

PLANNING, DESIGN, ACCESS and HERITAGE STATEMENT

LOWER MONKTON FARM, ST WEONARDS HR2 8PF

Proposed amendments to extant planning permission DCSW2006/0227/F and extant listed building consent DCSW2006/1372/L for the conversion of and alterations to a range of period barns to create six residential dwellings. The proposed amendments are for the sub-division of units 1 and 2 to create an additional 2 residential dwellings, and minor amendments to the internal layouts and external openings to the remaining barns.

1. DESCRIPTION

The barns comprise a range of redundant period barns at Lower Monkton Farm, St Weonards. They benefit from an extant planning permission DCSW2006/0227/F and extant listed building consent DCSW2006/1372/L for the conversion of and alterations to the range of period barns to create six residential dwellings. The proposed amendments are for the sub-division of units 1 and 2 to create an additional 2 residential dwellings, and minor amendments to the internal layouts and external openings to the remaining barns.

The proposed amendments are required to produce a scheme for the conversion of these traditional listed barns that is viable and deliverable. This will secure the long term future of this range of traditional listed barns that are worthy of retention, but in the absence of any other viable alternative are at risk of further deterioration in their condition. Unfortunately the 2006 scheme has proved to be unviable and undeliverable, as evidenced by two abortive attempts by previous builders who were unable to proceed due to lack of funding and viability.

Full details of the proposed amendments are shown on the submitted drawings. The major amendment is the sub-division of the previous units 1 and 2 to create an additional 2 residential dwellings, as detailed on the submitted drawings P(01)02, P(01)05, P(02)02A and

P(02)05A. Further minor amendments to the remaining barns include alterations to internal layouts, alterations and additions to the proposed openings, and amendments to the proposed external materials, as detailed on the submitted drawings.

The architects design ethos for these amendments is as follows:-

Historically, the materials used in agricultural barns will owe more to necessity than to design. Durability and availability therefore are key qualities of their specification and this generates a robust and unfussy attitude towards how buildings such as these have evolved over time. In the case of Lower Monkton Farm, we can readily appreciate how the barns have been added to and amended over the 200 years of their hard working lives and so when approaching their renovation one must bear in mind the utilitarian attitudes to building which have shaped the barns into the pragmatically honest structures they today.

The approach to specification of materials seeks to follow this approach by using black corrugated sheeting on barns where the material is already prevalent and to use replacement welsh slate where there is a history of the material in place. This applies as follows :

Barn 1 - Black Corrugated Sheet

Barn 2 (Listed) - Slate

Barn 3 - Black Corrugated Sheet

Barn 4 - Slate

Barn 5 - Black Corrugated Sheet

Barn 6 (Listed) - Black Corrugated Sheet

2. LISTING

Two of the group of barns are individually listed:-

2/59 Cart shed about 70 yards north-north-west of Lower Monkton

GV II

Cart shed. Probably late C18 to early C19. Timber-frame, sandstone rubble end and rear walls, corrugated iron roof. Five structural bays aligned roughly north/south. East elevation has projecting catslide canopy and two front posts to central bay. Interior has trusses with two posts from ties to collars.

2/58 Barn about 80 yards north of Lower Monkton

GV II

Barn. Probably C18. Sandstone rubble with Welsh slate roof. Seven structural bays aligned roughly east/west. North elevation has two rows of vent slits to left of high central ledged doors to threshing floor. Interior has two types of trusses: triple angle struts and two posts from ties to collars with three purlins to each roof slope.

3. RELEVANT PLANNING POLICIES

The Herefordshire Local Plan Core Strategy contains the following planning policies directly relevant to this proposal:-

Policy RA3 – Herefordshire’s countryside

In rural locations outside of settlements, as to be defined in either Neighbourhood Development Plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria:

- 1. meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or*
- 2. accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or*
- 3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or*
- 4. would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting; or*
- 5. is rural exception housing in accordance with Policy H2; or*
- 6. is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or*
- 7. is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.*

Policy RA5 – Re-use of rural buildings

The sustainable re-use of individual and groups of redundant or disused buildings, including farmsteads in rural areas, which will make a positive contribution to rural businesses and enterprise and support the local economy (including live work units) or which otherwise contributes to residential development, or is essential to the social well-being of the countryside, will be permitted where:

- 1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting;*
- 2. design proposals make adequate provision for protected and priority species and associated habitats;*
- 3. the proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;*
- 4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and*
- 5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.*

Any planning permissions granted pursuant to this policy will be subject to a condition removing permitted development rights for future alterations, extensions and other developments.

It is clear by reference to the extant planning permission and listed building consent, and the modest amendments to the previously approved scheme of conversion, that the current proposal conforms with the policy criteria set out in policies RA.3 and RA.5.

Pre-Application Advice was received on 16 April 2020 based on the submitted drawings and following a site meeting with the Planning Officer Laura Smith. The Advice confirms support for the amended proposals subject to an updated ecological survey, now submitted, and the Habitat Regulations Assessment process, to be completed based on the detailed foul drainage proposals.

5. CONCLUSION

Herefordshire Council cannot demonstrate a 5 year supply of Housing Land, and there is no Neighbourhood Development Plan.

This proposal therefore accords with the presumption in favour of sustainable development contained in paragraph 11 of the National Planning Policy Framework and other relevant policies within the Framework. This Statement and the proposal drawings demonstrate that there are no adverse impacts of approving this proposal for housing that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework and the Development Plan taken as a whole, to justify refusal of this planning application.

This proposal also complies with Herefordshire Local Plan Core Strategy policies RA3 and RA5, relating to the conversion of redundant periods barns into residential dwellings.

James Spreckley MRICS
James Spreckley Ltd
Brinsop House
Brinsop
Hereford HR4 7AS
01432 761777
james@jamespreckleyltd.co.uk
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