

BOROUGH OF KETTERING

Committee	Full Planning Committee - 27/03/2012	Item No: 5.7
Report Originator	Peter Chaplin Development Manager	Application No: KET/2011/0744
Wards Affected	Queen Eleanor and Buccleuch	
Location	Dairy Farm, St Andrews Lane, Cranford	
Proposal	Full Application: Convert farm outbuildings into 3 no. dwellings and 1 no. new dwelling	
Applicant	Mr J Kilner GSS Architecture,	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED, subject to a S.106 OBLIGATION being entered into, and to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used including natural stone, slate, and clay tiles as indicates, [together with samples,] have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual amenities of the area in accordance with policy 27 of the East Midlands Regional Plan, policy of 13 of the North Northamptonshire Core Spatial Strategy, and saved local Plan policy RA3.

3. No work shall be undertaken on the site until details of measures to be taken to protect the historic boundary wall during construction have been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

REASON: To protect the architectural interest and setting of the building in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft

landscaping which shall specify and provide samples for all proposed all surface materials, planting species and sizes, spacing and numbers of trees and shrubs to be planted. The approved hard surfacing treatment shall be undertaken prior to the first occupation of any dwelling, and the scheme for soft landscaping shall be carried out in the first planting and seeding seasons following the occupation of the first occupation of any of the dwellings building. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

5. No plot boundaries shall be erected within the scheme unless details of such have been first submitted to and approved by the Local Planning Authority. Any such boundaries that are identified in the approved plans, shall be agricultural style post and rail fencing, in accordance with details of the height and appearance that shall have been first submitted to and approved by the Local Planning Authority prior to any erection on site.

REASON: In the interest of the historic setting of the site, visual amenity within the conservation area, and in accordance with Policy 27 of the East Midlands Regional Plan, Policy 13 of the North Northamptonshire Core Spatial Strategy and saved local plan policy RA3.

6. Prior to the commencement of development, there shall have been submitted to and approved by the Local Planning Authority, the surveys and other actions as recommended in part 8 of the Phase 1 Habitat survey and bat scoping survey. Thereafter, the development shall not proceed other than in full accordance with the necessary mitigation measures and actions that have been approved by the Local Planning Authority.

REASON: To ensure proper account is taken of the existing ecological interest in accordance with Policy 13 of the North Northants Core Spatial Strategy

7. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts a to d have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition d has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11 (or any model procedures revoking and replacing those model procedures with or without modification).

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition b, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the

Local Planning Authority in accordance with condition c.

REASONS: 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, and in accordance with Policy 13 of the North Northants Core Spatial Strategy.

8. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

REASON:

To ensure that features of archaeological interest are properly examined and recorded, in accordance with PPS5 Policy HE12.

9. Prior to first use, the bin refuse collection point as indicated on the approved plan shall be provided in accordance with the approved details. No bins are to be stored in the drive to the site, nor otherwise on the open area of the site.

REASON: To ensure that this provision is satisfactory in accordance with Policy 13 of the North Northants Core Spatial Strategy

10. All proposed external walls shall be constructed in natural stone, and shall not be laid or coursed or pointed other than in accordance with a sample panel which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. In addition, the repointing to the existing historic walls shall also be in accordance with a sample panel which is to be approved by the Local Planning Authority. The sample panel(s) shall be retained on site and kept available for re-inspection throughout the construction or repair periods.

REASON: In the interests of the character and appearance of the Conservation Area; in recognition of the setting and impact on the architectural and historic interest of the listed buildings, and in accordance with Policy HE6, HE7 AND HE9 of PPS 5 and policy 13 of the North Northamptonshire Core Spatial Strategy.

11. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, B, C, D, E, of Part 1; and Part 2 Classes 1 and 2 of Schedule 2 of the Order shall be erected or constructed on the application site.

REASON: To safeguard the historic and architectural interest of the site in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

12. No development shall take place on site until full details of all windows, doors, timber finishes, verge detailing, rainwater goods and have been submitted to and approved in writing by the Local Planning Authority. The joinery sections shall be at a scale of no less 1:2. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of preserving the architectural/historic interest of the listed building in accordance with policy PPS 5 and Policy 13 of the North Northants Core Spatial Strategy

Notes (if any) :-

- Due to the underlying geology present throughout Northamptonshire at which the levels of some naturally occurring contaminants frequently exceed the levels at which the risk to human health would be considered acceptable for residential land use; it is expected that there may be unacceptable risks to future occupiers of the site therefore the required investigations must take naturally occurring contaminants into consideration. Further guidance on Contaminated Land investigations can be found in the Northants Contaminated Land Group Developers Guide. This document is downloadable at http://www.kettering.gov.uk/downloads/developers_guide_may_04.pdf

Justification for Granting Planning Permission

All material considerations have been assessed including the degree of harm to the setting of a heritage asset in the form of a listed building. The public benefits of such harm have been weighed with the benefits of securing repair to a grade II* lb. The proposal is therefore in accordance with national PPS 1, 5, 9, and local policies as set out in Planning Policy 1,2, 27 of The East Midlands Regional Plan, Policy 13 of the North Northamptonshire Core Spatial Strategy and saved Policy RA3 of the Local Plan for Kettering Borough. The proposal is also in accordance with adopted Sustainable Design SPD, and Biodiversity SPD.

Officers Report

3.0 Information

Relevant Planning History

No specific relevant applications relating to the Dairy Farm complex have been identified in the planning history.

The current proposals which are based on amendments to the plans initially submitted under the references KET/2011/0744 AND ket/2011/0748/ have emerged following a pre application enquiry in 2011 relating to an earlier proposed scheme for 5 No. dwellings from which the planning and listed buildings issues were identified.

Site Description

Officer's site inspection was carried out on 24/03/11 and subsequently including 02 and 07 December 2011, and 19 January 2012 during the processing of the current applications

The application site lies on the south side of St Andrews Lane, within the area of Cranford Hall Park and just west of St Andrew's Church and within the Cranford Conservation Area.

St Andrews Lane is a no through road serving existing dwellings on the north side as well as Dairy Farm House at its eastern end.

The outbuildings proposed for conversion were in existence by the 1885 Ordnance Survey, though their construction date is not known. The farm complex is adjacent to a number of listed buildings including the farmhouse itself, which is thought to be 17th century with 19th century alterations, and a 15th century circular dovecote.

The specific listed buildings are:

- No. 6 St Andrews Lane Listed Grade II;
- The Dairy Farmhouse, Listed Grade II, located adjacent to the east of the areas proposed for development. This building group is understood to be in the same ownership as the former barns and farm yard subject to the current enquiry. It is currently an area linked to the Dairy Farm which is believed to be tenanted to a farmer
- The Dovecote, Listed Grade II* probably 15th century, coursed limestone rubble with a scattering of ironstone and conical Collyweston Stone slate roof. The dovecote is in the "Guardianship" care of Northamptonshire County Council, understood to be a long standing arrangement. As such public pedestrian access is required at all reasonable times. There are particular maintenance issues with this important heritage asset, and funding for maintenance through the current scheme relies on public money being available.

A boundary wall from the Dovecote joins the stone barn identified for proposed conversion at the east side of the site. The barns along the north side of the site are physically attached to the Listed 6 St Andrews Lane. These walls and outbuildings are considered to be curtilage listed buildings. (cf Mynors C 2006, para 4.5.2 p116)

Of particular note is the openness of the parkland or fields to the south of site. On site are traditional agricultural buildings predominantly of stone, all but one being single storey. The building form and stone boundary walls with subtle height changes, contribute to the area's distinctive appearance. Where the buildings are single storey and the walls are low, this is sympathetic with the open quality of the land to the south.

The west- east orientated barn (barn A) along the north side of the site and adjacent to St Andrew's Lane is single storey for approx 33 metres, and has duo pitched corrugated sheet roof covering. This structure is predominantly stone faced but with some brick piers and infill.

The remainder of the farm buildings at this side of the site (barn B) is double height, with a slate duo pitched roof covering.

The agricultural stone buildings (barns C/D) at the east side of the site which are intended as the basis for proposed unit 3, have openings facing into a small area that is partially enclosed by a stone wall projecting from the main boundary wall. Tiled duo pitched roof covering.

An existing freestanding stone building at the rear of 6 St Andrews Lane is also noted. This is intended for conversion and reuse for a garage to Unit 1.

The site is therefore distinctive with its combination of unique location and the physical characteristics described.

Proposed Development

Application for planning permission, ref: KET/2011/0744; and

Application for Listed Building Consent, ref: KET/2011/0748

- Convert existing farm buildings into 3 No. residential Units, largely stone with some brick for elevations, plus slate roof re Unit 1; stone elevations for Units 2 and 3 but respectively slate and clay pantile roof covering.
- Include single storey stone and slate extension to proposed conversion for Unit 1;
- Conversion, with new clay pantile roof covering, of stone outbuilding to garage for Unit 1, situated at rear corner of 6 St Andrews Lane
- Erection of 1 No freestanding garage with limestone facings and clay pantile roof (for Unit 2), in amended position set away from building retained for farm use at Dairy Farm.

- Garage for unit 3 incorporating an existing stone wall linked to outbuildings proposed to be converted into a dwelling.
- Construction of 1 No.(single storey) dwelling using stone and clay pantiles;
- Waste and recycling bins collection point with new stone walls at either end;
- Surfacing including new stone paving, and soft landscaping;
- New post and rail boundary fences for demarcation of private amenity space

Renewing rainwater goods and connections into storm water drainage;
Replace all rotted windows doors, frames shutters, thresholds, sills and lintels

New timber double glazed casement timber windows;

Other information

Proposed new slate roof for Unit 1;

7 No. Conservation roof lights set to be installed level with plane of roof, north facing to units 1 and 2;

2 No conservation roof lights set to be installed level with plane of roof north facing unit 3;

Proposed boundary for unit 2 amended to allow access to adjacent barn and proposed garage location changed (responding to concerns raised on behalf of occupier of Dairy Farm House)

Proposed boundary for proposed unit 3 altered to allow greater space than initially proposed around listed Dovecote;

In addition, in relation to the application for LBC, the following information is taken from the submitted plans and documents:

Barn A (Unit 1):

- Require extensive repointing using lime putty mortar mix and replacement similar brick where required;
- Requirement to introduce supporting structure to roof (either ridge beam and ceiling joists, or horizontal eaves beam spanning between trusses and gable walls);
- New (natural) slate covering with felt and insulation;
- New lead flashing between barns A and B;
- Proposed new floor slab
- Prevention of future moisture ingress/ new damp proof membrane/ course

Barn 2 (Unit 2):

- Need for localised repointing with lime putty mortar;
- Attention to minor cracking to be stitched;
- Treatment to existing concrete slab floor;
- Prevention of future moisture ingress/ new damp proof membrane/ course
- Remedial works to resist the thrust at rafter feet level;

- Existing timber stair case to internal raised mezzanine floor, is considered unsafe;
- Replacement of rotted timber lintels on a like for like basis;

Barn C (Unit 3)

- Repointing to brickwork and stone work;
- Proposed new floor slab
- Prevention of future moisture ingress/ new damp proof membrane/ course
- Repairs to roof covering with additional sarking felt and insulation
- Repairs to cracking using stitching method

Barn D (Unit 3)

- Localised repointing;
- Repair timber columns to address partial collapse of roof structure;
- Structural modifications to prevent unrestrained horizontal thrust at eaves level;
- Localised replacement of beams and battens as necessary

Whilst the proposed new build Unit 4 is mainly free standing, it appears to be touching or almost to touch part of the curtilage wall. Therefore, it is being treated as requiring listed building consent as well as planning permission.

Any Constraints Affecting The Site

CA (Conservation Area)

Listed Buildings and setting of Listed Building

4.0 Consultation and Customer Impact

Parish Council:

“The Cranford Parish Council at their meeting on Monday, January 9th, 2012, did not want to object to a proposal to develop the barns in the yard, but did object to the proposed new development.

Councillors felt that the proposed new development, as opposed to the conversions, would affect the setting of the area surrounding the yard which is in the conservation area. Likewise, the effect would be detrimental to the settings of the Dovecote and Dairy Farm which are Listed Buildings.

There is no detail in the application as to how the spring fed well on the site is going to be dealt with. Likewise, the disposal of the asbestos roof sheets on part of the barns.

The council is very concerned about access to the site and cannot see how the applicant came to the figure of 44 current vehicle movements per day. The yard has not been used as a farmyard for some years, therefore there has been little daily movement of vehicles on and off the site. Nos. 4 & 6 have only four vehicles between them at most, constituting a probable movement of 8 per day at the most.

There is no mention of the boundary wall which needs to be made safe and repaired to its original condition. If the application is successful, the Parish Council would like to see this as a condition. The planting of trees in the yard area would also constitute a change to the conservation area and the view aspect from the south and west.

Access has to be maintained to the Dovecote which is 'an ancient monument maintained by the NCC', and this is not commented on.

The Parish Council was also concerned about how the proposed development was going to cope with construction traffic during the process. St. Andrews Lane is narrow and the residents have to park their own vehicles part on the footpath to ensure there is free movement to the end of the lane. Even so, the refuse collection vehicles, heating oil vehicles and other delivery vehicles have all had problems accessing the lane over the years and the former very recently to the extent that bins were not emptied. If the proposal were to be approved in its current format, councillors foresee a testing time for local residents in the future.

In conclusion, the Parish Council accepted that conversion of the existing barns would be beneficial to the area, but that the new build properties would be unacceptable”

Highway Authority:

At the pre application advice stage, the applicant's representative were advised by the Highway Authority in regard to the then proposed 5 no dwellings on matters of highway safety. Picking up from that, the initial proposal of the current applications intended to split the vehicular access with one proposed unit being served from the east end via the narrow drive leading to Dairy Farm House.

However, the 4 proposed units are intended to be accessed from the road off St Andrew's Lane at the north west corner of the site. The Highway Authority engineer having received the submitted Traffic Impact Assessment, concluded: "On visiting the site I was struck by its setting at the end of a cul de sac road, and the likelihood that little other vehicular traffic was likely to exist in this vicinity”

Their observations continue:

The highly rural nature of the site lends itself to a light touch approach from a highway perspective, and as such I would not wish to promote any engineered works within the carriageway in relation to this site. The public footpath (GF 1) should be able to co exist comfortably with the access point, although it does need a new finger post installing.

With the current applications, on the initially proposed layout (drawing SK16 Rev B) indication of a funnel shaped access drive was queried. As a result this has been amended and an access with a consistent 4 metre wide access

shown on Rev C.

Also stated: If refuse vehicles are to visit the site and can turn within it, (access width) issues would need to be addressed. The presence of bins on the carriageway would seriously compromise its available width and potentially cause obstruction and inconvenience for drivers.

The visibility onto St Andrew's Lane would ordinarily be less than ideal in circumstances where traffic is present. However, as this is not thought to be a regular occurrence on this road, the Highway Authority accept the reduced length of visibility, and see that it would encourage drivers entering and existing the development to do so at a very slow speed.

English Heritage

They indicated that their remit as specified in Circular 01/2001 would be the effect of the development on the setting of the Grade II* dovecote and on the nearby Grade II* Church of St Andrew.

They recommend the use of a Section 106 Agreement to tie in necessary repair work to the Grade II* Listed Dovecote with the proposed development. They add "The proposed development will cause a degree of harm to the setting of the Dovecote. Policy HE9.4 of PPS 5 requires local authorities to weigh the harm to the significance of a designated asset against the public benefits. The repair of the Grade II* Dovecote would constitute a public benefit and would outweigh favourably against the harm to the setting".

They add further: It is unclear from the photos where the entrance to the Dovecote lies. It is important to ensure that there is continued access to the Dovecote for maintenance purposes once the development has been sold off.

English Heritage recommend that the above issues are addressed and the application determined in accordance with national and local policy guidance, and specialist advice.

Other Local Authorities/NCC

Northamptonshire County Council: Archive and Heritage Service:

The Dovecote is in the Guardianship care of the County Council as a County Heritage Site and a survey of its condition, by Conisbee Consulting Structural Engineers for this monument, has recently been undertaken. This identifies the need for some specific essential maintenance. The survey was one of several recently commissioned by NCC for such sites.

The possibility of Section 106 funding to help support the essential care of Cranford Dovecote is welcomed. Subject to resources, all the repair actions recommended in this report would be undertaken.

There are no specific funding streams from the County Council currently identified.

County Archaeologist:

The significance of the outbuildings lies not just in the preservation of their historic fabric, but also in their association with one another and the surrounding buildings, and the history of their changing uses. PPS5 policy 12 paragraph 12.3 says that where the loss of the whole or part of an heritage asset's significance is justified, the local planning authority should require the developer to record and advance understanding of the asset before it is lost. In this case a condition for building recording to Level 2, as defined in English Heritage: *Understanding Historic Buildings* (2006) is recommended.

The area around the farm contains a number of records of cropmark features, especially a large complex to the north which is thought to indicate a prehistoric settlement. Medieval settlement earthworks are also recorded in the surrounding parkland. There is the potential for archaeological remains to survive on the application site, albeit truncated by later development. PPS5, HE8.1 stresses the importance of pre application discussions in order to assess the significance of potential heritage assets. Normally, the assessment would take the form of a field evaluation prior to determination; however, in light of the probability of truncation, an archaeological condition will be acceptable.

Evidence for the use and development of the buildings will be altered or lost during the conversion to residential units. The proposed development will have a detrimental impact on any below ground archaeological remains present on the site. These do not however represent over-riding constraints on the development provided that adequate provision is made for the investigation and recording of any remains that are affected. In order to secure this, a condition for an archaeological programme of works, as per para HE12.3 of PPS5 Planning for the Historic Environment, to any permission granted in respect of this application.

Our standard condition is worded as follows:

Condition:

No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason:

To ensure that features of archaeological interest are properly examined and recorded, in accordance with PPS5 Policy HE12.

The County Archaeologist would be happy to provide a brief for both aspects of the programme of works.

Natural England (NE)
Ecological Assessment

Natural England earlier advised that for any application the potential impacts on designated nature conservation sites, habitats and species subject to UK and EU legislation, UK and local BAP habitats and species, and other features of importance to biodiversity hedgerows etc, need to be properly addressed.

They refer to their Standing Advice on Protected Species.

Surveys should be carried out, as recommended in the ecological scoping or Phase 1 report, for all protected species that might be affected, including bats, great crested newts, badgers, reptiles and breeding birds. Surveys should be carried out at an appropriate time of year, by suitably qualified personnel and any survey limitations should be noted and taken into account. Details of mitigation required to prevent or minimise adverse impacts should be provided.

Based on the level of bat and bird activity recorded during the ecological surveys, Natural England would welcome the erection of bat and bird boxes on site which are targeted to the species recorded on site or in the locality. However, in terms of bat mitigation, we have the greatest preference on features such as dedicated bat lofts which can be incorporated into the design of new or converted dwellings.

NE support the use of Sustainable Urban Drainage Systems (SUDs) which can help to mitigate the impacts of climate change by helping to prevent and manage flooding offering additional benefits such as rehabilitating landscape character, enhancing biodiversity and offering opportunities for recreation.

The Wildlife Trust (WT):
Ecological Surveys and information.

The WT refer to the report document entitled "Ecological Assessment", dated September 2011, as produced by the consultancy Lockhart Garratt Limited.

The Wildlife Trust is pleased to see the production of this ecological report, and welcome its submission now as a supporting document accompanying this particular Application.

Having had the opportunity to review the content of this same referenced document, we are pleased to say that we find its broad scope and content to be both acceptable and satisfactory in general terms in these circumstances at the present time.

In addition, we find the ecological consultant's own findings and conclusions to be acceptable too, and we would wish, in turn, to recommend to you all of the ecologist's own recommendations, as made within Section 8 of their report, regarding biodiversity retention, protection, enhancement and future possible mitigation measures.

Perhaps these objectives might best be achieved through the use of suitable, strongly-worded Planning Condition(s) and / or the inclusion of appropriate

clauses in a S106 Agreement, if relevant.

However, we would also wish to bring the following point to your attention.

Given that the ecologist's own recommendation is that further survey work is required to be undertaken in respect of the protected species Reptiles and Bats (please refer to the Paragraphs 8.1.5 and 8.1.7 respectively), The Wildlife Trust is therefore of the view that it is not an unreasonable request to require the Applicant to undertake these recommended survey efforts, and to submit them to your Authority for review and approval prior to any determination of this Application. In-line with Paragraphs 98 and 99 in Part IV of the Guidance document for PPS 9, this case is the sort of circumstances where the requirement to undertake protected species survey work cannot be reserved to Conditions.

Summary

It is The Wildlife Trust's opinion that, in the absence of the additional pieces of ecological / biodiversity information, to accompany this particular submitted Full Application, Kettering Borough Council is not yet in possession of all of the relevant 'biodiversity' information potentially available to it in order to be able to make a fully-informed decision about the eventual determination of the project at hand.

Given the nature of the important and high-profile biodiversity issues that are associated with this Application, we therefore strongly recommend that you seek the advice and opinions of all of the relevant statutory and non-statutory consultee bodies available to you, especially Natural England, in this case in order to provide a well-informed and comprehensive analysis of these specific ecological matters in conjunction with the eventual determination of this Application at hand.

Bat Group:

"We have read the bat survey and note that at least three of the barns are used as bat roots. A condition requiring bat surveys and any necessary bat licences before any development takes place will help to ensure Protected Species are protected."

Environmental Health:

No objection to the application subject to the following condition(s) being applied, should consent be given.

Development on land affected by contamination:

The Listers report reference 11-08-001 dated August 2011 submitted with the application is accepted however the entire contaminated land condition remains appropriate:

Due to the previous potentially contaminative use of the site and the underlying geology present throughout Northamptonshire at which the levels of some naturally occurring contaminants frequently exceed the levels at which the risk

to human health would be considered acceptable for residential land use; it is expected that there may be unacceptable risks to future occupiers of the site without an investigation, as conditioned in the recommendation, being carried out and the results acted upon.

Neighbours:

In response to the initial plans, representations on behalf of the tenant farmer at Dairy Farm were received. This stated no objection to the principle of redeveloping these buildings but the following concerns and objections:

- Initial proposals for unit 2 to share access with Dairy Farmhouse, due to cars having to use an unmade section of driveway and make a 360 degree u turnaround the gable end of the converted building
- Sharing of access will affect amenity of occupants of Dairy Farm house, causing potential conflict in terms of vehicular use, and limited ability of occupiers to secure their own property;
- Initial proposal to erect garage and bin store up against gable end of stone barn which is being retained for Dairy Farmhouse, would block off existing access to stone barn, also concrete hardstanding at rear of barn which was proposed to be part of garden to new plot, should be retained with farm
- Initially proposed that only a small area around the Dovecote would be retained, leading to loss of kitchen garden, with an impractical space left for anything other than as access corridor.

(The proposed amendments have responded to these concerns)

Occupier from another property in St Andrew's Lane (No 5) responded:

- Road priority markings be altered so that proposed dwellings have priority over houses at the end of St Andrew's Lane due to blind corner when emerging onto St Andrew's Lane;
- No access to repair or maintenance of dovecote;
- Accommodating visitors to St Andrew's Church
- To allow car parking for residents of the cottages so they can park off St Andrew's Lane, either side of the entrance to development, as St Andrew's Lane "can be very busy"
- Concern re removal of asbestos from removal of roof covering of sheds;
- New build unit 4 looks out of place; view across the park will be restricted by the erection of a wooden fence behind the boundary wall
- One shell of a building has blocked up triangular stone openings which should be highlighted: Could have been a tithe barn as the original Rectory was below the Farm Yard in the Park to the west of the church
- There is an open sided barn built using "zig zag" Roman tiles for the roof. These should be retained and used.

5.0 Planning Policy

National Policies:

PPS1

Sustainable Development principles/ high quality and inclusive design;

PPS 3

Providing housing in suitable locations;

PPS 5Policy: HE1

Heritage Assets and Climate Change;

Policies HE6.1

LPAs require applicant's to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance;

Policy HE7

Identify and assess the particular significance of any element of the historic environment that may be affected by the relevant proposal

Policy HE8.1

Assessing the significance of potential heritage assets.

Policy HE9.1

Presumption in favour of the conservation of designated heritage assets. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of the designated heritage assets of the highest significance (including grade II*) should be wholly exceptional.

Policy HE9.2

Where an application will lead to substantial harm to or total loss of significance, LPAs should refuse consent unless it can be demonstrated that it is necessary in order to deliver substantial public benefits that outweigh the harm or loss, or in effect the nature of the heritage asset prevents all reasonable uses of the site and no viable use of the asset itself can be found.

Policy HE9.4

Where a proposal has an impact that is less than substantial harm, LPA to weigh public benefit of the proposal and recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.

Policy HE10.1

When considering applications for development that affect the setting of a heritage asset, LPAs should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, to weigh any such harm against the wider public benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify the proposal.

Policy HE12.3

Recording of information relating to heritage assets (Archaeology)

PPS7

(Many) "villages are of considerable historic and architectural value or make an important contribution to local countryside character. LPAs should ensure that development respects and where possible enhances these particular qualities, contribute to a sense of local identity and regional diversity and be of an appropriate design and scale for its location.

PPS 9: Biodiversity

Development Plan Policies

East Midlands Regional Plan 2009

(still extant until the relevant provisions of the Localism Act are commenced)

Policies 1 especially 1g to protect and enhance the environment;

Policy 2 promoting better design;

Policy 27 priorities for the historic environment to identify and assess the significance of specific historic assets and their settings

North Northamptonshire Core Spatial Strategy (2008)

Policy 13: General Sustainable Development Principles Development should:

g) not lead to the loss of open space unless a site of equivalent quality and accessibility can be provided;

h) be of high standards of design;

i) create a strong sense of place by strengthening the distinctive historic and cultural qualities and townscape through design, landscaping and public art;

o) conserve and enhance the designated built environmental assets and their setting; and biodiversity of the environment.

Kettering Borough Local Plan

Saved policies RA 3 Restricted Infill Villages; proposals to be within defined limit shown on proposals map; be appropriate in terms of size, form, character and setting of the village, not involve the development of open land shown on the Proposals Map as particularly significant to the form and character of the village.

Cranford Conservation Area Review 2007

This site and most of the village has been part of the conservation area since 1982. A review of the Conservation Area in 2007 added other areas of setting. The village is described as spacious and inward looking with broad tracts of meadow or pasture land in the bowl (between the two distinct and complementary communities of Cranford St John and Cranford St Andrew.

The boundary walls, described as significant in the 1982 document, remain so described in the review. The open space to the south is also identified as significant.

It is also suggested that the overall interest of the village lies in its medieval origins and traces of the now vanished ironstone extraction.

- Sustainable Design SPD
- Biodiversity SPD

Emerging Policy

Options paper of the Site Specific Proposals (SSP) Local Development Document (LDD) is currently out for consultation. The background Rural Master Plan Report is a material consideration.

New development in Cranford is identified as limited. Proposals that may come forward will need to take their design, character and materials cues from the character of historic traditional and scattered isolated rural character areas, use a limited palate of materials of local limestone, thatch or slate, reflect the scale, mass, form height and density of the historic pattern of development, protect important views, not result in the loss of historic front gardens or structure or car parking; introduce street treatments/ furniture that is appropriate to the historic and rural context. There is an option that new development will seek to deliver affordable housing.

Within the recently published SSP Options LDD part of the site is shown with the proposed designation of historically and visually important open space. However, colleagues leading on the policy proposals have advised that the inclusion of such a designation over part of the site is likely to be a mapping error as the intention is to follow existing historic boundary walls.

Other non -statutory document: Cranford Parish Plan: Report and Draft Proposals (June 2010)

It is recognised that within this document which has been endorsed as an Informal Council document, there are local priorities including the preservation of a rural peaceful village/improve the visual appearance of the village; desire to attract younger families, expressed concerns about traffic; and to recognise the special preservation required for the Dovecote.

6.0 Financial/Resource Implications

Section 106:

The identification of the repair needs and on going maintenance of the Grade II* Dovecote is a material consideration given the degree of harm that would result to the setting of the listed building, and the weight that can be given to the public benefit of maintaining this asset with funds generated through the development.

The applicant has indicated that in principle he is willing to enter a.S106

obligation for funds generated by the development to contribute to necessary repair or maintenance works to the Dovecote. The costs are to be determined based on the recent survey of the Dovecote's condition, and associated maintenance costs over a medium term.

7.0 Planning Considerations

Planning Considerations:

- S16(2) and S 72 of Planning Listed Buildings and Conservations Act 1990 respectively : Special regard to preserve the architectural and historic interest; Preserve or enhance the character of the Conservation Area;
- S 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the Development Plan unless material considerations indicate otherwise

The key issues for consideration in these application are:-

1. The principle of development;
2. Special Regard to preserve the architectural and historic interest of heritage assets especially the nearby Grade II * Listed Dovecote and its setting;
3. Archaeology
4. Whether the proposal would preserve or enhance the Conservation Area
5. Access and highways issues
6. Ecology and bio diversity
7. Contamination
8. Residential amenity
9. Energy conservation
10. Repairs
11. Section 106

1. The principle of development:

The site of the Dairy Farm lies within the village envelop as defined by the village plan relevant to the saved parts of the former local Plan. As such this is regarded as a village with restricted infill (Policy RA3) The policy states that proposals within the defined limit shown on the proposals map are to be appropriate in terms of size, form, character and the setting of the village. They are not to involve the development of open land shown on the proposals map as particularly significant to the form and character of the village.

It is evident from the analysis of the site and its unique setting especially the openness to the south, that what exists has both historical and architectural significance. In pre application advice (when a now abandoned proposal for 2 No. two storey new build dwellings were indicated) planning concerns as to the unsuitability of adding such new build to the built form of this site were expressed.

As commented above, for the emerging policy, the plan on page 135 of the

Options SSP LDD is not thought to have intended to include an open space designation within the historic boundary wall.

Development principles in the SSP LDD as summarised above, have been stated for what limited development may be suitable. Applying to the current application, the criteria under the emerging policy, with the exception that the proposed scheme is not envisaged as an affordable housing option, there is consistency between these principles and the proposed development. For example, the ways in which the design, character and materials of the scheme put forward have taken cues from the character of historic traditional and scattered isolated rural character areas. There is also a degree of compatibility as far as the principle of suitable development here, with existing criteria as set out in the saved local plan policy.

The submitted Design and Access statement takes as its starting point, recognition of the area's character as explained in documents like the Conservation Area review: a Northamptonshire vernacular of limestone walls under steeply pitched thatched or tiled roofs. There is evidence from a 1900 plan that whilst the farm's layout then was much as it is today, there was also some additional rectangular buildings, within the farm yard, and possibly used as additional accommodation for livestock. It is suggested in the submission that this form "provides evidence for the proposed erection of the new build unit 4"

It is also argued that "the most southern (former) structure helps to explain why the boundary wall follows an unusual path and why there is a break in it."

The buildings within the old farm yard have ceased to be used in relation to active farming although some chickens are being kept there.

Taking into consideration the relevant policy, and what has been understood of the character and significance of this area, the identifiable constraints will limit the potential of this site for development.

What remains crucial in the assessment of the current proposals is their impact on the heritage assets of the listed buildings and conservation area..

The sensitive conversion/ re use of some of the run down barns for a residential use would not necessarily destroy the essential character of the site and its setting for the listed Dovecot. Much depends on the scale of development, appropriate detailing, and whether the proposals if built would function satisfactorily within the sensitive or constrained context.

Therefore, in principle, the limited form of development as proposed cannot be discounted, subject to proposals not destroying the form of existing historic development (on the farmyard) and respecting its unique setting.

2. Special Regard to preserve the architectural and historic interest of heritage assets especially the nearby Grade II * Listed Dovecote and its setting
English Heritage's comments in the respect of the current applications and at

pre application stage are especially useful.

Within the context described, the historic form and character of the buildings including the use of traditional local materials gives distinctiveness to this site. The proposals would help to safeguard the restoration, re use of the ancillary buildings, as well as support with financial assistance to the repair and maintenance of the listed dovecote and boundary walls.

The stone buildings intended for conversion work have been assessed through a structural condition survey. Crucially the structural report concludes that the barns (intended for conversion) are structurally adequate for the purpose of residential accommodation, without significant structural alteration being required. Those elements that have been assessed as requiring renewal would require appropriate replacements using suitable materials.

The proposals have identified the elevations and parts of the structure that are being repaired and retained. All walls that require re pointing will be subject to the use of lime putty or mortar.

The proposed physical alterations to facilitate residential uses for these simple stone buildings have been examined in the light of design principles suited to the character of these buildings. The proposed extension for unit 1, the connections between the two small buildings of unit 3; and the new build element are shown to be in sympathy with the existing built form.

In respect of the listed buildings not directly implicated but whose setting is affected the most significant is the listed dovecote. English Heritage's focus on this highlights a particular impact: Their conclusion is that there would be a degree of harm to the setting of the Dovecote. However, they also comment that the repair of the listed dovecote would constitute a public benefit and would weigh favourably against the harm.

The recent survey of the Dovecote reveals defects to the roof lantern, rainwater goods, timber door frame, and interior. Whilst under the guardianship scheme there is an intention to have this work done, it is not currently guaranteed. Furthermore, it is reasonable that the development could enable these repairs/ maintenance works to be undertaken.

Overall the proposals through the specific design including the sensitive handling of details such as use of post and rail fencing; the open nature of the internal movement area, and surface treatments, demonstrate recognition of the predominantly agricultural character of the listed group.

3. Archaeology

The archaeological potential having been recognised, and following consultation with the archaeologist, the need for investigation and recording of remains affected by the development can be covered by a suitable condition on the planning permission, were the current scheme to be approved.

4. Whether the proposal would preserve or enhance the Conservation Area

Reference to the Conservation Area review, examination of the Design and Access and Heritage Statements, have highlighted the special character of this area: The village as spacious and inward looking with broad tracts of meadow or pasture land. The special significance of the farm buildings and the listed Dovecote has been considered. The views to this site are particularly important from the footpath that crosses the open land to the south.

Whilst the proposals go beyond preservation, they can be regarded as a sensitive interpretation which shows recognition of a grain of development of likely previous, and existing built form. Subject to detailing which will need to be specific and controlled by condition, it is concluded that the proposal would enhance the appearance of this part of the conservation area. It appears to offer a viable opportunity for renovation for the historic fabric of the stone outbuildings.

5. Access and highways issues

The Parish Council's comments about the previous vehicle movements when the site was an operating farm are noted. The Traffic impact assessment provided with the application, applied a recognised methodology for traffic generation of the former use recognising that although perhaps unlikely, the farming activity could be restarted.

On a practical level, the applicants by amending the proposals so that all vehicular traffic came via the first access road off St Andrew's Lane, has reduced the need for traffic as far as the eastern end of St Andrews Lane which was a concern for the tenant farmer due to the narrowing of the lane. The Highway Authority have assessed the impact as identified in their comments above, and have concluded that the impact is likely to be manageable with a 4 metre wide access to the site entrance.

Through consultation with an Officer from the Borough Council's refuse collection service the Highway Authority's comments were responded to by identifying a bin collection point in a position close to the existing gate to the site, albeit the bins would normally be stored within each plots proposed garage.

The light touch approach recommended by the Highway Authority would be consistent with rural location, albeit that there would be some traffic changes evident to local residents at least in the short term.

6. Ecology and bio diversity

I note the advice from Natural England, the Wildlife Trust, and the Bat Group. The principal need is for additional surveys for specific wildlife especially bats. The recommendations from the ecological survey will be taken forward and the required surveys and remedial measures for wildlife to be conditioned in any approval. Implementation of an approved scheme will be dependent on the successful outcome of such measures.

7. Contamination

The comments from the Environmental Health officer are self explanatory.

Appropriate conditions are recommended if this scheme is to be approved. If existing material are removed, there may be a need to liaise this operation with the proposed actions from an archaeological evaluation

8. Residential amenity

The proposed design and relationship with existing dwellings is such that no direct adverse amenity issues are identified. Boundary demarcation between plots would be simple agricultural post and rail fencing.

The traffic impact comments raised by the Parish Council and a local resident are not expected to lead to a loss of existing residential amenity.

9. Energy conservation:

Given the sensitive nature of this site and the importance of design details, intrusive proposals of solar panels have been discounted. However, suitable roof insulation, and some double glazing that will need to be conditioned as part of the new joinery will be considered. The approach is therefore governed by recognition that some new technologies would cause a conflict with the aim to design to consider the impact on the heritage assets.

10. Repairs

It is possible that some works identified in the survey may be considered repairs. Conditions will specify that a proposed schedule of works that arise from the intended development, are to be controlled through the listed building consent application.

11. S106

This proposal is being brought forward as a means to resource the repairs to the listed Dovecote. At the same time, it is necessary to ensure that appropriate repairs to the boundary wall are undertaken as a whole, and suitably maintained rather than left to a number of individuals. This too is to be addressed through the S106.

12. Comments raised by third parties

These have been considered as indicated in this report. The Parish Council's report on a spring fed well will be investigated and responded to.

Concerns raised have been brought to the applicant's attention. There is obviously a judgement to be made regarding the impacts such as traffic.

The relevant considerations are identified through this report and addressed through the amended plans, proposed S106 and recommended conditions.

Summary and Conclusion

The suitability of the site in principle for the specific limited development as shown in the revised proposal has been examined in relation to existing and emerging policy. The proposal would facilitate a future use for restored and

refurbished outbuildings, albeit with extensions. However, the proposals have been set in the context of an understanding of the historic and architectural context, and having weighed the implications as identified below, it is considered that the proposals are in line with the relevant policies.

The inclusion of a new dwelling (Unit 4) has raised local concerns, and from the perspective of heritage is perhaps contentious. However, unlike an earlier idea put forward at pre application stage, the proposed building is single storey and has been designed to follow the simple treatment applied to the buildings proposed for conversion. There is also evidence from earlier mapping which indicates that historically there had been a rectangular farm building or structure near to the position of the proposed dwelling.

The proposed building for unit 4, as indeed the scheme as a whole is bespoke. The existing stone farm buildings are to be restored and refurbished. In terms of the Policy of PPS 5, it is recognised that the development would mean some degree of harm particularly to the existing setting of the Dovecote. However, there undoubted public benefit which has been indentified through the development proposals: a commitment to bring forward the repair and maintenance of the listed dovecote and maintenance including of the historic boundary walls. Thus the benefits of the proposals against the degree of harm have been weighed.

Overall however, the proposals have been shown to take account of the setting in the Conservation Area, and the listed heritage assets.

All other material considerations have been taken into account.

Subject to the applicant entering into and completing a S106 Obligation to support the repair and associated maintenance of the Listed Dovecote and boundary wall, that planning permission and Listed Building Consent be granted subject to the conditions identified.

Background Papers

Title of Document:

Date:

Contact Officer:

Peter Chaplin, Development Manager on 01536 534316

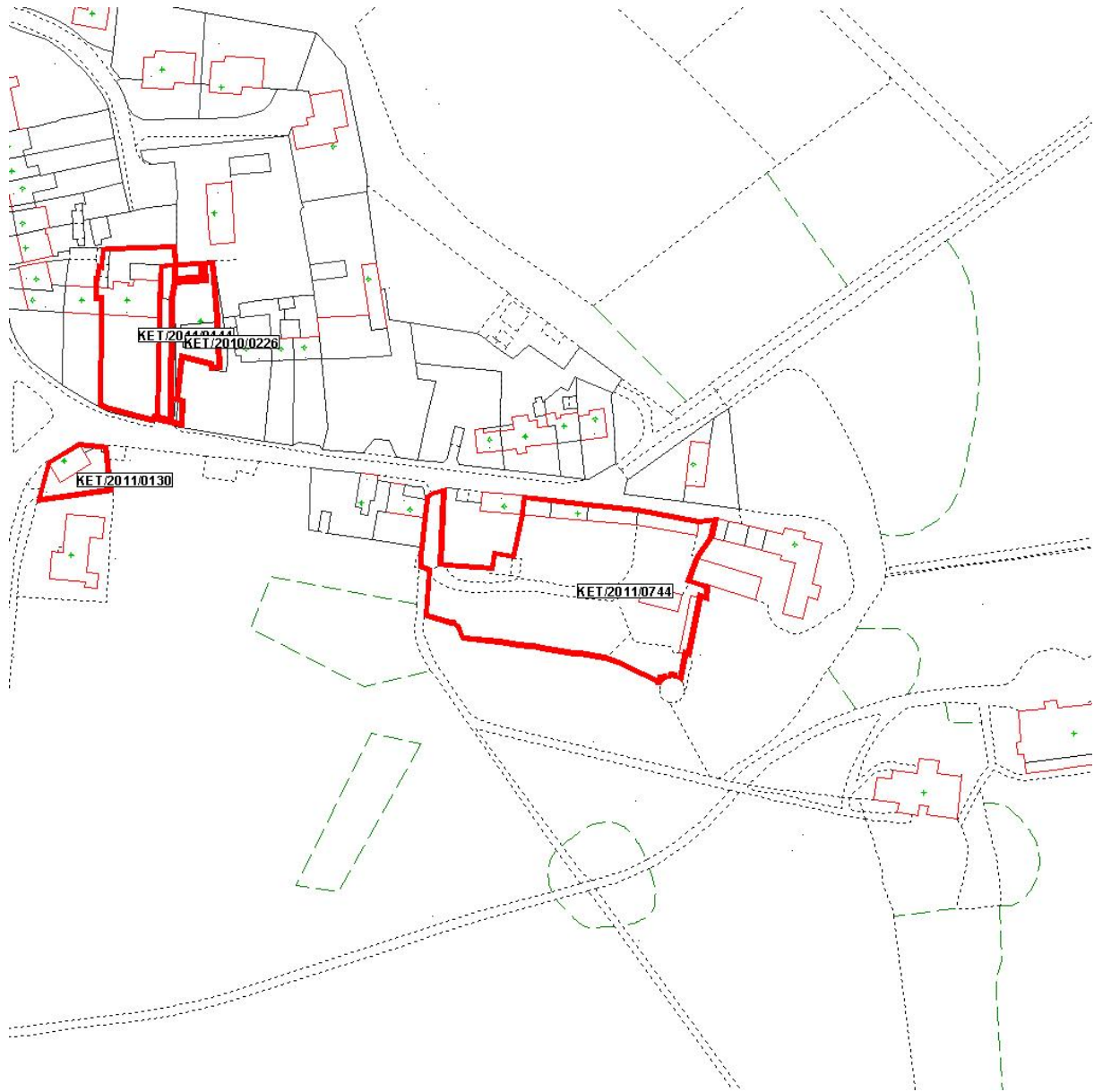
Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

Dairy Farm, St Andrews Lane, Cranford
Application No.: KET/2011/0744



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