DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H07-1177-18**	**Applicant:**	**Mr S Kennally**
Proposal:	Proposed barn conversion into residential		
Location:	The Barn West Drove North Gedney Hill		
Terminal Date:	23rd January 2019		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
HS7	New Housing in the Open Countryside including Other Rural Settlements
HS16	Conversion of Redundant Rural Buildings to Residential Use
SG12	Sewerage and Development
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development
SG20	Extensions and Alterations to Existing Buildings

National Guidance

National Planning Policy Framework 2018

Sections 2, 4, 5, 12, 14 and 16

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Full planning permission is sought to convert an existing rural building to residential.

An application for conversion under Part Q of the Town and Country Planning (General Permitted Development) Order 2015 has previously been refused on grounds that it did not constitute permitted development.

Representations

Gedney Hill Parish Council - No objections but have concerns with highway access.

LCC Highways - No objections

SHIDB - Request drainage strategy

Environmental Protection - Request contaminated land condition.

LCC Archaeology - No impact

Material Considerations

The main issues in this case are:
- Policy/Sustainability;
- Character/appearance;
- The likely impact upon the amenity of nearby residents;
- Highway safety;
- Other material considerations such as flood risk, drainage and ecology.

As indicated in paragraph 47 of the National Planning Policy Framework, 2018, planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The proposed development is outside a defined settlement limit within the South Holland Local Plan, 2006. Saved Local Plan Policy HS7 indicates that new housing will only be permitted in such locations where it is proven essential to meet the needs of rural workers, or the proposal is for small scale, rural exception affordable housing.

Neither of the above is applicable in this case. Consequently, the proposal is in conflict with Policy HS7. However, Local Plan Policy HS16 exceptionally makes provision for the re-use of existing

buildings to a residential use outside defined settlement limits, subject to compliance with the following criteria:

1) The Council is satisfied that the building is unsuitable for employment use or that there is no demand for suitable employment use in the locality;
2) The building is of permanent and substantial construction and is capable of conversion without significant rebuilding;
3) The building is of architectural or historic merit and makes a positive contribution to the character and appearance of the landscape and conversion can be achieved without adversely affecting that merit;
4) The design of the scheme, materials of construction and detailing are sympathetic to the character and appearance of the building;
5) The building is capable of conversion without the need for significant extension or alteration.
Assessing the proposal against Policy HS16, an industrial use is not considered to be the most appropriate use in this location due to the width and construction of West Road North and also access arrangements. However, the building is not considered to be of significant architectural or historic merit and the proposal would involve the re-building of a significant portion of the westernmost element. Consequently, the proposal is not wholly consistent with Policy HS16.

However, housing policies within the South Holland Local Plan are out of date and the Authority does not presently have a 5 year supply of deliverable housing land. In accordance with advice within paragraphs 10 and 11 of the Framework, where policies for determining an application are out-of-date, there is a presumption in favour of sustainable development and planning permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework. The three mutually dependent dimensions to sustainable development are social, economic and environmental. Addressing the above, the proposed development would make a small but nonetheless welcomed contribution to the supply of housing in the district and help contribute to the five year supply. It would have social and economic benefits in providing a new dwelling for present and future generations. It would also provide local construction employment opportunities, albeit in the short term. The building has been vacant for some time and is not wholly suitable for a modern employment use in terms of location and design.
Furthermore, the proposed development would in my judgement improve the present appearance of the building and the overall site. A landscaping scheme would be undertaken, including boundary hedging. Considerable weight is attached to these benefits.

In applying the tilted balance set out in the Framework, it is considered that the moderate level of harm caused by the site's somewhat isolated location and subsequent reliance on the private motor car do not outweigh the benefits of the provision of a dwelling and the visual improvements that would occur to the site.

The proposal also complies with Paragraph 79 of the National Planning Policy Framework, 2018, which indicates that planning decisions should avoid new isolated homes in the countryside, unless there are exceptional circumstances. They include the re-use of redundant or dis-used buildings where the development would enhance the immediate setting. It is therefore considered that the proposed development would amount to sustainable development when applying the Framework as a whole, and as such the balance lies in favour of the scheme.

In terms of amenity, there are no dwellings close to the site. It is considered that the amenity of nearby residents would not be materially harmed in terms of such matters as overlooking, lack of privacy, noise and disturbance, etc.

The Parish Council has raised an issue about the access. This can be addressed by means of a condition. LCC Highways has raised no objections to the scheme on highway safety grounds.

In terms of flood risk, the site is within Flood Zone 3 of the Environment Agency's Flood Maps. However, the flood maps do not take into account any flood defences. Also, large parts of the South Holland District lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the South Holland Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test

The SFRA indicates that the site is within an area designated as no hazard. Consequently, the proposal satisfies the sequential test.

Foul water would be disposed of to a package treatment plant and surface water to soakaways. These matters can be dealt with by means of a condition(s).

Whilst there appeared to be no evidence of occupation by owls it is nevertheless considered that any permission should include mitigation measures.

Environmental Protection has recommended a contaminated land condition in light of previous uses of the site.