

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	19/02092/FULD Chieveley Parish Council	7 October 2019 ¹	Conversion of agricultural barn into 1.no four-bedroom dwelling with associated parking, turning, landscaping, private amenity space and access arrangements. Snelsmore Farm Barn, Snelsmore, Newbury, Berkshire Mr and Mrs C Percy
¹ Extension of time agreed with applicant until 29 November 2019			

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02092/FULD>

Recommendation Summary: To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to conditions

Ward Member(s): Councillor Hilary Cole and Councillor Garth Simpson

Reason for Committee Determination: The application has been called in by the local member.

Committee Site Visit: 21st November 2019

Contact Officer Details

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1. Introduction

- 1.1 This application seeks planning permission for the conversion of an agricultural barn into a four bedroom dwelling with associated parking, turning, landscaping, private amenity space and access.
- 1.2 The application site is located in Snelsmore, to the north of Newbury and south of Chieveley. It is outside the defined settlement boundary and within the North Wessex Area of Outstanding Natural Beauty (ANOB). The application site is approximately 0.14 ha and forms part of the Snelsmore Farm holding. The site is accessed off an unnamed road running from Snelsmore Farm to Kites Abbey. Snelsmore Barns is located to the north east of the site.
- 1.3 The building subject to this application comprises of a metal clad barn which measures approximately 18.5 m x 9.2m and has a total footprint of 166 sq m. The barn is currently vacant and has previously been used for agricultural purposes.
- 1.4 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
17/03534/COMIND	Demolition of existing barn, and erection of replacement stock building and store; with associated parking, turning and landscaping. Use of land for the purposes of dog agility training, and creation of associated grass/all-weather arena; with associated parking, turning, and landscaping.	Approved

2. Procedural Matters

- 2.1 The application has been publicised in accordance with the Town and Country Planning (Development Management Procedure) Order 2015 with the display of a site notice for 21 days. The site notice was displayed on 3rd September and expired on 24 September 2019.
- 2.2 Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations new dwellings are liable for CIL.

3. Consultation

Statutory and non-statutory consultation

- 3.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Chieveley Parish Council:	No objection
WBC Highways:	No objections
WBC Environmental Health	No objection
WBC SUDs	No comments received
WBC Waste Management	No comments received
North Wessex Downs ANOB	No comments received
Thames Water	No comments received
SUDS	No comments received

Public representations

- 3.2 Five letters of representation have been received all of which are in support of the application.
- 3.3 The full responses may be viewed with the application documents on the Council's website. In summary, the following issues/points have been raised:
- Visual improvement and added social benefits
 - Modest dwelling
 - Positive addition to the local area
 - In keeping with the scale and appearance of similar developments
 - More rational use of building

4. Planning Policy

- 4.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.
- West Berkshire Core Strategy 2006-2026 (WBCS): Policies ADPP1, ADPP5, CS1, CS4, CS13, CS14, CS18, CS19,
 - Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD): Policies C1, C3, C4 and P1
 - West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

4.2 The following material considerations are relevant to the consideration of this application:-

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2014-19
- WBC Quality Design SPD (2006)

5. Appraisal

5.1 The main issues for consideration in this application are:

- The principle of development
- Impact on Design, character and appearance of the AONB area
- Impact on neighbouring amenity
- Parking and highway

Principle of development

5.2 The application site lies outside the settlement boundary within open countryside. The site is also within the North Wessex Downs Area of Outstanding Natural Beauty. According to policy C1 of the HSA DPD there is a presumption against new residential development outside the settlement boundaries. However, policy C4 considers conversion of existing redundant buildings in the countryside to residential use. There is a presumption in favour of proposals which meet the criteria set out in policy C4.

5.3 The proposal barn is considered to be structurally sound and capable of being converted. A full structural survey has been submitted during the application process and this document demonstrates that the building is structurally viable to convert.

5.4 The building has most recently been used for agricultural purposes and now stands vacant. The applicants have stated that the building is no longer required for agricultural purposes as planning permission has recently been granted for a stock and storage building within the wider site (Snelsmore Farm). The applicants have stated that the new buildings granted under planning application reference 17/03534/COMIND would provide sufficient storage and livestock facilities for their business enterprise. As such the existing metal barn would continue to be vacant.

5.5 The proposal is located within close proximity to existing residential development, including a small development of 6 properties known as Snelsmore Barns. The barn would retain the traditional character and would be converted using materials such as timber cladding.

5.6 It is considered that the conversion of the barn to residential would not detract from the character and appearances of the landscape, particularly in this sensitive location, and

additional hedgerows and planting would be undertaken within the proposed residential curtilage to encourage biodiversity opportunities.

- 5.7 There are seven criteria set out in policy C4 of the HSA DPD and the proposal is considered to comply with the criteria listed within the policy.

Impact on Design, character and appearance of the AONB area

- 5.8 The Government attaches great importance to the design of the built environment and securing high quality design is one of the core planning principles of the NPPF. Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 5.9 Policy CS14 of the Core Strategy states that development shall contribute positively to local distinctiveness and sense of place. Policy CS19 seeks to conserve and enhance the functional components of the landscape character and environment. Particular regard will be given to the sensitivity of the area, ensuring that new development is appropriate in terms of location, scale and design.
- 5.10 The proposed would involve the conversion of the building into a residential property. The height and massing of the building would remain unchanged and the conversion would include re-cladding of the elevations and the erection of a canopy in order to make it habitable. A small garden curtilage is proposed providing a good size amenity area for future occupiers. Overall the building would continue to reflect the existing rural character.
- 5.11 Area Delivery Plan Policy 5 (ADPP5) sets out the policy for development within the AONB and states that it must conserve and enhance the local distinctiveness, sense of place and setting of the AONB whilst preserving the strong sense of remoteness and tranquillity. The NPPF gives the highest status of protection for the landscape and scenic beauty of AONBs, and states their conservation should be given great weight in planning decisions.
- 5.12 The application site is located within the AONB and as such the proposal has been considered in terms of its impact and harm on the character and visual attractiveness of the AONB area. The existing barn comprises of a metal structure with corrugated roof sheeting. It is set back off the unnamed road and there are limited views of the barn from the roadside. The materials to be used in the conversion would be sympathetic to the surrounding landscape and would be characteristic of the rural location.

- 5.13 Two public footpaths are located north-east and north-west of the application site within a short distance from the site. The proposal would not be visible from these public footpaths. In addition, the proposal would only be visible from within the site or through partial views along the highway. The existing vegetation and landscaping would be retained with additional planting recommended around the perimeter of the building.
- 5.14 The proposal is capable of respecting the character and appearance of the area and would conserve the AONB. To ensure that the natural tranquillity of the AONB is preserved it is recommended that permitted development rights be restricted in order to safeguard the local amenity and to protect the scenic beauty of the area.

Neighbouring properties amenities

- 5.15 The nearest residential properties (Snelsmore Barn Complex) are located north east of the application site. The separation distance between the proposal and these nearby residential properties would not result in a loss of privacy for the neighbouring occupiers.

Parking and Highway Safety

- 5.16 Policy CS13 and P1 sets out the requirements for development which will have an impact on the highway network. The highway officer is satisfied with the parking and turning provisions and has raised no objections to the proposal subject to suitable conditions. No electric vehicle charging points have been included within the proposal and as such it would be necessary to secure this via a planning condition. Subject to the inclusion of a suitable planning condition the proposal would accord with planning policies CS13 and P1.

6. Planning Balance and Conclusion

- 6.1 When considering development proposals the Council is required to take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 6.2 Having taken into account the relevant policy considerations and material considerations referred to above, it is considered that the development is acceptable. The proposal accords with the NPPF, Policy ADDP1, ADDP5, CS1, CS4, CS13, CS14, CS18, CS19, Policy C1, C3, C4 and P1 of the Housing Site Allocations Development Plan Document 2006-2026.

7. Full Recommendation

- 7.1 To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1.	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
2.	<p>The development hereby permitted shall be carried out in accordance with the approved drawings and other documents listed below:</p> <p>(i) Location Plan drawing number 190329-01 received on 2 August 2019; (ii) Design Scheme drawing number 190329-102 received on 2 August 2019 (iii) Site Plan 190329-103 received on 2 August 2019. (iv) Design and Access Statement received 12 August 2019 (v) Inspection Report of Barn prepared by JCP Consulting dated 1 October 2019.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Details of the materials to be used in the construction of the external surfaces of the dwelling and hard surfaced areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Samples of the materials shall be made available for inspection on request. Thereafter the development shall be carried out in accordance with the approved materials.</p> <p>Reason: To ensure that the external materials are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006).</p>
4	<p>The dwelling hereby approved shall not be occupied until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority.</p> <p>These details shall:</p> <p>I. Incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with the Non-Statutory Technical Standards for SuDS (March 2015), the SuDS Manual C753 (2015) and West Berkshire Council local standards;</p> <p>II. Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;</p> <p>III. Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change:-</p> <p>IV. Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;</p> <p>V. Include details of how the SuDS measures will be maintained and</p>

	<p>managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises;</p> <p>The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.</p> <p>Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006).</p>
5	<p>The dwelling shall not be occupied until an electric vehicle charging point (7kw minimum) has been provided. A detailed plan and specifications of the vehicle charging point shall be submitted and approved in writing by the Local Planning Authority and thereafter shall be retained and kept available for use by electric vehicles.</p> <p>Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD.</p>
6	<p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C and E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose.</p> <p>Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. This condition is imposed in accordance with the National Planning Policy Framework (2019), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).</p>

Informatives

1.	<p>This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.</p>
2.	<p>This development may results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. You are advised to submit a Notice of Chargeable Development at your earliest opportunity. A Liability Notice setting out further details, and including the amount of CIL payable will then be sent to you. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss</p>

	of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil

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