

REDDITCH BOROUGH COUNCIL

**PLANNING
COMMITTEE**

12th July 2017

Planning Application 17/00442/FUL

AND

**Listed Building Consent
17/00535/LBC**

Demolition of existing stables and lean to. Construction of commercial cattery unit.

Stables, Tookeys Farm, Tookeys Drive, Astwood Bank, Redditch, B96 6BB

**Applicant: Mrs Melanie Marling
Ward: Astwood Bank and Feckenham**

(see additional papers for site plan)

This is a joint report covering the planning application and listed building consent applications noted above and the material considerations arising from both applications.

The author of this report is Sarah Hazlewood, Planning Officer (DM), who can be contacted on Tel: 01527881720 Email: sarah.hazlewood@bromsgroveandredditch.gov.uk for more information.

Site Description

The site comprises an existing red brick barn building, curtilage listed due to its historic association with Tookeys Farmhouse which is listed Grade II*. Its current use is as a stable building used as part of the wider lawful use of the site for equestrian purposes. To the northern side of the building there is an ad hoc range of buildings used as stables and as a covered tack and feed store, constructed in iron sheeting and timber. The site lies within the Green Belt.

Proposal description

Planning Permission and Listed Building Consent is being sought for the removal of existing stable buildings attached to the northern side of the red brick barn and the replacement with a purpose built structure for use as a cattery. An existing doorway opening in to the existing red brick barn building will be partially blocked up and an existing storage area used as an office in association with the new use. No other works are required to the fabric of the existing barn.

Relevant Policies:

**Borough of Redditch Local Plan No. 4
Policy 8: Green Belt**

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Policy 27: Rural Economic Development
Policy 36: Historic Environment
Policy 37: Historic Buildings and Structures

Others

National Planning Policy Framework

Relevant Planning History

None

Consultations

Conservation Advisor

Conclusion of second response received 20.06.2017 following visit to the site:

In summary, I am content from my site visit that the proposal would have negligible impact on the setting of the grade II* listed Tookeys Farmhouse and the wider farmstead environment, being a modest change to an environment that is characterised by working buildings, replacing an existing 'lean to' construction with a more formal building which will allow the farm to operate more viably.

Historic England

T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990

Application No. 17/00442/FUL

Thank you for your letter of 19 May 2017 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

Arrangements for Handling Heritage Applications Direction 2015

Application No. 17/00535/LBC

Thank you for your letter of 19 May 2017 regarding the above application for listed building consent. On the basis of the information available to date, we do not wish to offer any comments.

Worcestershire Regulatory Services

No objection to the application in terms of noise / nuisance.

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Worcestershire County Council Highway Authority

I have no highway objections to the proposed COU which includes the demolition of existing stables and lean to and the construction of commercial cattery unit. Car parking is available on site and this proposal would lead to a reduced number of vehicular trips to the site.

PROPOSAL: Demolition of existing stables and lean to. Construction of commercial cattery unit.

LOCATION: Tookeys Farm Tookeys Drive Redditch Worcestershire B96 6BB

The Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015:-

Has No Objection to the grant of permission.

Public Consultation Response

Two representations have been received which raise concerns with respect to highway matters:

- Traffic speeds along the access drive
- Quantity of traffic
- Potential increase in traffic due to the additional business

Assessment of Proposal

Green Belt

The site lies within the Green Belt, where Policy 8 of the Borough of Redditch Local Plan No.4 requires that planning applications are determined in accordance with national planning guidance on Green Belts. Paragraph 89 of the National Planning Policy Framework (NPPF) sets out the closed list of 'not inappropriate' development with respect to new buildings within the Green Belt. Whilst the proposal will in part replace some existing buildings at the site and the new building will not be materially larger than the existing buildings, the proposal will fail to comply with bullet point four of paragraph 89 as the replacement buildings will be in a different use. Bullet point three, however, states that the extension or alteration of a building is 'not inappropriate' as long as it does not result in a disproportionate addition to the existing building. In this case the extension will represent a 42.6% increase in floor area over the original building which is considered proportionate in this case. Furthermore, the design and positioning of the proposed building is such that the built form is consolidated, reducing the developed area within the Green Belt and resulting in a benefit in terms of openness.

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Impact on the Listed Building

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority (LPA) in determining planning application shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and furthermore the NPPF requires at paragraph 131 that LPAs take account of:

- o the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- o the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- o the desirability of new development making a positive contribution to local character and distinctiveness.'

The proposed building is considered curtilage listed having regard to its historic association with Tookeys Farmhouse which is listed Grade II*. In this case, having undertaken a site visit with the Council's Conservation Advisor, it is considered that the proposed extension will have a negligible impact on the setting of the Grade II* listed building due to the limited visual interrelationship between the two buildings and sufficient boundary screening as well as requiring no removal of historic fabric from the existing building. It is also proposed to construct the building in similar materials to the existing equine buildings on the site. As such it is considered that there is no justifiable reason to refuse planning permission or listed building consent on heritage grounds.

Other matters

The representations received relating to the application raise matters concerned with traffic along the private access road in to the site. The applicant's agent advises that due to the condition of the access drive, travelling at high speeds along it is difficult. Furthermore, it is anticipated that visitor trips to the site will be reduced due to the proposed cattery being a part replacement for livery facilities. The Highway Authority have not objected the proposal and mindful of the advice in the NPPF at paragraph 32, that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe, it is considered unreasonable to refuse planning permission on this basis in this instance.

Worcestershire Regulatory Services have been consulted in respect to the potential impact of noise and nuisance and they raise no objection to the proposal. It is of note that separate licensing arrangements exist under separate legislation.

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RECOMMENDATION

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason:- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

C1617 - 74 Rev A

Reason: For the avoidance of doubt and in the interests of proper planning.

AND;

Listed Building Consent Application 201700535/LBC

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, listed building consent be GRANTED subject to the following conditions:

1. The development to which this Listed Building Consent relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason:- In accordance with the requirements of Section 18 of the Listed Buildings and Conservation Areas Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

C1617 - 74 Rev A

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Reason: For the avoidance of doubt and in the interests of proper planning.

3. All new brickwork used to infill the doorway as shown on the approved plan shall be finished in materials to match in colour, form and texture those on the existing building,

Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

Procedural matters

These applications are being reported to the Planning Committee because two (or more) objections have been received.