DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H15-0216-24**	**Applicant:**	**Ms Morter**
Proposal:	Proposed Barn Conversion into Residential including Extension		
Location:	182 Main Road Quadring Spalding		
Terminal Date:	13th September 2024		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
29	The Historic Environment
30	Pollution
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2023

Section 2 - Achieving sustainable development
Section 4 - Decision-Making
Section 5 - Delivering a sufficient supply of homes
Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed and beautiful places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment

Representations:

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

WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the conversion of an existing barn to form a dwellinghouse.

Site Description

The application site relates to a disused barn associated with number 182 Mian Street, Quadring. The application site is located within the settlement boundary as identified by policies inset maps No 22. Whilst there are areas of flood zone 2 and 3 in the area (EA Flood Maps for planning) the application site is located within flood zone 1. The South East Lincolnshire SFRA shows Quadring to be in a low Hazard Area.

History

None Relevant

Consultation Responses

Welling's and Deepings IDB
Due to there being no certain evidence currently of how the existing surface water run-off is disposed of the proposed surface water discharge will require the prior written consent of the Board should planning permission be granted.

Historic Environments Officer
Recommendation: If permission is granted, I recommend there be an archaeological condition for a mitigation strategy to effectively deal with this site. This will comprise a phased approach of investigation followed by archaeological mitigation work should it be necessary. This will initially comprise, but may not be limited to, a level 1 historic building recording of the agricultural building/farmstead, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice'. This will enable any remaining original fabric of the farmstead which currently survives on this site to be initially assessed and recorded prior to their alteration or destruction. This will also help inform an appropriate mitigation strategy for the proposed impact if necessary (i.e.: a higher level of historic building recording) and should permission be subsequently granted. This should be secured by South Holland District Council's standard conditions AR01, 02 and 03 and is in accordance with National Planning Policy Framework paragraphs 200 and 211 and the South East Lincolnshire Local Plan (Policy 29). Finally, due to the farmstead significance, I also recommend consulting the Conservation officer about this proposal.

Highways & SuDs Support
The access needs widening to 4.1m wide and a note should be added to the proposed site plan to say it will be constructed to Lincolnshire County Council Specification. Parking and turning is to be demonstrated on the site plan for conversion and the host dwelling. All calling vehicles should be able to turn within the site so they can enter and exit the site in a forward gear.

Lincs Wildlife Trust
No comments

Lincolnshire Bat Group
It's a sound report and covers the necessary ground - no bats using the building but note section 5 remaining and time limit of report with regard to further surveys.

Environmental Protection
No Comments

Public Representations
Comments have been received asking questions relating to the boundary shown on the site location plan.

Planning Considerations
The main issues and considerations in this case are (but are not limited to):
- Principle of Development
- Heritage, Character and Design
- Residential Amenity
- Flooding Risk and Drainage
- Highway Safety and Parking
- Ecology
- Planning Balance

Evaluation

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
In this case, the adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019, forms the development plan for the District, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.
The policies and provisions set out in the National Planning Policy Framework (December 2023) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.
Furthermore, where a Neighbourhood Plan has been adopted, this alongside the adopted Local Plan, forms part of the Development Plan for the District, and must be considered when assessing development proposals. In this instance, no relevant neighbourhood plans have been adopted.
The Authority is able to demonstrate a supply of deliverable sites equivalent to in excess of 5 years through the latest Housing Land Supply Assessment.

Principle of Development

The South East Lincolnshire Local Plan sets out the settlement hierarchy in respect of delivering sustainable development that meets the social and economic needs of the area whilst protecting and enhancing the environment; in order to provide enough choice of land for housing to satisfy local housing need, whilst making more sustainable use of land and to minimise the loss of high quality agricultural land by developing in sustainable locations and at appropriate densities. SELLP Policy 1 sets out the overarching Spatial Strategy for the district. The application site is located in Quadring, which is described as being a 'Minor Service Centre'. Of these areas the policy states: *Within the settlement boundaries of the Minor Service Centres (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to Allocated and Committed sites and infill.*

The application is for the conversion of an existing barn, the proposal in principle terms is therefore considered acceptable. On this basis the nature of the proposal is considered to align with SELLP Policy 1.

Heritage, Character and Design

Policy 29 of the SELLP sets out the approach to considering schemes that affect the historic environment. It states that "To respect the historical legacy, varied character and appearance of South East Lincolnshire's historic environment, development proposals will conserve and enhance

the character and appearance of designated and no designated heritage assets, such as important known archaeology or that found during development, historic buildings, conservation areas, scheduled monuments, street patterns, streetscapes, landscapes, parks (including Registered Parks and Gardens), river frontages, structures and their settings through high-quality sensitive design"

Policy 2 of the SELLP states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. Policy 2 point 1 states that proposal should meet with sustainable development considerations specifically in relation to ' size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses'.

Policy 3 sets out the 'Design of new development' in part it states that "Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable".

The barn is a partially extant 19th century farmstead included within the LCC HER (Ref:MLI122482) LCC Historic places Team states that The farmstead is also related to Monument record MLI87321 - Medieval to Modern Settlement at Quadring and holds architectonic interest. In addition, it is included in the 'Building the Evidence Base for Historic Farmsteads in Lincolnshire'. This project mapped Lincolnshire's historic farmsteads (defined as those that pre-date the 2nd edition Ordnance Survey mapping of the early 1900s).

The HER therefore considers the barn to be a non-designated heritage asset. The building is not wholly in its originally form and has been diluted somewhat, a two-storey brick extension has been added in the 1960's to the rear left for bacon smoking and curing. The brickwork does not appear to be tied into the barn. Also, the HER records state that it shas a 'Regular Courtyard of L Plan' and that 'There has been significant loss (greater than 50%) of traditional buildings.

Whilst a heritage statement has not been provided (and not necessarily required given the notion of NDHA can be subjective) a structural survey report has been submitted showing that the building is capable of conversion. The proposal would largely keep to the existing footprint of the barn with the addition of a ground floor utility and shower room, this forms a single storey dual pitched extension that would attach to the smoking and curing room.
From site visit it was clear that the courtyard L plan no longer was in situ, and the proposals do not result in the demolition of features on site, rather is adapts to the existing layout. There are additions (small rear extension) and so some alterations. That said given the condition of some of the existing materials it is likely there will be both some structural replacement required as well as cosmetic. On this basis it is considered appropriate to attach a recording condition.

Materials are stated to match existing within the application form, however given the consideration by LCC that this is a NDHA then these will be controlled and submitted to the LPA for agreement prior to any above ground works.

Archaeology

Archaeology is a sub-topic within this section given the limited amount of below ground works that would be required. Nether-the-less there will be some ground intrusion in order to support the structure and erect the extension.
The HER contain records of Medieval Pottery located within the area (HER Ref: MLI22480) and on this basis have recommended that a number of conditions are applied relating to archaeology in order to ensure that the is no harm to existing buried archaeology on site, through the requirement for the applicant to submit a WSI.
On this basis and given the attachment of the aforementioned planning conditions the proposal is considered to align with SELLP Policies 29, 2 and 3.

Residential Amenity

Policy 2 and of South East Lincolnshire Local Plan (2019) sets out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.
Policy 30 is concerned with pollution and places impacts in relation to noise, disturbance and air

quality as important consideration when considering proposals for planning.

The closest dwellings are number 182 Main Road which is located to the northwest and 'Pine Gate' located to the southeast. It is of note that this application is for a conversion and given that the building is already in situ there are limited impacts by way of overshadowing and overbearing. The applicant has also positioned openings in appropriate locations that would not give rise to unacceptable impacts relating to overlooking.

In terms of use the proposal is to be served by an existing access arrangement that serves 182 Main Road, it can be utilised for agricultural purposes that are likely to outweigh the impact of a residential use of this barn in terms of the noise and disturbance that would therefore be acceptable.

On this basis the proposal would accord with SELLP Policies 2 and 30.

Flooding Risk and Drainage

Policy 4 sets out South Hollands approach to Flood Risk. The application site is located within Flood Zone 1 in accordance with EA Planning Maps. The South East Lincolnshire Strategic Flood Risk Assessment (March 2017) shows that the site falls within a combination of "Low Hazard", " zones.

Development in all flood zones, and development over 1 hectare in size in Flood Zone 1, will need to demonstrate that surface water from the development can be managed and will not increase the risk of flooding to third parties.
Section 14 of the National Planning Policy Framework also in part concerns itself with flood risk and is relevant.
The application site is located within a 'low hazard area' and so EA standing advice is relevant. Finished floor levels should be 300mmm above existing external ground levels. In flooding terms given that this relates to a conversion there is no requirement to apply the sequential test.

The applicant proposed minor additions to the existing building and therefore only a limited amount of additional surface water will be created and therefore there is no requirement to condition such a strategy, especially given the consenting requirements additional to planning. Furthermore, given the existing residential make-up of the area a foul connection would be fairly straight forward, this is again mitigated by consent external to planning and so no mitigation is required.

On this basis the proposal is considered to accord with SELLP Policy 4.

Highway Safety and Parking

Policy 2 details that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation.
Policy 3 details that development proposals will demonstrate how accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways will be secured, where they are relevant to the proposal.

Section 9 of the National Planning Policy Framework (December 2023) specifically relates to 'Promoting sustainable transport'. Paragraph 115 of the National Planning Policy Framework (December 2023) advises that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".

LCC Highways have been consulted and have stated that the access needs widening to 4.1m and has requested that a note be attached to the site plan to say it is constructed to Lincolnshire County Council Specification. Also, it is noted that parking and turning is not demonstrated on plan and LCC Highways have requested that this is the case.

Having measured the proposed block plan (Ref: JA/1301/21/02a) it is clear the access measures greater than this (circa 4.5m) and so there is no requirement for an amended plan. Given that the existing access appears to be suitable it is unlikely that any further works would need carrying out and therefore a request to include highway specification notes is not needed. Furthermore vehicle tracking is shown on plan. Moreover, it appears that the Highway Authority have not given material weight to how this access can be currently used, which would allow for agricultural plant etc, to

utilise the access, unrestricted. The proposal then to convert the barn into a residential dwelling is likely to represent a betterment in terms of Highway Safety.
On this basis the proposal is considered to accord with SELLP Policies 2 and 3.

Ecology

SELLP Policy 28 is concerned with the Natural Environment, part 2 is concerned with protected or priority habitats and species. It states that:

development proposals that would directly or indirectly adversely affect these assets will not be permitted unless:
i. there are no alternative sites that would cause less or no harm; and
ii. the benefits of the development at the proposed site, clearly outweigh the adverse impacts on the features of the site and the wider network of natural habitats; and
iii. suitable prevention, mitigation and compensation measures are provided.

The applicant has provided a Preliminary Bat Roost Assessment as well as bat emergence surveys. The survey work concludes that it is unlikely any protected species will be affected by the conversions. A series of recommendation are contained within the report and so any permission will be linked to these documents to ensure that work is carried out in the interests of protected species. Lincs Bat Group have reviewed the bat report and subsequent emergence surveys and have no objections.

Biodiversity

The applicant has provided the following statement in relation to why the scheme is exempt from mandatory BNG.
We believe that the proposed development at 182 Main Road, Quadring is exempt from the Biodiversity Net Gain under the de minimis exemption. The reason for this is that part of the development is a conversion of an already existing building, meaning there will be no change to existing habitats. Secondly, the extension of the existing barn measures 21.15m2 (this measurement is based on the external dimensions found on drawing AJA/1301/21/01, the internal dimensions are smaller due to the footprint of the existing building) this falls under the 25m2 threshold and neither does this impact 5m linear of habitat.

Given the works relate in the main to a conversion and the additional work is below 25m2 it is considered that this is complied with.

Furthermore, given that the building contains historic fabric, and that the extension is of single storey it is not practical to request swift boxes. Instead, a condition will be attached that would ensure that a net gain is achieved across the broader site by applying biodiversity encouraging techniques. This will be agreed prior to the first occupation.
On this basis the proposal would accord with SELLP Policy 28.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The proposal represents appropriate development within the defined settlement boundary. The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents, and is acceptable in highways terms, given the existing use of the application site. The proposal also conforms with the Southeast Lincolnshire Local Plan and the provisions of the National Planning policy Framework when viewed as a whole.

In this instance, there are no material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.

Pre-Commencement Conditions
The applicant has agreed all pre-commencement conditions.

Conclusion

Taking into consideration these factors, the proposal is considered to comply with Policies 1, 2, 3, 4, 29 and 36, along with Appendix 6, of the South East Lincolnshire Local Plan (SELLP), 2019; in addition to the identified sections contained within the National Planning Policy Framework (NPFF) (December 2023). Notwithstanding the aforementioned minor conflicts, there are no significant factors in this case that would outweigh the benefits of the proposal; therefore, in considering all the matters raised above the planning balance is in favour of the proposal and the policies referred to above.

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.