

PLANNING COMMITTEE REPORT

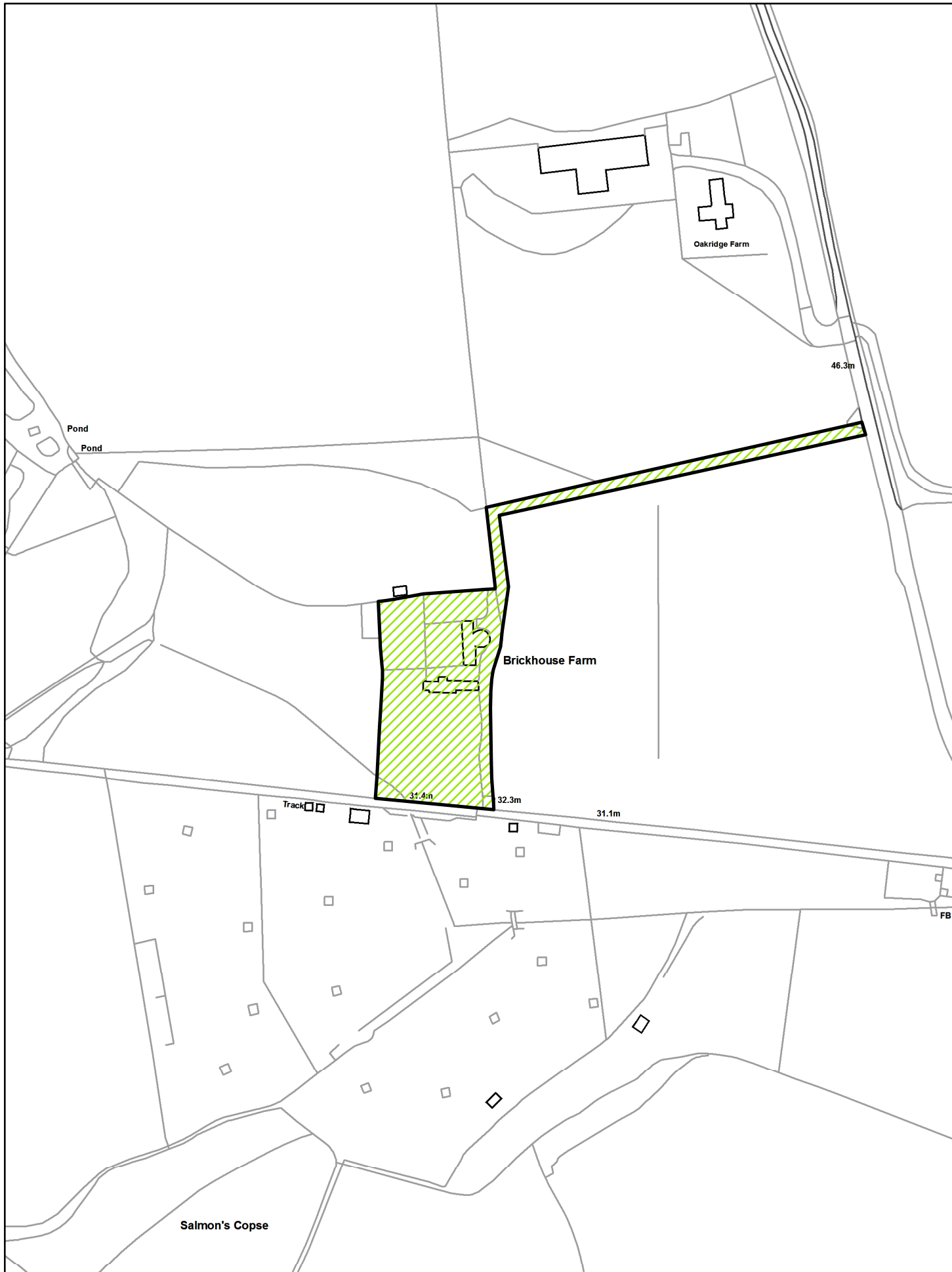
23 January 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	STARCROSS - 17/02759/LBC - Brickhouse Farm Barn, Mamhead – Conversion works to storage barn to use as wedding/function venue including new access track, associated parking and landscaping	
APPLICANT:	Mr & Mrs Szczepura	
CASE OFFICER	Claire Boobier	
WARD MEMBERS:	Councillor Connett	Kenton With Starcross
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02759/LBC&MN	





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.

Whilst the Case Officer's recommendation is for approval in relation to the works required for the conversion of the listed building in this application, the Officer's recommendation for the associated planning application is for refusal (17/02727/FUL) for the change of use and therefore the Business Manager has referred this case to Planning Committee for determination in order for it to be considered alongside the linked planning application 17/02727/FUL.

2. RECOMMENDATION

LISTED BUILDING CONSENT BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for commencement;
2. Development to be carried out in accordance with approved plans;
3. Notwithstanding the submitted plans the canopy above the first floor window north elevation shall not be installed;
4. Door schedule shall be provided and approved prior to installation of doors to ensure doors are appropriate in character;
5. Notwithstanding condition 2 above, the soft and hard landscaping works for the walled garden shown on drawing 1710-02B is not approved. With the exception of removing the topsoil within the walled garden to expose the existing cobbles, no works shall take place in this area until such time as the promoter/developer has contacted the Local Planning Authority to arrange a site inspection of the existing cobbles, and following the site inspection the promoter/developer has submitted to the Local Planning Authority and the Local Planning Authority has agreed a soft and hard landscaping scheme for the walled garden;
6. 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 submitted to and approved in writing by Local Planning Authority;
7. Notwithstanding condition 2 above, the use of granite for the new gate posts is not approved, prior to installation of the new entrance gate and posts, details of an alternative material for the gate posts and elevation details of the proposed gate and associated posts shall be submitted to and approved in writing by the Local Planning Authority. Only the approved gate and posts shall be installed;
8. Notwithstanding condition 2 above, the use of Grasscrete for the construction of the parking bays is not approved. Prior to the construction of the parking bays an alternative material for the parking bays shall be submitted to and approved in writing by the Local Planning Authority. Only the approved material shall be used in the construction of the parking areas;
9. Notwithstanding condition 2 above, alternative material(s) for the terrace marked on drawing 1710-02B as 'round house terrace' and the 'service vehicle access' marked on the same plan shall be submitted and approved in writing by the Local Planning Authority. Only the approved material(s) shall be used in the creation of the service vehicle access and terrace;

10. Prior to the barn being brought into use as an events/wedding venue a landscaping scheme detailing an additional hedge bank in the form of a dropped hedgebank, positioned along the eastern perimeter of the track/parking terrace shall be submitted to and approved in writing by the Local Planning Authority. Once approved it shall be planted in the first available planting season following approval and retained thereafter;
11. Landscaping scheme for all external planting shall be submitted and approved in writing prior to the building being brought into use as a wedding/events venue and shall once approved be planted in the first available planting season following approval;
12. Notwithstanding condition 2 above, the new access drive, passing bays and new sweet chestnut and beech trees shown adjacent to the new track on drawing 1710-02B are not approved in the alignment shown with the exception of the access point and visibility splays onto the highway. Prior to the construction of the access drive a drawing shall be submitted to show a track with passing bays which is positioned in closer proximity to the existing hedge boundary and this drawing shall include details of the surface material of the track and show soft landscaping works adjacent to the track to screen the drive from wider views. These landscaping details shall include details of plant species, positioning, and an implementation and management plan for the landscaping works. Once approved only the approved drive and landscaping works shall be implemented and retained as such thereafter;
13. Prior to the commencement of external works to the building in connection with the hereby-approved change of use a detailed specification of rainwater goods to be used including materials and sections, and materials and sections for any new external steps shall be submitted to and approved in writing by the Local Planning Authority. Once approved works shall proceed in accordance with the approved details and be retained as such thereafter;
14. 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. Once approved works shall proceed in accordance with the approved method statement;
15. 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 first 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.

INFORMATIVES

In relation to condition 7 it is recommended that the gate posts consist of wooden posts and be kept free of embellishments other than tops that could be chamfered or capped with lead and it is recommended that the gate take the form of a wooden field gate.

In relation to condition 8 it is recommended that a suitable alternative material for the parking bays to retain the rural character of the site could consist of bound crushed stone, bituminous macadam or similar.

In relation to condition 9 it is recommended that the use of stone be restricted to thresholds only and that bound stone, hoggin or similar be used as a more sympathetic treatment for the service vehicle access and round house terrace located within the curtilage of the listed building.

In relation to condition 12 it is recommended that the access drive be moved closer to the hedge (but at sufficient distance to avoid root damage to the hedge) and for standard trees to be irregularly spaced in the existing hedge and not processional. A hedge bank on the southern side of the drive consisting of native species could be used to add containment to the track.

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 18th 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 18th 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 holiday accommodation units. 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 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 Listed Building Consent for the conversion works to the barn to enable its use as wedding/function venue.

Impact on listed building

- 3.9 In coming to a decision on this application the Council must be mindful of the duty as set out in section 16 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.
- 3.10 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.
- 3.11 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 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 the agricultural character of the barn. 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.
- 3.12 To ensure the detailing preserves the listed building conditions are recommended to be applied 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 setting of listed building

- 3.13 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.
- 3.14 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.
- 3.15 Regarding the entrance, it is considered that the granite gateposts are inappropriate in the character of the area and the status of the property. It is suggested that square oak posts are used instead. The tops 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 with regard to 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.
- 3.16 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.

- 3.17 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.
- 3.18 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, overly 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, hoggin 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.
- 3.19 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, the landscaping works proposed shall 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 a 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.
- 3.20 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.

Conclusion

- 3.21 It is recommended that Listed Building Consent is granted for the proposal subject to the above suggested conditions to ensure that no harm is caused to the fabric of the listed building during the conversion works and to ensure that the associated external site works to facilitate the use of the building as a events/wedding venue

can take place without harming the setting of the listed building. The proposal is considered to accord with EN5 of the Teignbridge Local Plan and guidance contained within the National Planning Policy Framework with regard to preserving listed buildings and their setting.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S2 (Quality Development)

EN2A (Landscape Protection and Enhancement)

EN5 (Heritage Assets)

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. CONSULTEES

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 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.

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