

AGENDA ITEM NO. 8/2(a)

Parish:	Fring (VACANT)	
Proposal:	Change of use of agricultural barn to 'Welcome Barn' and change of use of agricultural hardstanding to parking	
Location:	Church Farm, Docking Road, Fring, PE31 6SE	
Applicant:	Oykel Farms Ltd	
Case No:	22/01203/F (Full Application)	
Case Officer:	Olivia Luckhurst	Date for Determination: 6 September 2022 Extension of Time Expiry Date: 8 December 2022

Reason for Referral to Planning Committee – Called in by Councillor Parish

Neighbourhood Plan: No

Case Summary

Church Farm is located within Fring which is classified as a Smaller Village and Hamlet within Policy CS02 of the Core Strategy 2011. The site is not within a defined settlement boundary and is therefore, considered as countryside in policy terms.

The site comprises of an existing agricultural building (a non-designated heritage asset), fronting Docking Road with an area of hard standing positioned to the front. Similar agricultural buildings are positioned to the north, east and south of the site.

The proposal seeks permission for the change of use of an existing agricultural barn to become a 'Welcome Barn' to serve guests of the holiday let accommodation positioned to the north of the site which is being considered under application 22/01216/F. Change of use is also proposed for the agricultural hardstanding positioned to the south of the site, to a parking area.

Amended plans were submitted to show new fencing separating the application site and the neighbouring agricultural building located to the west. A plan was also provided showing the individual uses and associated traffic movements for the neighbouring buildings and a plan annotating the guest only entrance and exit.

This application should be considered in conjunction with application 22/01216/F which seeks the change of use of historic barns and associated building works to create 5 units for holiday accommodation including associated internal and external works and amenity space.

Key Issues

Principle of Development

Form and Character and Impact on the Conservation Area

Impact on Neighbour Amenity

Highway Safety and Parking

Other Material Considerations

Recommendation APPROVE

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THE APPLICATION

The application site is located within the small village of Fring. The proposal consists of the change of use of an agricultural building to become a 'Welcome Barn' which will provide a check in/out location for guests of the proposed holiday lets that are considered under application 22/01216/F.

The application site would utilise an existing access off Docking Road and would serve only the Welcome Barn with the neighbouring agricultural buildings host to separate accesses.

Change of use is also sought for the area of hardstanding to the south of the application site, to provide car parking for guests.

Alterations to the existing brick built agricultural building are proposed and consist of the reopening of existing doors to the north, south and west elevations with the insertion of new glazing.

Guests would enter the proposed car park from Docking Road (south) and travel round the back of the Welcome Barn and over the existing bridge to the drop off point positioned to the north of the site within application 22/01216/F.

SUPPORTING CASE

This application seeks planning consent for the conversion of a historic barn to serve as a 'Welcome Barn'. The barn would serve as point of arrival for guests at Church Farm/Fring Estate, and enable the applicants to offer a range of services and facilities to guests. The yard outside the barn would serve as parking for the Courtyard Barn accommodation, and the existing access points would be signed to give a dedicate point of access for guests and a separate, dedicated access for farm traffic.

The application has been submitted simultaneously with a 'partner' application which would see a nearby historic range of barns converted to create 5 new holiday units.

Whilst each of these applications can stand alone, they are presented to the committee as a conjoined proposal. The reason for this slightly unusual format is primarily because, whilst the initial proposal (for holiday units alone) was considered acceptable by relevant technical consultees (albeit subject to comments which have subsequently been addressed), several neighbours to the site expressed specific concerns about impact on amenity and the character and appearance of the area, as well as a more general concern that the lack of a focal point for guests (particularly those arriving to site) leading to disturbance for nearby residents. Residents explained that in the past their houses have been mistaken as being connected to holiday cottage lets elsewhere on the Fring Estate, leading to problems.

In response to these concerns, the applicant met with neighbours to the proposal, and invited anyone with concerns to attend a public meeting held in the local church. The result of this engagement was the addition of the Welcome Barn, along with a dedicated access and parking area. Accordingly, the original application was withdrawn, some amendments made to address other consultation comments, and the proposed conversion of the barns was resubmitted along with the conjoined application for the Welcome Barn.

The net result is a carefully considered proposal which would secure the future of a group of historic barns through sensitive restoration and redevelopment. Whilst not Listed, it is recognised the barn subject of this application, and those in the conjoined proposal, lie in a sensitive location in respect of heritage and, following helpful initial discussions, we are

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pleased to note there are no objections from the Authority's Heritage Officer to either application.

Securing the future of these historic buildings will help preserve the character of the Fring Conservation Area- – a character which owes a great deal to the way in which the applicants have managed the Fring Estate over previous decades. The proposal also represents the successful diversification of the traditional agricultural operations based at the farm, with the development creating new jobs and new opportunities for existing local businesses achieved through appropriate re-use of existing, underused buildings, whilst not adversely impacting operations on the farming unit.

Throughout the design and application process, care has been taken to protect the amenity of local residents. The applicants are pleased to note that, following detailed discussions with the Authority's CSNN officer, that there are no objections from any technical consultee in respect of impact on amenity.

In summary then, taken together these applications for conversion of barns to provide holiday units, and the change of use of a barn to provide a Welcome Barn, would deliver the sympathetic and sustainable reuse of a historic range of barns. The proposal is compliant with all relevant Local Plan

policies, received no objections from technical consultees and directly accords with the provisions of the National Planning Policy Framework, which promotes the reuse of existing buildings and small-scale tourism development in countryside locations such as this. For these reasons, members of the Planning Committee are invited to endorse the conclusion of your Planning Officers, and approve this application.

PLANNING HISTORY

22/01216/F - Pending Consideration - Change of use of historic barns and associated building works to create 5 units for holiday accommodation including associated internal and external works and amenity space.

21/02341/F – withdrawn (15.06.2022) - Conversion of historic barns and associated building works to create 6 units of holiday accommodation including associated internal and external amenity space and upgrading of an existing agricultural access.

RESPONSE TO CONSULTATION

Parish Council: NO COMMENTS RECEIVED

Highways Authority: NO OBJECTION:

subject to conditions relating to parking, surfacing and turning areas.

Conservation Officer: NO OBJECTIONS on the following grounds:

By and large the proposed conversion follows advice from Historic England's "Adapting Traditional Farm Buildings September 2017, including the position and types of new openings into existing walls. Detail including materials, joinery (doors and windows), roof lights and landscaping will need to be carefully conditioned. In general, the omission of the new road to the north of the church is to be welcomed. Whilst some harm will inevitably be caused to the fabric of the building and the appearance of the conservation area, this harm is less than substantial and in this instance is outweighed by the public benefit including the repair and reuse of the barns themselves, along with finding them sustainable future

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Natural England: NO OBJECTIONS

Internal Drainage Board: NO OBJECTIONS

Environmental Health & Housing – Environmental Quality: NO OBJECTIONS on the following grounds:

The use of the site as a welcome barn would not lead it to be more sensitive in regard to land contamination. However, the previous use for agricultural storage means it is possible that contamination could have occurred on site. Therefore, a condition shall be added to ensure that any contamination is reported.

Historic England: NO OBJECTIONS

Historic Environment Service: NO OBJECTIONS on the following grounds:

The proposed development affects a heritage asset comprising a threshing barn depicted on the c.1840 Tithe map and therefore of probable early 19th century or 18th century date. The proposed works will alter and affect the significance of the heritage asset which is worthy of recording prior to its conversion. If planning permission is granted, we therefore ask that this be subject to condition for a programme of archaeological work in accordance with National Planning Policy Framework. Ministry of Housing, Communities and Local Government (2021). para. 205.

Environment Agency: NO OBJECTIONS

Community Safety and Neighbourhood Nuisance: NO OBJECTIONS

No objections following the receipt of amended plans. It is recommended that external lighting for user safety/access is mounted and designed to direct light downwards to prevent glare impacts beyond the site.

REPRESENTATIONS

A total of **EIGHT OBJECTIONS**: received stating the following reasons:

- Increased vehicle movements and impact on highway
- Light pollution
- Noise
- Impact on the character and appearance of the area
- Impact on residential amenity

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM11 – Touring and Permanent Holiday Sites

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Form and Character and Impact on the Conservation Area
- Impact on Neighbouring Amenity
- Highway Safety and Parking
- Other Material Considerations

Principle of Development:

The application site lies within the small village of Fring within an existing agricultural business of Church Farm. The site is not within a defined settlement boundary and is therefore, considered as countryside in policy terms.

The proposal seeks permission for the change of use of an agricultural barn to become a Welcome Barn. The barn would be used for the checking in and out of guests of the holiday let's located to the north of the site. The proposed holiday lets are under consideration via application 22/01216/F and the applications should be considered in connection with each other.

The site forms part of an existing farming business within the countryside and the proposed change of use would result in farm diversification which is supported by policy CS06 of the Core Strategy 2011.

Policy CS10 of the Core Strategy states that retail, tourism, leisure, and cultural industries are key elements of the economic and social vibrancy of our borough, and contribute to the regeneration and growth of the area. The Council will promote smaller scale tourism opportunities in rural areas to sustain the local economy, providing these are in sustainable locations and are not detrimental to our valuable natural environment. The Council will permit the development of new tourism accommodation in rural areas subject to the following criteria being met:

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- It should be located in or adjacent to our villages and towns;
- It should be of a high standard of design in line with national guidance;
- Will not be detrimental to the landscape;
- Mechanisms will be in place to permanently retain the tourism related use.

The proposed works related to the change of use of the agricultural barn are considered to be of an acceptable design that will positively contribute to the character of the area and landscape. The site is located within an acceptable distance to local tourist facilities such as restaurants, shops and beaches. The site is located 2.4 miles from Docking which is classified as a Key Rural Service Centre within policy DM2 of the SADMP. Therefore, the proposed development is considered to comply with policy CS10 of the Core Strategy.

Whilst the Welcome Barn would not provide any overnight accommodation, it would support a possible holiday tourist site. The application has been submitted with a business plan that sufficiently demonstrate how the site will be managed and how it will support tourism in the local area without impacting the existing agricultural business. The plan evidences the proposed day to day running of the holiday lets and includes the following:

- The proposed accommodation will be operated and managed by the Estates in house team which is already responsible for management of the existing holidays let's located in the area. Therefore, the team us experienced in ensuring that the holiday lets run in a manner which has the smallest possible impact on other residents in the village.
- The proposed welcome barn would provide a physical point of contact for guests on arrivals and would provide an area where guests can drop in to ask questions and pick up provisions.
- It is anticipated that the welcome barns would be staffed and when not manned, a 24/7 telephone contact would be provided to be used in this event on on-site emergencies.
- The proposed change of use would require internal and external alterations to the barn however, the proposed changes are considered to be of a high standard of design and would not have a detrimental impact on the visual amenity and historic environment. The proposal also seeks the change of use of the area of hardstanding positioned to the front of the site. The hardstanding would provide parking for the holiday guests and would be accessed via Docking Road with its own access separate. Overall, the proposed development is considered to comply with Policy DM11 of the SADMP 2016.

Form and Character and Impact on the Conservation Area

The application site lies within the Fring Conservation Area and approximately 50m west of the Grade II* Listed All Saints Church. The agricultural barn in question is not listed but it is a non-designated heritage asset. The Conservation Area has evidential value as an example of a small rural village, largely unchanged since the 19th century. There is a level of aesthetic value, particularly around the church and Church Farm barns. However, some areas the aesthetic value has been impacted by modern agricultural development.

The agricultural barn in question is a large, double height barn with a pitched pantile roof. The western end of the barn is predominantly constructed from coursed chalk block work. The eastern end is a later addition and constructed from regular brick quoins with stone infill. There is a door opening in the western gable end and a larger opening on the north facing gable with substantial brick buttresses. The east facing gable leads on to a stone wall which encloses the farmyard and separates it from the adjacent linear pond. The southern elevation includes a small window sized opening at first floor however, evidence within the building suggests there has been a larger opening.

The main alteration to the barn would be the reopening of an original doorway in the southern elevation. This doorway has at some point been infilled and the other openings are existing with glazing to be set behind the external wall line.

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Permission is also sought for the change of use of the hardstanding area to the front of the barn to become a car park that will be accessed via an existing access from Docking Road. The access would serve the welcome barn only and the car park will be enclosed to the west with park land fencing. No works are proposed to the area of hardstanding and a refuse and bin storage location would be positioned to the west of the site, next to the existing agricultural building, details of which will be secured via condition.

The proposed works are considered to comply with the advice from Historic England's "Adapting Traditional Farm Buildings September 2017" in terms of making use of existing openings into existing walls.

The main impact on the neighbouring Grade II* listed church would be on the setting of the Church as a result of any alterations to the barn. The proposal includes the insertion of new doors and glazing in the north and west elevations of the barn. However, these openings are existing and the barn is located some 100m from the church.

Whilst the proposal will inevitably cause some harm to the fabric of the building and the appearance of the conservation area, this harm is less than substantial and in this instance, the harm is outweighed by the public benefit including the repair and reuse of the barn along with finding the building a sustainable future. Therefore, the proposal is considered to comply with paragraph 202 of the NPPF.

Paragraph 206 of the NPPF also states that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset, or which better reveal its significance should be treated favourably.

Overall, the proposal is considered to result in less than substantial harm to the setting of the designated heritage asset All Saints Church and Fring conservation area. The proposed works will make use of existing openings as per Historic England's advice with the sensitive insertion of glazing. The less than substantial harm will be outweighed by the public benefit of securing a sustainable future for the barn and the benefits arising from the economic activity.

The proposal demonstrates an understanding of the significance of the heritage assets and the potential impact of the proposal on that significance by being of an appropriate design and scale. Therefore, the proposal is considered to comply with policy DM15 of the SADMP and paragraphs 202, 203 and 206 of the NPPF.

Impact on Neighbouring Amenity

The application site is located within Church Farm and is host to an existing agricultural business. The site is host to three separate accesses from Docking Road.

The 2no. agricultural buildings located to the east of the site are currently used as storage and are accessed via their own access which also serves the residential properties located to the north of the site.

To the west of the site are 2no. agricultural buildings also used for grain and machinery storage and are both accessed by individual entrances.

A residential property is also located to the west however, the property is located some 88m from the barn in question.

The other residential properties are located to the north, some 120m away.

The proposed Welcome Barn would provide an official meeting point for potential guests. The Welcome Barn would allow guests to check in and out of the proposed holiday let accommodation as well as providing tourist information and provisions such as wood.

The Welcome Barn has been introduced following the withdrawal of a previous application on this site where a number of concerns were raised by neighbouring properties with regards to impact on amenity from guests traveling to and from the accommodation. Concerns were also raised by the public that guests may get lost or have difficulty finding the site resulting in disruption to existing residential dwellings. The welcome barn would prevent guests approaching residential properties for directions and will also provide a place for parking, accessed via its own access.

Guests would be able to make a 'drop off' and 'pick up' trips to the proposed holiday lets which are considered under a separate application. It is proposed that guests would enter from Docking Road via the separate access and travel via vehicle, round the welcome barn, over the bridge to the north of the building and up the existing road to the designated drop off area. Guests would then be encouraged to park their vehicle on the hard standing area and travel to and from the accommodation by foot until check out day.

Whilst the proposal would result in additional vehicle movements within the site, this would be limited to days of checking in and out.

The existing agricultural use could allow for numerous machinery and other agricultural related vehicles moving between the barns throughout the site at all hours of the day. This could have a much more detrimental impact on residential properties in terms of noise and odour compared to the infrequent and controlled vehicle movements of guests.

Given, the separation distance between the residential properties, Welcome Barn and parking area, it is not considered that the proposed development would have an unacceptable impact on residential amenity in terms of noise.

Existing openings would be reopened as part of the change of use of the barn and new glazing would be inserted. However, the glazing would not serve any habitable rooms and will not directly overlooking any of the residential properties. Therefore, the proposal is considered to comply with policy DM15.

Highway Safety and Parking:

The existing area of agricultural hardstanding would provide a new car park for guests of the proposed holiday lets and would be accessed via an existing access off Docking Road. The access would only serve the Welcome Barn with the agricultural buildings utilising existing separate accesses.

The site provides a sufficient amount of parking for the guests and complies with policy DM17.

The guests would utilise the existing track positioned to the east of the site to access the drop off point. Guests would then be encouraged to access their accommodation on foot throughout their stay.

The route located to the north of the barn would only be used by guests and the neighbouring agricultural unit to the west has no rear entrance/exit, therefore, the route would not be shared with agricultural vehicles or machinery.

New parkland fencing is proposed between the agricultural units still currently in use and the barn in question, to ensure no vehicles or pedestrians enter the agricultural building.

The Highways Authority have confirmed they have no objections to the proposed development. Therefore, the proposal complies with policy DM17 of the SADMPP 2016.

Other Material Considerations:

Ecology:

The application has been submitted with an Ecological Appraisal that confirmed a preliminary survey was issued in April 2020 following the preliminary survey and 2019 bat activity surveys. Updated surveys were undertaken in 2020 with a walkover survey taking place in November 2021 which confirmed there was no material change to the site. A further survey was carried out in October 2022.

The survey recorded some bat activity and droppings of pipistrelle, brown long eared and barbastelle bats within the building as well as a jackdaw *Corvus monedula* and pigeon nest. Two possible bat emergences were also identified. No evidence of owls was recorded within the barn.

Mitigation measures have been included within section 7 of the report and include the following:

- Bird nesting boxes
- Any timber treatment required will be undertaken using bat friendly chemicals
- Any external lighting should be limited to only that absolutely necessary for safety purposes;
- All waste shall be placed directly into skips or designated areas so that debris piles and therefore potential refuge areas are not created
- Installation of bat boxes

Natural England's Standing Advice applies in this instance. The ecological survey concludes that a licence is required prior to commencing development.

Changes have been made to the Conservation of Habitats and Species Regulations 2017 (as amended) (2017 Regulations). The changes are made by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (2019 Regulations).

Protected Species (PS) have full protection 2017 Regulations (as amended). It's an offence to deliberately capture, injure or kill, or deliberately disturb PS. These requirements are enforced in the 2017 Regulations and any derogation is regulated and overseen by a system of licensing administered by Natural England (NE).

In exercising its functions, including determining planning applications, a Local Planning Authority is required to have regard to the requirements of the Habitats Directive in so far as they may be affected by the exercise of those functions. It is not the role or responsibility of the LPA to monitor or enforce NE's obligations under the regulations.

However, if a development proposal could potentially result in a breach of the Directive, the LPA is required to form a view on the likelihood of a licence being granted under the Regulations by NE in order to fulfil its own obligation to have regard to the Directive requirements. NE will only grant a licence if satisfied that the three statutory tests prescribed under the directive and regulations have all been met. The tests are:

1. There are imperative reasons of overriding public interest (IROPI);
2. There are no satisfactory alternatives; and
3. It would not be detrimental to the maintenance of the population of the species at favourable conservation status

The obligation on the LPA is to consider the likelihood of a licence being granted by NE, not to determine definitively whether or not the licence will, in fact, be granted. It therefore has to

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review the three tests, in the context of a planning application, to then form a view on the likelihood of NE granting a derogation licence under the Regulations.

LPA's consideration of the tests:

1. Imperative reasons of overriding public interest (IROPI) – NE's guidance advises that IROPI can potentially include developments that are required to meet or provide a contribution to meeting a specific need such as complying with planning policies and guidance at a national, regional and local level. In this case, the principle of development is considered to accord with the NPPF (2021), the Site Allocations and Development Management Policies Plan 2016 and the Core Strategy 2011. The site will provide a sustainable form of tourism that is considered to support the rural economy and will restore a historic building that contributes positively to the conservation area. The proposed change of use will secure a future for the building as well as allow for essential repair works. This benefit is weighed against the ecological cost arising from the destruction of a bat roost used by small numbers of a relatively common species.

2. No satisfactory alternatives – The proposal seeks the change of use of the existing barn and area of hardstanding to provide a welcome barn and parking area. This will serve the guests of the holidays lets located to the north of the site if approval is granted. The other buildings located on the site are used in connection with the existing agricultural business and used for storage throughout the year. Therefore, there are no other satisfactory alternatives available.

3. The third test, maintaining a favourable conservation status for the affected local bat populations, is assessed as highly achievable for this proposal under EPS licenced mitigation and compensation conditions. Common pipistrelles are classified by Natural England as relatively common bat species, and the number of bats concerned is low. The favourable conservation statuses of the local populations of common pipistrelle are judged as extremely likely to persist despite the proposed development, on condition that there is mitigation with respect to the undertaking of the works. A bat loft will be retained; therefore, the development will not entirely remove the suitable habitat spaces within the building on this basis the LPA consider that the Environment Agency is likely to agree a license for the proposed works.

The LPA can therefore reasonably form the view, from the information submitted to it for this planning application, that NE would be likely to grant a derogation license under the Regulations in relation to this development.

The application is therefore considered to comply with the PPG Guidance, Policies CS08 and CS12 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Flood Risk:

This part of the site is located within flood zone 1 which is considered as 'Low Probability' and comprises land as having less than a 1 in 1000 year annual probability of fluvial or tidal flooding (i.e. an event more severe than the extreme 1 in 1000 year event). The NPPF states that all uses of land are appropriate in this zone.

Nutrient Neutrality:

This application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended) (Habitats Regulations). The proposal will result in additional overnight accommodation, however it is located outside the catchment areas of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site, and does not involve foul or surface water drainage into those catchment areas. As such, it is not likely to have a

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significant effect on the conservation objectives either alone or in combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).

Contamination:

The application has been submitted with an individual screening assessment for the barn which indicates that it has been used for storage of agricultural machinery and has an external modern oil tank . The Environmental Quality Team have reviewed their files and the site is on land that has been occupied by the barns for the duration of their records. The surrounding landscape is largely agricultural with some residential properties.

The use of the site as a welcome barn would not lead it to be more sensitive in regard to land contamination. However, the previous use for agricultural storage means it is possible that contamination could have occurred on site. With this in mind a condition will be added to ensure that contamination is reported if found and an investigation and risk assessment must be undertaken.

Third Party Comments:

A total of 8 objections have been received stating concerns relating to impact on amenity in terms of noise and traffic movements, impact on the character and appearance of the conservation area and highway safety issues.

All of these issues have been taken into considered during the assessment of the application.

The application site is already host to residential properties including existing holiday lets along with an established agricultural use. This means that the existing accesses to and within the site could be used by large, noisy and odorous agricultural machinery at any time. This potential use is considered to have more potential to impact residential amenity in terms of noise and odour compared to the proposed Welcome Barn.

The Welcome Barn would provide a designated parking area for guests during their stay. Guests will be encouraged to walk to and from the Welcome Barn and the holiday lets and utilise the track positioned behind the Welcome Barn to prevent additional vehicle movements and to reduce potential noise disturbance.

The Welcome Barn site would be enclosed by parkland fencing and is not considered to impact on the existing agricultural use.

There is no overnight accommodation proposed within the Welcome Barn and the nearest residential property is located some 41m away. Lighting and hard and soft landscaping detail will be secured via condition and therefore, the proposal is not considered to have a detrimental impact on residential amenity.

The site would provide a sufficient amount of parking for guests and the Highways Authority have confirmed they have no objections to the proposal; therefore, the proposed development is not considered to have a detrimental impact on highway safety.

The proposed works to the existing barn are considered to be minor and would utilise existing opens whilst incorporating materials that appear in keeping with the conservation area.

Whilst the proposal will inevitably cause some harm to the fabric of the building (non-designated heritage assets) and the appearance of the conservation area, this harm is less

than substantial and, in this instance, the harm is outweighed by the public benefit including the repair and reuse of the barns along with finding the buildings a sustainable future.

CONCLUSION

The proposed development is considered to incorporate works that will result in less than substantial harm to the setting of the designated heritage asset, All Saints Church and Fring conservation area. The proposal will provide a sustainable future and allow for the preservation and enhancement of the barn and promote sustainable tourism. The development is not considered to have a detrimental impact on residential amenity of highway safety. Overall, the proposed development is considered to be acceptable and complies with policies DM1, DM2, DM11 and DM15 of the Site Allocations and Development management Policies Plan 2016 and policies CS01, CS02, CS06, CS08, CS10 and CS12 of the Core Strategy 2011.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby approved shall be carried out in accordance with the following sets of plans:
 - 002 D EXISTING BLOCK PLAN - Received 07.10.2022
 - 22.019 001 B LOCATION PLAN - Received 07.07.2022
 - 003 D EXISTING BARN ELEVATIONS - Received 07.10.2022
 - 004 D EXISTING & PROPOSED FLOOR PLANS - Received 07.10.2022
 - 005 D PROPOSED BLOCK/ROOF PLAN - Received 07.10.2022
 - 006 D PROPOSED ELEVATIONS - Received 07.10.2022
 - P2019-27 D18 MITIGATION PLAN - Received 07.07.2022
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition: In the event that contaminated material should be encountered during ground works or construction the Local Planning Authority shall be notified immediately. A detailed scheme for the investigation, remediation and validation of the site contamination shall thereafter be submitted to the Local Planning Authority for their written approval. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be undertaken to avoid risk to people, buildings, and the environment. The development shall thereafter be implemented in accordance with the approved scheme.
- 3 Reason: In the interests of protecting the environment and the future occupants of the development in accordance with the NPPF.
- 4 Condition: No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording which should comprise photographic survey of the

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structures, the results of which shall be submitted by the applicant and approved in writing by the local planning authority.

- 4 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 5 Condition: Prior to the first use of the development hereby permitted the proposed on-site car parking/servicing/loading/unloading/turning/waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 Reason: To ensure the permanent availability of the parking/maneuvering area, in the interests of highway safety.
- 6 Condition: No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 6 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 7 Condition: Prior to the commencement of the development 1:20 drawings of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The plans shall provide for the use of timber single glazed windows, puttied and not beaded and shall include joinery details, cross-sections and the opening arrangements. The development shall be implemented in accordance with the approved details.
- 7 Reason: To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.
- 8 Condition: Prior to the first use/occupation of the development hereby permitted, full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 8 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 9 Condition: The development hereby permitted shall be implemented in accordance with the mitigation measures specified in part 7 of the Ecology Appraisal written by Philip Parker associates Ltd dated 25th November 2021 and section 1.24 of Ecology Appraisal written by Philip Parker associates Ltd dated 18th October 2022 which include but are not limited to the following:
 - Bird nesting boxes
 - Any timber treatment required will be undertaken using bat friendly chemicals
 - Any external lighting should be limited to only that absolutely necessary for safety purposes;

- Timing of any disturbance works in relation to bats to avoid summer roosting and winter hibernation period
 - Provision of 7 bat boxes and 19 access tiles on trees or buildings as replacements for the roost sites to be lost, plus addition bat boxes as enhancement
 - Landscaping to include plants to attract insects that bats can feed on
 - Limitations on external lighting
 - Use of 1F bitumen felt under tiles as part of any re-roofing works as it is likely that bats would be able to re-access under tiles on completion of any works
 - Provision of bat loft over the courtyard entrance
 - Careful methods of clearance of the site to avoid impacts on amphibians and small mammals
- 9 Reason: To ensure that the impact of the development upon protected species is minister in accordance with the NPPF and NPPG.
- 10 Condition: Prior to the installation of any external lighting a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 10 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality and protected species in accordance with the NPPF.
- 11 Condition: The Welcome Barn hereby approved shall only be used in connection with the holiday lets and associated infrastructure approved under (22/01203/F) and highlighted in blue on drg no. 22.019 001 B (received 07.07.2022).
- 11 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.