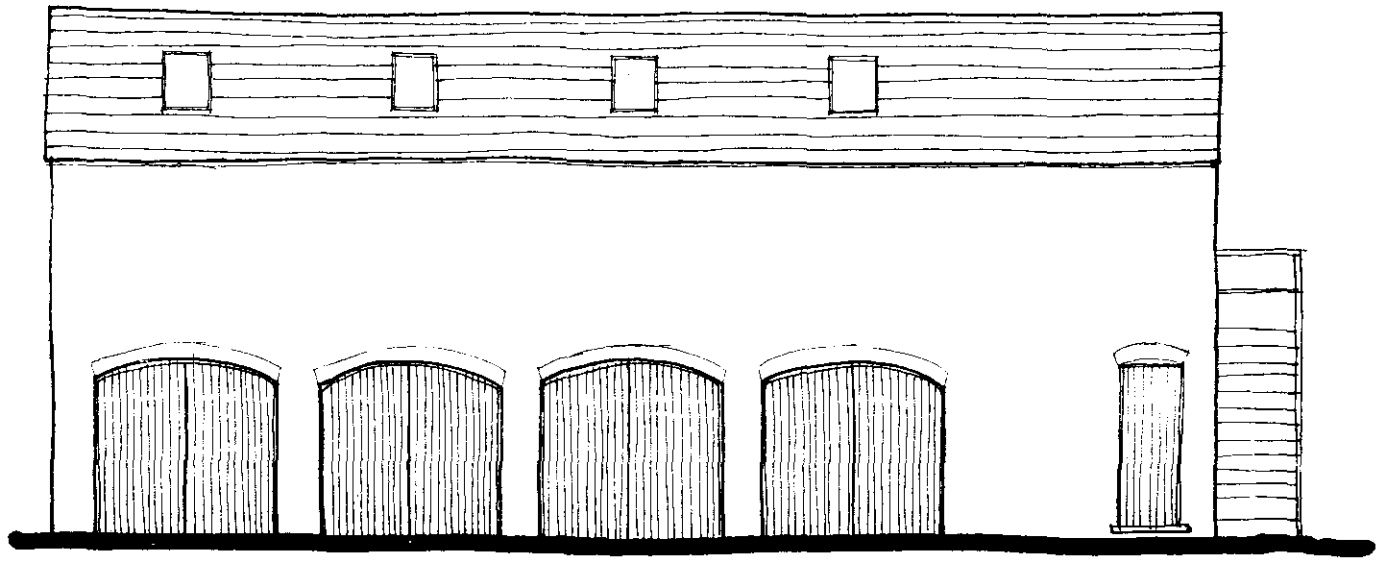
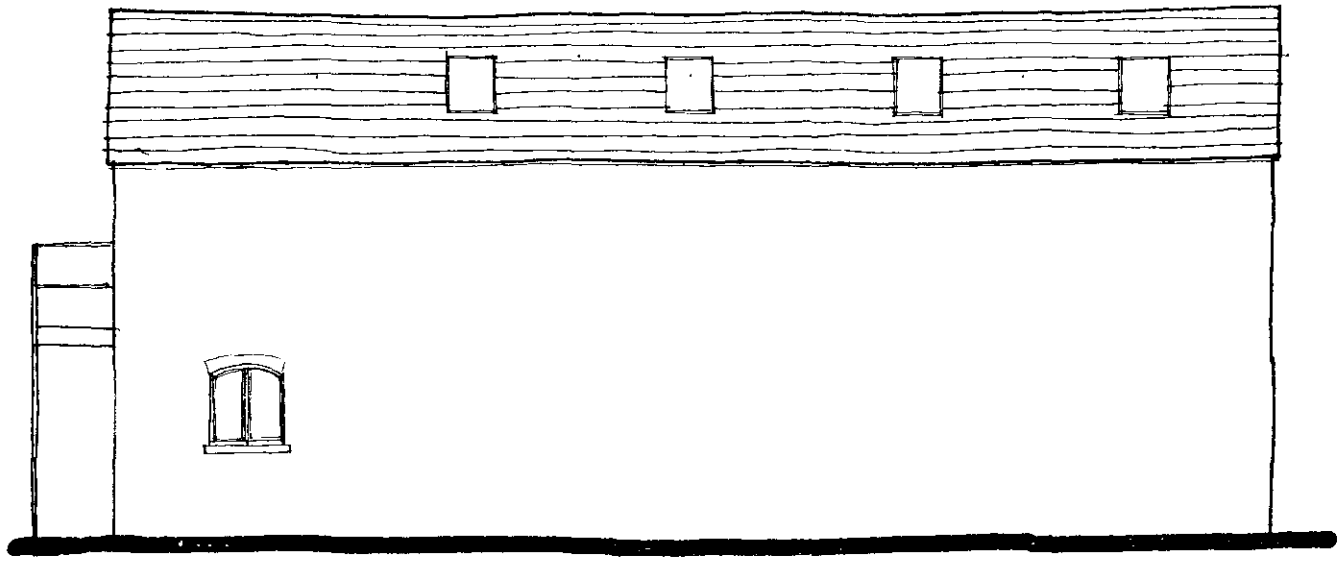
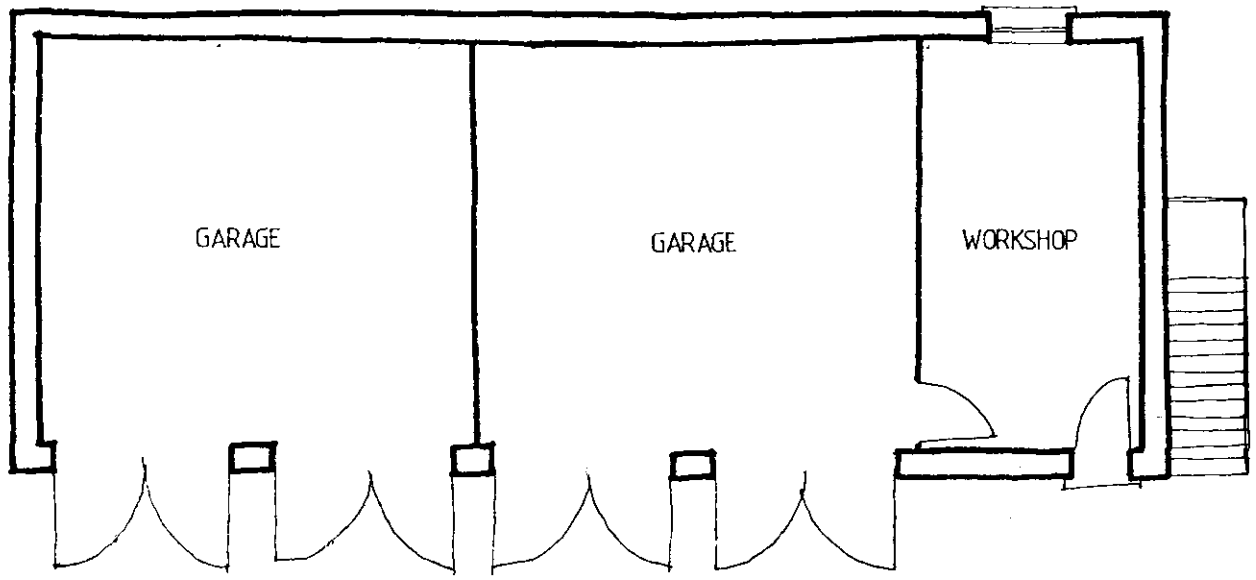


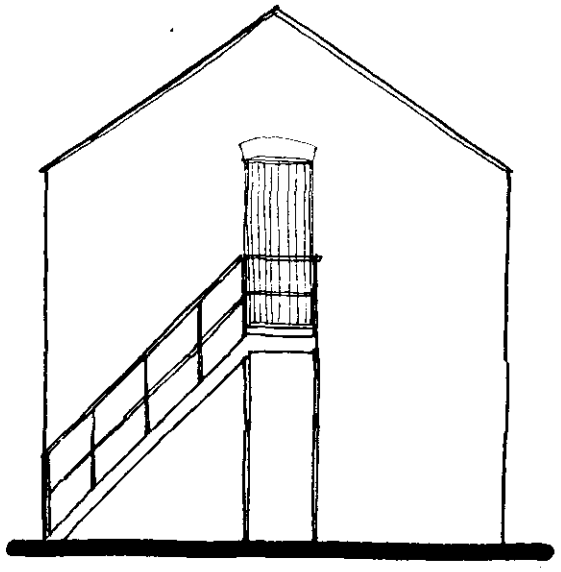
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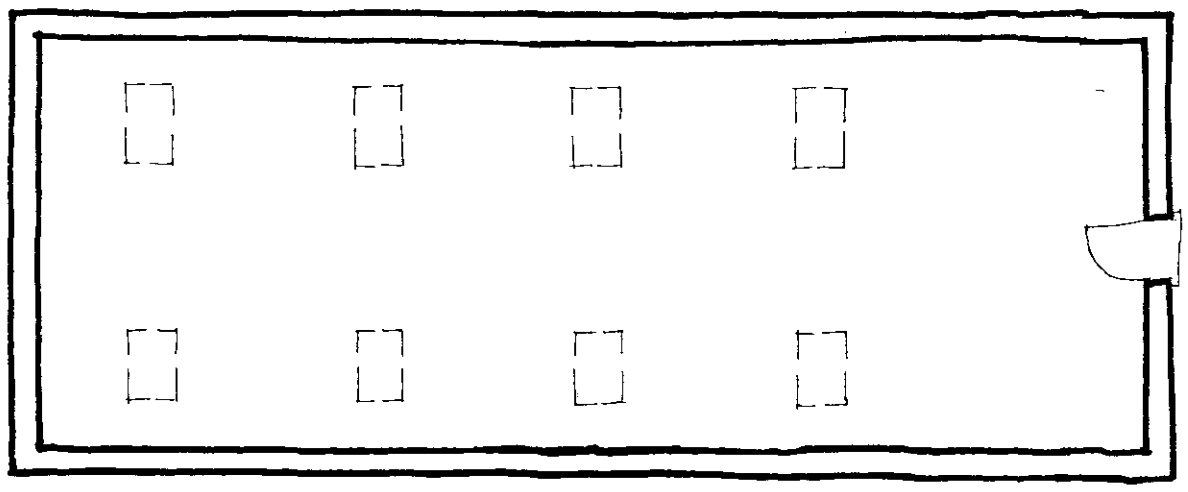
REAR ELEVATION




GROUND FLOOR PLAN



SIDE ELEVATION



FIRST FLOOR PLAN

DRAWING
30 JUN 2005
ISSUED

| Rev. | By | Notes | Date |
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| B | KTC | Amendments to client requirements | 06-05 |
| A | KTC | Amendments to client requirements | 06-05 |

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Website: www.rdc-landplan.co.uk
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Client: Mr M Richards

Project: Willow Tree Farm, Holbeach St Marks

Drawing title: Proposed Garage Block

| Job No. | Drawing No. | Rev. | Drawn |
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| 561-1 | GB-02 | | KTC |

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JAN VON DRA

# DEVELOPMENT APPR
# BARN CONV

## WILLOW TREE
## NR HOLBEACH ST M

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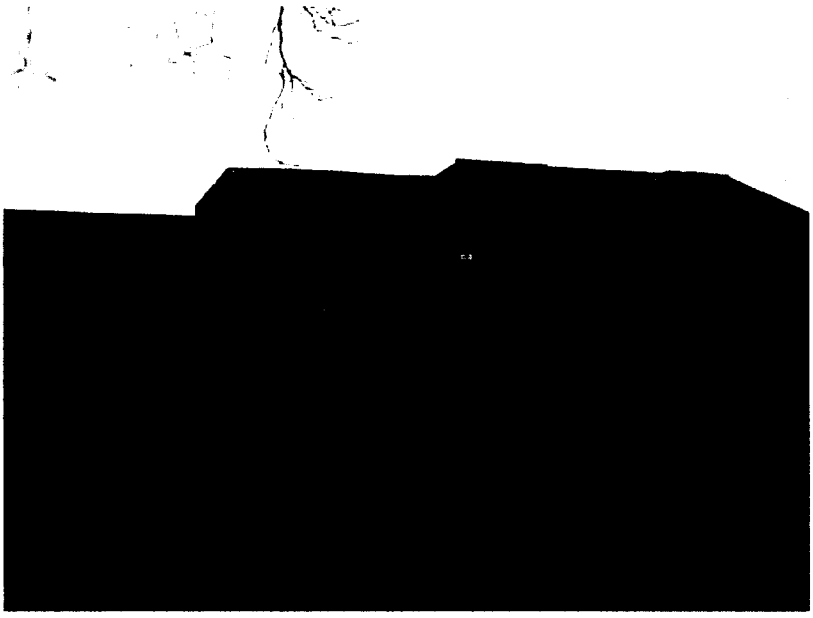
561/NB/VJA/DA/FV

# JAN VON DRACZEK

## DEVELOPMENT APPRAISAL
## BARN CONVRSION

## WILLOW TREE FARM,
## NR HOLBEACH ST MARKS

MARCH 2003



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JAN VON DRACZEK

# DEVELOPMENT APPRAISAL
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# NR HOLBEACH ST MARKS

MARCH 2003




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# 1. Introduction

## *1.1. Background*

1.1.1. The Robert Doughty Consultancy Ltd has been appointed by Mr J Von Draczek to submit a planning application at Willow Tree Farm.

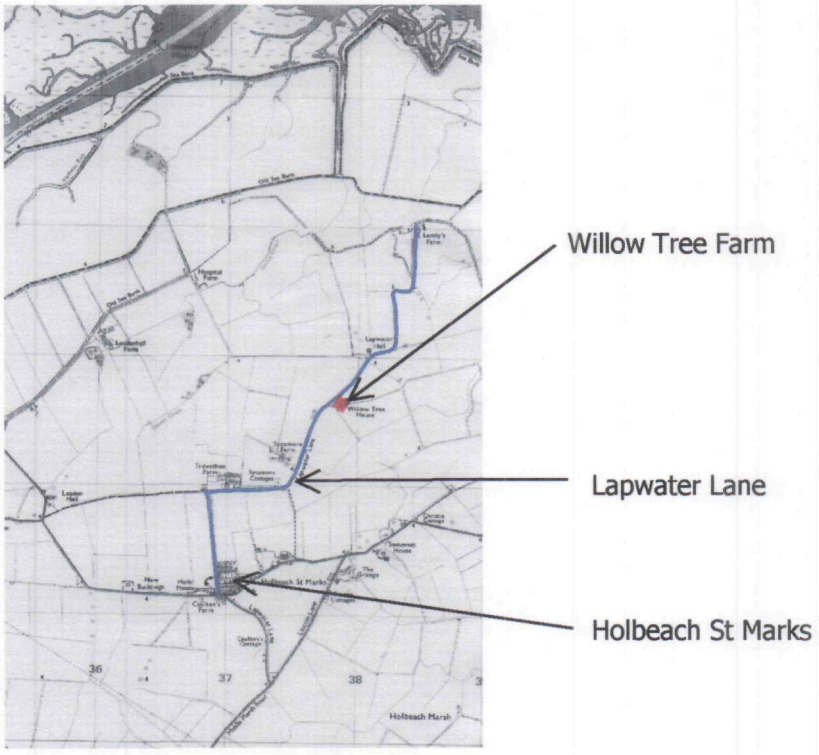
1.1.2. The proposal is to change the use of the farm buildings to industrial use within classes B1, B2 and B8 (light industrial, general industrial, warehousing storage and distribution), to realise some value in these underused buildings.

# 2. Site and Surroundings

## *2.1. Location of Site*

2.1.1. The site is approximately 1.2 miles to the northeast of Holbeach St Marks, a small village on the northern edge of the South Holland District.

2.1.2. The farm is accessed via Lapwater Lane, a narrow track that runs off St Marks Road. The track is a single carriageway width and provides access to five other dwellings and farms along the lane.




**561/DA/01/LOC: Site Location**

## *2.2. The Study Area*

2.2.1. There are four barns on the site, three of which are grouped together. The barns are located on a large plot of land that historically had a farmhouse and other agricultural buildings; the four barns are all that remains of a once larger farmstead. A diagrammatical view of the site can be seen at drawing number 561/DA/02/STU.

2.2.2. Barn number 1, is a two storey brick structure that has been used for the storage of grain. The barn is structurally sound and is shown on plate 1.



**Plate 1: Two-storey barn formerly used for grain storage**

2.2.3. Barn number 2 is a single-storey structure on the western edge of the study area. The barn has a pedestrian access to barn number 3 and is well maintained.



**Plate 2: Small single-storey barn on western edge of study area**

2.2.4. Barn number 3 is a larger modern structure constructed in brick with a corrugated asbestos roof. The barn has stored large modern farm machinery and is in good condition.




**Plate 3: Large modern agricultural barn**

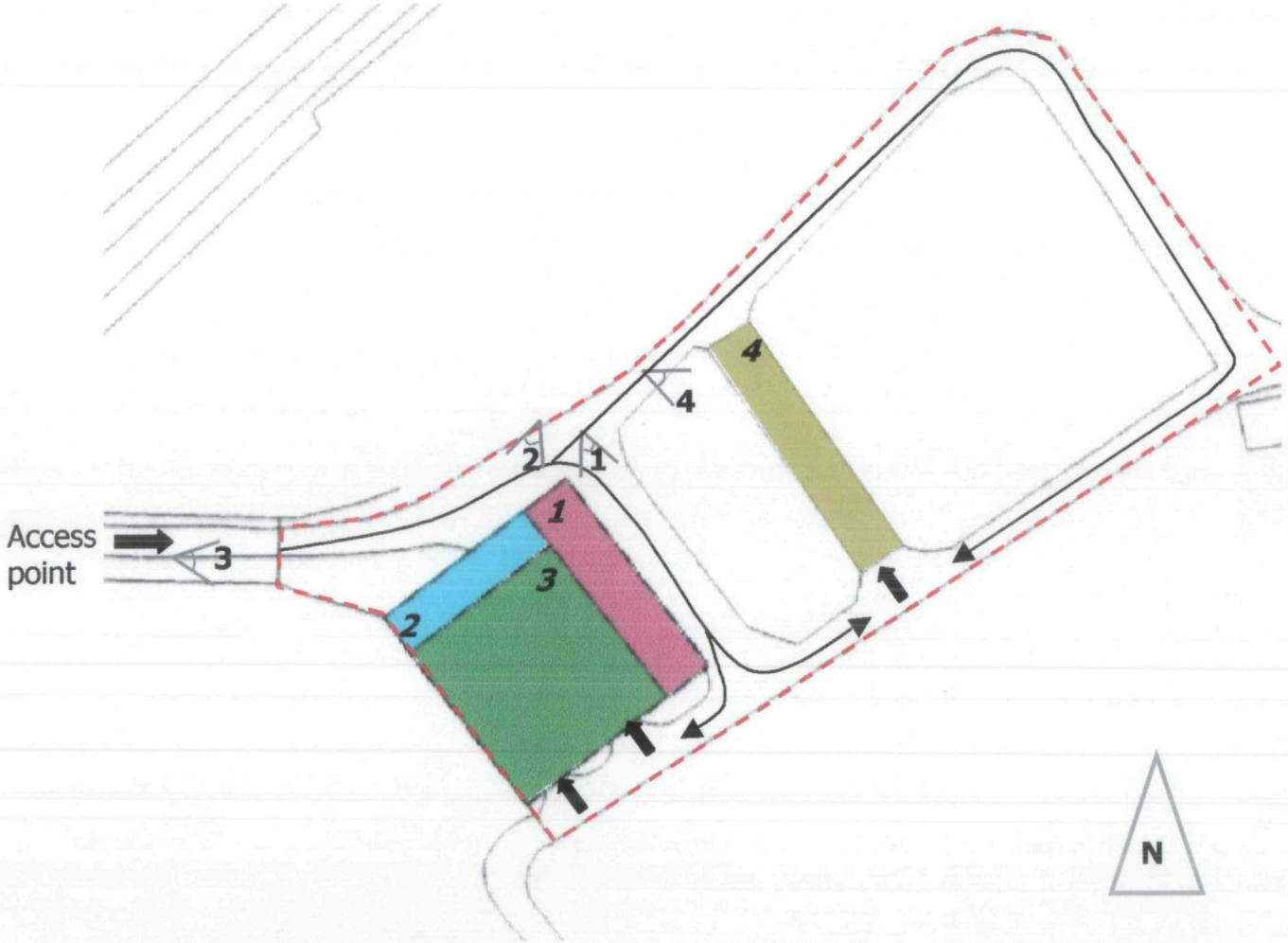
2.2.5. Barn number 4 is a simple concrete sided and tin clad storage building that is tall enough to accommodate a combine harvester. It is open on the southern elevation. All of the barns are in a condition making them worthy of retention; each will form part of a proposed industrial scheme.



**Plate 4: Barn number 4 on the north western boundary of the site**

2.2.6. A looped concrete roadway runs around the site that ensures adequate access to all the buildings and storage areas.

2.2.7. There is a mature hedge to Lapwater Lane, however, the barns are the prominent features in this open landscape.




1/2 Building numbers as referred to in statement

Vehicle movement patterns

Study area

Two-storey construction

Single-storey construction

Modern barn

Covered storage area

Orientation of plate

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# MR J VON DRACZEK

## CHANGE OF USE

WILLOW TREE FARM
NR HOLBEACH ST MARKS

561/DA/02/STU
NOT TO SCALE

MARCH 2003

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# 3. The Proposal

## *3.1. Summary*

3.1.1. The proposal is to change the use of the existing structures on the site to industrial units.

3.1.2. All of the barns will be retained and incorporated within the scheme. The good condition of the buildings ensures that they are capable of accommodating varied types of industrial usage.

3.1.3. Barn number 3 has the largest floor area of approximately 420m², making it suitable for storage and distribution.

3.1.4. Barns 1 and 2 are smaller and, as a result, can be used for general or light industry, with the possibility of office space for one of the barns associated with the storage and distribution, which will be the site's primary use. Two-storey barn number one has a floor space of 324m² and barn two 120m².

3.1.5. Barn number 4 will be used in conjunction with barn number 3 as an ancillary storage unit. It has a storage area of 186m².

3.1.6. The open land to the north, accessed via the existing loop road, will be used as an overflow storage area, only to be utilised in exceptional circumstances.

3.1.7. The proposal will have limited visual effect on the open landscape because there are no alterations needed to the exterior of the barns. The parking of vehicles will be between barns 1 and 4, so that they are hidden from view.

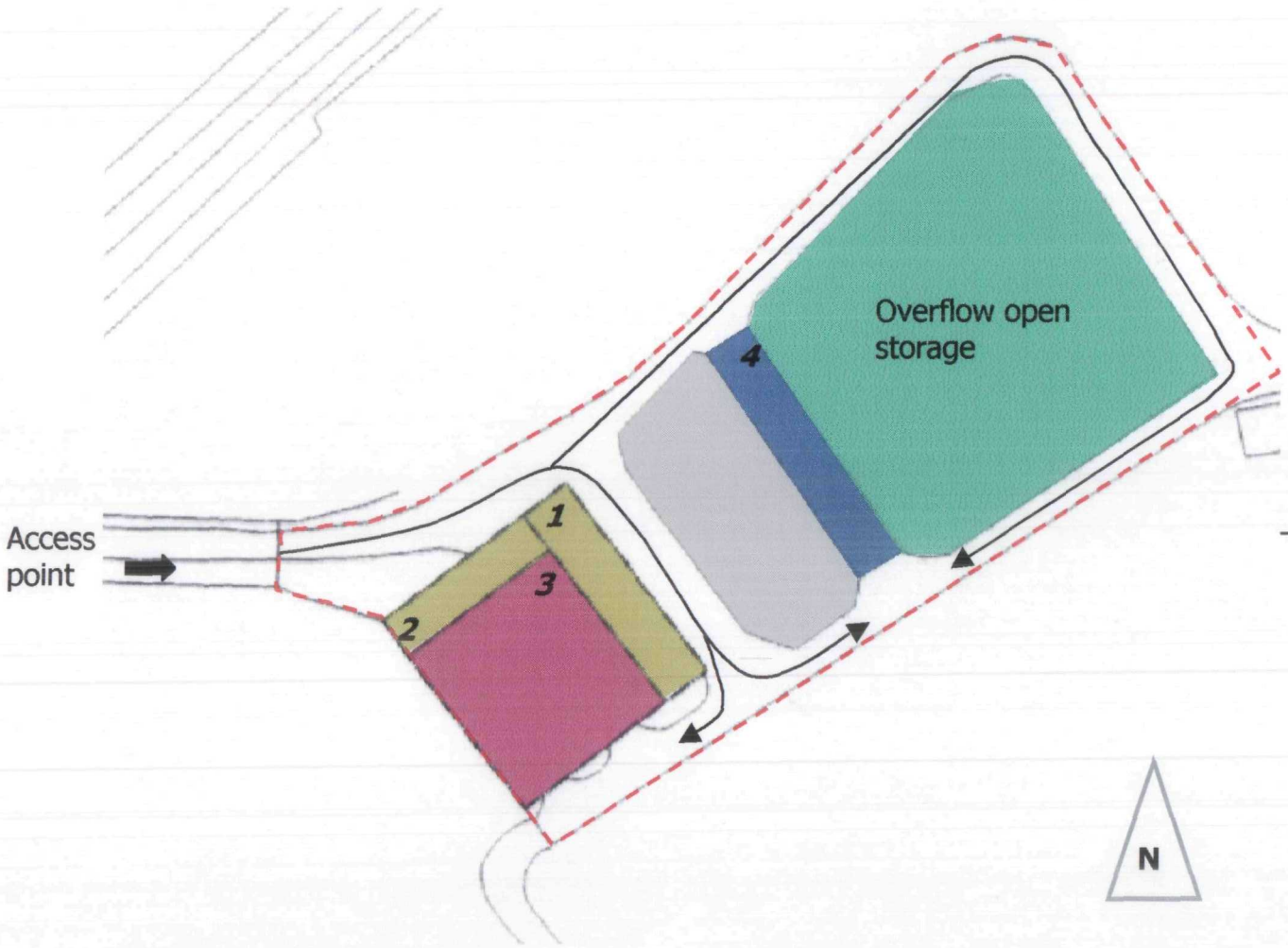
3.1.8. It should be noted the usage of the barns is indicative and, at present, there are no end users of the barns. The size and form of the barns do, however, dictate their likely usage.

3.1.9. The site will be accessed via the existing route along Lapwater Lane and a diagrammatical view of the proposal can be viewed in drawing number 561/DA/03/PRO

# 4. Relevant Planning Policy

## *4.1. South Holland District Local Plan (Adopted 1998)*

4.1.1. The District's primary aim for employment is to concentrate development in the primary settlements, but it is also recognised that, through the change in farming methods, rural buildings are increasingly becoming available for employment opportunities.




1/2 Building numbers as referred to in statement

Study area

Turning area and parking

B8 Ancillary/covered storage

B8 Storage and Distribution

B1 & B2 Light industrial and office usage

Vehicles movement patterns

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# MR J VON DRACZEK

## CHANGE OF USE

WILLOW TREE FARM,
NR HOLBEACH ST MARKS

561/DA/03/PRO
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4.1.2. The pertinent Planning Policy regarding the proposal is EMP3, which explores the re-use of rural buildings for employment purposes, it states:

*In the open countryside proposals for the re-use of rural buildings for employment will be permitted where:*

1. *Their form, bulk and general design are in keeping with their surroundings;*
2. *The buildings is of permanent and substantial construction and is capable of conversion without major or complete reconstruction;*
3. *It would not result in a proliferation of replacement farm buildings which would adversely affect the local landscape;*
4. *Infrastructure and services are capable of being easily and reasonably provided. Where appropriate, contributions will be sought towards any new infrastructure works required by the development.*

4.1.3. The proposal, explored in chapter 3 of this document, accords with three of the four criteria; the barns are in-keeping with their rural setting; there will be no need to alter the structural fabric of the buildings; there is no new-build element to the scheme; the infrastructure to the site is acknowledged as being limited but, within the Local Plan alterations to employment uses in the open countryside, are encouraged ahead of housing. Policy H4 states proposals will be granted 'exceptionally'.

*4.2. South Holland District Local Plan (First Deposit Draft: November 2001)*

4.2.1. The revised Local Plan follows the same broad economic policy framework with regard to farm diversification encouraging economic uses ahead of residential.

4.2.2. Revised policy EMP3 does, however, recognise that business use will be granted where it cannot be reasonably carried out on land allocated for employment development, or in built-up areas.

4.2.3. Approving the application will help to create employment for rural communities and, whilst the site is not within the built up area, the nearest industrial allocation is in Long Sutton, a site that would require purpose built structures to be erected.

*4.3. PPG 7: The Countryside- Environmental Quality and Economic and Social Development*

4.3.1. Encouraging rural economic growth and diversification is a key objective of PPG7. The re-use of agricultural buildings is encouraged and commercial and industrial proposals are the favoured form of redevelopment.

4.3.2. Their adaptation is encouraged in that they can reduce demands for new building in the open countryside; avoid leaving an existing building vacant and prone to vandalism, and; provide jobs. Their proposed adoption should be assessed against the following criteria;

1. *They are of permanent and substantial construction*

2. *Conversion does not lead to dispersal of activity on such a scale as to prejudice town and village vitality*

3. *Their from, bulk and general design are in keeping with their surroundings; and*

4. *Imposing reasonable conditions on a planning permission overcomes any legitimate planning objections which would otherwise outweigh advantages of re-use; and*

5. *If the buildings are in the open countryside, they are capable of conversion without major or complete reconstruction."*

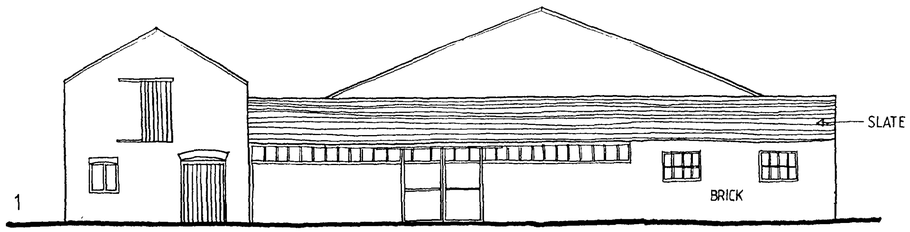
4.3.3. The proposal accords with the national guidance through a scheme that will utilise existing buildings in the open countryside, there will be no new build element to the scheme and minimal alteration to any of the buildings.

*4.4. Conclusion*

4.4.1. The proposal is in accordance with the national and local policy guidance on the re-use of rural buildings. This will be through a scheme that utilises existing structures, and as a result, does not adversely affecting the countryside setting.

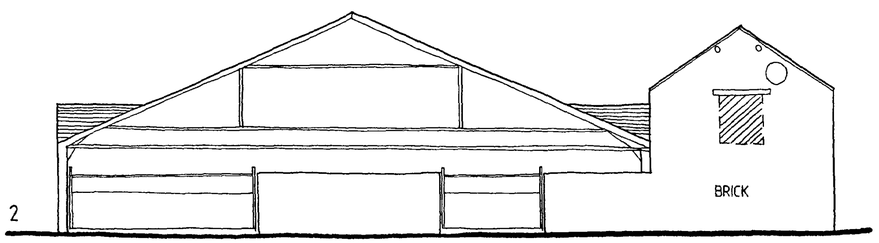
4.4.2. Approving the scheme will diversify the rural economy creating of number of jobs for local people. The long-term future of the buildings will be safeguarded to ensure they do not fall in to a state of disrepair due to their current abandonment.

4.4.3. There will be no alteration of the fabric of the building, ensuring the landscape setting will remain untouched.



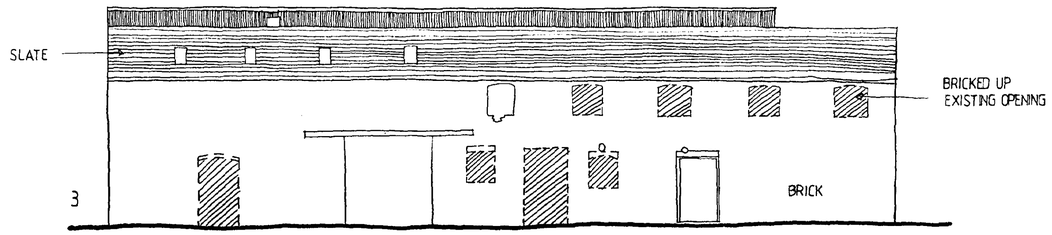

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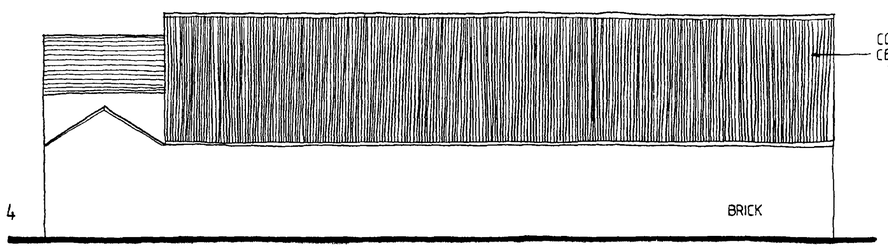

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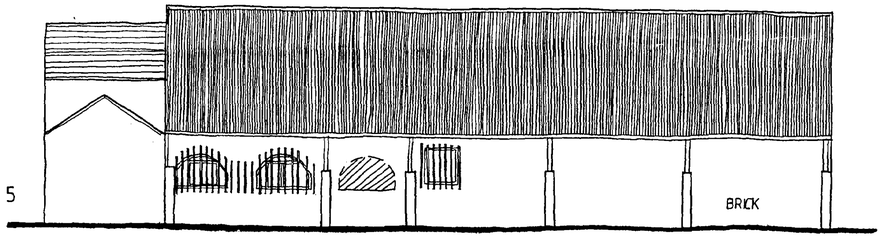

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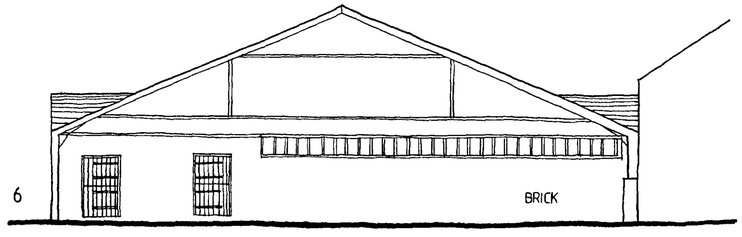

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EXISTING SOUTH-WEST ELEVATION



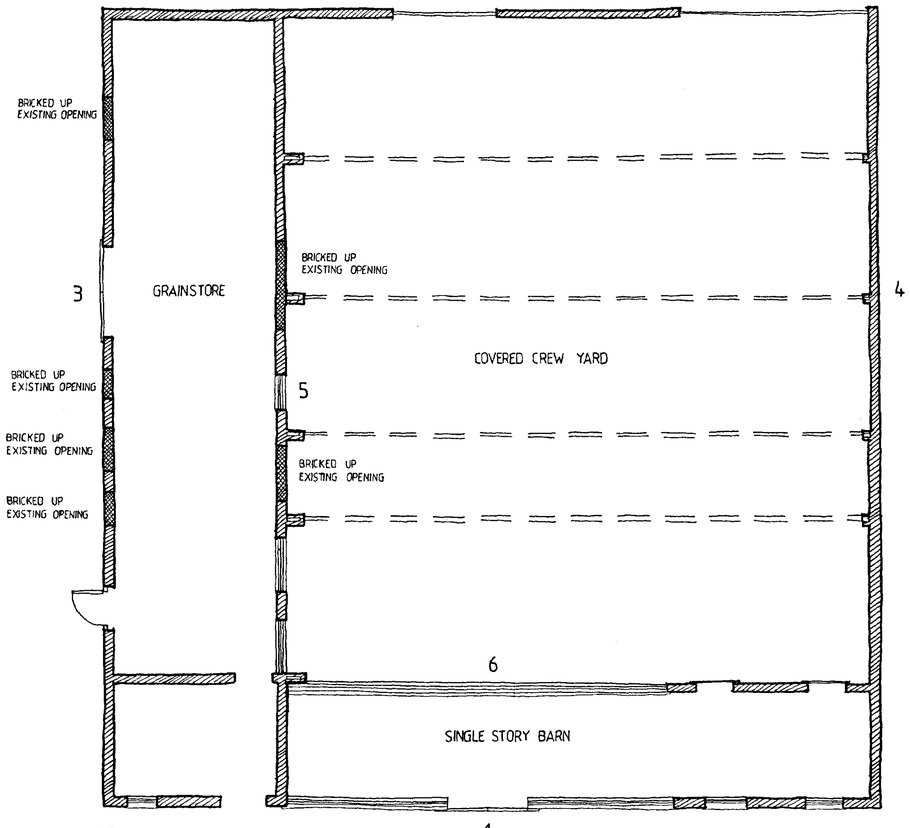

5

EXISTING SOUTH-WEST (INTERNAL) ELEVATION




6

EXISTING SOUTH-EAST (INTERNAL) ELEVATION




EXISTING PLAN

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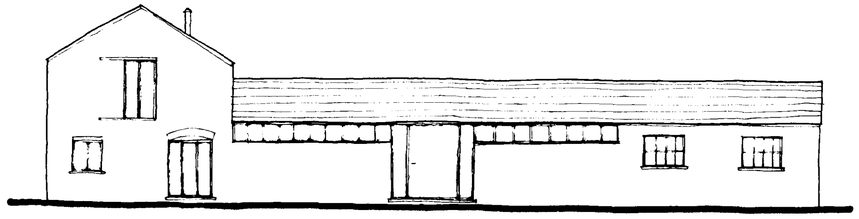
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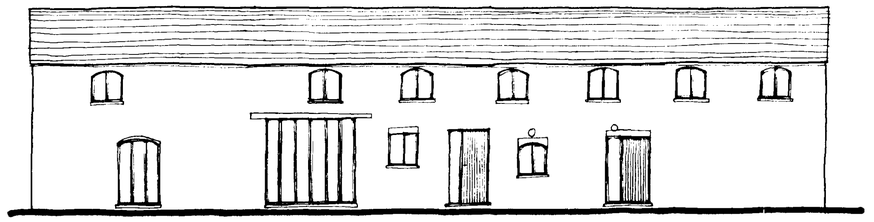
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| Project: | WILLOW FARM BARN CONVERSION |
| Drawing title: | EXISTING PLAN AND ELEVATIONS |

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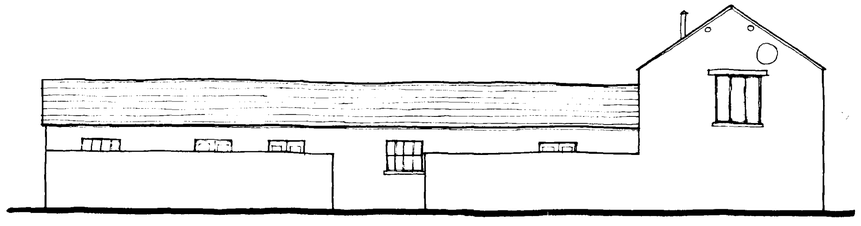
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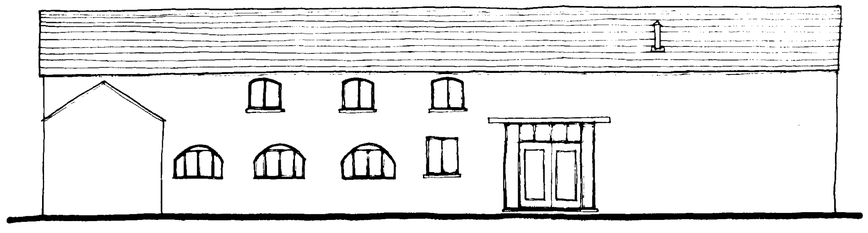
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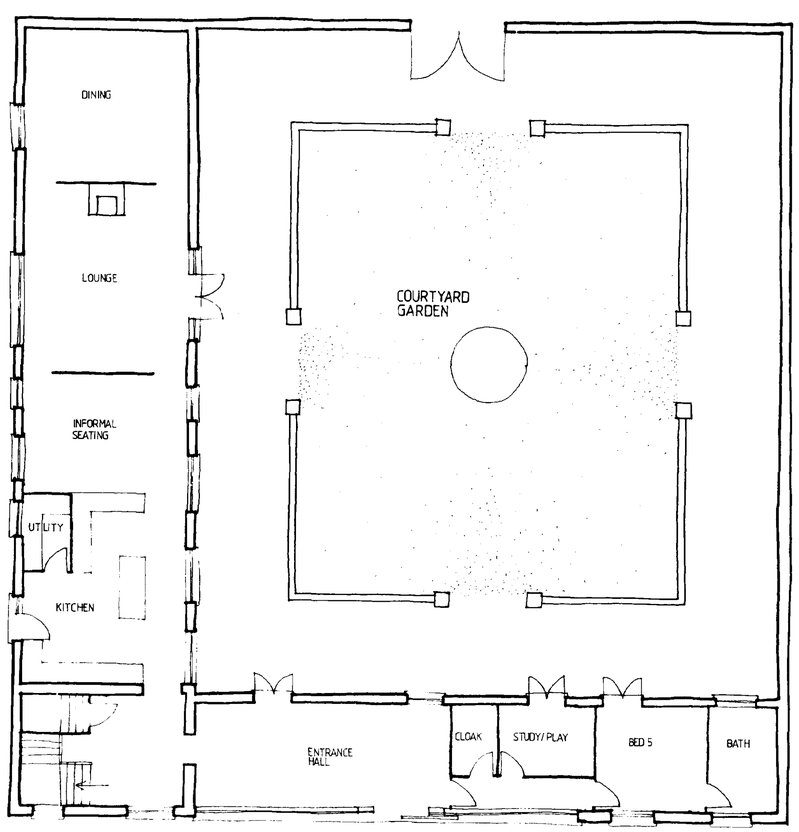
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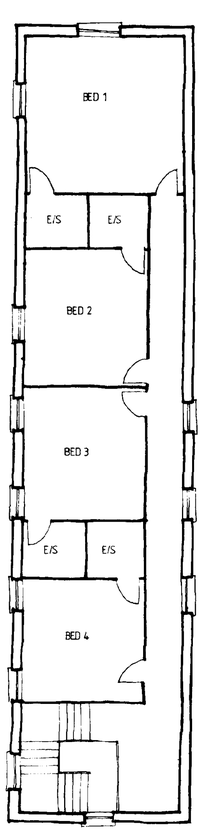
SOUTH-EAST ELEVATION



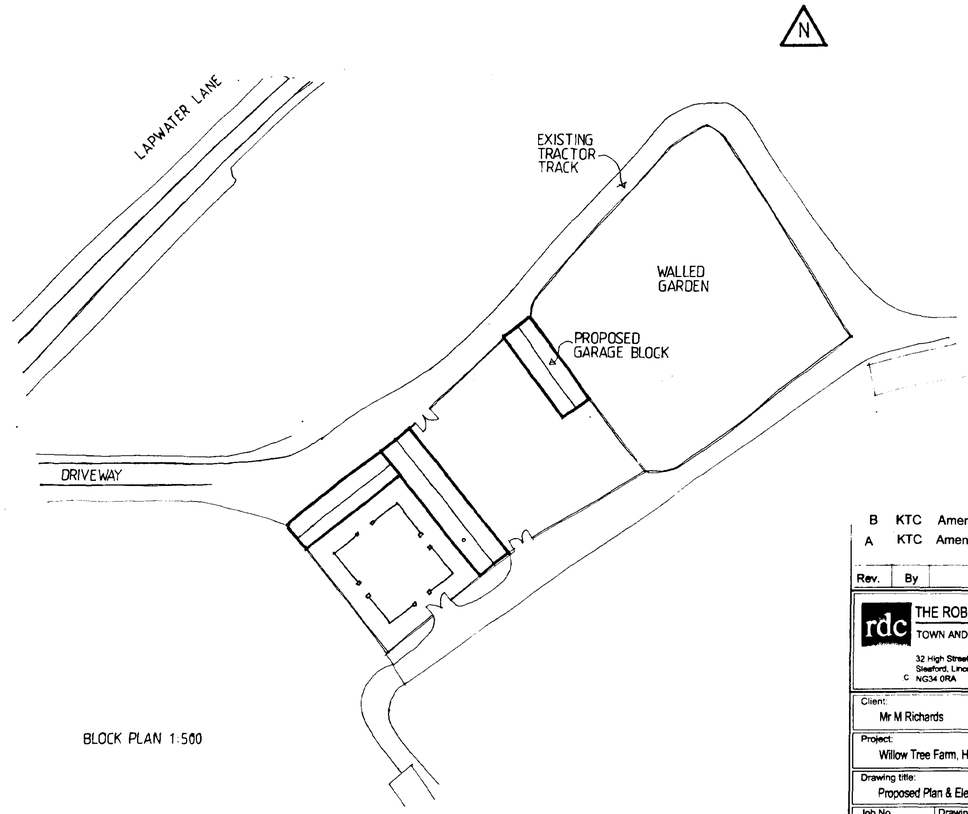
SOUTH-WEST ELEVATION




GROUND FLOOR PLAN




FIRST FLOOR PLAN




BLOCK PLAN 1:500

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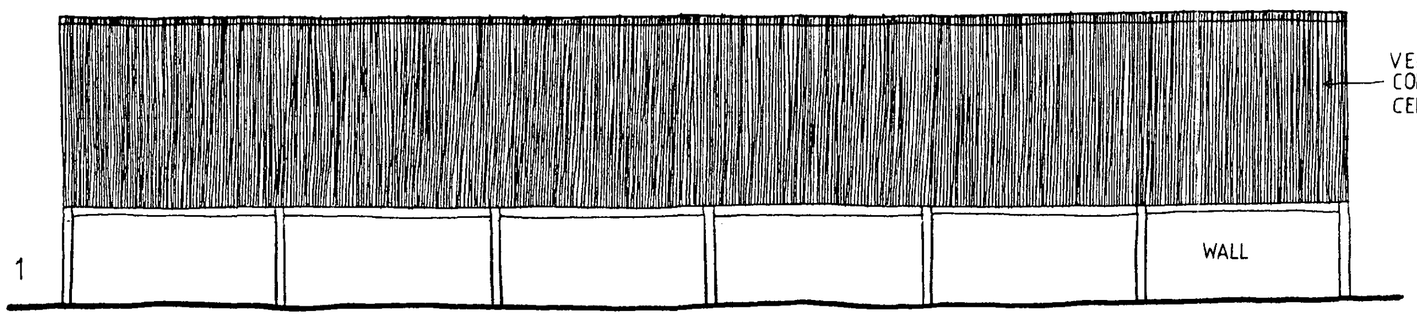

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Project: Willow Tree Farm, Holbeach St Marks

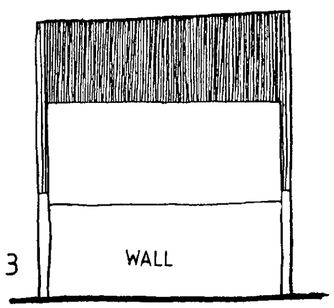
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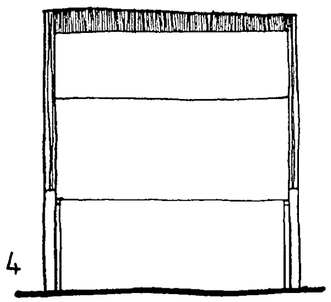

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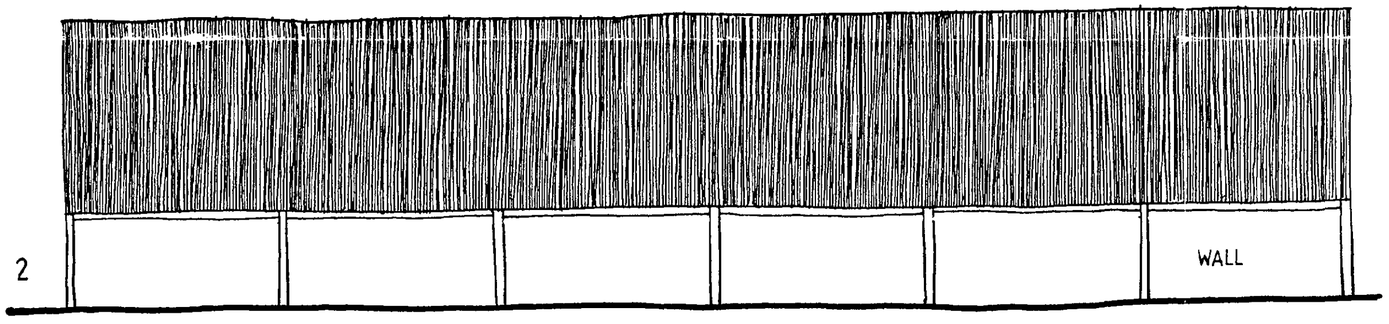

EXISTING SOUTH-WEST ELEVATION



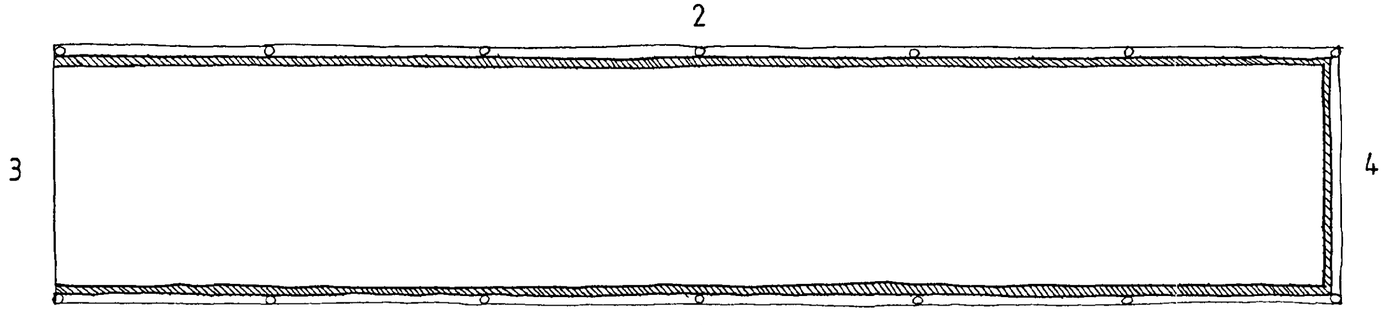

EXISTING SOUTH-EAST ELEVATION




EXISTING NORTH-WEST ELEVATION




EXISTING NORTH-EAST ELEVATION




EXISTING PLAN

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Client: JAN VON DRACZEK

Project: WILLOW FARM BARN CONVERSION

Drawing title: EXISTING AGRICULTURAL VEHICLE STORE

| Job No. | Drawing No. | Rev. | Drawn |
|---|---|---|---|
| 561/1 | 4 | | KTC |
| Scale 1:100 | | Date 12/03 | Checked |

DO NOT SCALE from this drawing. All measurements should be checked against on site conditions and any discrepancies should be brought to the attention of the Robert Doughty Consultancy.