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| Parish: | Middleton | |
| Proposal: | Relocation And Reinstatement Of Vehicular Highways Access and Alterations To Boundary Wall. | |
| Location: | Tower Farm Station Road Tower End Middleton | |
| Applicant: | Mr & Mrs T. & P. Barclay | |
| Case No: | i. 24/00866/F (Full Application) ii. 24/00914/LB (Listed Building Application) | |
| Case Officer: | Mrs C Dorgan Mrs L Fawkes | Date for Determination: i. 15 July 2024 ii. 11 July 2024 |

Reason for Referral to Planning Committee – Application site is within the ownership of Cllr Barclay.

Neighbourhood Plan: No

Case Summary

The application proposes the relocation and reinstatement of a highways access and alterations to the boundary wall at Tower Farm, Station Road in Middleton. The proposed location of the new vehicular access is positioned centrally between the two adjacent Grade II listed buildings; Tower Farmhouse and Cattle Shelter, although the access and the boundary wall itself are not part of the listings. The access is proposed directly off Station Road.

Middleton is designated as a Rural Village under Policy CS02 of the Core Strategy 2011 and as such has a development boundary. The application site lies outside the development boundary on land classed as open countryside.

The report considers the issues relating to the applications for full planning permission and listed building consent.

Key Issues

- Principle of Development
- Design and Heritage
- Highways / Access
- Any other material considerations

Recommendation

- (i) 24/00866/F – APPROVE**
- (ii) 24/00914/LB - APPROVE**

THE APPLICATION

This report covers both applications for full planning permission and listed building consent.

The applications propose the relocation and reinstatement of a highways access and alterations to the boundary wall at Tower Farm, Station Road in Middleton. The proposed location of the new vehicular access is positioned centrally between the two adjacent listed buildings with Grade II statutorily listing; Tower Farmhouse and Cattle Shelter, directly off Station Road.

The farmhouse was built in the late eighteenth century and is constructed of galletted carrstone with red brick dressing and pantile roof. The cattle shelter is located approximately 15m north of the farmhouse amongst a complex of farm buildings.

The proposal would reinstate the former historic site entrance which has been blocked up in favour of an alternative access in 2016/2017. This alternative access is that currently utilised.

While there are Listed Buildings positioned either side of the access, the access and the boundary wall itself is not mentioned in the listings. As there has been a wall in this location and in this ownership for several hundred years, despite the repairs undertaken to it, it is considered curtilage listed and careful consideration must be given to any alterations carried out to the boundary wall to ensure the heritage assets are preserved or enhanced.

The proposal relates to a section of boundary wall which has already been altered when works to the former site entrance were infilled to form a boundary wall to the existing vehicular access and was relocated to another farm access immediately to the South. The former opening was positioned closer to the farmhouse at the time and the current proposal seeks to reinstate a more centralised vehicular opening within the boundary wall.

Middleton is designated as a Rural Village under Policy CS02 of the Core Strategy 2011 and as such has a development boundary. The application site lies outside the development boundary on land classed as open countryside.

SUPPORTING CASE

None received to date.

PLANNING HISTORY

23/01194/F & 23/01195/LB: Applications permitted: 12.12.2023 Committee decision: Kitchen/lobby extension and glazed link, part conversion of outbuilding - Tower Farm

17/00579/F & 17/00556/LB: Application Permitted: 22/05/17 Delegated decision - Installation of 2x external air source units - Tower Farm

17/01014/F & 17/01015/LB: Application Permitted: 19/07/17 Delegated decision - Formation of Drive access and wall feature to the front elevation to match the existing arrangements. Revised Design to application ref: 16/00906/F and 16/00907/LB - Middleton Towers

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16/00906/F & 16/00907/LB: Application Permitted: 12/10/16 Delegated decision - New drive accesses to be formed and wall feature to the principle elevation to match the existing arrangements - Tower Farm House

15/00094/F & 15/00095/LB: Application Permitted: 20/03/15 Delegated decision - Porch extension to dwelling frontage and internal structural alterations - Tower Farm House

10/01829/F & 10/01831/LB: Application Permitted: 21/12/10 Delegated decision - Internal layout adjustments and associated works, new lead roof to North bay window, 2No new lead roof dormer windows to South, new link wall and new porch to South elevation - Tower Farm

08/00381/F & 08/00382/LB: Application Permitted: 15/04/08 Delegated decision - Conversion and repair of 3 buildings to residential dwellings - Tower Farm

RESPONSE TO CONSULTATIONS 24/00866/F & 24/00914/LB

Parish Council: NO OBJECTION

The Parish Council has no objection to this application and would support the applications.

Local Highway Authority: NO OBJECTION

The appropriateness of a second point of access has not changed from earlier discussions and is additionally now subject to paragraph G2.8 of the adopted aims and guidance Safe, Sustainable Development. To this end the submitted plan 584-PL02 identifies that the southern access is to be closed, which would continue the principle of a single point of access for this site. The alteration would afford an acceptable level of visibility for the speed and level of traffic observed. However, the current access is safer. Should your authority seek to approve the application we would recommend conditions relating to the construction of the access, and to secure the closure of the second (former) vehicular access.

Conservation Officer: NO OBJECTION

Environmental Quality: NO OBJECTION

We have reviewed the files submitted and those we hold and have no objection regarding contaminated land.

REPRESENTATIONS:

NO COMMENTS RECEIVED

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

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SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NEIGHBOURHOOD PLAN POLICIES

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

Principle of development
Design and Heritage
Highways /Access
Any other material considerations

Principle of Development:

The site is located within the village of Middleton, which is designated as a rural village within Policy CS02 of the Core Strategy 2011. The application site is not within the development boundary but is an existing well established farmhouse and associated buildings, within a substantial plot. The application proposes the relocation and reinstatement of a vehicular access and alterations to the boundary wall.

The development should be assessed against Policy DM15 - Environment, Design and Amenity of the SADMPP 2016 which requires 'Development proposals should demonstrate that safe access can be provided..' and policy CS12. In terms of the principle of development the scheme is acceptable subject to compliance with other policies of the Local Plan.

Design and Heritage:

The proposed location of the new vehicular access is positioned centrally between the two adjacent listed buildings with Grade II statutory listing; Tower Farmhouse and Cattle Shelter, directly off Station Road. While there are Listed Buildings positioned either side of the access, the access and the boundary wall itself is not mentioned in the listings. As there has been a wall in this location and in this ownership for several hundred years, despite the repairs undertaken to it, it is considered curtilage listed and careful consideration must be given to any alterations carried out to the boundary wall to ensure the heritage assets are preserved or enhanced.

The proposal would reinstate the approximate location of the former historic site entrance which has been blocked up. The former opening was positioned closer to the farmhouse at the time and the current proposal seeks to reinstate a more centralised vehicular opening within the boundary wall.

The new opening would consist of new gateposts of red reclaimed facing brickwork quoins with tile capping to match the existing. Timber automated gates are proposed to be installed across this new opening which would be 3m in width. The gates would be consistent with the wall height. Where the current vehicular access is to be closed, the existing timber fencing

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and gates are to be removed and a boundary wall constructed. This wall would extend the existing boundary wall with red reclaimed facing brickwork quoins with carrstone infill panels and tile capping.

The NPPF emphasises the importance of good design and conservation of the historic environment.

Paragraph 189 states that Heritage assets are 'an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'

Paragraph 199 states that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation'.

Paragraph 202 of the NPPF states that "Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use". While it is considered that there is no public benefit to be gained from the proposal, the development proposed is not considered to cause harm to the Listed Buildings or their setting. In fact, the reinstatement of the original access better respects the historic site layout.

Policies CS06 and CS08 of the Core Strategy 2011 require proposals to maintain local character and a high-quality environment; protect and enhance the historic environment and respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout, and access will enhance the quality of the environment. Policy DM15 of the SADMPP 2016 requires development proposals to be assessed against factors including heritage impact and visual impact.

The proposal, by virtue of its design, mass, and appearance would not result in harm to the historic fabric, appearance, and historic plan of the listed building. This would not cause harm to the significance of the building which is a designated heritage asset. On this basis, the proposal is considered to comply with the provisions of the NPPF and policies CS06, CS08, CS12, and DM15 of the adopted local plan.

Highways /Access:

The applicant proposes to replace an existing vehicular access off Station Road with an alternative access further to the north of the site. On completion of the proposed access, the existing vehicular access would be closed and the boundary wall extended to remove this point of access. The Local Highway Authority has no objection to the development proposed and confirms the alteration would afford an acceptable level of visibility for the speed and level of traffic observed. This is subject to conditions to ensure adequate construction of the access, but importantly to secure the closure of the second point of access. The Local Highway Authority makes it clear that only a single point of access would be permitted, a second point of access would not be appropriate. The proposal is acceptable and in line with the NPPF, and policies CS11 and DM15 of the adopted Local Plan.

Any other material considerations:

Contaminated land – Environmental Quality have no concerns/ objections regarding contaminated land on site.

CONCLUSION:

It is considered that the proposed new access and boundary wall construction would not result in harm to the significance of the listed buildings and therefore would not cause harm to the significance of the designated heritage assets. Furthermore, the Local Highway Authority is satisfied that the proposed access would accord with highway safety principles. The proposal is in accordance with the provisions of the NPPF, and Policies CS06, CS08, CS11 and CS12 of the Core Strategy 2011, and DM15 of the SADMPP(2016).

RECOMMENDATION:

(i) 24/00866/F - **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 permitted shall be carried out in accordance with the following approved plans - Drawing No

584 - EX01B
584 - PL02A
584 - PL01
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first use of the development hereby permitted the vehicular access / crossing over the verge shall be constructed in accordance with the highways specification TRAD 5 and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 3 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.
- 4 Condition: Vehicular access to and egress from the adjoining highway shall be limited to the single access shown on Drawing No 584-PL02 only. Any other access or egress shall be permanently closed, and the highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority concurrently with the bringing into use of the new access.
- 4 Reason: In the interests of highway safety in accordance with the NPPF.

(ii) 24/00914/LB - **APPROVE** subject to the imposition of the following condition(s):

- 1 Condition: This Listed Building Consent is granted subject to the condition that the works to which it relates shall be begun not later than the expiration of three years from the date of this consent.

1 Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2 Condition: This Listed Building Consent relates only to works specifically shown on the approved drawings listed below. Any other works, the need for which becomes apparent, are not covered by this consent and details must be submitted to the Council as Local Planning Authority and approved in writing, before work continues:

584 - PL01 - Plans and Elevations as Proposed

584 - PL02A - Site Plan

2 Reason: To ensure that the works are properly controlled in the interests of safeguarding the Listed Building in accordance with the principles of the NPPF.

3 Condition: All mortar, plaster and render to be used in the works hereby approved shall be lime rich and cement free to a specification to be agreed in writing by the Local Planning Authority prior to the commencement of the development.

3 Reason: To ensure that the works are properly controlled in the interests of safeguarding the Listed Building in accordance with the principles of the NPPF.

This also needs to be a pre-commencement condition given the fundamental details linked to management of materials which need to be planned for at the earliest stage in the development.

4 Condition: The brick/stone to be used for the external surfaces of the building hereby approved shall be constructed in accordance with a sample panel, prepared on site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond, and pointing technique to be used in the approved scheme.

4 Reason: To ensure a satisfactory standard of works in the interests of safeguarding the Listed Building in accordance with the principles of the NPPF.