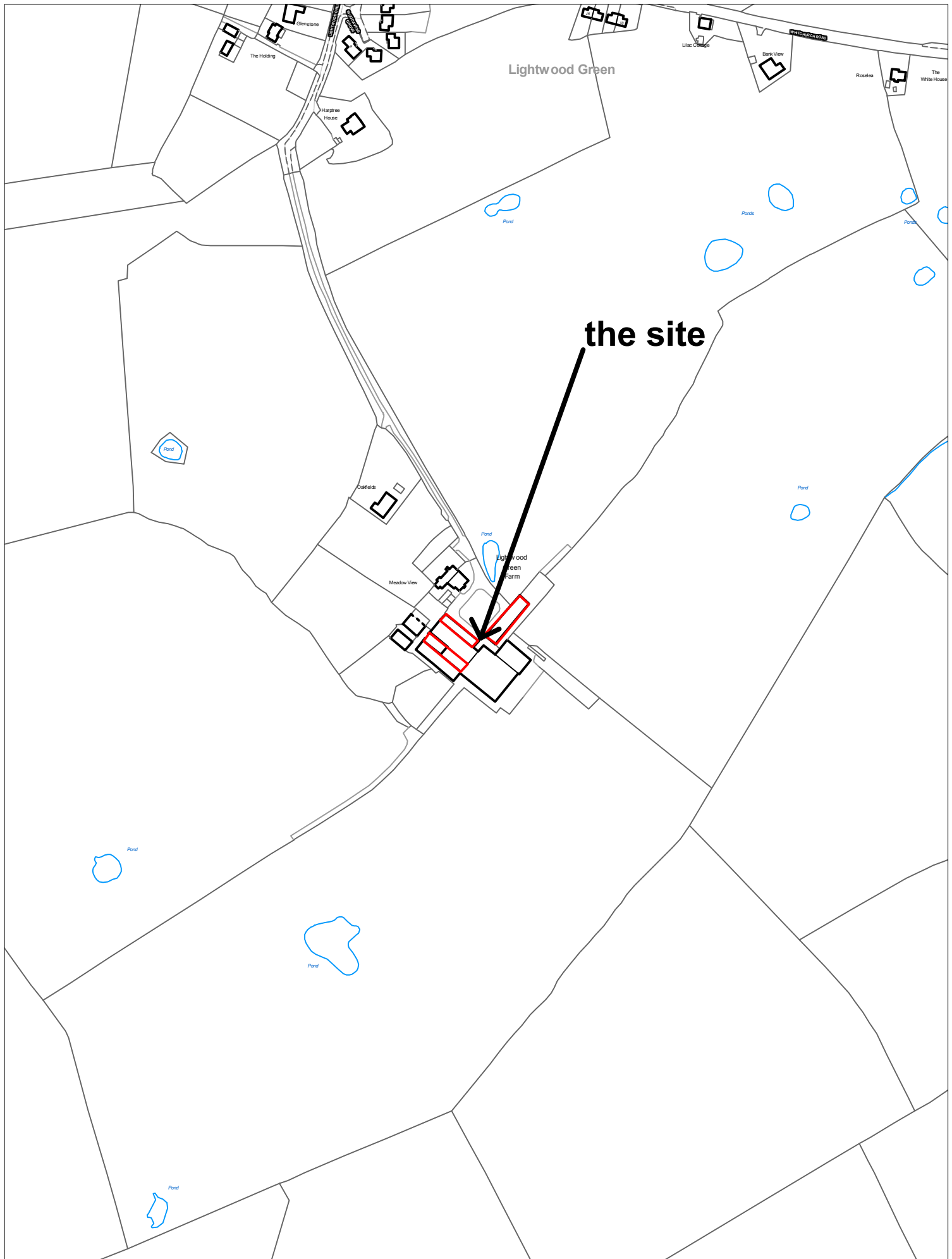
An amended Protected Species Survey has been provided and this concludes that no bats were found within the vicinity of the building and that House Martins and House Sparrows are nesting within the building. After concerns raised by the Council's Ecologist additional information in relation to the date of the survey and the number of surveyors has been provided by the applicants Ecologist and this information is considered to be acceptable. The results of this survey are considered to be acceptable and as a result it is considered that the conditions attached to the original permission regarding protected species plus an

additional condition regarding bird nesting boxes will be adequate to ensure that the development would not have a detrimental impact upon protected species.

The original application was subject to amendments in relation to the layout of the site and a reduction in the number of alterations to the elevations of the barns. It is considered that the design which was accepted in 2007 is still acceptable in this location and will preserve the character and appearance of this group of traditional barn buildings.

CONCLUSIONS AND REASONS FOR THE DECISION

There have been no material changes in circumstance which would warrant a different decision on this application since the previous application was determined. The development would be an appropriate design, preserve the character and appearance of the existing complex of barns which are still capable of conversion to residential use. Furthermore it is not considered that the development would have a detrimental impact upon the conservation status of any protected species.



LIGHTWOOD GREEN FARM, LIGHTWOOD GREEN AVENUE, DODCOTT CUM WILKESLEY, NANTWICH, CW3 0EN
NGR - 363,386 : 342, 393

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Scale 1:10000

Application for **Extension to Time Limit**

RECOMMENDATION : Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A05EX - Details of materials to be submitted
3. A05EX_1 - Details of materials to be submitted
4. A01LS - Landscaping - submission of details
5. A04LS - Landscaping (implementation)
6. A01AP - Development in accord with approved plans
7. No removal of hedgrow without permission
8. Retention of garage spaces
9. Removal of PD rights
10. Drainage details to be submitted to the LPA and approved in writing
11. Contaminated land survey to be submitted to the LPA and approved in writing
12. Windows and doors to be timber with a minimum 55mm reveal
13. All roof lights to be Conservation Area roof lights
14. Bat mitigation measures to be submitted and approved in writing by the LPA
15. Nesting birds condition
16. Ecologist is to be contacted if protected species found on site
17. Restoration and repair of the buildings only
18. Limit residential curtilage to that shown on the submitted plans
19. Removal of modern agricultural buildings prior to the occupation of the barns
20. Details of 2 passing places to be submitted
21. Bin storage details to be submitted
22. Retention of open bays to barn 3 which shall not be enclosed
23. Details of bird nesting boxes to be submitted
24. Hours of construction