DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H14-0563-20**	**Applicant:**	**Mr N Steadman**
Proposal:	Conversion of buildings into 2 dwellings		
Location:	Dovehirne Farm Bourne Road West Pinchbeck		
Terminal Date:	11th June 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
23	The Reuse of Buildings in the Countryside for Residential Use
29	The Historic Environment
28	The Natural Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

NPPF 2019.

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
BLACK SLUICE INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	1	0

OTHER STATUTORY BODIES	0	0	1	2

CASE OFFICER ASSESSMENT

Proposal

Conversion of buildings into 2 dwellings.

Site Description

The barn and linked outbuildings are positioned within a large plot. There are neighbouring dwellings to the south.

The application site is in Flood Zone 1.

History

H14-0148-18. Change of use of agricultural barn to dwelling, including extensions and alterations. APPROVED 13-04-18.

H14-0643-18. NON MAT AMENDMENT. Change of use of agricultural barn to dwelling including extensions and alterations - approved under H14-0148-18. Amendments to vehicular access. APPROVED 18-07-18.

Consultation Responses

Pinchbeck Parish Council

Pinchbeck Parish Council recommended approval.

SHDC Environmental Protection

No Observations

Looking at the information submitted with this application and the previous application, has no comments or objections with respect to land contamination.

LCC Highways & SUDS Support

Does not wish to restrict the grant of permission.

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed conversion of this building into two dwellings would not be expected to have an unacceptable impact upon highway safety and therefore, does not wish to object to this planning application.

LCC Historic Environment Officer

This office has commented on previous proposals for this site and we would like to reiterate earlier advice.

Traditional farm buildings are increasingly becoming redundant in a rapidly changing industry. They play an integral part in giving the landscape of South Holland its sense of place and character. These vernacular buildings are now increasingly under threat from conversion or demolition and are a diminishing resource in our countryside. New uses frequently alter the original fabric and

character of the building, and it is beneficial to create a record of their structure before alteration or demolition.

The applicant rightly identifies in their planning statement that these buildings at Dovehirne Farm represent "a marvellous piece of agricultural architecture", thus it is particularly important that historic building recording is undertaken in this case.

It is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook (2016)). This should be secured by South Holland District Council's Standard Conditions AR01, 02 and 03.

"They should.... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible." - National Planning Policy Framework Section 16, para 199.

Black Sluice Internal Drainage Board

Rainfall Runoff

It is understood that the applicant intends to discharge surface water via soakaways. If this is the case, then any soakaways or infiltration systems should be designed and proved in accordance with BRE Digest 365 or other approved code. Evidence that soakaways will be suitable for the site should be submitted to the local planning authority for approval.

Should soakaways prove unsuitable, then the applicant must submit details of an alternative scheme to the local planning authority for consideration, and must have received approval for any such scheme, prior to works commencing on site.

Discharge to any watercourse will require prior written consent from the Board.

The Board believes that the nearest available watercourse may lie within land under different ownership to the applicant. If this is the case, then the applicant will need to provide evidence that they have the consent of any adjacent landowner affected.

Disposal of Foul or Dirty Water

It is understood that foul water from the development is to be discharged via a package or bio-treatment unit.

If this is the case, and the final discharge is to a watercourse, then the prior written consent of the Board is required. As per Section 1, if any discharge pipe crosses land under different ownership to the applicant, then the applicant will need to provide evidence that they have the consent of any adjacent landowner affected.

If the discharge is to soakaways, then any soakaways or infiltration systems should be designed and proved in accordance with BRE Digest 365 or other approved code, and evidence submitted to the local planning authority for approval.

Discharge Outfalls

If the applicant decides to discharge surface or treated water to a watercourse, then under Section 23 of the Land Drainage Act 1991, the prior written consent will be required for any structures placed in the bank.

Natural England

No objection.

Lincolnshire Bat Group

An excellent report, and look forward to seeing the rest of the results in the autumn.

Planning Considerations

The main issues in this case are:
Principle of Development
Layout and Design
Highway safety and parking
Impact of neighbouring Residents/land users
Foul and Surface Water Drainage
Contaminated Land
Heritage considerations and Archaeology
Biodiversity

Principle of Development

The principle of the conversion of these barns has been set by the previous permission on the site.

Layout and Design

The layout and form of development would make good use of these buildings, and would complement the setting. The minor alterations to facilitate the conversion are considered to be acceptable and in accordance with Policy 23 of the SELLP and the provisions of the NPPF.

Minor changes have been made to the previous scheme, most notably the use of UPVc windows. This is not considered to be a matter of significant concern, given that the buildings are not listed.

Highway safety and parking

The proposals would form safe access to the highway and provide ample parking for the development. The details are considered to be acceptable and in accordance with Policies 2, 3 and 36 of the SELLP and the provisions of the NPPF.

Impact of neighbouring residents/land users

A site notice was displayed to advise of this development and no responses have been received. The works would not have a detrimental impact on adjoining residents and land users and would be in accordance with Policies 2 and 3 of the SELLP and the provisions of the NPPF.

Foul and Surface Water Drainage

Full details have not been submitted and a pre commencement condition is suggested.

Contaminated Land

The Council's Environmental Protection Officer has considered the information submitted with this application and the previous application, and has no comments or objections with respect to land contamination.

Heritage considerations and Archaeology

The views of the LCC Historic Environment Officer are set out above. Conditions are suggested to ensure the acceptable consideration of the details and recording of this development.

Biodiversity

The views of the Bat Group and Natural England are set out above. The studies submitted to support this application are considered to be acceptable and conditions are recommended.

Planning Balance

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The proposed conversion will not materially harm the character or appearance of the locality, or amenity of nearby residents, and provides adequate detailing and parking. Taking into consideration

these factors, the proposal is considered to comply with Policies 1, 2, 23, 29 and 36 and Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019, plus advice within the National Planning Policy Framework (NPFF), 2019.

The are no significant factors in this case that indicate against the proposal and outweigh factors in favour of the proposal and the policies referred to above.

Conclusion

The proposed works to convert the barn into residential use are deemed to be acceptable. They wouldn't have a detrimental effect on the character and appearance surrounding area. It accords with relevant development plan policies and national planning guidance. The proposal is recommended for approval subject to conditions.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.