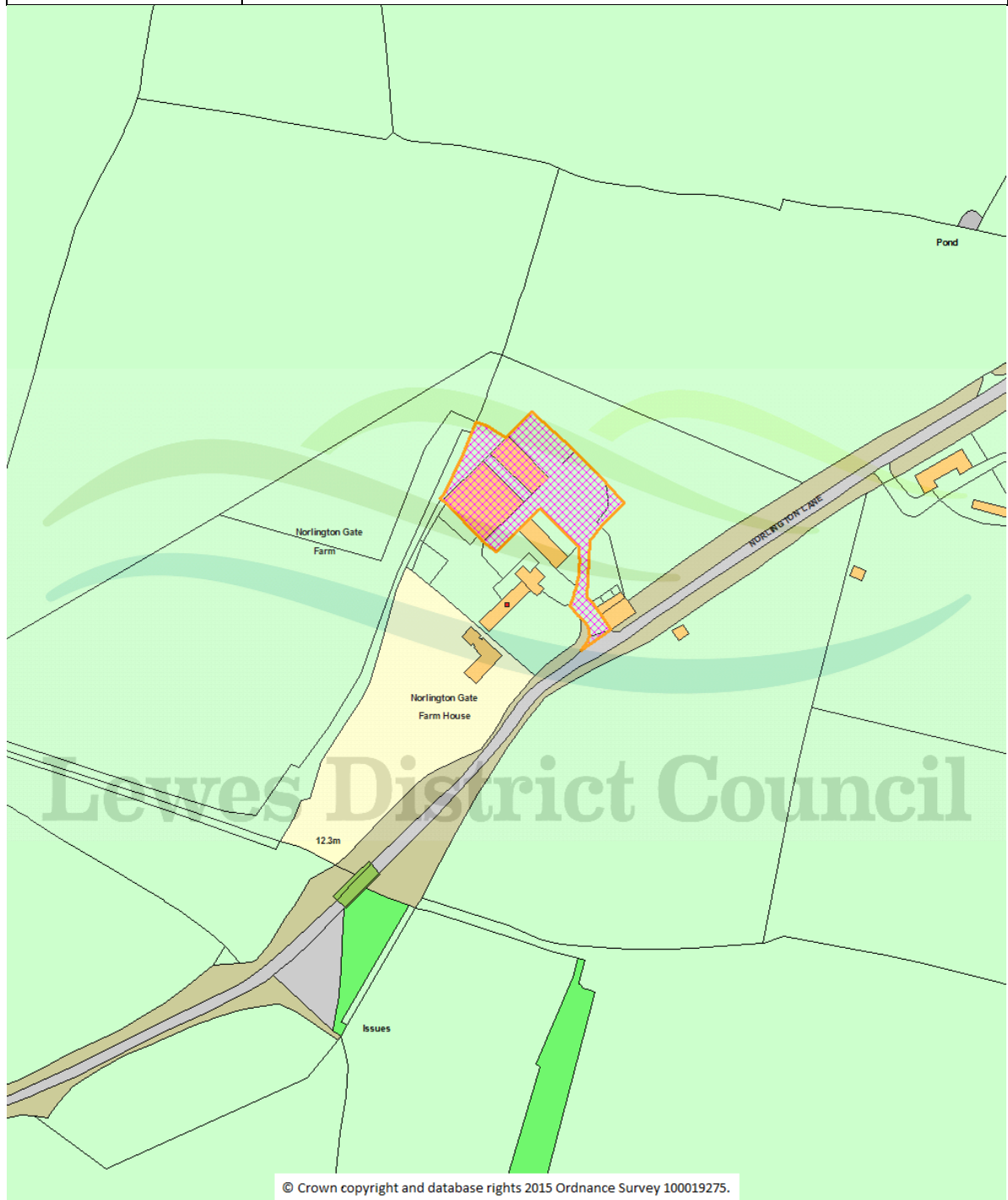


APPLICATION NUMBER:	LW/17/0322	ITEM NUMBER:	10
APPLICANTS NAME(S):	Mr A Cloke	PARISH / WARD:	Ringmer / Ouse Valley & Ringmer
PROPOSAL:	Planning Application for Replacement of redundant barn structure with new dwelling and replacement of existing barn with smaller equestrian barn		
SITE ADDRESS:	Norlington Gate Farm Norlington Lane Ringmer East Sussex BN8 5SG		
GRID REF:	TQ 45 13		



1. SITE DESCRIPTION / PROPOSAL

1.1 Norlington Gate Farm lies on the northern side of Norlington Lane to the north of the village of Ringmer. On site at present is an existing dwelling (a converted barn), a former dairy and two large agricultural barns. The larger of the barns is currently used partly as stabling for the applicant's horses and partly as general storage. The smaller of the two barns is redundant and vacant.

1.2 To the immediate west of the application site is Norlington Gate Farmhouse. This is a Grade II listed dwelling that was previously the farmhouse associated with the application site, but which now falls in separate ownership. Otherwise open fields surround the application site.

1.3 Prior approval has recently been approved for the conversion of the smaller of the two existing barns to a residential dwelling (application LW/15/0962 refers). Consent is now sought for the demolition of both of the existing barns and the erection of a single detached dwelling and a new equestrian barn.

1.4 The smaller of the existing barns has a simple rectangular footprint measuring some 7.3 metres by 13.7 metres, with an additional single storey lean to on the northern end measuring 4 metres in depth. It has a shallow pitched roof with a ridge height of some 5.7 metres. In order to comply with the permitted development regulations the scheme approved to convert this building to a dwelling under the prior approval process has identical dimensions to the existing barn. The details submitted with that application confirmed that the walls of the barn would be re-clad with timber and that the roof would be covered with zinc. The front and rear gable elevations were to be infilled with large expanses of glazing, with a recessed balcony shown in the rear elevation. Rooflights are shown to otherwise serve the first floor bedrooms with a small number of new openings inserted at ground floor.

1.5 The dwelling now proposed would sit on the same footprint as the existing barn and would be similar in mass and bulk with an identical roof profile and pitch, albeit at a higher level than the existing (600mm higher). The applicants explain:

"Whilst the approval secured the precedent for residential use of the site and the concept of an additional dwelling, the limits applied to the development from retaining the existing structure are very onerous on the scheme, both in headroom within the property and the resultant thermal performance of the building. Our client's intention is to create an exemplar of sustainable design and the retention of the existing structure made this aspiration less feasible. It also created some heavy constraints on the architectural quality of the new building. This led to the review of a new design to provide a replacement structure on the same site as the approved Class Q project."

1.6 The new dwelling has been designed to reflect the approved barn conversion with large glazed openings in the SE and NW elevations. Flank elevations have been left as solid as possible, with non-domestic styled window openings. The entire building would be clad with vertical larch cladding, with the roof also finished with larch. It is proposed that the new dwelling would be constructed to meet "PassivHaus" standards and would therefore be highly sustainable in terms of its performance.

1.7 The adjacent equestrian barn would also be replaced as part of this application, with a much smaller timber clad barn set under a clay tiled roof. The new barn would have a footprint of some 11.7 metres by 12.7 metres, some 190sqm metres smaller than the existing barn. Whilst the new barn would have a ridge height similar to the existing barn, with lower eaves at 1.8-2.8 metres the overall bulk of the structure would be much smaller.

It is intended that this barn would provide stabling and associated storage for the applicant's horses.

2. RELEVANT POLICIES

LDLP: – ST03 – Design, Form and Setting of Development

LDLP: – CT01 – Planning Boundary and Countryside Policy

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – RNP41 – Policy 4.1-Planning Boundary

3. PLANNING HISTORY

LW/16/0885 - Demolition of two agricultural buildings and erection of single detached dwelling and equestrian barn - **Withdrawn**

LW/15/0962 - Conversion of agricultural barn to dwelling house -

LW/10/0012 - Erection of a 12,000 bird free range egg production unit - **Refused**

LW/04/1050 - Demolition of two outbuildings and erection of one dwelling - **Refused**

LW/03/0220 - Proposed removal of condition eight attached to planning permission LW/99/0167 to allow for land to be disposed of separately - **Approved**

LW/01/0310 - Front entrance porch - **Approved**

LW/99/0167 - Conversion of outbuilding to residential bungalow - **Approved**

LW/98/1818 - Conversion from farm building to residential bungalow - **Refused**

E/54/0138 - Proposed cowhouses and dairies at Holdings one and three. CRDC No Objections 29/03/1654. - **Deemed Permission**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

District Services – There is no issues regarding the development from Waste Services for a development of this size

Environmental Health – Unsuspected contamination

Condition: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason (common to all): To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework, sections 12.0 and 12.1].

Ringmer Parish Council – Ringmer Parish Council's previous comments amplified below are still withstanding. Members of the Council have requested that this application be called in by District Councillor Peter Gardiner in order to allow the decision to be determined by the Planning Applications Committee.

Ringmer Parish Council is unable to support this application as the demolition of the building rather than the conversion of are contraventions of National Planning Policy Framework paragraph 55, Lewes District Councils Local Plan Policy CT1 and Ringmer Neighbourhood Plan Policy 4.1

Ringmer Parish Council does not have any issues with the equestrian Barn.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

CPRE Sussex - CPRE Sussex asks you to refuse this application for a new dwelling in the countryside as contrary to the relevant National, District and Neighbourhood planning policy. Approval of this application would set an entirely negative national precedent that would in our opinion be highly damaging to the countryside.

No evidence that any of the special circumstances of paragraph 55 of the NPPF apply.

Demolition of the barn and its replacement by an entirely new dwelling is completely outside the intention of the introduction of the permitted development rights in relation to the conversion of former agricultural buildings to dwellings.

Permission to convert the existing building into a dwelling does not establish the principle of a new dwelling on this site.

Construction of a new dwelling in this location is contrary to Policy CT1 of the Local Plan.

The application is for a house of unusual design that would appear unduly prominent in wider views of the rural landscape and thus is contrary to Policy ST3.

The proposal is not in accordance with any Ringmer Neighbourhood Plan policy. It would have a substantial negative impact on the rural landscape in a part of Ringmer that is highly valued by residents. No case is, or could be, made that the benefits of the development would outweigh its adverse impacts, and there are numerous other locations identified for development in the RNP that are either far more sustainable or have other advantages, such as an existing heritage asset capable of conversion.

2 letters of support: We want to support this planning application as we see it as a positive and enhancing move for the lane. This building is already there and redundant and the new house has been designed to occupy the same footprint with the same dimensions, so there will be minimal impact on the countryside. We commend the Clokes for wanting to create a passive building and are excited about this project. The removal of the metal clad barn and its replacement with a timber clad one can be nothing but beneficial. The new barn will look better on the lane and provide a more pleasant aspect for us.

Due to this no longer being any kind of agricultural holding ever again, I support this application and think it is important for it to be maintained and tidied where necessary. A passivehaus meets the right criteria for a new dwelling.

6. PLANNING CONSIDERATIONS

6.1 With the application site falling well outside the planning boundary of Ringmer as defined by the Lewes District Local Plan these proposals fall to be considered against Policy CT1 of the Lewes District Local Plan. This policy is generally restrictive towards new development in the countryside however policy RE8 does allow small-scale equestrian and related developments. On the basis that the new barn will provide a visual enhancement to the site as a result of reduced bulk, superior design and materials, and is well related to existing buildings on the site, no objections are raised to this element of the proposals which is considered to accord with the objectives of Policy RE8.

6.2 The main issue for consideration therefore is the replacement of the existing barn with a new dwelling.

6.3 Planning law requires that all planning applications must be determined in accordance with the development plan, unless material circumstances indicate otherwise.

6.4 Under normal circumstances the erection of a new dwelling in a rural location such as this, that falls well outside the defined planning boundaries and which has not been proven necessary for agriculture or forestry purposes, would not be supported as it is in clear conflict with Policy CT1 of the Local Plan.

6.5 Furthermore, paragraph 55 of the NPPF states that Local Planning Authorities should avoid isolated new homes in the countryside unless there are special circumstances, such as the re-use of redundant and disused rural buildings, where this would lead to an enhancement to their immediate setting. Whilst the replacement of the existing barn could arguably result in an enhancement of the immediate setting, being a new build proposal as opposed to the re-use/conversion of an existing structure, the application proposals do not strictly accord with paragraph 55 of the NPPF.

6.6 However in this instance, the existence of the extant prior approval consent that allows the conversion of the existing barn to a residential dwelling under Class Q permitted development rights is a material consideration. What therefore needs to be considered is whether there would be any material planning harm arising from the proposed new dwelling.

6.7 As set out above the proposed dwelling is practically identical in terms of footprint to the Class Q conversion and is very similar in terms of overall bulk and design approach. Whilst there would be a small increase in overall height of some 600mm it is not considered that this is significant, especially when coupled with the removal of the much larger adjacent barn.

6.8 Arguably therefore in terms of the impact on the wider locality, it is considered that the design and scale of the building is such that it will still appear broadly agricultural in its scale and form and therefore the resulting impact is similar to what has already been approved and can still be implemented under Class Q. Whilst it is accepted that this is not strictly in line with planning policy or the intention of the creation of the Class Q permitted development rights, with no demonstrable resulting harm it is considered that, in this particular instance, an exception to policy can be supported, especially as it would result in an enhancement to the site and its surroundings.

6.9 The Parish Council has objected to the application on the basis of conflict with Policy 4.1 of the Ringmer Neighbourhood Plan. However, on the basis that the proposal would not have an adverse impact on the countryside or the rural landscape, no conflict is found with the objective of that policy.

Highway/Parking Implications

6.10 Adequate parking and turning facilities are available on site and therefore no objections are raised in this respect.

Neighbour Amenity

6.11 The closest neighbouring property is the applicants own property which would lie approximately 24 metres to the immediate south. Direct lines of sight between the two buildings will largely be obscured by existing intervening buildings and therefore the relationship with the existing dwelling is considered acceptable.

Ecology

6.12 The application has been submitted with a Bat and Bat Owl Survey which confirms that no evidence of bat or barn owls were found at the site and that no further survey work is required in this respect. Notwithstanding this, enhancements have been suggested to help provide a net gain in biodiversity at the site. This includes the erection of bat, bird and barn owl boxes. These can be secured by means of an appropriately worded planning condition.

Conclusion

6.13 This is a difficult case where, if assessed purely against Development Plan policies the indication is that permission should not be granted on the basis of conflict with Policy CT1 of the Local Plan and paragraph 55 of the NPPF. However, the proposed scheme is very similar to the extant scheme that would see the existing building converted, with the main difference being a marginal increase in overall height. This increase in height is not considered to materially affect the rural character of the locality and therefore, on balance, the proposal is not considered to result in any demonstrable harm to warrant the refusal of consent.

7. RECOMMENDATION

7.1 It is recommendation that, subject to the conditions listed below, permission be granted.

The application is subject to the following conditions:

1. Before the development hereby approved is commenced on site, details/samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

2. No building shall be occupied until vehicle parking spaces have been laid out within the site in accordance with details to be submitted and these spaces shall be made permanently available for that use.

Reason: In the interests of and for the safety of persons and vehicles using premises and/or adjoining road having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed prior to the occupation of the dwelling hereby approved or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To enhance the general appearance of the development having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

4. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development described in Classes A-E of Part 1 of Schedule 2, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing.

Reason: A more intensive development of the site would be likely to adversely affect the appearance and character of the area having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

INFORMATIVE(S)

1. This development may be CIL liable and correspondence on this matter will be sent separately, we strongly advise you not to commence on site until you have fulfilled your obligations under the CIL Regulations 2010 (as Amended). For more information please visit <http://www.lewes.gov.uk/planning/22287.asp>

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	12 April 2017	001 P4
Existing Block Plan	12 April 2017	001 P4
Design & Access Statement	13 April 2017	REVISED
Existing Layout Plan	12 April 2017	003 P1
Proposed Floor Plan(s)	12 April 2017	006 P6
Proposed Elevation(s)	12 April 2017	010 P5
Existing Elevation(s)	12 April 2017	EXISTING BARN

Existing Floor Plan(s)	12 April 2017	EXISTING BARN
Existing Layout Plan	12 April 2017	002 P1
Proposed Floor Plan(s)	12 April 2017	005 P6
Proposed Roof Plan	12 April 2017	007 P1
Proposed Elevation(s)	12 April 2017	D11
Proposed Floor Plan(s)	12 April 2017	D11
Proposed Section(s)	12 April 2017	D11
Technical Report	12 April 2017	BAT & BARN OWL ASSESSMENT
Technical Report	12 April 2017	CONTAMINATED LAND REPORT
Design & Access Statement	5 May 2017	
Proposed Block Plan	28 April 2017	001 P5