

SCHEDULE A: Applications with Recommendation

13/0046

Item No: 16

Date of Committee: 19/04/2013

Appn Ref No:
13/0046

Applicant:
Story Homes

Parish:
Burgh-by-Sands

Date of Receipt:
21/01/2013 13:00:28

Agent:
Positive Planning Solutions
Ltd

Ward:
Burgh

Location:

Buck Bottom Farm, Burgh by Sands, CA5 6AN

Proposal: Demolition Of Barns To Enable Proposed Development Of Erection Of 3No. Dwellings And 1No. Barn Conversion (Conservation Area Consent) (Revised Application)

REPORT

Case Officer: Stephen Daniel

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 Impact Of The Proposal On The Burgh-by-Sands Conservation Area
2.2 Nature Conservation Issues

3. Application Details

The Site

- 3.1 The site currently contains a number of farm buildings, some of which are listed by virtue of being within the curtilage of the adjacent Grade II Listed Buck Bottom Farmhouse.
- 3.2 A large two-storey brick barn, under a slate roof (Building 3) lies in the north-east corner of the site, in close proximity to the adjacent road. This barn forms the northern most building in a line of three buildings that run along the eastern boundary of the site. The north elevation of this building is

a solid brick gable, with a hipped roof, with the southern end of the roof forming a gable. The front elevation, which faces Buck Bottom Farmhouse, contains two windows, a door and a pitching door at first floor level.

- 3.3 A small, single-storey brick barn, with a slate roof (Building 5) is attached to the southern end of Building 3. A large two-storey barn (Building 8), which is constructed of a combination of brick and random rubble, under a concrete tiled roof, adjoins the southern end of Building 5. This building is in a poor state of repair, with sections having been re-built in new brickwork. A lean-to, which has a corrugated sheet roof, has been added to the west elevation.
- 3.4 A single-storey open fronted barn (Building 6), which is largely constructed of steel sheeting, lies to the rear of the outbuildings at Buck Bottom Farm. A single-storey cattle shed (Building 7), which is also largely constructed of corrugated steel sheeting, is attached to the south of Building 6.
- 3.5 An open fronted barn (Building 9) is located towards the southern end of the site. This building is constructed of concrete block walls (at low level), with timber posts clad with corrugated sheeting, under a corrugated sheet roof. This building was adjoined to the west by a similar sized building, constructed of similar materials (Building 10) but this has been demolished.
- 3.6 The Grade II Listed Buck Bottom Farm House is adjoined by the application site to three sides and fronts onto the main road through Burgh. The dwelling is a two-storey property, which is finished in rough render, under a slate roof. A single-storey former barn, which is attached to the western side of the farmhouse, has been incorporated into the dwelling.
- 3.7 A single-storey outbuilding, which is constructed of random rubble masonry under a corrugated sheet roof, is located to the south of the farmhouse. This building is attached to Building 6, which lies within the application site.
- 3.8 A structural survey of the existing buildings has been undertaken and this has been submitted with the application. This recommends that Building 8 should be taken down, as it is structurally unsound and beyond economic repair. The southern end of Building 5 is supported by the northern gable of Building 8 and it is, therefore, recommended that Building 5 is also taken down. In addition, buildings 6, 7 & 9, whilst not structurally unsafe, are dilapidated sheds of no importance or potential use and should, therefore, be taken down.
- 3.9 There are two existing accesses to the site, one to the east of Buck Bottom Farmhouse and one to the west.
- 3.10 Cross Farm adjoins the site to the east. This property, which is listed, consists of a farmhouse and a series of outbuildings, including a cruck barn. The property has a large rear garden which contains a number of trees that lie on the boundary with the application site. Housesteads, a large detached property which sits within a large plot, lies to the west of the application site. The main road through Burgh runs to the north of the site, with residential

properties lying on the opposite side of the road to the application site. Open fields adjoin the site to the rear (south).

- 3.11 The site lies within the Burgh-by-Sands Conservation Area, the Solway Coast Area of Outstanding Natural Beauty (AONB) and the Hadrian's Wall World Heritage Site Buffer Zone. In addition, the site lies immediately to the north of The Vallum and close to the site of Burgh-by-Sands Roman Fort.

Background

- 3.12 In October 2007, Conservation Area Consent was granted for the demolition of brick built & tin barns prior to site redevelopment (07/0802).
- 3.13 There have been a number of applications to redevelop the site for housing, with the number of units proposed ranging from four to nine (including one barn conversion) but all of these have been withdrawn prior to determination.

The Proposal

- 3.14 The proposal is seeking Conservation Area Consent for the demolition of five buildings (Buildings 5 to 9) within the former farm yard to the rear of Buck Bottom Farmhouse. The buildings range from brick built structures to corrugated steel sheeting buildings and details of each are provided above.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to fifteen neighbouring properties. One letter of objection has been received and the issues raised are summarised in the report on the planning application (13/0047).

5. Summary of Consultation Responses

Burgh-by-Sands Parish Council: - unhappy about the mixed drainage/ foul water plan and the impact on the current system. The figures presented for peak flow remain incredible. A survey of the mixed sewerage pipework infrastructure capacity in this part of Burgh should be undertaken before development. The disposal of surface water from the site is into a private water system which then discharges into natural systems, which are already overloaded. The addition of these houses discharging into an already overloaded foul system will have an unpleasant effect on other dwellings;

Cumbria County Council - (Archaeological Services): - no objections, subject to conditions;

English Heritage - North West Region: - no objections, subject to conditions. The proposed archaeological excavation area needs to be adjusted to include the whole site area;

Natural England: - no objections, subject to conditions.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies LE9, LE19 and CP2 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:
1. Impact Of The Proposal On The Burgh-by-Sands Conservation Area
- 6.2 The scheme proposes the demolition of five separate buildings all of which are structurally unstable and a structural report has been submitted with the application which confirms this. The buildings range from brick built structures to corrugated steel sheeting buildings of various structural stability. None of them make a positive contribution to the character or appearance of the Burgh-by-Sands Conservation Area and the Council's Heritage Officer has no objections to their demolition. In 2007, Conservation Area Consent was granted for the demolition of these buildings. In light of the above, the proposal to demolish the buildings would be acceptable.
2. Nature Conservation Issues
- 6.3 Bat and Barn Owl Surveys have been undertaken at the site. Bats were found to be present within the site and a number of mitigation measures, including the creation of new roosts within the site, are identified within the Bat Survey (Delivery Information). These will be ensured by condition.
- 6.4 Barn owls were found to be nesting in a barn on the north side of the road. These buildings were the subject of a separate planning application for the conversion of the barns to two dwellings (12/0416) and this permission included conditions to ensure habitat creation for barn owls.

Conclusion

- 6.5 In overall terms, the demolition of the barns would be acceptable and their loss would not have an adverse impact on the conservation area. The proposals would not have an adverse impact on protected species. In all aspects, the proposals are considered to be compliant with the objectives of the relevant adopted Local Plan policies.

7. Planning History

- 7.1 In October 2007, Conservation Area Consent was granted for the demolition of brick built & tin barns prior to site redevelopment (07/0802).

8. Recommendation: Grant Permission

1. The approved documents for this Conservation Area Consent comprise:
 1. the submitted planning application form received 21st January 2013;
 2. the Location Plan (drawing number BBFS-LP) received 21st January 2013;

3. the Demolition Plan (drawing number BBFS-DP) received 21st January 2013;
4. the Area of Excavation plan received 22nd March 2013;
5. the Report on Structural Inspection received 21st January 2013;
6. the Archaeological Evaluation Report received 21st January 2013;
7. the Level 1 Standing Building Survey received 21st January 2013;
8. the Design and Access Statement received 21st January 2013;
9. the Notice of Decision; and
10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

2. The buildings shall not be demolished before a contract for the carrying out of works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

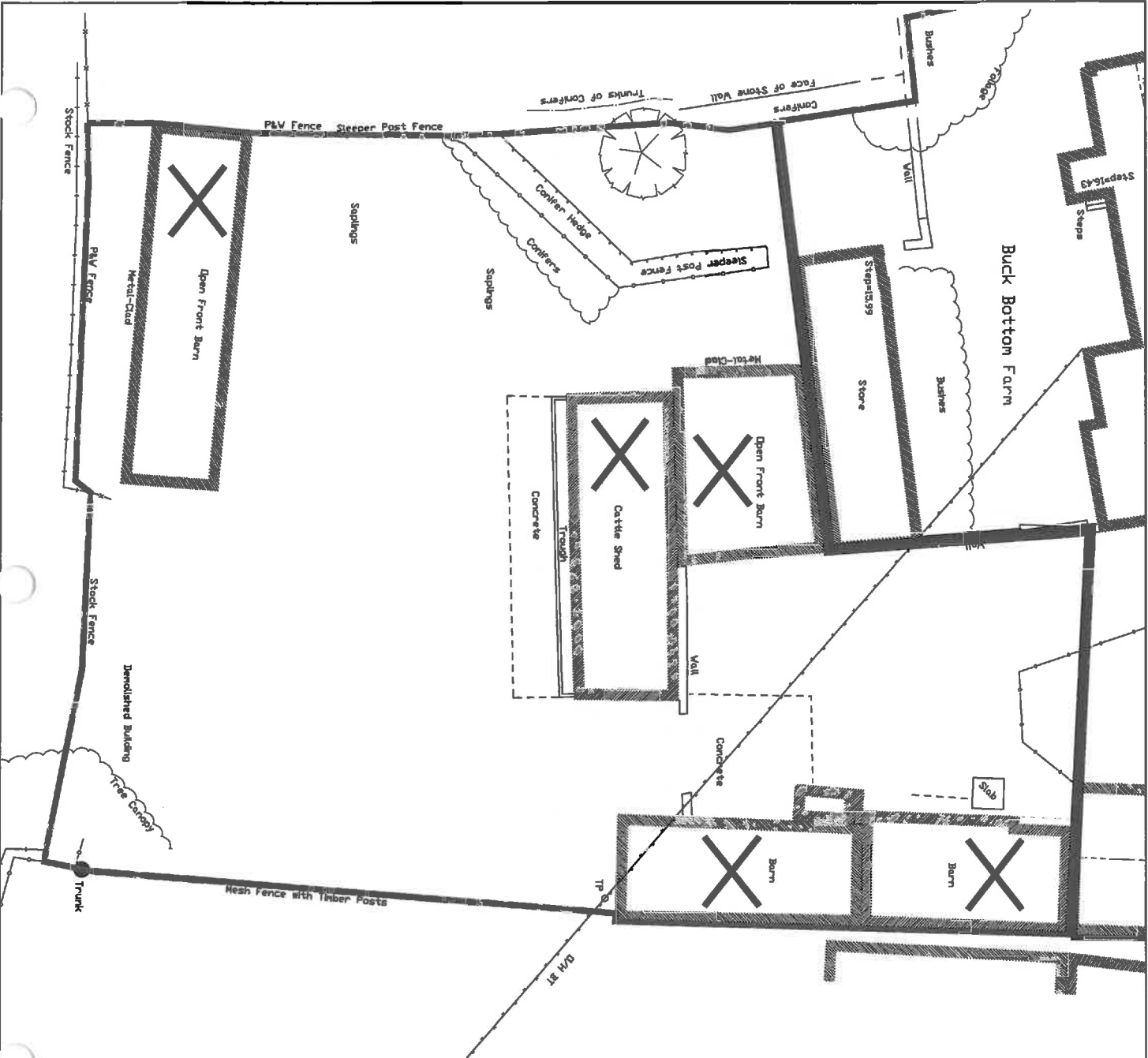
Reason: To safeguard against premature demolition in accordance with Policy LE19 of the Carlisle District Local Plan 2001-2016.

3. Prior to the carrying out of any demolition works, the two historic brick barns occupying the site shall be recorded in accordance with a Level 2 survey as described by English Heritage's document "Understanding Historic Buildings: A Guide to Good Recording Practice, 2006" and, following its completion, 3 copies of that survey shall be furnished to the Local Planning Authority.

Reason: To ensure that a permanent record is made of the buildings of architectural and historic interest prior to their demolition.

4. Prior to the demolition of the buildings hereby granted demolition consent a detailed methodology for the demolition works shall be submitted to and approved by the Local Planning Authority to include for the demolition work will be carried out to ensure that there is no damage to the underlying archaeology of the site.

Reason: To ensure that the underlying archaeology on the site is protected.



X Buildings to be Demolished



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PLANNING APP



Buckbottom Farm - South

Demolition Plan

DATE	11.07.2012	REVISION	
CHECKED	DATE	DATE	DATE
DESIGNED	BBFS-DP		
ISSUED	SH038		
REVISION	1		
DATE			

Area of Excavation

