

DELEGATED

AGENDA NO
PLANNING COMMITTEE

DATE 23 JULY 2008

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

08/0244/FUL

White House Farm, Blair Avenue, Ingleby Barwick
Conversion of farm buildings to provide 3 no. separate dwellings

Expiry Date 27 March 2008

SUMMARY

Planning permission is sought for the conversion of an existing range of single and two storey historic farm buildings laid out in a courtyard arrangement into 3 no. residential dwellings with the provision of residential curtilage being provided by the adjoining paddock area.

Objections raised by nearby resident are mainly on grounds of additional traffic into the site and highway safety.

The Head of Technical Services considers the proposal to be acceptable in terms of traffic generation taking into account the buildings are existing and their existing potential to generate traffic on the surrounding highway network.

The site is located within the defined limits of development within a Green Wedge area and an Area of Special Landscape Value. These Policies of the Local Plan are not supportive of proposals which reduce the openness of the area or detrimentally affect its character. In view of the proposal relating solely to the conversion of existing traditional buildings it is considered that the development would comply with these policies.

The proposed converted dwellings are considered to be located an adequate distance from surrounding residential properties to prevent any undue impacts on privacy and amenity whilst the access provision and level of parking are considered to be acceptable.

Natural England is currently considering the ecological survey information and their comments will be reported at the meeting.

RECOMMENDATION

Subject to the ecological issues being resolved Planning application 08/0244/FUL be Approved with the following Conditions;

01 APPROVED PLANS

The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>CM/87908/LP</i>	<i>31 January 2008</i>
<i>CM/87908/PSP</i>	<i>31 January 2008</i>
<i>CM/87908/P05</i>	<i>31 January 2008</i>
<i>CM/87908/006A</i>	<i>10th July 2008</i>

Reason: To define the consent.

02. DRAINAGE SCHEME

No development hereby approved shall be commenced on site until a scheme of surface water and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented on site and brought into use prior to the occupation of any of the dwellings.

Reason: In order to ensure there is no pollution of the surrounding environment.

03. LANDSCAPING SCHEME

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a landscaping scheme. Such a scheme shall detail the following;

- a) Areas of soft landscaping including plant species, numbers, densities, locations, and sizes, planting methods, maintenance and management.**
- b) Hard landscaping throughout the site,**
- c) Areas of landscaping to be retained and a scheme for their protection.**
- d) Precise locations of protective fencing,**
- e) Areas of level change, and**
- f) Excavations required for service runs.**

The development shall be carried out in accordance with the approved details.

Planting works shall be carried out during the first planting and seeding season following the substantial completion of the development, and any trees or plants which within a period of five years from the date of planting, die are removed or become seriously damaged, shall be replaced with others of a similar size and species in the next planting season unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to mitigate the domestication of the site on the surrounding landscape in order to comply with Policies GP1, HO11, EN7 and EN14 of the Stockton on Tees Local Plan.

04. BOUNDARY TREATMENTS

The development hereby approved shall not be occupied until a scheme of boundary treatments has been implemented on site in accordance with a scheme of such which has first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to limit the visual domestication of the site and its impact on the Special Landscape Area and Green Wedge in accordance with Policies EN7 and EN14 of the Stockton on Tees Local Plan.

05. DESIGN DETAILS

Notwithstanding the details included on the approved plans, the development hereby approved shall not be occupied until the following design requirements have been incorporated into the proposed scheme which shall be submitted to and approved in writing by the Local Planning Authority:-

- a) All windows and doors shall be timber, of a style and colour to be agreed with the Local Planning Authority;**
- b) All windows shall be recessed from the face of the building by 75mm;**
- c) All roof lights shall be conservation flush fit roof lights finished in black.**

The above details shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control design details of the proposed development in accordance with Policies GP1 and H011 of the Stockton on Tees Local Plan.

- 06. BIN STORE PROVISION**
The development hereby approved shall not be occupied until the bin store has been provided on site in accordance with details of a scheme to be first submitted to and approved in writing by the Local Planning Authority.
- Reason: In order to ensure the development is in keeping with the surrounding area in accordance with Policy GP1 of the Stockton on Tees Local Plan.*
- 07. NO ADDITIONAL OPENINGS**
The development hereby approved shall be carried out completely in accordance with the approved plans and there shall be no additional windows, doors or other openings inserted within the outward facing elevations or roof slopes of the buildings.
- Reason: In order to retain a semi agricultural appearance to the buildings and to limit the domestication of the site in order to comply with Policies EN7 and EN14 of the Stockton on Tees Local Plan.*
- 08. SPECIES MITIGATION**
Species Mitigation: (details to be confirmed by Natural England)
- 09. REMOVAL OF PERMITTED DEVELOPMENT RIGHTS**
Notwithstanding the provisions of classes A, B, C, D & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), the buildings hereby approved shall not be extended or altered in any way, nor any ancillary buildings or means of enclosure erected within the curtilage without the written approval of the Local Planning Authority.
- Reason: In order to prevent future uncontrolled inappropriate development within the Green Wedge and Special Landscape Area in accordance with Policies EN7 and EN14 of the Stockton on Tees Local Plan.*
- 10. DEMOLITION WORKS SCHEME**
There shall be no demolition works of the buildings forming part of this permission undertaken at the site other than those which are in accordance with a scheme of demolition to be first submitted to and approved in writing by the Local Planning Authority.
- Reason: In order to control the level of change at the site in the interests of minimising impacts on the character of the area in accordance with Policies GP1, EN7 and EN14 of the Stockton on Tees Local Plan*

BACKGROUND

1. Planning permission was refused under application reference 02/2449/P for the erection of 4no. Dwellings. The application was refused for the following reasons;
2. In the opinion of the Local Planning Authority the proposal will increase traffic on the secondary access road Marchlyn Crescent to an unacceptable level to the detriment of the free flow of traffic and highway safety.
3. In the opinion of the Local Planning Authority that the development as proposed is visually unsympathetic to the surroundings and does not constitute an appropriate urban extension being contrary to the provisions of policies EN7 and EN14 of the Stockton on Tees Local

Plan, given that the site is located on designated green wedge, and in an area of special landscape value.

PROPOSAL

4. Planning permission is sought for the conversion of an existing range of farm buildings into 3 no. residential dwellings. The buildings are a mix of single and two storey historic farm buildings laid out in a courtyard arrangement. Additional more modern tin sheds have been attached to the property in the past and it is proposed to remove the more modern and unsympathetic attached additions. The proposal retains the majority of existing openings within several new ones being proposed.
5. Areas of residential curtilage are indicated on the proposed layout plan.

CONSULTATIONS

The following Consultations were notified and any comments received are summarised below:-

Ingleby Barwick Town Council

6. A previous application for 4 dwellings was refused for highway safety reasons. There have been no highway improvements since this previous refusal. The Town Council is sympathetic to the highway safety concerns raised by the residents. The access to the farm is on a bend in the road and crosses a well used bridleway which raises further safety concerns. If this extensive development is allowed then it should be ensured we receive some planning gain.

Natural England

7. Initially advised there was insufficient information to consider the proposals impact on ecology. Additional information has since been submitted and Natural England has been consulted on it. Revised comments are therefore awaited in this regard.

Tees Archaeology

8. No objection to the conversion of the farm buildings

Northumbrian Water Limited

9. No objections to the proposed development.

Northern Gas Networks

10. No objections

NEDL

11. Standard connection comments

Environmental Health Unit

12. No comments in regards to this planning application.

Urban Design Engineers

13. The Head of Technical Services initially objected to the scheme, however, further response has indicated an acceptance that traffic exists already from this farm and at anytime HGV and LGV movements could increase due to the existing use. The conversion of existing farm buildings to dwellings could therefore be a positive one as no large vehicles will be associated with this development. The Head of Technical Services accepts that this development is unlikely to result in a significant traffic increase and has withdrawn the initial objection.

Urban Design Landscape & Visual

14. It would appear that this development seeks to retain the scale and character of the existing barns and as such it will have a minimal impact upon the surrounding area and upon the adjacent residents.
15. The site is currently well screened by trees and shrubs along the south boundary and part of the east and northern boundaries and all the existing planting within the site to be retained and protected during construction works.

PUBLICITY

Neighbours were notified and comments received are summarised below:-

Mr and Mrs J Quain, 16 Bala Close Ingleby Barwick

16. The entrance to our property is directly off a sharp bend in Bala Close which is constricted to the extent that cars currently travelling in opposite directions have to give way as the road, at this point, is not sufficiently wide to allow two cars to pass each other safely. The entrance to the site enters Bala Close exactly on to this constricted bend in the road. We have witnessed a number of near misses involving vehicles and sometimes vehicles and children and we feel that this is due to the road layout, at this point on Bala Close, through which the traffic accessing 15 separate properties already has to pass (no's. 3 to 16 Bala Close and White House Farm). We are of the view that the direct access and egress of additional traffic to/from the White House Farm site will place a further unsafe burden on the existing highway which was clearly not designed for such volume of traffic.
17. The development likely to bring significant additional traffic as the site is not currently been used as a livery. Since we moved into our property the White House Farm site has, to our knowledge, only ever stabled 2 to 3 horses at any time.
18. The access to the White House Farm site directly crosses a bridleway which is extremely popular with walkers and children - it providing access to the only piece of public green space within a considerable distance. It is our view that the additional traffic arising from this development will be likely to significantly increase the potential for a serious accident on the bridleway.
19. We would support the comments raised by Mr and Mrs Stringers objection relating to the previous refusal of permission for development here as issues have not been addressed in this application.
20. The provision of 4 car parking spaces is insufficient. Where will the additional traffic be located.

Mr and Mrs Rennison, 14 Bala Close Ingleby Barwick

21. In response to the above planning application, we write to object and express our concern with regards to the conversion of 3 farm buildings. We feel erecting so many buildings will result in an increase in traffic flowing into and out of Bala Close, which is a small cul de sac, and that this road is not wide enough for an increase in volume of traffic. There are small children playing in this area and an increase in traffic flow could result in serious injury. The entrance to the proposed area also currently crosses a bridle path, whereby children play on the grassed area, and residents walk dogs, and which in turn is surrounded by high trees this will create a blind spot when exiting the dwellings, and therefore could potentially be a high risk for accidents.

Mr J A Smith, 15 Bala Close Ingleby Barwick

22. The proposal for conversion of farm building would increase volume of traffic and I feel the roads are not wide enough due to bend in the road. I also have concerns with safety due to the blind spot at gates of Whitehouse farm. As you are aware the extra traffic would have to cross bridal path which is used by children playing and people walking dogs.

Mr and Mrs Stringer, 2 Bala Close Ingleby Barwick

Objects for the following reasons;

23. Referral to previous application 02/2249/P listing the reasons for refusal which related to the proposal being unsympathetic to its surroundings, within designated green wedge and special landscape value.
Further noise, disturbance, pollution affecting wildlife and more traffic affecting local residents and their safety and the free flow of traffic on Marchlyn Close.
The traditional farm buildings of White House Farm should be retained.
There is a blind spot for traffic on the exit and increased traffic will increase risk to highway safety.
No amendments have been made to the highway network and the impact on the free flow of traffic on Marchlyn Crescent remains.
Existing traffic to the site is very limited and it is questioned whether the site is being used as a DIY Livery Service.
We do not want local wildlife compromised by this planning application.

Alan Kiddell, 1 Bala Close Ingleby Barwick

24. The application for the conversion of the outbuildings of Whitehouse Farm are acceptable, the only concern we have is the extra traffic that it will have - 3 extra houses, probably up to 6 extra cars coming out of the Farm on to the public bridleway which crosses the front of the drive, and on to Bala Close which is a very tight bend.
25. The bridleway is used frequently by dog walkers and children, and we are concerned that unless some traffic calming measures out of the Farm are installed an accident may occur.
26. The applicant says that the previous owner of Whitehouse Farm used the outbuildings as a livery stable; I do not think this was the case. During the 7 years we have lived in Bala Close there were only 4 horses which I believe belonged to the previous owner, no extra traffic was involved in entering and leaving the farm.
27. The previous owner's application some time ago to demolish the outbuildings and build 4 new houses on the land was refused. One of the reasons given was the extra traffic and that it was on a green wedge.

Mr R Hall, 55 Marchlyn Crescent Ingleby Barwick

28. Objects, this was previously rejected on grounds of the additional traffic that will be generated. Concerned that the development will affect the pleasant outlook of trees

PLANNING POLICY

The relevant development plan in this case is the adopted Stockton on Tees Local Plan.

Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plans are: - *The Tees Valley Structure Plan (TVSP) and the Stockton on Tees Local Plan (STLP)*.

The following planning policies are considered to be relevant to the consideration of this application:-

Policy GP1

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

Policy EN7

Development which harms the landscape value of the following special landscape area will not be permitted:-

- (a) Leven Valley
- (b) Tees Valley
- (c) Wynyard Park.

Policy EN11

The planting of trees, of locally appropriate species, will be encouraged within the area indicated on the proposals map as community forest. In considering applications for planning permission in the community forest area, the Local Planning Authority will give weight to the degree to which the applicant has demonstrated that full account has been taken of existing trees on site, together with an appraisal of the possibilities of creating new woodland or undertaking additional tree planting. In the light of the appraisal the Local Planning Authority will require a landscaping scheme to be agreed which makes a contribution to the community forest.

Policy EN14

Within the following Green Wedges, development will not be permitted which detracts from the open nature of the landscape so as to threaten, by itself or cumulatively, the local identity of the areas separated by the Green Wedge.

- (a) River Tees floodplain from Surtees Bridge, Stockton, to Yarm;
- (b) Leven Valley between Yarm and Ingleby Barwick;
- (c) Bassleton Beck Valley between Ingleby Barwick and Thornaby;
- (d) Stainsby Beck Valley, Thornaby;
- (e) Billingham Beck Valley;
- (f) Between North Billingham and Cowpen Lane Industrial Estate.

Policy HO3

Within the limits of development, residential development may be permitted provided that:

- (i) The land is not specifically allocated for another use; and
- (ii) The land is not underneath electricity lines; and
- (iii) It does not result in the loss of a site which is used for recreational purposes; and
- (iv) It is sympathetic to the character of the locality and takes account of and accommodates important features within the site; and
- (v) It does not result in an unacceptable loss of amenity to adjacent land users; and
- (vi) Satisfactory arrangements can be made for access and parking.

Policy HO11

New residential development should be designed and laid out to:

- (i) Provide a high quality of built environment which is in keeping with its surroundings;
- (ii) Incorporate open space for both formal and informal use;

- (iii) Ensure that residents of the new dwellings would have a satisfactory degree of privacy and amenity;
- (iv) Avoid any unacceptable effect on the privacy and amenity of the occupiers of nearby properties;
- (v) Pay due regard to existing features and ground levels on the site;
- (vi) Provide adequate access, parking and servicing;
- (vii) Subject to the above factors, to incorporate features to assist in crime prevention.

SITE AND SURROUNDINGS

- 29. White House Farm is located on the west side of Ingleby Barwick, being a group of farm buildings which is located beyond the edge of the urban area and being accessed via the highway network associated with Ingleby.
- 30. The site lies within the defined limits of development whilst is within an area designated within the Local Plan as a Special Landscape Area under Policy EN7, Cleveland Community Forest under Policy EN11 and Green Wedge under Policy EN14.
- 31. The site is at a high point within the landscape at the top of the River Tees bank side.

MATERIAL PLANNING CONSIDERATIONS

- 32. The site lies within the limits of development as defined within the Local Plan and as such there is a general presumption in favour of residential development. The main considerations of this proposal therefore relate to the sites other designations of Green Wedge, Special Landscape Area and the general impacts of the development on the existing buildings and the surrounding properties and highway safety. These are considered as follows;

Impact on the Green Wedge and Area of Special Landscape Value

- 33. Policy EN7 of the Local Plan is not supportive of development which would harm the landscape value of Leven Valley and Tees Valley. Policy EN7 advises on types of development which may be appropriate within such areas, such as agriculture and farm diversification, forestry, tourism, sport and recreation. Policy EN14 advises that within Green Wedge areas development will not be permitted which detracts from the open nature of the landscape so as to threaten its integrity.
- 34. In view of the proposal relating to the conversion of existing historic farm buildings and involving the removal of the more modern and unsympathetic attached additions it is considered the proposal will have a neutral impact on the open nature of the surrounding landscape whilst retaining the character of the area. Adequate control over changes to the buildings, future changes and the way in which the external areas are treated can be achieved by appropriate planning conditions. Whilst Policy EN7 and EN14 advise on appropriate forms of new development in such areas (of which residential is not one) this proposal relates to the use of existing buildings and as such is considered to be an acceptable use.

Impact on existing buildings and the character of the site

- 35. The proposal reuses the majority of the existing openings within the buildings, which are mainly within the internal courtyard elevations. There are a small number of existing external openings whilst new openings are small in number and as such it is considered that the visual character and integrity of the traditional farm buildings has been retained.
- 36. Policy HO11 of the Local Plan requires the provision of amenity space and the proposal includes areas of residential curtilage attached to the buildings which is also located within

the designated Green Wedge and Special Landscape Areas. As such, it is considered appropriate to minimise the domestication of these areas in order to limit the impact on the character of the landscape. It is considered this can be achieved by removing permitted development rights to the converted residential units to prevent future uncontrolled extension and by controlling the type of boundary enclosures to be erected and the boundary planting around the site.

Highway Safety Issues

37. The proposed development results in the change of use of a range of farm buildings into 3 dwellings. The applicant advises that the buildings are currently used as a DIY livery stable block although no clear evidence was found of this at the time of making a site visit. In view of the existing nature of the buildings, and their ability to be used without the need for planning permission, there is a clear ability for traffic to be generated by the existing use which would be likely to include larger vehicles pulling trailers to that associated with dwellings. Several objections have been received from residents relating to the schemes potential detrimental impact on highway safety as a result of increased traffic and the access crossing a bridleway. However, in view of the limited number of properties being proposed and the proposed development relating to an existing building, it is considered that the overall impact of traffic would not be significantly detrimental to Highway Safety. The Head of Technical Services initially raised objection to the additional traffic, however, has withdrawn this objection taking into account the ability for the existing buildings to generate traffic.

Impact on surrounding properties

38. The buildings are located approximately 26m from the nearest surrounding residential property which is considered to exceed the normal required separation distance to ensure that there will be no significant undue impacts on the privacy or amenity associated with the surrounding properties. The access is served off Bala Close, a cul de sac which already serves 16 properties and it is considered that the additional traffic generated by the proposal would not result in any significant detrimental impact to the amenities of the surrounding properties or their occupiers.

Other matters

39. In view of the proposal relating to the conversion of barns and their being a pond within close proximity to the site it was considered necessary for the applicant to submit Ecological Surveys to enable an assessment of the schemes likely impact upon species especially protected by law. Updated ecological information has been submitted and Natural England has been consulted on this although no response has been received to date. Members will be advised at the meeting of Natural England's response.
40. A flood risk assessment was required as the site lies within Flood Risk Zone 1 (low risk) area. In view of the proposal relating to the conversion of existing buildings and the sites location at a high point within the surrounding landscape the flood risk assessment concludes that the proposal is not at risk of flooding from existing watercourses and would not increase flood risk either on the site or to the surrounding area and these conclusions are accepted.
41. Ingleby Barwick Parish Council considered some form of planning gain to be suitable for this proposal. However, having considered the size and proposed provision of the site, its location and their being large garden areas proposed, it is not considered appropriate to request any financial contribution.

CONCLUSION

42. It is considered that the proposed development would constitute an appropriate use of the buildings and would not have any significant impact on the character and appearance of the surrounding area, or any detrimental impacts on the openness of the environment, thereby being in accordance with policies EN7 and EN14 of the Stockton on Tees Local Plan. Furthermore, it is considered that the proposal would not unduly impact on the privacy or amenity of the surrounding property and provide adequate privacy and amenity for the future occupiers of the scheme.
43. Subject to the imposition of the conditions recommended it is considered that adequate control can be achieved on the overall appearance and character of the site.
44. It is considered that the retention and reuse of the existing buildings on site and the reconsideration of the likely impacts of traffic on the surrounding highway network have adequately addressed the previous reasons for refusal in the determination of application ref: 02/2449/P.

Ward and Ward Councillors

Ward	Ingleby Barwick West
Ward Councillor	Councillor K Dixon
Ward Councillor	Councillor L Narroway
Ward Councillor	Councillor R Patterson

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report

Financial Implications

As report

Community Implications

As report

Environmental implications

As report

**Corporate Director of Development and Neighbourhood Services
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