

# PLANNING COMMITTEE REPORT

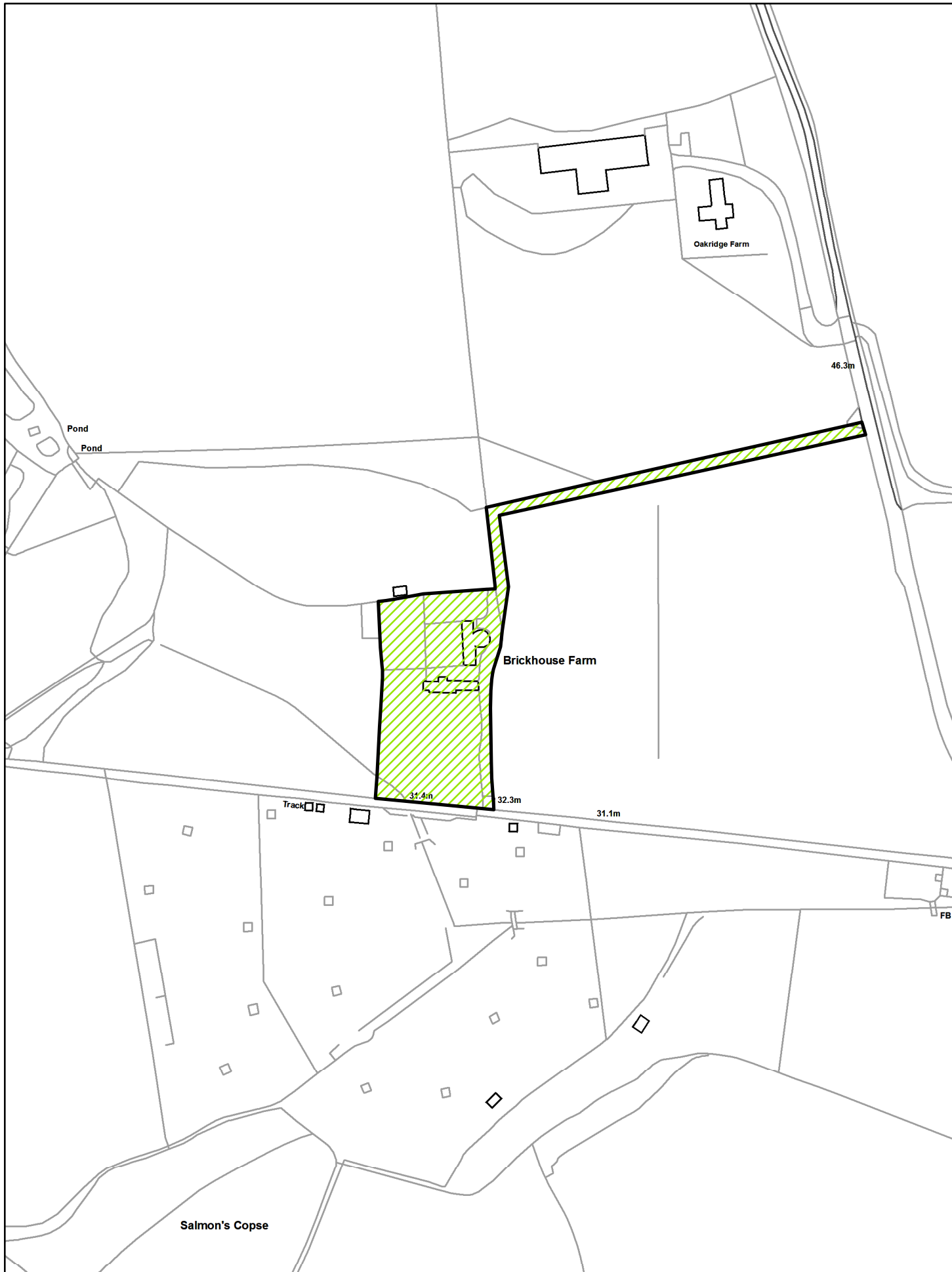
## 23 January 2018

CHAIRMAN: Cllr Dennis Smith



<b>APPLICATION FOR CONSIDERATION:</b>	<b>STARCROSS - 17/02727/FUL - Brickhouse Farm Barn, Mamhead - Conversion of storage barn to wedding/function venue including new access track, associated parking and landscaping</b>	
<b>APPLICANT:</b>	<b>Mr &amp; Mrs Szczepura</b>	
<b>CASE OFFICER</b>	<b>Claire Boobier</b>	
<b>WARD MEMBERS:</b>	<b>Councillor Connett</b>	<b>Kenton With Starcross</b>
<b>VIEW PLANNING FILE:</b>	<a href="https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=17/02727/FUL&amp;MN">https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=17/02727/FUL&amp;MN</a>	





## **1. REASON FOR REPORT**

Councillor Connett has requested that the application be referred to Planning Committee if the Case Officer is recommending refusal.

The reason given for this request is that the proposal supports the rural economy, is compatible with the rural environment, and supports a developing local business with the potential to create additional employment. The application provides a use for currently under-used/redundant former farm buildings.

## **2. RECOMMENDATION**

PERMISSION BE REFUSED for the following reason:

The proposed development would be likely to result in a material increase in the volume of traffic entering and leaving the Class C County Road through a junction which does not provide adequate visibility from and of emerging vehicles, contrary to paragraph 32 of the National Planning Policy Framework and Policies S1A and S1 of the Teignbridge Local Plan 2013-2033.

## **3. DESCRIPTION**

### The Site

- 3.1 The site relates to the Grade II\* Listed property Brick House and the adjacent Grade II Listed barn (the subject of this application).
- 3.2 The house is situated on land rising from the Exe Estuary approximately 3km to the east of Great Haldon. Exeter is approximately 10km to the north. The closest defined settlements in the Teignbridge Local Plan to the site are Kenton to the north east and Starcross to the west. The site lies within an Area of Great Landscape Value.
- 3.3 Brickhouse has a substantial history and is of great historic merit. The house was built in the early years of the 18<sup>th</sup> century and was a feature of many paintings by Reverend John Swete.
- 3.4 The house is built across a relatively steep hill and faces south onto a lawned garden on a terrace built up in front of the house. The property of Oakridge Farm lies to the north, whilst the property of Home Farm Cottages lie to the far west. The house and grounds are predominantly surrounded by open countryside, with an existing access track situated to the immediate south. The existing driveway passes by the east side of the garden and the east side of the house, continuing to flatter land a short distance north of the house.
- 3.5 A large 18<sup>th</sup> century brick barn (the subject of this application) is built down the hillslope along the west side of the top end of the drive. This forms the east side of a former farmyard a short distance to the rear of the house. This is now a cobbled yard, which is enclosed on three sides by stone rubble and brick walls, and with a gateway in the south side alongside the barn.

- 3.6 Previously planning permission and listed building consent was granted under consent reference 16/01299/FUL and 16/01300/LBC for replacement side and rear extensions and the conversion of the barn to two units of holiday accommodation. At the time of the Case Officer's visit the works to the building which were granted consent under these applications was being undertaken.

#### Proposal

- 3.7 The Planning Statement submitted with this application sets out that the owners have now reconsidered their business plan and have decided to focus on the vineyard and expansion of their events business at the site, rather than investing in holiday accommodation. The proposal in this application is sought to complement the use of the attached round house development and seeks to complement the use of the round house (horse gin) attached to the barn which was granted a change of use under consent 16/02646/COU for a change from agricultural use to a venue for wine tasting and food courses and this consent also included an increase in the size of the existing parking area.
- 3.8 This application seeks consent for the conversion of the barn to a wedding/function venue including new access track, associated parking and landscaping.

#### Principle of Development

- 3.9 The application site is located outside a designated settlement on land designated as Countryside in the Teignbridge Local Plan. The relevant policies in relation to the principle and sustainability of the proposed change of use and associated new access track, parking and landscaping works are S1A, S1, S22 and EC3 of the Teignbridge Local Plan 2013-2033.
- 3.10 Under Local Plan Policy S22, development in open countryside is to be strictly managed but it does allow for business and leisure and tourist uses which will support a resilient rural economy. This is subject to account being taken of matters such as the distinctive characteristics and landscape qualities of the area and impact on travel patterns arising from the scale of development proposed.
- 3.11 Policy S1 sets out various sustainability criteria which such proposals should be assessed against. This reflects the thrust of government policy set out in the National Planning Policy Framework to support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.
- 3.12 Policy EC3 (Rural Employment) is intended to support the rural economy by allowing business development in open countryside where this involves a change of use or conversion of a permanent and soundly-constructed building. This is provided that:
- The scale of employment is appropriate to the accessibility of the site by public transport, cycling and walking and the standard of highways, and would improve the balance of jobs to working age population within the immediate vicinity.
  - Proposals respect the character and qualities of the landscape and the setting of any affected settlement or protected landscape and include effective mitigation measures to avoid adverse effects or minimise them to acceptable levels.

- Changes to an existing building of historic interest or character sensitively retain its interest, character and appearance.

- 3.13 The proposal is for a change of use of the barn to a wedding/events venue including new access track, associated parking and landscaping.
- 3.14 The principle of the development is considered to comply with the above policies subject to the development being shown to not have an adverse impact on overall travel patterns as required by Policy S22 and subject to compliance with other relevant Local Plan policies which will be considered below:

Impact on listed building

- 3.15 In coming to a decision the Council must be mindful of the duty as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building, its setting and features of special architectural or historic interest which it possesses, and have given it considerable importance and weight in the planning balance.
- 3.16 Policy EN5 (Heritage Assets) of the Teignbridge Local Plan 2013-2033 states that:  
*'To protect and enhance the area's heritage, consideration of development proposals will take account of the significance, character, setting and local distinctiveness of any affected heritage assets, including...Listed Buildings ..., particularly those of national importance.'*
- 3.17 In principle, it is considered that the proposed conversion to enable the building to be used as an event/wedding venue is supported as it has many advantages over the previously approved scheme 16/01300 which would have seen its conversion to holiday accommodation as the proposal the subject of this application will maintain the interior space in a more open manner than the previously-approved scheme and therefore better reveal the interior of the building and its use as an events/wedding venue will ensure that people get to appreciate the aesthetics of the building.
- 3.18 However, there are some areas of the scheme which would harm the listed building and should be altered. It is proposed to install a canopy above the first floor window on the north elevation. This element of the scheme would cause damage to the brickwork by fixing the canopy to the barn and is not a feature which is complimentary to this barn as it is out of character with its agricultural character. If minded to approve, a condition is recommended to state that notwithstanding the submitted drawing, this element of the scheme shall not be installed. With this condition in place it is considered that the internal and external works to the building to enable its conversion subject to details can be undertaken without harm being caused to the listed building.
- 3.19 To ensure that the detailing preserves the listed building conditions are recommended to be applied if minded to approve for a sample of the corrugated iron to be used for the barn roof; a door schedule for new doors to be installed; a detailed specification of materials and sections for rainwater goods and new external steps. It is also recommended that a condition be applied for no works to commence until a method statement to ensure the preservation of the Daisy Wheels in the plasterwork has been approved and until an appropriate programme of historic building recording and analysis has been secured and implemented in

accordance with a written scheme of investigation which shall first have been approved in writing by the Local Planning Authority. It is considered that these conditions are necessary to ensure that detailing of new additions to the building are appropriate and to ensure that the work is executed in a manner which preserves the listed building.

Impact on the character and amenity of the area and setting of the listed building

- 3.20 There is no objection in principle to the proposed external works on the wider site to facilitate the change of use, including the provision of a new track, parking to serve the development, landscaping of the walled garden, new terrace to the round house and service vehicle access and associated hard and soft landscaping works being provided. However, concerns are raised about the execution of these landscaping works, in detail, and their adverse impact on the setting of the listed building.
- 3.21 The site lies in a part of the District where there are a number of high status country estates and designed landscapes. The hierarchical status of property is an important aspect of the character of the area. The concern is that, largely in the execution of some details, the proposed development will over-gentrify the status of Brickhouse Farm and erode the subtle layers of status represented in the landscape. Of particular concern is the treatment of the entrance, the drive, the hard landscaping detailing around the barn and the landscape treatment in the walled garden.
- 3.22 Regarding the entrance, it is considered that the granite gateposts are inappropriate to the character of the area and the status of the property. It is suggested that square oak posts are used instead. The tops of which could be chamfered off and capped with lead but otherwise embellishments should be avoided. Likewise, an appropriate gate would be a simple wooden field gate, which could also be made of oak, and should reflect the local style. Whilst the scale of the entrance and treatment of the hedge on the entrance is considered acceptable, the entrance has close connection with the public realm and therefore it is important that the details of the type of gate and gate posts to be used reflects the status of the property. It is considered that this concern with the use of the granite gate posts and lack of detail about the gate to be used can be overcome by way of condition, it is recommended that, if minded to approve, a condition be added to state that the granite gate posts shown on the submitted plans are not approved and to secure agreement to an appropriate gate and gate post detail by way of condition to ensure that these treatments are appropriate in the context of the status of the building within the wider landscape in order to ensure that the detail does not undermine the setting of the listed building.
- 3.23 Regarding the drive, it is considered that the proposed character for the new access drive is of too high a status, being set too far from the existing hedge with the processional planting suggesting an avenue which undermines the setting of the listed building and the hierarchical status of the building in the wider landscape. It is recommended that a more appropriate access drive that would preserve the setting of the listed building and its status within the wider landscape would be to move the access drive closer to the hedge, but still at a sufficient distance from it to avoid root damage to the hedge and for standard trees to be positioned within the existing hedge at irregular spacing rather than processional. A native species hedge bank on the south side of the track could be planted if containment of the track is desired without undermining the wider landscape. It is considered,

therefore, that there is an appropriate solution to overcome the concern about the setting, and therefore, if minded to approve, a condition is recommended to be applied to state that the access drive and associated passing bays and landscaping works shown on the submitted plans are not approved and to secure agreement to an alternative track position and landscaping treatment which would be more appropriate to protect the setting of the listed building and its status within the wider landscape.

- 3.24 Regarding the hard detailing around the barn, no objection is raised to the parking layout, however the use of Grasscrete as proposed for the bays is considered to be overly urban in character. It is considered that a more suitable material to be used in a rural location such as this to preserve its rural character would be bound crushed stone, bituminous macadam or similar. It is considered that a more appropriate material can be found to overcome this concern and therefore, if minded to approve, it is recommended that a condition be applied for an alternative material for the parking bays to be agreed to ensure that the setting of the listed building is preserved.
- 3.25 Regarding the stone terrace to the front of the barn and the service vehicle access, it is considered that the sandstone paving proposed for these areas is of too high a status, over-domestic in character and unsympathetic to the character of the listed building. It is suggested that the use of rich materials be restricted to using stone at thresholds only and that bound stone, hoggins or similar would be more sympathetic to the curtilage of the listed building. It is also recommended that an additional screen be provided in the form of a dropped hedgebank positioned along the eastern perimeter of the track/parking/terrace to hide the lowest parts of the elevation and conceal the cars and changed activities from view in the wider landscape as well as resolving the change in level. These alternative materials and additional hedge planting, it is considered, would preserve the setting of the listed building. As it is considered that a more appropriate material/additional planting could be used to address the setting concern raised, if minded to approve, conditions are recommended to be applied to secure details of an additional hedge to be planted and to secure agreement to alternative material(s) for the stone terrace and service vehicle access.
- 3.26 Regarding the walled garden, notwithstanding the submitted drawings it is difficult to agree whether the existing cobbles should be lifted and re-laid as proposed without seeing the existing exposed. Landscaping of the courtyard area should be as much as possible, in principle, a reinstatement of whatever was there originally rather than a new design. It is therefore recommended that whilst in principle no objection is raised to landscaping works within the walled garden, that the landscaping works proposed not be agreed and, if minded to approve, a condition be applied for the topsoil and no other works within the walled garden to be removed and site inspection to be carried out by the Council's Conservation Officer prior to the submission and agreement of an appropriate landscape scheme for this area to ensure that the landscape scheme proposed is informed by the existing cobble design and that the cobbles are only lifted and re-laid where necessary.
- 3.27 With the above recommended conditions in place, it is considered that safeguards would be in place to ensure that the setting of the listed building would not be compromised by the proposed conversion works.

### Residential Amenity Considerations

- 3.28 Due to the distance to neighbouring dwellings, the proposals are not considered to give rise to any unacceptable loss of amenity to the occupiers of neighbouring dwellings.

### Noise Nuisance Considerations

- 3.29 Environmental Health have been consulted and have raised no objection to the proposal subject to conditions that doors and windows must be closed while playing amplified music and when using a PA system and that amplified music shall cease at 00:00hrs and that there shall be no amplified music played in the courtyard. If minded to approve, it is recommended that these conditions be applied.

### Highway Considerations

- 3.30 Devon County Council Highways have been consulted on this application and advise that the proposed access will be off an unclassified road which is restricted to 60 m.p.h. although the actual speeds in this area are likely to be lower due to the width of the road in places and forward visibility. Therefore the proposal for the access in to the venue shown on drawing number 1710-02A is deemed acceptable.
- 3.31 This road then after 900 metres leads to the Black Forest Lodge crossroad which is a junction on a C Classified County Road which is also restricted to 60 m.p.h. Devon County Council Highways report that this road is a fast road and the visibility at this junction is poor and because of this there is a Stop Sign and Stop solid white line in situ.
- 3.32 This application as originally submitted set out in the Transport Advisory Note that the venue could hold up to 120 guests which could attract 78 vehicle movements. Devon County Council Highways advised that this amount of trips on what is already a junction with poor visibility would not be safe or suitable and recommended refusal of this application.
- 3.33 To seek to address the concern a revised Transport Advisory Note was submitted which stated that the maximum number of guests would be 80 and car parking spaces would be reduced to 25 as was shown on drawing 1710-02B to seek to address the highways concerns.
- 3.34 Devon County Council Highways were consulted on this revised Transport Advisory Note and advise that although this is a reduction in vehicle movements and trips from that previously considered, it does not overcome the poor visibility at the Black Forest Lodge junction, and no mitigation has been presented to make this safe and suitable for the additional trips that this proposal could generate. Therefore the recommendation for refusal remains.
- 3.35 It is recommended that, as no mitigation can be provided to make the Black Forest Lodge junction safe within the control of the applicant, that the application be refused on the highway experts' advice that the proposed development would be likely to result in a material increase in the volume of traffic entering and leaving the Class C County Road through a junction which does not provide adequate visibility



from and of emerging vehicles, contrary to paragraph 32 of the National Planning Policy Framework.

Impact on ecology/biodiversity

- 3.36 The barn supports a bat roost, including a maternity roost for brown long-eared bats as identified in the bat report submitted with this application.
- 3.37 All bats, their roosts and their accesses to their roosts are legally protected and long-eared bats are particularly light-averse.
- 3.38 Without mitigation, the proposed opening up of the building to roof level, by removal of most of the existing internal ceiling and conversion works to the building, would destroy most of the roost area and may destroy bat access points to the roof. Furthermore, subsequent use of the building is likely to cause disturbance to any remaining bats from noise/odour, especially reception music, PA systems, light and cigarette smoke.
- 3.39 The bat report submitted with this application recommends a suite of measures to ensure that the bats can continue to use the roost and surrounding areas.
- 3.40 The Council's Biodiversity Officer recommends that the measures set out in the bat report, if minded to approve, should be conditioned including provision of further detail on the delivery of these measures and is suggesting a condition that prior to commencement of works to the building a Bat Mitigation Scheme shall be submitted to and approved by the Local Planning Authority. The scheme shall detail all measures that will be incorporated and followed to ensure that impacts on bats are avoided. The scheme shall be developed in consultation with an experienced bat consultant, a sound engineer and a lighting engineer. The scheme shall:
- Set out when works to the building may and may not be undertaken, to minimise risk of disturbance to roosting and hibernating bats. Before work commences a bat worker will explain bat and nesting bird issues to building contractors.
  - Detail when a licensed bat worker will be present to oversee works that might harm bats and to relocate or exclude bats if necessary.
  - Show how an adequately-sized bat roost shall be maintained within the barn, by retention of part of the existing floor and installation of an end wall. A roost access hatch shall be included to permit maintenance and bat monitoring. The bat roost shall include an adequate range of 'perch' and crawl spaces for bats.
  - Show how at least one free-flight bat access point and a range of crawl-in bat access points will be retained or created to allow long-eared and pipistrelle bats to access the retained roost area. The free-flight access and some of the crawl-in access points shall be on the northern gable end of the barn.
  - Give detail of sound-proofing that will be installed around the bat roost to prevent loud music and other noise from disturbing the bats. Additional sound-proofing may be needed in association with the loft hatch.
  - Specify the materials to be used in the roost, including roof lining materials and any timber treatment substances, and that these shall be appropriate for use in a bat roost.
  - Discuss the value of incorporating a seasonal bat 'incubator' in this roost and detail provision if it is appropriate.

- Show how visitors will be kept away from the northern elevation of the building, which contains the main bat access points, to avoid cigarette smoke entering the roost and minimise noise disturbance. The exclusion method should be designed to help to create a dark, quiet, smoke-free area at this end of the building, for instance a tall wall.
- Show how light levels no greater than 0.5 lux will be achieved at a distance of 5 metres from the bat entry points, features used by the bats to navigate away from the building and existing hedge(s) along the access track and beside the car parking area. Address lighting from all sources including windows; external building lights; access track lighting; car headlights, etc.
- Detail the range of measures to achieve appropriate light levels, for example:
  - avoid windows and glazed doors on the northern elevation of the barn;
  - limit numbers and size of windows/glazed doors on other elevations;
  - use glazing with limited light transmittance;
  - locate and direct internal lighting to limit the level of spill from windows/glazed doors;
  - internally and externally use only narrow-spectrum, warm wavelength emitting low-luminance bulbs;
  - limit external lighting to PIR motion-activated security lights on short timers (2 minutes maximum), mounted at low heights and fitted with appropriate directional cowling/baffles to direct light.
- Include isolux maps showing the pre-commencement and operational stage lighting levels.
- Detail a monitoring and revision programme that will ensure that the success of the mitigation measures is monitored and that additional compensatory measures are put in place if the original mitigation measures prove to be inadequate. The results of monitoring and any additional measures shall be copied to the Local Planning Authority.

Once approved the development shall be delivered in accordance with the approved Bat Mitigation Scheme and the bat mitigation measures shall be maintained thereafter.

- 3.41 With the above condition in place the Council's Biodiversity Officer is satisfied that, if minded to approve the development, it can proceed subject to an appropriate bat mitigation scheme being agreed without any adverse impact on ecology.

### Conclusion

- 3.42 It is recommended that, as no mitigation can be provided to make the Black Forest Lodge junction safe within the control of the applicant, that the application be refused on the highway expert's advice that the proposed development would be likely to result in a material increase in the volume of traffic entering and leaving the Class C County Road through a junction which does not provide adequate visibility from and of emerging vehicles, contrary to paragraph 32 of the National Planning Policy Framework and Policies S1A and S1 of the Teignbridge Local Plan 2013-2033.

## **4. POLICY DOCUMENTS**

### Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)  
S2 (Quality Development)  
S22 (Countryside)  
EC3 (Rural Employment)  
EN2A (Landscape Protection and Enhancement)  
EN5 (Heritage Assets)  
EN8 (Biodiversity Protection and Enhancement)  
EN9 (Important Habitats and Features)  
EN11 (Legally Protected and Priority Species)  
EN12 (Woodlands, Trees and Hedgerows)

National Planning Policy Framework

National Planning Practice Guidance

Historic England Historic Environment Good Practice Advice in Planning

Planning (Listed Buildings and Conservation Areas) Act 1990

## **5. CONSULTÉES**

Devon County Council (Highways) - The proposed access will be off an unclassified County Road which is restricted to 60 m.p.h. although the actual speeds in this area will likely be lower due to the width of the road in places and forward visibility. Therefore the proposal for the access into the venue would be acceptable shown on drawing number 1710-02A.

There is no street lighting in the area or footways. In this area there has been no personal injury collisions reported to the police between 1 January 2010 and 31 December 2015.

This road then after 900 metres leads to the Black Forest Lodge crossroad which is a junction on a C Classified County Road which is also restricted to 60 m.p.h. This road is a fast road and the visibility at this junction is poor, and because of this there is a Stop Sign and Stop solid white line.

Additional information submitted states that the maximum amount of guests will be 80 and car parking spaces will be reduced to 25.

This reduction in vehicle movements and trips from that previously considered, does not overcome poor visibility at the Black Forest Lodge junction, and no mitigation has been presented to make this safe and suitable for the extra trips that this proposal could generate. Therefore the recommendation is for refusal for the following reason:

The proposed development would be likely to result in a material increase in the volume of traffic entering and leaving the Class C County Road through a junction which does not provide adequate visibility from and of emerging vehicles, contrary to paragraph 32 of the National Planning Policy Framework.

Environmental Health (Contaminated Land) - No objections.

Historic England - Brickhouse Farm is a Grade II\* listed building. Dating from 17th century, it is an extremely unusual artisan mannerist style with robust red brick detailing.

The proposals relate to the associated barn, listed at Grade II, which includes the former horse engine house. 18th century in date, also in brick, it has a simple rectangular form with a corrugated roof.

The building has a prior approval for conversion into holiday accommodation; however, the plan is now to convert the building into a wedding and events venue. Historic England's remit relates to the setting of the Grade II\* listed house and any substantial demolition to the Grade II.

In terms of demolition, the current proposal is for the removal of the first floor within the central portion of the building and the re-opening of the two former threshing doors on the west elevation. The Council need to be satisfied that there will be no adverse impact on the significance of the heritage asset by undertaking these works. We would suggest that you seek advice from your heritage professionals in terms of the potential impact.

In terms of reinstatement, although this falls outside our remit, we would like to draw your attention to Historic England's suite of guidance on farm buildings. This may be of assistance in developing the scheme and considering some of the detailing.

The setting to the highly graded asset, there is some concern raised about the relationship between the car parking to the south of the site, which will form a new utilitarian feature within views from the principal building. We would ask whether alternative locations have been considered by which to avoid the potential impact in principal views from the main house.

Design & Heritage - In principle I am supportive of the proposed conversion which has advantages over the approved previous scheme (16/01300) as it maintains the interior space in a more open manner. There are areas which should be altered. The canopy above the first floor window north elevation should be removed as the brickwork will be damaged in fixing it and it is not a feature complimentary to this barn.

A proposed door schedule should be provided to confirm that the internal doors are appropriate in character. I would recommend simple timber plank doors with latch ironmongery.

Suggested Conditions:

- Prior to commencement of external works to the barn a schedule of all external joinery details for the barn (with cross sections at 1:5 scale) shall be submitted to and agreed in writing by the Local Planning Authority. The work shall proceed in accordance with the approved schedule.
- Prior to the commencement of the proposed external works to the barn, a sample of the corrugated iron to be used on the barn shall be approved in writing by the Local Planning Authority.

- Prior to the commencement of external works a detailed specification of rainwater goods to be used including materials and sections and external steps shall be submitted to and approved in writing by the Local Planning Authority.
- No works to which this consent relates shall commence until a method statement to ensure the preservation of the Daisy Wheels in the plasterwork has been submitted to and approved in writing by the Local Planning Authority.
- No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Devon County Council (Archaeology) - The proposed development involves the conversion of an 18th century barn and horse engine house that is protected as a Grade II listed building, ref: 1169071. The proposed conversion works will have an impact upon the fabric and appearance of this designated heritage asset, and previous consents granted for this site have been conditional upon a programme of historic building recording being undertaken in mitigation for this impact.

For this reason and in accordance with paragraph 141 of the *National Planning Policy Framework (2012)* I would advise that any consent your Authority may be minded to issue should carry the condition as worded below, based on model Condition 55 as set out in Appendix A of Circular 11/95 and English Heritage guidance as set out in '*Understanding Historic Buildings: Policy and Guidance for Local Planning Authorities - 2008*', whereby:

*"No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority."*

*The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.*

Reason: *'To ensure that an appropriate record is made of the historic building fabric that may be affected by the development'*

I would envisage the programme of work as taking the form of an appropriate record of the historic building as well as any architectural features, fixtures and fittings affected by the development. This work would be undertaken in advance of any construction/conversion works and supplemented, if required, by observations made during the development. The results of the historic building recording work and any post-excavation analysis undertaken would need to be presented in an appropriately detailed and illustrated report.

Natural England - Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected species or landscapes.

RSPB - The RSPB has concerns about impacts on habitat that may be used by cirr buntings and on the active bat roost. We recommend that any permission includes conditions on timing of removal of the two sections of hedgerow (for the vehicle entrance to the east and the southern boundary) to avoid March to mid-September inclusive. This will avoid risk of disturbance/damage to cirr buntings.

We note that new lengths of hedgerow will be planted with native species but no information was provided on species – we recommend these include hazel, hawthorn, dogwood and field maple, and are plants grown in UK from native seed. Management of retained and new hedges should be to produce tall (2 metres minimum), dense hedges that can be used by nesting birds and also commuting and foraging bats.

The ecological information is the same as provided with the previous application 17/01816/FUL and, though it contains many recommendations and examples of how replacement bat roosts and new nesting opportunities for birds could be provided, it is not clear what actions will be taken should this application be permitted to avoid any harm to bats or loss of suitable roost space. We recommend that your authority obtain this information before granting any permission.

Bats are European Protected Species and, in addition to work that may disturb roosting bats or destroy an active roost requiring a European Protected Species (EPS) licence prior to works, Teignbridge District Council does need to be satisfied that the 'three tests' set out in Regulation 53 of The Conservation of Habitats and Species Regulations 2010 can be met.

It was not possible to read the text on some of the elevation drawings but there did not appear to be any details of when, how and where replacement roost sites would be provided, and how timing would avoid or minimise disturbance of bats during conversion and ensure long term suitability of replacement roost when the barn is used as a wedding/function venue. There was no information on how light disturbance to bats would be avoided during conversion and operation, e.g. lighting design and location to prevent spill at and near current and replacement roost entrances. We recommend that this information be provided before determination of the application.

In our view, these recommendations accord with the guidance in the National Planning Policy Framework and Teignbridge Local Plan.

Biodiversity Officer - The barn supports a bat roost, including a maternity roost for brown long-eared bats. All bats, their roosts and their accesses to their roosts are legally protected. Long-eared bats are particularly light-averse.

Without mitigation, the proposed opening up of the building to roof level, by removal of most of the existing internal ceiling conversion works to the building would destroy (most of) the roost area and may destroy bat access points to the roof. Subsequent use of the building is likely to cause disturbance to any remaining bats from noise (especially from reception music), light and cigarette smoke.

The bat report recommends a suite of measures to ensure that the bats can continue to use the roost and surrounding areas. These measures should be conditioned, as should provision of further detail on their delivery.

Landscape Officer - I have no objection to the principle of the proposed development on landscape terms, however I have concerns that the execution of the landscape works, in detail, will have an adverse impact on the character of the area and the curtilage/setting of the listed building.

The site lies in a part of the District where there are a number of high status country estates and designed landscapes. The hierarchical status of property is an important aspect of the character of the area. My concern is that, largely in the execution of some details, the proposed development will over-gentrify the status of Brickhouse Farm and erode the subtle layers of status represented in the landscape.

I am in particular concerned about the treatment of the entrance, the drive and the hard landscape detailing around the barn.

#### Site entrance

Regarding the entrance, I am of the opinion that granite gateposts are inappropriate to the character of the area and the status of the property. I suggest that square oak posts are used instead. The tops could be chamfered or capped with lead but otherwise embellishment should be avoided. An appropriate gate would be field-gate, made of oak, of a local style - further research (old photographs are a source) may reveal a good solution. I am happy with the scale of the entrance and the treatment of the hedge. The entrance has close connection with the public realm and details of the type of gate and gate posts proposed are necessary.

The proposed use of the site, as a venue for wedding receptions, is likely to need a sign positioned at the entrance. It would be helpful if the appearance of this could be addressed. One small, high quality sign that tried to reflect a rural context with a sense of rich time depth would be appropriate.

#### Drive

The proposed character is of too high a status, being set too far from the existing hedge with the planting suggesting an avenue. I suggest moving the route closer to the hedge (but at sufficient distance to avoid root damage to the hedge) and for standard trees to be positioned within the hedge – their spacing should be irregular and not processional. A hedge bank on the south side of the track would be acceptable if some containment was desired.

#### Hard detailing around the barn

I am happy with the parking layout, however in my opinion Grasscrete used for the bays is overly urban in character and should be avoided. Bound crushed stone, in situ concrete or bituminous macadam would be more appropriate solutions.

Regarding the stone terrace to the front of the barn. This solution is of too high a status, over-domestic in character and unsympathetic to the character of the listed building. I would suggest restricted use of rich materials, using stone at thresholds only. Bound stone, hoggin or similar would be more sympathetic to the curtilage of the listed building. Hedge planting in the form of a dropped hedgebank, positioned along the eastern perimeter of the track/parking/terrace would help to hide the lowest parts of the elevation and conceal the cars and changed activities from view, as well as resolving the change in level. The hedge could be of native species but flailed or regularly clipped, providing a transition between the domestic area and agricultural landscape.

Wales & West Utilities - Wales & West Utilities have no objections to these proposals, however their apparatus may be at risk during construction works and should the planning application be approved then they require the promoter of these works to contact them directly to discuss their requirements in detail. Should diversion works be required these will be fully chargeable.

**6. REPRESENTATIONS**

No representations received.

**7. PARISH COUNCIL'S COMMENTS**

No comments received.

**8. COMMUNITY INFRASTRUCTURE LEVY**

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

**9. ENVIRONMENTAL IMPACT ASSESSMENT**

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

**Business Manager – Strategic Place**