

## REPORT SUMMARY

<b>REFERENCE NO - 19/506112/FULL</b>		
<b>APPLICATION PROPOSAL</b> Conversion of Heritage Threshing Barn to residential, including the demolition of modern pole barns and erection of single-storey extension to side and erection of detached triple garage (part retrospective)		
<b>ADDRESS</b> Bletchenden Farm Bletchenden Road Headcorn Ashford Kent TN27 9JB		
<b>RECOMMENDATION – In accordance with Members in principal decision, Approve the application, subject to the conditions set out in 2.0</b>		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> The Committee, on balance, considered that the proposed scheme interpreted the historic form of the farm buildings on the site in a successful manner and that the enclosure provided by the surrounding woodland enabled the larger scale of development proposed without harmful impact on the wider countryside. Further, the Committee was cognisant of the views of the Council’s Conservation Officer of which they were generally supportive.		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Members resolved in principle to Grant Planning permission at the meeting dated 18/11/21 subject to the consideration of the suggested conditions (Copy of minutes attached at Appendix A)		
<b>WARD</b> Headcorn	<b>PARISH/TOWN COUNCIL</b> Headcorn	<b>APPLICANT</b> Mr & Mrs D Pearce <b>AGENT</b> Country House Homes Ltd
<b>DECISION DUE DATE</b> 05/08/20	<b>PUBLICITY EXPIRY DATE</b> 12/07/21	<b>OFFICER SITE VISIT DATE</b> 08/01/20
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>		
See Appendix B – Copy of Committee report from 18/11/21 meeting		

## MAIN REPORT

### 1.0 Background

- 1.01 This report should be read in conjunction with the copy of the Committee Report attached at Appendix B and the Committee Minutes attached at Appendix A. Members resolved in principle to approve the application subject to consideration of the planning conditions. The suggested conditions are set out below.
- 1.02 Due to the retrospective nature of aspects of the proposal, the conditions set out below have been drafted to require the details submitted to be within given timescales. A number of the details are to be required in respect of the submission of a Plan, amalgamating conditions which would otherwise be dealt with separately with the permission falling away should the requirements not be met.
- 1.03 Listed Building Consent has previously been approved for the works to the Listed

Building and included those conditions detailed in the copy of the decision notice attached at Appendix C.

Conditions 3, 4 and 5 have been sought to be discharged by application reference 20/505881/SUB. This has yet to be determined awaiting the determination of the FULL application.

Conservation Officer comments have been sought on those details, which primarily support the submission subject to amendments to the soffit details and confirmation of the handmade clay ridge and bonnet tiles would be used.

Those amended details/confirmation have now been submitted, confirming handmade clay ridge and bonnet tiles would be used and removed the fascia board from the cross-section details and replaced with gutter supported by a side arm to the rafter.

Those amended details and clarification is considered acceptable.

- 1.04 As conditions relating to materials, joinery and schedule of works are attached to the Listed Building Consent, those conditions are not to be repeated in the same terms, but requiring details when related to works that require planning permission but not Listed Building Consent. It should also be noted that significant construction work has already taken place utilising the specified materials, these being :

Facing bricks : Freshfield Lane Facing Bricks – First Quality Multi's  
Roof Tiles : Loxleigh Canterbury Handmade Clay Plain  
Weathboarding : Ebony Stained 7" Deep Timber  
Matt Cast Iron Finish Gutter and Downpipes  
Black Stainless Steel Powder Coated Chimney Flue

## **2.0 Suggested conditions**

- (1) The development hereby permitted shall be carried out in accordance with the following approved plans being drawing nos:

Bat Mitigation Strategy carried out by KB Ecology dated 26<sup>th</sup> June 2020  
Phase 1 Ecological Habitat Survey Report carried out by Hone Ecology dated the 24<sup>th</sup> May 2015  
Great Crested Newt Survey and Mitigation Strategy dated 26<sup>th</sup> June  
Flood Risk Assessment dated 24<sup>th</sup> June 2021  
Flood Risk Management measures set out in Monson Engineering Report 5<sup>th</sup> November 2015 regarding mitigating flood risk  
Drawing No. 500-DP-006 (Proposed Garage Plans and Elevations)  
Drawing No. 1544-100 A (Proposed Block Plan)  
Drawing No. 500/DP/004/C (Proposed Floor Plans)  
Drawing No. 500/DP/005/C (Proposed Elevations and Indicative Sections)  
Drawing No. 500/DP/007/A (Existing and Proposed Site Layout Plans)

Reason: To clarify which plans have been approved.

- (2) The extensions and detached garage hereby permitted shall be removed and all associated materials taken off the site and the land restored to its former condition before the development took place within 6 months of the date of failure to meet any one of the requirements set out in (i) to (iv) below and the Curtilage Listed Barn shall

be secured and made water tight in accordance with the details approved under (l) below within 3 months of that date:

- (i) within 4 months of the date of this decision a management plan hereafter referred to as the 'Plan', shall have been submitted for the written approval of the Local Planning Authority. The Plan shall include details of:
- a) Details of surface and waste water disposal ;
  - b) Details to demonstrate that the works have been and/or will continue to be carried out in accordance with the recommendations set out in the extended phase 1 Ecological Habitat Survey Report carried out by Hone Ecology dated the 24<sup>th</sup> May 2015 (in particular paragraphs 8.2-8.17 (inc)), and the Great Crested Newt Survey and Mitigation Strategy dated 26<sup>th</sup> June 2020 and the Bat Mitigation Strategy carried out by KB Ecology dated 26<sup>th</sup> June 2020 ;
  - c) Details of measures to provide a net biodiversity gain, in accordance with the recommendations in the extended phase 1 Ecological Habitat Survey Report carried out by Hone Ecology dated the 24<sup>th</sup> May 2015 (in particular paragraphs 8.2-8.17 (inc)), the Great Crested Newt Survey and Mitigation Strategy dated 26<sup>th</sup> June 2020 and Bat Mitigation Strategy carried out by KB Ecology dated 26<sup>th</sup> June 2020, including integrated wildlife niches ;
  - d) Details of any proposed external lighting associated with the use of the application site, including measures to shield and direct light from the light sources so as to prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors as necessary. External lighting should be in accordance with Bat Conservation Trust guidelines ;
  - e) Details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development hereby approved to provide at least 10% of total annual energy requirements of the development ;
  - f) Details of site barriers and/or ground protection in accordance with BS 5837 (2005) 'Trees in Relation to Construction-Recommendations' ;to protect existing trees and landscaping ;
  - g) A native species landscaping scheme designed in accordance with the principles of the Council's landscape character guidance and taking cues from a traditional Low Weald farm settlement and incorporating a specimen Black Poplar tree shall be submitted to and approved in writing by the local planning authority. The scheme, which shall be implemented in the first available planting scheme following first occupation of the development hereby approved, shall show all existing trees and hedgerows to be retained specify the areas of new planting, the type, size and density of any planting along with long term management details of the landscaping scheme ;
  - h) Report produced by a competent expert to demonstrate the archaeological potential of the site has been suitably safeguarded as a result of works undertaken and the works yet to be completed, including details of any necessary further archaeological investigation, recording and reporting ;
  - i) Report produced by a competent expert to demonstrate the contamination risk of the site has been suitably safeguarded as a result of works undertaken and the works yet to be completed, including details of as necessary a risk assessment, site investigation and a remediation method statement (RMS) ;
  - j) Details of proposed fencing, walling and other boundary treatments ;
  - k) Details and samples of all external surfacing materials including those to be used for permeable surface materials, access ways, parking and turning areas
  - l) Details of a Schedule of works to be carried out to secure the Curtilage Listed Barn to ensure it is water tight, safe and structurally sound (should the requirements of (i) – (iv) not be met within the specified time periods )

m) The said Plan shall include a timetable for its implementation with the requirements of the approved Plan followed permanently thereafter.

(ii) within 11 months of the date of this decision the Plan shall have been approved by the Local Planning Authority or, if the Local Planning Authority refuse to approve the Plan or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

(iii) if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted Plan shall have been approved by the Secretary of State.

(iv) the approved Plan shall have been carried out and completed in accordance with the approved timetable and thereafter maintained and retained as approved.

Reason: In the interests of amenity.

(3) The joinery to be used in the extensions hereby permitted and the detached garage shall match those specified in the Supporting Statement and Drawing No. 500/DP/101 (Joinery and external wall details) accompanying application 20/505881/SUB

Reason: To ensure that the character, fabric and appearance of the heritage asset is safeguarded.

(4) The materials used in the external construction of the extensions hereby permitted and the detached garage shall match those specified in the Supporting Statement accompanying application 20/505881/SUB.

Reason: To ensure that the character, fabric and setting of the heritage asset is safeguarded.

(5) The landscaping approved as part of the Plan shall be carried out during the planting season (October to February) following first occupation of the dwelling hereby permitted. Any seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation of a property, commencement of use or adoption of land, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme unless the local planning authority gives written consent to any variation.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

(6) The site barriers and/or ground protection approved under the Plan to protect trees and existing landscaping shall be erected prior to any further works take place and these shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed, nor fires lit, within any of the areas protected in accordance with this condition. The siting of barriers/ground protection shall not be altered, nor ground levels changed, nor excavations made within these areas.

Reason: In the interests of visual amenity and protection of trees.

(7) No external lighting other than that approved under the Plan shall be erected within the site.

Reason: To safeguard the nighttime rural environment and in the interests of wildlife

protection.

(8) Prior to first occupation a Closure Report is submitted upon completion of the works. The closure report shall include full verification details of any matters raised as part of The Plan. This should include details of any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean;

Reason: In the interests of amenity and public safety.

(9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no development within Schedule 2, Part 1, Class(es) A, AA, B, C, D, E, F and H and Part 2, Class A to that Order shall be carried out without the permission of the Local Planning Authority.

Reason: To safeguard the character, fabric and setting of the heritage asset

(10) The additional accommodation to the principal dwelling hereby permitted (namely identified as guest accommodation and the first floor accommodation in the garage) shall not be sub-divided, separated or altered in any way so as to create a separate self-contained unit; and shall only be used as ancillary accommodation to the main dwelling currently known as Bletchenden Farm, Bletchenden Road, Headcorn, Ashford, Kent, TN27 9JB (or any subsequent address the property shall be known as)

Reason: Its use as a separate dwelling would be contrary to the provisions of the development plan for the area within which the site is locate

(11) The dwelling hereby approved shall not be occupied until a minimum of one electric vehicle charging point has been installed in accordance with details submitted to and approved by the Local Planning Authority and shall thereafter be retained for that purpose.

Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles

(12) The works to convert the existing barn as detailed in the Schedule of Works as accompanying application 20/505881/SUB shall be carried out within 12 months or within a time scale submitted to and approved by the Local Planning Authority of first occupation of the extensions hereby permitted.

Reason: To ensure the works to the Listed Building are carried out

(13) The development hereby permitted shall be carried out in accordance with the Flood Risk Management Measures set out in paragraphs 7.06-7.16 of the Monson Engineering Flood Risk Assessment dated 5<sup>th</sup> November 2015 and the applicant should sign up to the Environment Agency's flood line prior to first occupation.

Reason : To safeguard future occupiers from flood risk

## INFORMATIVES

- (1) The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25th October 2017 and began charging on all CIL liable applications approved on and from 1st October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant

details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.

- (2) Due to seasonal shallow groundwater in underlying soils, it is suggested that only shallow trench soakaways would function appropriately in this location. We accept that a modern cesspit at this location is suitable, based on site specific hydrogeological information, but as the site is in a sensitive setting for local surface waters, careful maintenance of the facility and pipework will be required. A level alarm should be fitted to ensure timely emptying is undertaken, avoiding any risk of overflow. Any issues with the operation should be reported as pollution incident to the EA pollution hotline, as this is in an area where there is likely to be seasonal shallow groundwater.

Case Officer: Rachael Elliott