

## PLANNING COMMITTEE AGENDA - 8th June 2016

### Applications of a non-delegated nature

<u>Item No.</u>	Description
1.	16/00180/FULL - Erection of 2 dwellings following demolition of existing dwelling (Revised Scheme) at 19 Exeter Road, Silverton, Exeter. <b>RECOMMENDATION</b> Subject to the provision of a Section 106 Agreement grant permission.
2.	16/00396/FULL - Erection of a new day centre following demolition of public toilets at Public Conveniences, Wyndham Road, Silverton. <b>RECOMMENDATION</b> Grant permission subject to conditions.
3.	16/00500/ADVERT - Advertisement Consent to display 1 freestanding Heritage Information panel at The Walronds, 6 Fore Street, Cullompton. <b>RECOMMENDATION</b> Grant Advertisement Consent
4.	16/00525/FULL - Conversion of former stables to form 1 dwelling at Newland Farm, Cullompton, Devon. <b>RECOMMENDATION</b> Refuse permission.

**Application No. 16/00180/FULL**

**Plans List No. 1**

**Grid Ref:** 295541 : 102696

**Applicant:** Mr D Wright

**Location:** 19 Exeter Road  
Silverton Exeter EX5  
4HX

**Proposal:** Erection of 2 dwellings  
following demolition of  
existing dwelling  
(Revised Scheme)

**Date Valid:** 1st February 2016



## **Application No. 16/00180/FULL**

### **RECOMMENDATION**

Subject to the provision of a Section 106 Agreement to secure a financial contribution of £1,442 towards off site public open space provision grant permission.

### **COUNCILLOR MRS ROACH HAS REQUESTED THAT THIS APPLICATION BE DETERMINED BY THE PLANNING COMMITTEE FOR THE FOLLOWING REASONS:**

To consider:

1. The adverse impact on neighbours and overdevelopment of the plot.
2. If the design is inappropriate given the existing street scene.
3. Highway issues given the narrow road, lack of parking in this area and the village as a whole.

### **PROPOSED DEVELOPMENT**

Planning consent is sought for the erection of 2 dwellings following the demolition of an existing bungalow. This application represents a revised scheme following the withdrawal of an application in December 2015 following Officer concerns relating to over development of the site. Pre-application advice had been received prior to the submission of that application indicating that 'it (was) likely that the demolition of the existing bungalow including the construction of two new dwellings on the site (could) be supported'. That Officer advice made specific reference to the neighbouring conservation area and the need to reduce any negative impact on it and neighbouring properties.

The existing bungalow is constructed using panelled render/concrete, with brown roof tiles and UPVC fenestration. The site abuts the Silverton conservation area to the west, and includes off-street parking in the form of a driveway. The application is within the settlement boundary of Silverton. Whilst the surrounding land is not significantly undulating, the dwellings to the east are built on a significantly lower ground level. The site is within flood zone one, and the proposal is unlikely to affect a listed building.

### **APPLICANT'S SUPPORTING INFORMATION**

Design and Access Statement: outlining the detailed design and layout of the proposed including background information and policy support.

### **PLANNING HISTORY**

99/02798/FULL Erection of conservatory on front of property - PERMIT

15/01691/FULL Erection of 2 dwellings after demolition of existing dwelling and alteration to existing access - WDN

16/00180/FULL Erection of 2 dwellings following demolition of existing dwelling (Revised Scheme) - PCO

### **DEVELOPMENT PLAN POLICIES**

#### **Mid Devon Core Strategy (Local Plan 1)**

COR1 - Sustainable Communities

COR2 - Local Distinctiveness

COR9 - Access

COR17 - Villages

## **Mid Devon Allocations and Infrastructure Development Plan (Local Plan 2)**

AL/IN/3 - Public Open Space

### **Mid Devon Local Plan Part 3 (Development Management Policies)**

DM1 - Presumption in favour of sustainable development

DM2 - High quality design

DM3 - Sustainable design

DM8 - Parking

DM14 - Design of housing

DM15 - Dwelling sizes

## **CONSULTATIONS**

**HIGHWAY AUTHORITY** - 10th February 2016 - Standing advice applies please see Devon County Council document <http://www.devon.gov.uk/highways-standingadvice.pdf>

**SILVERTON PARISH COUNCIL** - 4th April 2016

The Parish Council has carried out a site visit relating to the above application and would recommend refusal of the above application on the grounds of overdevelopment of the site and it is felt the proposed development is not in keeping with the surrounding area.

The Parish Council would also ask that, prior to the District Council making a decision on the application, that the Applicant be asked to provide a Wildlife Survey in relation to the pond.

**ENVIRONMENTAL HEALTH** - 16th February 2016

Contaminated Land - The proposed development will involve the demolition of existing premises or structures, which may contain hazardous liquid or solid materials (including asbestos). Therefore, the following condition is recommended if permission is granted

Demolition should be carried out in such a manner as to minimise the potential for airborne nuisance, additional land contamination and/or the creation of additional contamination pathways either on the site or at adjacent properties/other sensitive receptors.

Prior to demolition commencing, a works plan and risk assessment shall be submitted for approval to the Local Planning Authority for consultation with Environmental Health Services. This plan and assessment should identify and risk-assess any potential hazardous material in above or below ground structures that will be removed or disturbed during demolition and measures to deal with these safely. All potential hazardous materials should be assessed.

Reason: In the interests of public health and protection of the environment.

Air Quality - no objections to this proposal

Environmental Permitting - N/A

Drainage - no objections to this proposal

Noise & other nuisances - recommend approval with conditions:

No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.

Reason: To ensure that the proposed development does not prejudice the amenities of neighbouring properties.

Housing Standards - no objections to this proposal

Licensing - No comments

Food Hygiene - N/A

Private Water Supplies - Not applicable

Health and Safety        I have no objections to this proposal.

Informative: There is a lack of information e.g. structural survey. There is a foreseeable risk of asbestos being present in these types of structure. A Refurbishment and Demolition Survey following HSG264 available at [www.hse.gov.uk/pUbns/priced/hsg264.pdf](http://www.hse.gov.uk/pUbns/priced/hsg264.pdf) should be carried out before work commences to identify precautions and legal requirements enforced by Health and Safety Executive.

## REPRESENTATIONS

At the time of writing the report, 9 objections have been received relating to the initial drawings submitted.

The main points raised are summarised below:

- Out of character with area, too large and too high;
- Two dwellings on the plot represents over development;
- Scale and character out of keeping while loss of hedgebank takes away the country lane ambience;
- Poor provision of outdoor amenity space;
- Too close to the boundary of neighbouring properties;
- Loss of privacy;
- Represents 'garden grabbing';
- No topographical survey provided, floor levels have been raised;
- Footprint is substantially greater than the existing dwelling;
- Garages should be restricted for use as parking only;
- Does not acknowledge neighbouring Conservation Area and listed buildings;
- Traffic reversing on to Exeter Road is a hazard;
- Too close to existing properties;
- Pre application comments provided by the Planning Officer have not been addressed.
- An wildlife report relating to the pond should be undertaken

Following the submission of revised drawings, 4 objections received. The main points being:

- All previous comments remain relevant;
- The south house is set off the boundary with No. 21 but the north house is almost touching the boundary;
- Internal circulation is improved but the two bedrooms are cramped;
- Rounded corners soften the outline;
- Parking provision has been reduced (3 to 2) and will result in additional on street parking;
- Loss of historic wall.

## MATERIAL CONSIDERATIONS AND OBSERVATIONS

The main determining factors in this application are:

### 1) Policy

The NPPF states that full weight may be given to relevant policies adopted since 2004 (and in accordance with the Planning and Compulsory Purchase Act 2004) even if there is a limited degree of conflict with the NPPF.

The policies detailed in the following paragraphs have all been adopted since 2004. In relation to this proposal, the Development Plan has limited conflict with the NPPF and full weight is given to the relevant policies produced by Mid Devon District Council.

The site is located within the settlement limit of Silverton where policies COR1 and COR17 seek to encourage development in locations which are sustainable. The principle of developing the site for more than one dwelling (as existing) is in accordance with requirements of policy COR17. The existing bungalow is of no special architectural merit and is vacant. The site, on inspection, was rather overgrown but not to an extent to warrant a Wildlife Survey. The demolition of the bungalow will not in itself have an adverse impact

on the character or appearance of Exeter Road. The site is not in a conservation area, although it is located adjacent to it.

## 2) Detailed Design and Layout

### Parking

The proposed two storey, 3 bedroom, detached houses, are designed as a mirror image of one another. Following an Officer recommendation, the integral garages have been removed but with two parking spaces to the front of each dwelling retained.

Concern has been raised that the loss of garaging (a previously proposed) will result in on-street parking causing a hazard to users. Policy DM8 requires two spaces per property and the proposal meets this requirement. The visibility splay allows for ease of entry / egress to the satisfaction of the Highway Authority. More recent concerns received relating to the very recent removal of the hedgerow on the frontage of the property are noted. However, a site inspection indicates that the existing boundary / stone wall adjacent to the road has been retained and that the removal of the hedgerow is clearance of the overgrown front garden. Whilst there is sympathy for those concerned about its impact on the 'country lane ambience' and the neighbouring conservation area, planning / hedgerow removal consent would not have been required. Early discussions regarding the scheme with the Officer have indicated an intention for the retention of the stone wall and any removed stone would be retained and reinstated to define the new visibility splay should planning consent be forthcoming.

The drive will be surfaced with porous tarmac to prevent the discharge of surface water on to the highway. The surface material will provide an aesthetically acceptable appearance. As such, the application is in accordance with the requirements of policies DM2 and DM8 Local Plan Part 3 (Development Management Policies).

## 3) Layout

All development must seek to include high quality design (NPPF, Chapter 7) which respects the character in which it is located. This is supported by policies DM1, DM2, and DM3 of the Local Plan Part 3 which seeks high quality sustainable design and DM14 (design of housing). Policy DM15 provides a policy basis upon which the National Technical (Internal Space) Guidelines can be applied.

The proposed dwellings reflect the established building line along Exeter Road. They will be set further forward than the existing bungalow, but staggered. Their depth ensure that they sit within the forward and rear building lines of the neighbouring property to the south (No.21). Although the footprint of the properties do not match the staggered building line of those on Exeter Road exactly, they reflect it to the satisfaction of the Planning Authority. Since the dwellings reflect the existing building line they have no detrimental impact on the street scene in this regard. Although the street scene will be changed as a result of demolition of the existing dwelling and the erection of the 2 proposed dwellings, this change is not considered to detriment or to justify refusal. Both of the dwellings have reasonable sized rear gardens with adequate space and access for the storage of refuse/recycling bins and cycle storage to suit family accommodation.

The proposed dwellings will come closer to the northern and southern boundaries of the site than the existing bungalow. As such, the 'south house' will be between 2.2m and 3.4m from the nearest dwelling (No. 21). The revised drawings have removed the internal garage allowing the overall width of each house to be reduced by 450mm. This allowed for a larger gap between each building, an increase of approx. 900mm. This also allowed a little flexibility such that the gap between the 'south house' and No. 21 (measured from the mid point on the south house elevation) is now 2.9m (an increase of 1050mm) from the original submission. It is acknowledged that the proposed dwellings will be within relatively close proximity to one another (1.2m) but is sufficient for access to the rear of the property.

The proposed properties have a separation distance of 22m from the dwellings to the rear. The first floor windows on the rear elevation of each property are limited to one bedroom window (Bedroom 1) and to two velux roof lights (Bedroom 2). It is considered that the development will not result in unacceptable overlooking or loss of privacy to the neighbouring properties.

Side windows on each of the dwellings serve en-suite / ground floor wcs. While the en-suite windows are very small it is not considered unreasonable to condition them to ensure they are fixed and obscure glazed. With the provision of obscure glazing to the en-suite bathrooms and the development of the houses in accordance with the approved plans, it is considered that the dwellings will not have an unacceptably adverse impact on the amenity of the occupiers of neighbouring properties in accordance with the requirements of policy DM2 of Local Plan Part 3 (Development Management Policies).

Revisions to the drawings have sought to improve the height relationship with No.21. Ground works have ensured that both dwellings sit lower in the site - removing the need for the stepped access into the properties thus helping to meet requirement M1 of the Building Regulations 2010. Further, the ridge line and eaves heights of the two dwellings have been reduced to a height comparable to No. 21. Topographically the dwellings sit more comfortably within the site and will not be overbearing on the surrounding properties nor when viewed from the street within the wider site context.

While the dwellings will be higher than the existing bungalow, their siting within the forward and rear building lines of No.21 and the separation distance from the properties to the rear ensure the development will not result in a significant loss of light to either the neighbouring properties or their gardens.

The external materials will sit comfortably alongside the mix of materials currently used on properties in Exeter Road. There are multiple architectural styles evident along the road and while it is not considered necessary to match styles and materials, the contemporary design and choice of materials complements the existing properties in the road. As such the proposal sits comfortably next to the Conservation Area and neighbouring Listed Building. The development is in accordance with policy DM14 Local Plan Part 3.

Policy DM15 provides a policy basis upon which the National Technical (Internal Space) Guidelines can be applied. The Internal Space Guidelines seek to provide dwellings with suitably sized rooms and overall floorspace with adequate storage and movement within the building. Within a 2 storey (3 bed 5 person) property, a minimum floorspace of 93sqm is required. Each of the two properties provide in excess of this (approx. 125 sqm). For the reasons outlined above the proposal is not considered to be out of character with the area. Revisions to the drawings provide a scheme reduced in height, scale and massing. Distances between neighbouring properties have been eased and each property provides adequate internal and external amenity standards. As such, the proposal is not considered over development of the site.

#### **4) Drainage**

Foul sewage is to be connected to the main sewer. Permeable surface materials on the drive assist in the appropriate disposal of surface water.

#### **5) Public Open Space**

Mid Devon adopted policy requires that all new dwellings are subject to the necessary infrastructure payments relating to POS.

Should planning consent be forthcoming the applicant will be required to pay a financial contribution of £1442.00 towards off site public open space and play area provision at School Lane War Memorial, Silverton in accordance with the requirements of policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2) and the SPD Funding Public Open Space through development.

At the time of writing this report the contribution has not been received. Should planning consent be forthcoming, consent will only be issued on receipt of the POS payment.

## **CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
3. Prior to the occupation of either dwelling hereby approved, the first floor en suite bathroom window shall be glazed with translucent glass and be fixed so to be non-opening. Once provided the translucent non-opening glazing shall be so retained.
4. The external doors, door frames and windows hereby approved shall be recessed into the walls in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details and be so retained.
5. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes B, C of Part 1 of Schedule 2, relating to the enlargement of a dwelling consisting of an addition or alteration to its roof, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.
6. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Amendment (No.2) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no new windows or doors shall be installed in the north facing elevation of the dwelling on the northern part of the site, or in the south facing elevation of the dwelling on the southern part of the site, without the Local Planning Authority first having granted planning permission.
7. No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.
8. Details of the boundary treatments including walls and fences and their materials shall be submitted to, and approved in writing by, the Local Planning Authority. Installation shall be in accordance with the approved details and shall be so retained.
9. Prior to the use of any above ground materials first being used on site, details/samples of the materials (including colour of render, brick, stone, mortar and paintwork) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details/samples and be so retained.

## **REASONS FOR CONDITIONS**

1. In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. To safeguard the privacy of the future residents of the properties and existing residents to No. 21 Exeter Road in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).



4. To safeguard the character and amenities of the area in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).
5. To ensure the use of materials and detailing appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3: (Development Management Policies).
6. To safeguard the residential amenities of neighbouring residents in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).
7. To safeguard the residential amenity of neighbouring residents during the construction period in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).
8. To ensure the details are appropriate to the development in order to safeguard the visual amenities of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).
9. To ensure the use of materials are appropriate to the development/works in order to safeguard the visual amenity of the area in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies).

#### **INFORMATIVE NOTE**

1. Survey Information on the existing dwelling's structure  
There is a lack of information e.g. structural survey. You are advised that there is a foreseeable risk of asbestos being present in these types of structure. A Refurbishment and Demolition Survey following HSG264 available at [www.hse.gov.uk/pUbns/priced/hsg264.pdf](http://www.hse.gov.uk/pUbns/priced/hsg264.pdf) should be carried out before work commences to identify precautions and legal requirements enforced by Health and Safety Executive.

#### **REASON FOR APPROVAL OF PERMISSION/GRANT OF CONSENT**

The demolition of the bungalow and erection of two dwellings is in accordance with Policy COR17 of the Mid Devon Core Strategy (Local Plan Part 1) as the site is within the defined settlement limit of Silverton. The dwellings will not have a detrimental impact on the street scene and neither will they have an overbearing impact on the amenity of the occupiers of neighbouring properties in accordance with Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of the Local Plan Part 3 (Development Management Policies). The design will sit comfortably alongside existing properties in Exeter Road and both dwellings have reasonable sized gardens and parking provision. The size of the dwellings are in accordance with national policy guidance. The development is in accordance with Policies COR2, COR9 and COR17 Mid Devon Core Strategy (Local Plan Part 1) and Policies DM2, DM8 and DM14 of the Local Plan Part 3 (Development Management Policies). A financial contribution has been secured towards the off site provision of public open space in accordance with Policy AL/IN/3 of the Allocations and Infrastructure Development Plan Document (Local Plan Part 2).

Application No. 16/00396/FULL

Plans List No. 2

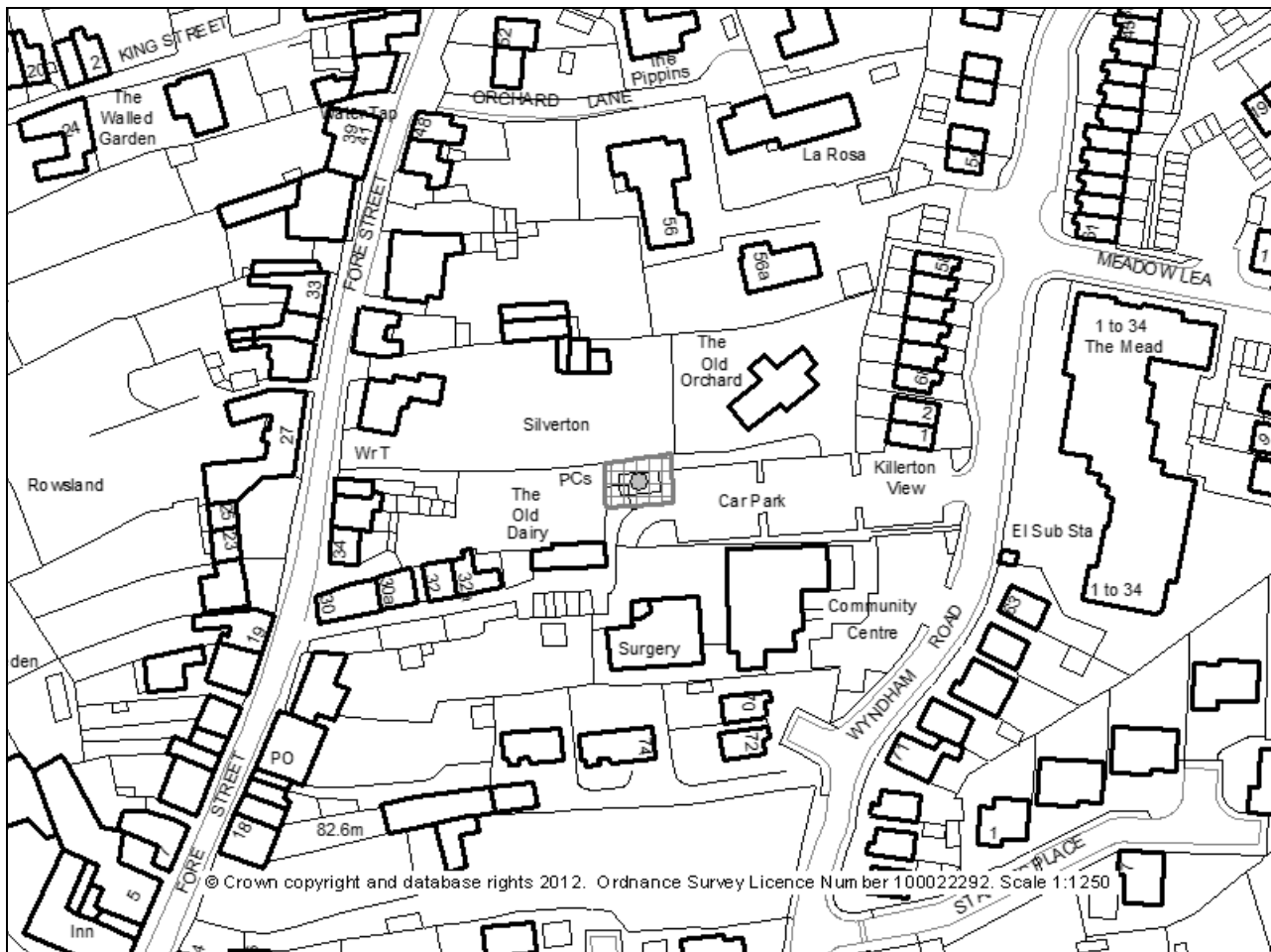
Grid Ref: 295672 : 103019

Applicant: Mrs J Roach

Location: Public Conveniences  
Wyndham Road  
Silverton Devon

Proposal: Erection of a new day  
centre following  
demolition of public  
toilets

Date Valid: 15th March 2016



## **Application No. 16/00396/FULL**

### **RECOMMENDATION**

Grant permission subject to conditions.

### **PROPOSED DEVELOPMENT**

The proposal is for the demolition of a block of public conveniences and their replacement with a new day centre. The existing toilets are located within the car park for the Silverton doctors' surgery and have a width of approximately 9.1 metres and depth of 4.5 metres, a ridge height of 4.4 metres and a total footprint of 41 square metres. The proposed day centre is a single storey, detached building which will measure approximately 13.4 metres wide and 6.1 metres at its deepest, and 5.5 metres elsewhere. The proposal has a ridge height of approximately 5.1 metres and eaves height of 2.2 metres. The total footprint will be approximately 85 square metres. The windows and doors will be white uPVC, the walls will be off-white painted render and the roof will be covered in plain grey concrete tiles. Internally, the proposal will provide a day room, treatment room, kitchen, toilet and store room.

### **APPLICANT'S SUPPORTING INFORMATION**

None

### **PLANNING HISTORY**

84/01866/FULL DEEMED CONSENT for the erection of public conveniences - DEMCON  
05/01016/PE Change of use from Public Convenience to office accommodation - REC

### **DEVELOPMENT PLAN POLICIES**

#### **Mid Devon Core Strategy (Local Plan 1)**

COR1 - Sustainable Communities

COR2 - Local Distinctiveness

COR17 - Villages

#### **Mid Devon Local Plan Part 3 (Development Management Policies)**

DM2 - High quality design

DM8 - Parking

DM25 - Community facilities

DM27 - Development affecting heritage assets

### **CONSULTATIONS**

#### **HIGHWAY AUTHORITY - 15th March 2016**

Standing advice applies

<http://www.devon.gov.uk/highways-standingadvice.pdf>

#### **SILVERTON PARISH COUNCIL - 5th April 2016**

Approval.

## **ENVIRONMENTAL HEALTH - 30th March 2016**

Contaminated Land - The proposed development will involve the demolition of existing premises or structures, which may contain hazardous liquid or solid materials (including asbestos). Therefore, the following condition is recommended if permission is granted.

Demolition should be carried out in such a manner as to minimise the potential for airborne nuisance, additional land contamination and/or the creation of additional contamination pathways either on the site or at adjacent properties/other sensitive receptors.

Prior to demolition commencing, a works plan and risk assessment shall be submitted for approval to the Local Planning Authority for consultation with Environmental Health Services. This plan and assessment should identify and risk-assess any potential hazardous material in above or below ground structures that will be removed or disturbed during demolition and measures to deal with these safely. All potentially hazardous materials should be assessed.

Reason: In the interests of public health and protection of the environment.

Air Quality - no objection to this proposal

Environmental Permitting - N/A

Drainage - no objection to this proposal

Noise & other nuisances - No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.

Reason: To ensure that the proposed development does not prejudice the amenities of neighbouring properties.

Housing Standards - Not applicable

Licensing If there are to be any licensable activities taking place you should ensure that there is a relevant licence in place. If more information is needed about what requires a licence please contact the licensing team on 01884 244617

Food Hygiene - No objections.

INFORMATIVE: Any food & drink operation should be registered with Environmental health 28 days prior to starting. Ensure is separate wash hand basin sink in kitchen & sufficient ventilation in kitchen & WC. Feel free to contact Environmental health for advice.

Private Water Supplies - no objection to this proposal

Health and Safety - No objections.

INFORMATIVE: There is a lack of information e.g. structural survey. There is a foreseeable risk of asbestos being present in these types of structure. A Refurbishment and Demolition Survey following HSG264 available at <http://www.hse.gov.uk/pUbns/priced/hsg264.pdf> should be carried out before work commences to identify precautions and legal requirements enforced by Health and Safety Executive.

## **REPRESENTATIONS**

One representation received. In summary the comments stated:

- Supports proposal, a much needed venture in the village and it is difficult to find local community places that support individuals and carers

## **MATERIAL CONSIDERATIONS AND OBSERVATIONS**

**The main issues in the determination of this application are:**

- 1. Provision of community facilities**
- 2. Design**
- 3. Highways and parking**

### **1. Provision of community facilities**

Policy DM25 'Community facilities' takes a positive approach to the provision of new community facilities. The policy sets criteria to be met including that the facility provide 'a local community benefit', are 'easily accessible by the local community' and be 'well related to a settlement'. The existing toilet facility, which is currently boarded up would be lost. It is proposed to be replaced with a new day centre which is a community based venture being led by a newly registered charity. The charity has a focus on the provision of a range of services for the village of Silverton, of which the day centre is one element. The proposal would be run primarily by local volunteers and the provision of the building in the long run is anticipated to allow the running of a memory café, respite care, community café, bereavement counselling and IT access and training. The services are proposed for the benefit of the local community and clearly the proposal would be providing a 'local community benefit'. The site is centrally located within the village, being situated within the car park of the doctors' surgery. The village hall is adjacent, whilst other services and facilities are a short walk away on Fore Street, which can be reached via a footpath from the site. The proposal is accessible and clearly well-related to the settlement. Accordingly the proposal is considered to be compliant with Policy DM25 and overall a net gain for the settlement having taken account of the loss of the existing toilet block.

### **2. Design**

Policy DM2 requires new development to be of high quality, including making an 'efficient and effective use of the site', a 'positive contribution to local character', the 'creation of safe and accessible places', 'visually attractive places...that are well integrated...and do not have an unacceptably adverse impact on the privacy and amenity of the proposed or neighbouring properties and uses.' The proposal requires the demolition of the existing toilet block, with the new building being located on a larger footprint. The new footprint uses most of the available space of the plot, which would require the removal of two trees, one to the rear and one the side of the building.

Discussions with the Council's tree officer have confirmed that the larger tree to the rear is an elm, and though of merit, has an unknown lifespan given its susceptibility to disease, and therefore its loss is acceptable. The larger footprint of the building will occupy the majority of the plot, and is considered to be an efficient use of a relatively small space.

The site borders the Silverton Conservation Area on its north and west boundaries. Discussions with the Council's Conservation Officer has indicated that the proposal amounts to minimal change and no harm to the heritage asset or its setting and is therefore compliant with Policy DM27. The proposed materials are rendered walls and a concrete tiled roof which are evident in other buildings adjoining the site and are considered appropriate in this location. The building proposes to have four windows on the principal elevation (facing south), and a further single window on each of the north, east and west elevations. The south facing windows will allow light into the principal rooms (the day room and treatment room). A small window on the west elevation serves a toilet, and another on the north serves a kitchen. The south and east facing windows look out over the car park and to the doctors' surgery beyond. They do not give rise to any concerns about privacy. The windows on the north and west elevation have the potential to offer glimpsed views into the gardens of neighbouring properties, particularly given the proximity of the building to the boundary. As such it is considered that two windows be obscure glazed to protect the privacy of both the occupants and those living in the neighbouring properties.

Regarding the creation of safe and accessible places the proposal is at the far end of the car park, and only a limited number of vehicles would pass the front of the building to access the small parking area outside the surgery. Though there is no footpath through the car park connecting it to the surgery or proposed day

centre the potential for conflict between vehicles and pedestrians is limited by the small number of vehicles which would pass the entrance to the centre. Some footpath provision does exist immediately to the west of the site connecting it to Fore Street. Overall, the proposal is considered to meet the requirements of Policy DM2.

### **3. Highways and parking**

Policy DM8 'parking' sets guideline standards for the quantity of parking provision which should accompany development dependent on the use type. For the size and type of development two parking spaces would need to be provided. However, the proposal is located adjacent to a public car park which is owned by Mid Devon District Council. The Housing Department has confirmed that the car park does not have capacity issues and therefore is likely to be able to accommodate the additional parking arising as a result of the development. As such it is considered that the requirements of Policy DM8 have been met. The Highway Authority has also stated that standing advice applies to this application. The proposal is within the north west corner of the car park which is served by an existing access off Wyndham Road. The existing junction has good visibility both to the north and south and is acceptable given the speeds associated with it being a residential street. No alterations to the highway are proposed as a result of the scheme whilst the existing adjacent footpath provision (as discussed) provides a direct link to other village services off Fore Street. Overall, the proposal is considered to be in accordance with standing advice having taken account of junction visibility, pedestrian and cycle movement and the Highway Authority's guidance on parking.

Finally it should be noted that the Council's Environmental Health Department has stated that the building has the potential for the presence of hazardous liquid or solid materials (including asbestos). As such they have recommended that a condition requiring the provision of a works plan and risk assessment be submitted for approval to the local planning authority in consultation with Environmental Health in advance of commencing demolition in order to minimise the potential for airborne nuisance, additional land contamination and/or the creation of additional contamination pathways either on the site or at adjacent properties/other sensitive receptors. This condition is proposed to be attached to the permission.

### **CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
3. Demolition should be carried out in such a manner as to minimise the potential for airborne nuisance, additional land contamination and/or the creation of additional contamination pathways either on the site or at adjacent properties/other sensitive receptors. Prior to demolition commencing, a works plan and risk assessment shall be submitted to and approved in writing by the Local Planning Authority. This plan and assessment should identify and risk-assess any potential hazardous material in, above or below ground structures that will be removed or disturbed during demolition and measures to deal with these safely. All potentially hazardous materials should be assessed.
4. Before the development hereby permitted is first brought into its permitted use the windows on the north and west elevations shall be non-opening glazed with translucent glass, and be so retained.
5. No demolition work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.

## **REASONS FOR CONDITIONS**

1. In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. In the interests of public health and protection of the environment.
4. To safeguard the privacy of the occupants of the building and neighbouring properties in accordance with Policy DM13 of the Local Plan Part 3 (Development Management Policies).
5. To ensure that the proposed development does not prejudice the amenities of neighbouring properties.

## **REASON FOR APPROVAL OF PERMISSION/GRANT OF CONSENT**

The proposed development for the erection of a new day centre following demolition of public toilets is considered to be a positive proposal to increase the provision of community facilities within the village and is supportable in policy terms. The proposal is considered to have taken account of the local context through appropriate design and there are not considered to be any significant adverse impacts on the living conditions of occupants of nearby buildings which cannot be controlled via the imposition of a planning condition. Provision for car parking is available at the adjacent public car park, and no highway safety concerns are raised. Overall, the proposal is considered to comply with the following Policies: COR2 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8, DM25 and DM27 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

**Application No. 16/00500/ADVERT**

**Plans List No. 3**

**Grid Ref:** 302045 : 107309

**Applicant:** Mid Devon District Council

**Location:** The Walronds 6 Fore Street Cullompton Devon

**Proposal:** Advertisement  
Consent to display 1 freestanding Heritage Information panel

**Date Valid:** 7th April 2016





**Application No. 16/00500/ADVERT**

**RECOMMENDATION**

Grant Advertisement Consent

**PROPOSED DEVELOPMENT**

Advertisement consent to display 1 freestanding heritage information panel.

The Walronds is a Grade I listed building one of a group of high status listed buildings in the centre of Cullompton conservation area. The information panel is one of a series of heritage information panels developed for the town to raise awareness of its historic interest. The others have already been installed. The Walronds panel had to wait for completion of the restoration of the building and for negotiations with Devon County Highways to be completed.

The proposal is to locate a freestanding A1 size heritage information panel immediately in front of a blank section of boundary wall to the west side of the vehicular access to the property. The red bordered panel is mounted within a black painted frame on metal legs. The height of the top of the panel is 1.85m above pavement ground level with the metal legs set 0.45m into the ground. The panel includes information about the town's history and The Walronds.

**APPLICANT'S SUPPORTING INFORMATION**

Details and photographs of proposal

**PLANNING HISTORY**

See file

**DEVELOPMENT PLAN POLICIES**

Town and Country Planning (Control of Advertisement) (England) Regulations 2007  
National Planning Policy Framework

**CONSULTATIONS**

**HIGHWAY AUTHORITY** - 17th May 2016 - No comments

**CULLOMPTON TOWN COUNCIL** - 29th April 2016 - Recommend grant permission

**REPRESENTATIONS**

None

## **MATERIAL CONSIDERATIONS AND OBSERVATIONS**

Advertisement consent applications are determined on the basis of a limited range of factors. Local Planning Authorities control the display of adverts in the interest of amenity and public safety, taking into account the development plans and the relevant factors unless the advert is harmful to the amenity or public safety, consent cannot be refused.

The key issues in determination of this application are:

### **1. The effect on public amenity, the setting of The Walronds and The Merchant's House, and the character and appearance of the Conservation Area**

The location for the panel has been chosen to avoid any detrimental impact on the setting of The Walronds and the adjacent Grade II\* listed building of The Merchant's House. The panel is considered to be a beneficial addition to the character, appearance and understanding of the Conservation Area. The panel is considered to be beneficial to public amenity as it provides information on the building and is one of a series to inform the public about the historic interest of the town.

The Conservation Officer has commented that this is an acceptable proposal being part of a wider scheme to raise awareness of the town's historic interest and heritage to the benefit of the vitality and viability of the town centre. Its impact upon amenity is therefore acceptable.

### **2. The effect on public safety**

The panel is not considered to have a detrimental impact on highway safety as it is set back from the road and at a low level. The Highway Authority has not commented on the application. It will not affect the safety of road users, nor obscure any traffic signs. In public safety terms as set out in the Control of Advertisement Regulations 2007 it is considered acceptable.

## **CONDITIONS**

1.
  - i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
  - ii) No advertisement shall be sited or displayed so as to:
    - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
    - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
    - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
  - iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
  - iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
  - v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

## **REASONS FOR CONDITIONS**

1. In accordance with the provisions of the Town and Country Planning (Control of advertisement) (England) Regulations 2007.

## **REASON FOR APPROVAL OF PERMISSION/GRANT OF CONSENT**

The advertisement as one of a series is considered to have a positive impact on visual public amenity, the setting of the adjacent Grade I and II\* listed buildings, and the character and appearance of the Conservation Area. The proposal is not considered to have a detrimental impact on public safety. The proposal is considered to be in accordance with the Town and Country Planning (Control of Advertisement) (England) Regulations 2007 and the National Planning Policy Framework.

**Application No. 16/00525/FULL**

**Plans List No. 4**

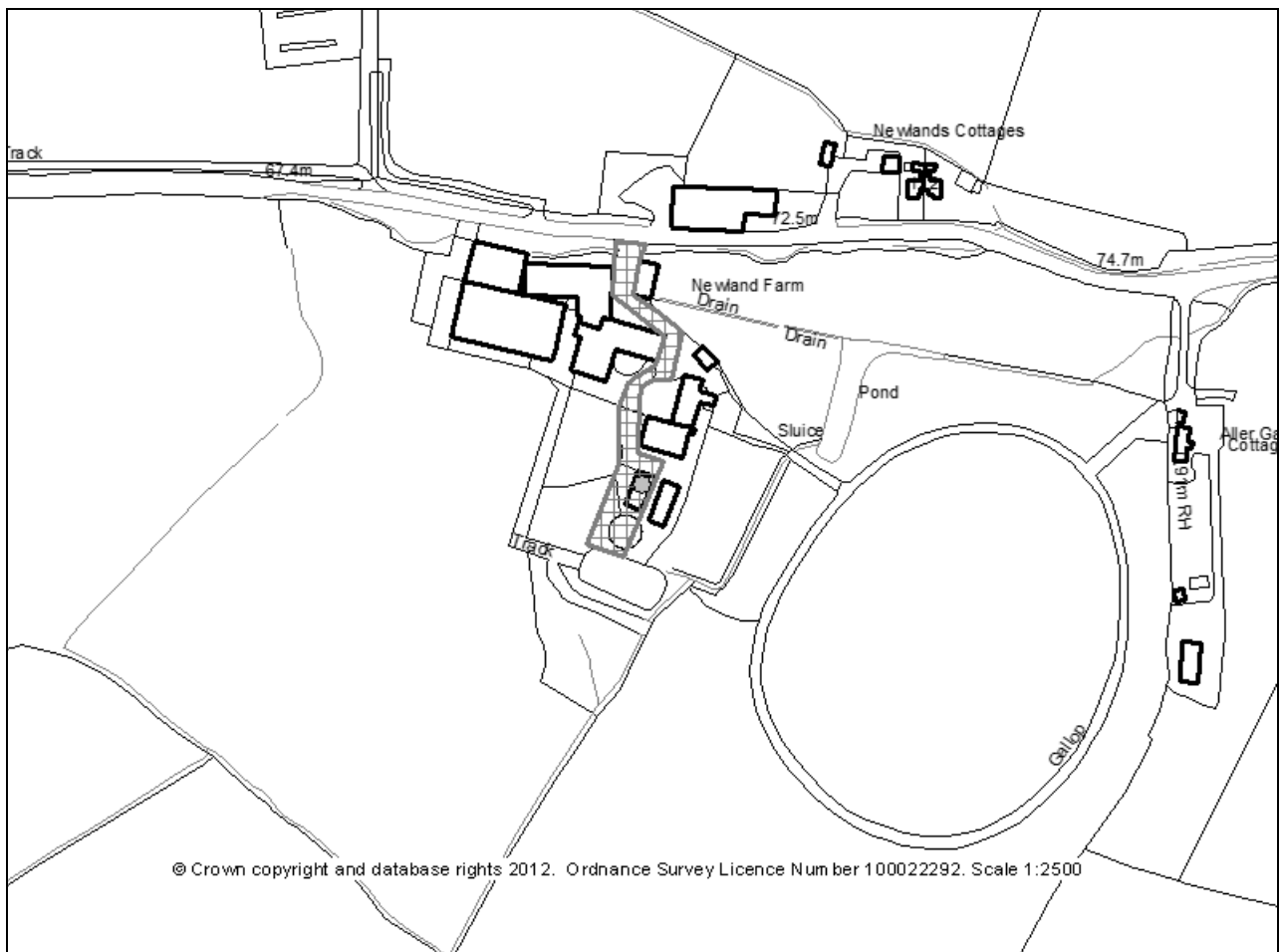
**Grid Ref:** 304346 : 107083

**Applicant:** Mr J Persey

**Location:** Newland Farm  
Cullompton Devon  
EX15 1QQ

**Proposal:** Conversion of former  
stables to form 1  
dwelling

**Date Valid:** 6th April 2016



## **Application No. 16/00525/FULL**

### **RECOMMENDATION**

Refuse permission.

### **COUNCILLOR MRS BERRY HAS REQUESTED THAT THIS APPLICATION BE DETERMINED BY THE PLANNING COMMITTEE FOR THE FOLLOWING REASON:**

1. To consider whether the proposal complies with Policy DM11 of the Local Plan Part 3 (Development Management Policies) Conversion of Rural Buildings.

### **PROPOSED DEVELOPMENT**

The proposal is for the conversion of former stables to form 1 dwelling at Newland Farm, Cullompton.

The site is located to the south of the A373 road between Cullompton and Honiton. The site has had previous recent permissions for the conversion of other stable buildings on the site to residential properties as referenced below in the planning history section. In particular the adjacent brick built stable block was granted planning permission in November 2015 for the conversion of stable to building to a dwelling with associated works. The current planning application seeks permission for the conversion of the adjacent rendered block built stable building 1.7 metres to the west of the 2015 approved stable conversion.

The application stable building is of a similar size to the 2015 approved building. The application building is a block built stable building which has been recently rendered since the adjacent 2015 application. The building has 4 stable door openings on each of the sides of the building (south east and north west elevations) with no existing openings on the gable ends (south west and north east elevations). The stable doors as existing are of timber and the roof is of profile sheeting. The proposed materials are to include natural stained or painted timber window and door units and a natural slate roof. The proposed plans and design shows new window openings to be installed in the gable ends of the stable building with a large glazed section also shown on the north west gable end. The 4 stable doors on the south east elevation are to be blocked up and natural light will be from 4 proposed roof lights on the south east elevation roof slope. The existing vehicle access is to be utilised in the proposed development and parking has been shown on the submitted plans. An area of residential amenity area has been set out on the plans and is considered to be sufficient in size.

### **APPLICANT'S SUPPORTING INFORMATION**

Site location plan, existing and proposed floor plans, existing and proposed roof plans, existing and proposed section plans, existing and proposed elevations plans, proposed site plans, photographs, flood risk assessment and surface water drainage strategy, ecological survey report, limited visual structural investigation report, foul drainage assessment form.

### **PLANNING HISTORY**

13/01460/FULL Conversion of redundant agricultural buildings to form 2 dwellings with associated works - REFUSE

14/01554/FULL Conversion of redundant agricultural buildings to form 2 dwellings with associated works - PERMIT

14/02066/PNCOU Prior notification for the change of use of agricultural buildings to 3 dwellings under Class MB(a) - PNP (Not Permitted Development)

15/01483/FULL Conversion of stable building to a dwelling with associated works - PERCON

## **DEVELOPMENT PLAN POLICIES**

### **Mid Devon Core Strategy (Local Plan 1)**

COR9 - Access

COR11 - Flooding

COR18 - Countryside

### **Mid Devon Local Plan Part 3 (Development Management Policies)**

DM2 - High quality design

DM8 - Parking

DM11 - Conversion of rural buildings

## **CONSULTATIONS**

### **ENVIRONMENTAL HEALTH - 19th April 2016 –**

Contaminated Land - No objections

Air Quality - No objections

Drainage - No objections

Noise & other nuisances - No objections

Housing Standards - No objections

Licensing - No comments

Private Water Supplies - INFORMATIVE NOTE:

No record is held as being a private supply. However, if a private water supply is to be used together with any other associated property, the supply would become a small private supply, unless a commercial element is involved when it would become a commercial supply. In either circumstance would be subject to the Private Water Supply Regulations 2009. As such a private water risk assessment and sampling regime will need to be undertaken by this Authority prior to any residential or commercial use. Please contact Public Health at Mid Devon District Council to discuss on completion of the proposal.

If mains water is to be used in connection with this proposal, I would have no comment.

Health and Safety - I have no objections to this proposal.

Informative: There is a foreseeable risk of asbestos being present in these types of structure. A

Refurbishment and Demolition Survey following HSG264 available at

<http://www.hse.gov.uk/pUbns/priced/hsg264.pdf> should be carried out before work commences to identify precautions and legal requirements enforced by Health and Safety Executive.

### **NATURAL ENGLAND - 20th April 2016**

No comments.

### **HIGHWAY AUTHORITY - 13th April 2016**

standing advice applies

<http://www.devon.gov.uk/highways-standingadvice.pdf>

### **ENVIRONMENT AGENCY - 11th April 2016 - No objections**

**CULLOMPTON TOWN COUNCIL - 29th April 2016 - Recommend grant permission. Recommend a condition that the new dwelling is not sold as a separate entity.**

## **REPRESENTATIONS**

None

## **MATERIAL CONSIDERATIONS AND OBSERVATIONS**

The main issues in the determination of this application are:

- 1. The principle of development on the site**
- 2. Whether the building complies with the criteria of policy DM11 (conversion of rural buildings)**
- 3. Access and parking**
- 4. Drainage and flood risk**
- 5. Impact on residential amenity**
- 6. S106 and air quality contributions**

### **1. The principle of development on the site**

The National Planning Policy Framework states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Moreover, new isolated homes in the countryside should be avoided unless there are special circumstances such as where development would re-use redundant or disused building and lead to an enhancement to the immediate setting. DM11 of the Local Plan Part 3 (Development Management Policies) further deals with the conversion of rural buildings, stating that the conversion of redundant or disused rural buildings of substantial and permanent construction which positively contribute to an area's rural character for residential use will be permitted where specific criteria are met. It is not considered that the application building positively contributes to the area's rural character for residential use for reasons detailed in the following section of this report. It is therefore considered that the building fails to meet the policy requirements of policy DM11.

### **2. Whether the building complies with the criteria of policy DM11 (conversion of rural buildings)**

Policy DM11 of the Local Plan Part 3 (Development Management Policies) states that disused rural buildings of a substantial and permanent construction which positively contribute to an area's rural character are acceptable in principle for conversion to other uses, including into dwellinghouses. The first issue with the application building is that it is not considered to be a building which positively contributes to an area's rural character. The subject building is a block built stable which has been recently rendered, with a profile sheet roof and timber and metal window and door units. As mentioned above, the overarching requirement of policy DM11 is not considered to be sufficiently met.

The site is accessed via an existing vehicular access from Newlands Farm onto the A373, which in this location is subject to the national speed limit. The applicant has ownership of the hedges either side of this access. Provided these hedges are suitably maintained the visibility at the junction is considered to be sufficient so as to accommodate the additional traffic arising from the proposed development. As such the application is considered to be in accordance with criteria (a) of DM11 of the Local Plan Part 3 (Development Management Policies) which requires a suitable access to be in place. Moreover, the local road network is suitable to support any additional traffic movements occurring as a result of the proposed use; it is considered that the number of additional movements created and any resultant impacts are negligible.

The limited visual structural investigation report submitted with this application confirms that subject to a number of identified minor defects being remedied, the barn is in reasonable condition, and is suitable for the proposed conversion. As such the application is considered to be in accordance with criteria (b) of DM11 of the Local Plan Part 3 (Development Management Policies) which requires that the building can be converted without significant alteration, extension or rebuilding.

The building is not considered to hold any particular character in terms of its impact on its surroundings or its contribution to the wider rural area. Other buildings which have been converted under policy DM11 on the site are brick built stable blocks with some architectural interest in terms of the curved brick arch features above the window and door openings. The subject application building is a recently rendered block stable building which is not of traditional character or materials and is very basic in design. The 4 stable doors on the south east and north west elevations are to be either blocked in or replaced with glazing or single residential doors in the proposed conversion works.

It is considered that there is an uneasy separation distance between the two linear stable buildings (just 1.7 metres between the application building and the adjacent stable building which has been converted to a dwelling). For this reason, the stable doors on the south east elevation are to be blocked up to reduce the impacts on the living conditions of occupants of the neighbouring residential property. This will further detract from the character and appearance of the application building by removing existing openings. New window openings are proposed on the south west and north east gable ends of the building (no openings current exist in these elevations), and a large glazed section is also proposed on the south west gable end. New rooflights are proposed on both roof slopes to allow light into the property and for ventilation purposes. The proposed new openings will create a very different character and appearance to the building. In your officers' opinion, the building is not considered to reflect the local vernacular and does not complement the other buildings on the site which do have elements of character and are suitable to be converted for residential use. The blocked openings on the south east elevation will result in a blank and unsatisfactory appearance. The measures needed to safeguard privacy (the blocking of openings along 1 whole elevation) further illustrates the uncomfortable and corrupt relationship with the adjacent dwelling.

It is considered that the appearance of the proposed dwelling when converted would be very different from the existing with substantial works to convert the building to a residential property. It is considered that not only does the subject building lack character in its unconverted state, the little character it does have is not retained in the conversion, and therefore the proposal does not comply with the policy requirements of criteria (c) of DM11 which seek to retain the original character of application building and its surroundings.

Submitted in support of this application is an ecological survey report. The report includes the results of an emergence bat survey which covers the 5 barns/stables on the site. The survey concluded that mitigation measures could be employed to provide alternative bat roosting provision in the roof space another barn on the site to minimise any potential disturbance to acceptable levels and maintain the favourable conservation status of species present. These measures include carrying out works under an ecological watching brief, excluding bats from any crevices in the walls and providing alternative roosting provision. It is recommended that all trees and shrubs linking the buildings to areas of similar habitats in the surrounding landscape be retained and maintained so that bats are able to come and go from the buildings by using these areas as cover. The proposed application is therefore considered to comply with criteria (d) of DM11 of the Local Plan Part 3 (Development Management Policies) which requires that the development will retain any nature conservation interest associated with the site or building, while providing net gains in biodiversity where possible.

### **3. Access and parking**

The existing vehicular site access is to be utilised from the A373 road. The applicant has ownership of the hedges either side of this access, and provided they are suitably maintained the visibility at the junction is considered to be sufficient so as to accommodate the additional traffic arising from the proposed development. As such the application is considered to be in accordance with COR9 of the Mid Devon Core Strategy (Local Plan Part 1), and DM2 and DM11 of the Local Plan Part 3 (Development Management Policies). It is considered that the local road network is suitable to support any additional traffic movements occurring as a result of the proposed use, and the number of additional movements created and any resultant impacts are negligible.

Policy DM8 of the Local Plan Part 3 (Development Management Policies) deals with parking. The application scheme has set out 2 car parking spaces to be used by the proposed dwelling which is in accordance with the standard of 1.7 car parking spaces per residential dwelling. The site has had recent permissions for 3 other dwellings bringing the parking spaces required for the whole site up to 8 car parking spaces. The turning and manoeuvring area between the dwellings and parking spaces is considered to be very tight and there may be some conflict between occupiers of the individual dwellings. However, due to the length of the access drive, it is not considered that there is a high potential for vehicles leaving the site in reverse gear, as they are more likely to turn within the limited space than reverse the length of the drive.

Whilst the layout is tight with regard to parking and turning, the number of parking spaces to be provided is policy compliant and it is not considered that the proposal warrants refusal in this respect. .



#### **4. Drainage and flood risk**

A flood risk assessment and surface water drainage strategy has been submitted alongside the application. Part of the site lies within Flood Zone 3 which is defined as land assessed as having a 1 in 100 or greater annual probability of river flooding. Flood mitigation methods are to include designing the dwelling to be flood resilient. Consideration is to be taken of the use of water resistant materials. The proposal is for the conversion and change of use of an existing redundant building to dwelling - no additional hard surfaced areas are to be created within the application site. The assessment also recognises that there are no known issues with surface water from the development site at present and it is proposed that surface water from the development will be discharged naturally to ground through the use of sub-surface soakaways. As such the proposal is considered to comply with policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and policy DM2 of the Local Plan Part 3 (Development Management Policies). The Environment Agency has been consulted on the application scheme and has confirmed that they have no objections to the proposal from the point of view of flood risk management.

#### **5. Impact on residential amenity**

There is a very small separation distance between the application building and the recently adjacent brick built stable building recently approved for conversion (just 1.7 metres). It is considered that this arrangement is unfavourable in terms of living conditions, being in such close proximity with the principal windows in the approved building facing towards the application building. The application barn has no window openings proposed on the south east elevation due to the close, uneasy relationship, and this will reduce natural light and outlook for the kitchen, utility room and bathroom. These rooms will be served by 4 rooflights only, affecting the residential amenity of future occupants of the dwelling. However, the impact on residential amenity of the neighbouring residents and the amenity of future occupants of the building to be converted, are not as great as to warrant reasons for the refusal of the application.

During the planning process for the neighbouring converted stable building (ref: 15/01483/FULL) discussion was had as to what was going to happen to the adjacent block built stable (the current application building) which was located within the red development line of the previous application. It was confirmed at the time by the agent that the building was to be used for domestic storage incidental to the conversion of the brick stable building. It was therefore not considered necessary at the time to request that the block building was to be demolished or removed from the site.

#### **6. S106 and air quality contributions**

Public Open Space contribution: Development resulting in the creation of new dwellings leads to a cumulative demand for public open space and therefore policy AL/IN/3 of the Allocations and Infrastructure DPD requires such development to contribute toward the provision of POS. A financial contribution of £1250 toward the provision and funding of POS (the provision of under 5s play equipment at the CCA fields, Cullompton) has been made in accordance with this policy and the scale of charges set out in the relevant SPD.

Air Quality contribution: Development in or adjoining Cullompton will be required to mitigate its likely impact on air quality in the Cullompton Air Quality Management Area by contributing towards the cost of implementing the Cullompton Air Quality Action Plan in accordance with the Air Quality Supplementary Planning Document. A contribution of £5218 has been made in accordance with this policy towards the provision of public electric vehicle charging infrastructure in Cullompton and the scale of charges set out in the relevant SPD.

## **REASON FOR REFUSAL**

1. In the opinion of the Local Planning Authority, the application building is not considered to hold any particular character, architectural style, merit or design to make it worthy of conversion. In addition, the works required to safeguard the privacy of the occupiers of the adjacent dwelling (blocking up openings), would result in a substantial alteration to the appearance of the existing building and the loss of the little character that the existing building does have and result in an unsatisfactory appearance. The application scheme is therefore not considered to comply with the criteria set out in Policy DM11 of the Local Plan Part 3 (Development Management Policies) which requires rural buildings to be converted to positively contribute to an area's rural character.

Mrs Jenny Clifford  
Head of Planning and Regeneration