

**ITEM NO:**

Application No.

**15/00401/FUL**

Site Address:

Ward:

Binfield With Warfield

Date Registered:

3 July 2015

Target Decision Date:

28 August 2015

**Jack O'Newbury Terrace Road North Binfield****Bracknell Berkshire RG42 5PH**

Proposal:

**Conversion of redundant listed barn and adjacent ancillary building to dwelling including the construction of a new link and alteration and extension to parking for the Jack O' Newbury public house.**

Applicant:

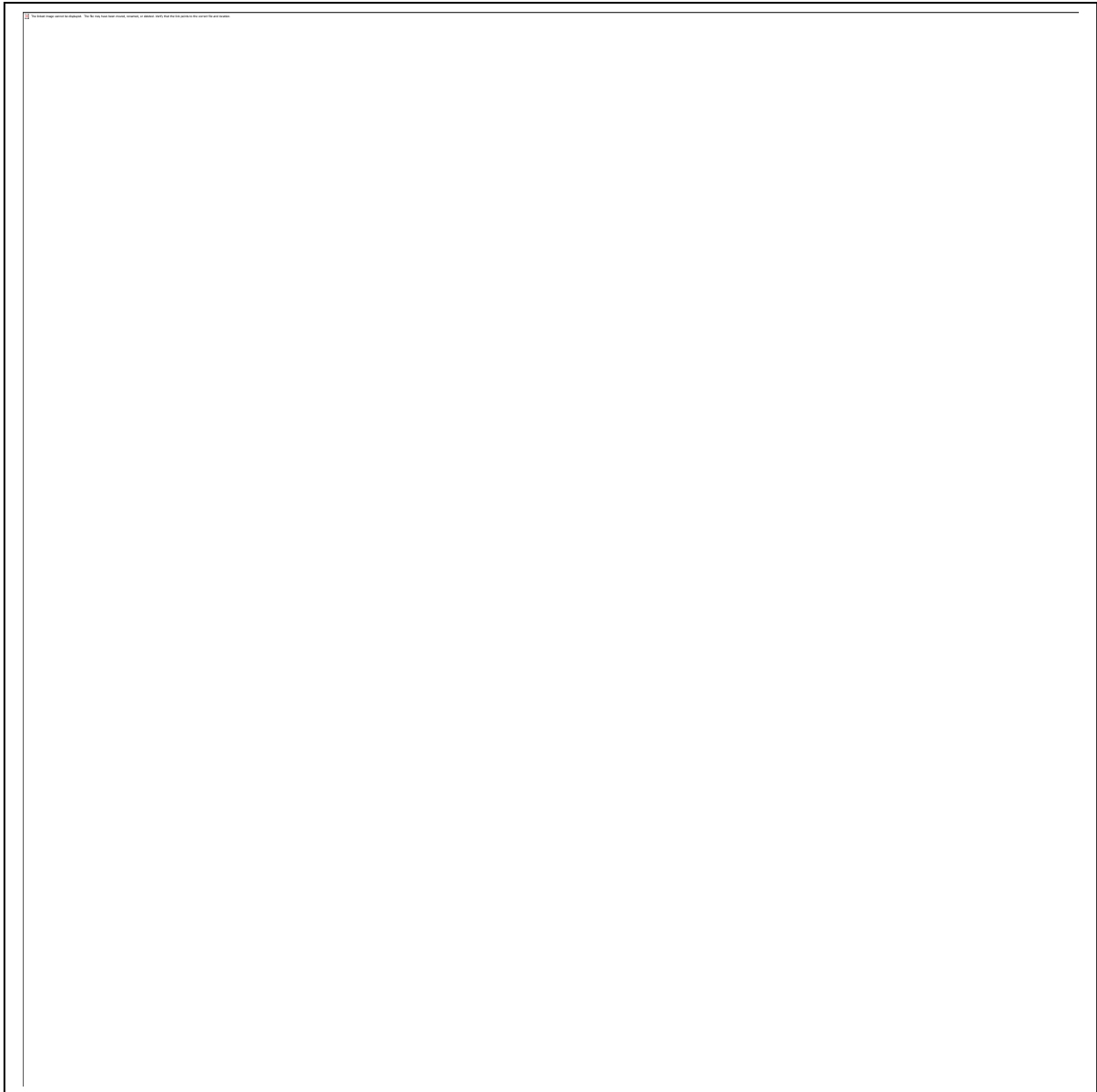
Jack O Newbury Barn Limited

Agent:

Mr John Letton

Case Officer:

Paul Corbett, 01344 352000

[development.control@bracknell-forest.gov.uk](mailto:development.control@bracknell-forest.gov.uk)**Site Location Plan** (for identification purposes only, not to scale)

## **OFFICER REPORT**

### **1.SUMMARY**

1.1 This proposal is identical in scale and nature to a previous planning permission that was approved in 2011 reference 11/00671/FUL.

1.2 The proposal to change the use and adapt the existing barn and adjacent ancillary building to residential with its own vehicular access and reconfiguration of the the public house car park. is considered acceptable, this has being balanced against the desirability of preserving the listed grade II barn which has special architectural merit.

1.3 This proposal would also contribute to the Council's current need to meet its 5 year housing land supply where such small sites assist in providing a variety of homes that are in need across the borough.

1.4 The proposal would not adversely impact upon the character of the listed building, its surroundings, landscape setting, or the amenities of the adjoining properties or protected species.

1.5 This proposal would also result in the reconfiguration of the existing public house parking provision which is considered acceptable.

<b>RECOMMENDATION</b>
Planning permission be granted subject to conditions in Section 11 of this report

### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

2.1 The application has been reported to the Planning Committee following the receipt of more than 3 objections.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
Land outside of defined settlement - Countryside
Listed Building Grade II
Character Area A - Binfield

3.1 The proposal site lies outside the settlement of Binfield to the northern end of Terrace Road North.

3.2 The public house known as the Jack O'Newbury is located on the western side of Terrace Road North between the residential properties of 'The Red House' to the north and 'Millgate Court' to the south. To the rear of the site is open countryside.

3.3 The site slopes up from the road (south east elevation) towards the skittle alley – a rise of about 1m. There is an Ordnance Survey bench mark on the south east corner.

3.4 The overall site area, including the pub and car park is 0.294 Ha. The proposed site is 0.066 Ha.

3.5 The barn is located in front of the Jack O'Newbury public house within the car-park of the Jack O'Newbury and to the rear of the barn is a Victorian single storey brick-built building which is used as an ancillary function room and a skittle alley.

3.6 The barn was listed in 1990 and consists of a small hay barn, formerly used as skittle alley and most recently used for storage. It dates from the 17th century and is built of oak timber framing with part brick infill and part weather-boarded exterior under an old tile gabled roof.

#### **4. RELEVANT SITE HISTORY**

4.1 11/00671/FUL Status: APPROVED (with a Legal Agreement)

Conversion of redundant listed barn and adjacent ancillary building to dwelling including the construction of a new link and alteration and extension to parking for the Jack O' Newbury public house.

4.2 11/00672/LB | Status: APPROVED

Application for listed building consent for conversion of redundant listed barn and adjacent ancillary building to dwelling including the construction of a new link and alteration and extension to parking for the Jack O' Newbury public house

4.3 15/00402/LB | Status: Current Listed Building application under consideration

Application for listed building consent for the conversion of redundant listed barn and adjacent ancillary building to dwelling, including the construction of a new link and alteration and extension to parking for the Jack O' Newbury Public House.

#### **5. THE PROPOSAL**

5.1 This application seeks to convert two ancillary buildings adjacent to the existing Jack O Newbury public house to a 4 bedroomed dwelling with its own residential curtilage .

5.2 The ancillary buildings comprise a redundant listed barn and adjacent skittle alley building which are to be cojoined by a new link between the two buildings.

5.3 The proposal also comprises the reconfiguration of the adjacent Jack O' Newbury public house car park.

5.4 The proposal also makes provision to create a private garden area to the rear of the buildings immediately adjacent to the existing private garden of the existing public house which has its own integral living accommodation.

5.5 This proposal is a resubmission of planning approval 11/00671/FUL as this permission expired before the development could be implemented.

#### **6. REPRESENTATIONS RECEIVED**

##### Binfield Parish Council:

6.1 Binfield Parish Council makes the following observation:

In light of recent public representation the Parish Council wish to request Highways to look at the risk of incidents arising on Terrace Road North if there was to be regular increased parking on the road. The Parish Council also request that, a condition be put in place that no further parking be removed from the Jack O'Newbury site by any future planning application.

Other representations:

6.2 Four letters of representation have been received raising the following material considerations:

- The development of the barn, itself, remains totally inappropriate, intrusive and ugly. It adds absolutely nothing towards an improvement of the site.
- A reduction of available car parking spaces for the pub
- Vehicles are parking on street which is detrimental to highway safety
- A delivery vehicle would not be able to enter/exit the car park if vehicles were parked in bays 23 & 24.
  - The number of car parking spaces does not accord with Bracknell Forest Council Supplementary Parking document (2007) for class A4 drinking establishments.
- The owner of the Red House bordering the site is concerned that the developer requires access onto his property to carry out the building work.
- Noise from the public house would be impact upon the future occupiers of the new dwelling.

The above concerns are addressed within the report.

## **7. SUMMARY OF CONSULTATION RESPONSES**

7.1 No statutory or non-statutory consultations have been required in respect of this planning application..

Highways Officer:

7.2 No objection subject to conditions

Conservation Officer:

7.3 Supportive of the conversion of the listed barn and ancillary building to a dwelling and subdivision of the site from the existing public house car park with a wall.

## **8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION**

8.1 The primary planning policies and associated guidance applying to this site are:-

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	CS23 of CSDPD, Saved policy M4 and M9 of BFBLP	Consistent
Countryside	CS9 of CSDPD, Saved Policy EN8, and EN9 of BFBLP	Consistent
Housing	CS16 of CSDPD	Consistent
Accessibility	CS7 of CSDPD, Saved Policy EN22	Consistent
Biodiversity	CS1(vii) and CS7 (iii) of CSDPD	Consistent
Sustainability (resources)	CS10 and CS12 of CSDPD	Consistent
Noise	Saved Policy EN25 of BFBLP	Consistent
SPA	Retained SEP Policy NRM6 and CS14	Consistent

	of CSDPD	
Heritage	CS1 and CS7 of CSPDPD	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
Parking standards SPD		
Character Area Assessment SPD ( Area A: Binfield)		
Thames Basin Heath Special Protection Area (SPD)		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
Bracknell Forest Community Infrastructure Levy Charging Schedule (2015)		
Binfield Neighbourhood Development Plan		

## 9. PLANNING CONSIDERATIONS

9. 1 The key issues for consideration are:

- i Principle of proposal
- ii Heritage Asset Considerations
- iii Impact on character and appearance of the area
- iv Impact on residential amenity
- v Impact on highway safety
- vi Biodiversity Implications
- vii Impact on Accessibility
- viii Impact on SPA
- ix Community Infrastructure Levy

### i. PRINCIPLE OF THE PROPOSAL

9.2 The Council is unable to currently demonstrate a 5 year housing land supply and therefore the Councils restrictive policies preventing any form of housing within the countryside are considered out of date. In this case this would apply to BFBLP Saved Polices EN8, and CSDPD Policy CS9. The lack of a five year supply of deliverable sites is a material consideration (in relation to para. 49 of the NPPF and Policy CP1 of SALP together with para. 14 of the NPPF in relation to the presumption in favour of sustainable development).

9.3 There are other development plan polices which are relevant to the consideration of this application which are not out of date as they are not relevant policies that apply to the supply of land for housing. This includes: BFBLP Policy EN9 allows for the change of use of existing non-residential buildings whereby the building is of permanent construction and the change of use or adaptation would not require extensive alteration or rebuilding without adversely impacting upon the character of the building, its surroundings and landscape setting.

9.4 The public house and its integral residential accommodation are to be retained and this proposal only proposes to change the use of the ancillary buildings to the public house namely the storage barn and skittle alley and therefore does not conflict with NPPF (para 70) which seeks to retain such local community facilities.

9.5 CSDPD Policy CS16 also makes provision a range of housing types, sizes and tenure which is applicable to this proposal.

9.6 As a result the proposed development is considered to be acceptable in principle, subject to no adverse impact upon the listed building, its setting, the character of the area, amenity of neighbouring occupiers, highway safety, trees, etc. These issues together with

the presumption in favour of sustainable development are addressed elsewhere in this report.

## **ii. HERITAGE ASSET CONSIDERATIONS**

9.7 In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority have a duty under section 66 of Planning (Listed Buildings and Conservation Areas) Act 1990 to 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.

9.8 The proposal comprises in the main the conversion of an existing Grade II Listed Barn currently used for storage and another Victorian outbuilding currently used as an ancillary function room (skittle alley) to the pub itself. It is proposed to link the two buildings with a new a single storey glazed linked corridor and subdivide the site with a wall to separate it from the existing public house car park with its own vehicular access.

9.9 This proposal is identical in scale and nature to a previous proposal which was approved in 2011 and the Conservation Officer is supportive of the conversion of the listed barn and ancillary building to a dwelling and subdivision of the site from the existing public house car park with a wall.

9.10 CSDPD Policy CS1(ix) is also supportive of development which protects and enhances the historic and cultural features of acknowledged importance.

9.11 NPPF (para 129) states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

9.12 NPPF (para 132) states - when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

9.13 NPPF (para 133) states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent.

9.14 The barn was listed in 1990 and consists of a small hay barn, which has in latter years been used as ancillary storage to the public house. It dates from the 17th century and is built of oak timber framing with part brick infill and part weather-boarded exterior under an old tile gabled roof. The plan is rectangular of three framed bays with a projecting brick plinth. The roadside (south-east) front is symmetrical with a platband at first floor level. The barn has a 20th century casement with square leading. The listing refers to a central six-panel door, with the top two panels glazed, under a tiled, gabled porch. However, this appears to have been lost or removed.

9.15 The barn has a queen-post roof with clasped purlins with internal arch bracing and wind bracing. The east elevation is weather-boarded externally and the west elevation has timber framing infilled with brickwork. There are double doors on the roadside (south-east) front and a further set of doors in the car-park (north-west) front with a loading window above within roof truss level. These doors are located adjacent to the remains of a former door opening which has been filled with timber-framing and brickwork in the 20th century. A window is found in the north-west gable. Much of the infilling consists of 19th century brickwork

9.16 It is acknowledged that some harm will inevitably arise from the conversion of the barn. The harm arises from the partial sub-division of the single internal space of the barn, the various new windows and the new chimney flue. However it is considered that the applicants' schedule of works demonstrate that this will be undertaken sympathetically as for example the timber framing in particular will be repaired and any new joinery will have "traditional" sections to avoid a domestic appearance and the new floor will be supported independently of the existing structure. The works to the interior of the listed barn will also allow for the retention of open voids at first floor level to two of the barn's three bays.

9.17 The proposal to move the public house car parking away from the barn is considered to better enhance its setting. The erection of a wall does not necessarily preserve the historic setting of the listed building. However, this setting has already been eroded to a significant degree and it is acknowledged that it is reasonable for residential amenity to separate the new residential curtilage around the building from that of the public house car park.

9.18 Whilst it is acknowledged that the best use for a listed building is normally the one for which it was originally designed and wherever possible this use should continue. However, it is recognised that in some cases, this is no longer viable or practical. In such cases, it will be necessary to find appropriate, alternative uses to prevent deterioration through vacancy and lack of maintenance, and thus secure the building's future. The issue of conservation and economic viability in the use of historic buildings is supported in the NPPF. The two objectives need not conflict. Since economic activity changes over time, new uses are very often the key to a building's conservation and will assist in giving the building a new lease of life.

9.19 It is considered that on balance the re-use of this redundant listed barn building and its separation from the public house and car park will lead to an enhancement to the condition of the buildings which are in need of repair and the change of use should ensure the ongoing maintenance and preservation of this heritage asset.

### **iii. IMPACT ON CHARACTER AND APPEARANCE OF AREA**

9.20 CSDPD Policy CS7 states that development will be permitted which builds upon the local character of the area, provides safe communities and enhances the local landscape where possible. BFBLP 'Saved' Policy EN20 states that development should be in sympathy with the appearance and character of the local area. BFBLP 'Saved' Policy EN9 states that a proposed change of use or adaptation of an existing building should not adversely impact upon the building itself, its surroundings and landscape setting.

9.21 The site lies within the Character Area of Binfield where it is recognised that the townscape is characterised by relatively small scale cottage-like terraces and groups of development that sit close to the street frontage along the orthogonal street pattern of Terrace Road North. This proposal would not be considered to conflict with the character of the area as the buildings already exist and the external appearance will in the main be retained.

9.22 The site is also affected by The Binfield Neighbourhood Area designated by Bracknell Forest Council in February 2014. The Parish Council undertook a pre-submission consultation of the draft plan in August 2015, however the document is not formally adopted and therefore little weight can be afforded to it in assessment of this application.

9.23 It is therefore considered that this proposal accords with the principles of Core Strategy Policy CS7, 'Saved' BFBLP Policy EN20, Character Area Assessment SPD ( Area A: Binfield) and the NPPF.

#### **iv. IMPACT ON RESIDENTIAL AMENITY**

9.24 BFBLP 'Saved' Policy EN20 and EN 25 refers to the need to not adversely affect the amenity of the surrounding properties and adjoining areas. BFBLP 'Saved' Policy EN20 and CSDPD Policy CS7, require the development to be sympathetic to the visual amenity of neighbouring properties through its design implications. These requirements are considered to be consistent with the general design principles in paras. 56 to 66 of the NPPF.

9.25 The most affected residential property would be that of 'The Red House' to the north as the existing buildings form the common boundary with this property.

9.26 The owner of the Red House bordering the site is concerned that the developer has approached him stating that the applicant requires access onto his property to carry out the building work. The site red line does not extend onto the adjoining land and should access be required this would be a civil matter that would need to be negotiated separately between the applicant and adjacent land owner.

9.27 It is acknowledged that future occupants of the new dwelling could experience disturbance from the activities at the public house, however it is considered that this would not be any different to the existing relationship between that of the existing dwelling The Red House and the public house. However this proposal does make provision for a large area of private amenity space to the rear of the ancillary building which is immediately adjacent to the private garden of the Jack O'Newbury public house. In any case future residents would no doubt take this into consideration if they were to choose to live in such close proximity to a public house.

9.28 It is therefore considered that besides the actual disturbance whilst any works are undertaken the proposed change of use is unlikely to be a cause for concern with regards to the amenities of this immediate neighbour or any others.

9.29 It is considered that the proposed change of use of the buildings to a new dwelling with its own private amenity area would not result in any adverse impacts on the amenities of nearby residents or the public house itself and is therefore compliant with CSDPD Policy CS7 and saved BFBLP Policy EN20 of the BFBLP and the NPPF.

#### **v IMPACT ON HIGHWAY SAFETY**

9.30 CSDPD CS23 states that the Local Planning Authority will use its powers to reduce the need to travel and increase the safety of travel, while simultaneously promoting alternative modes of travel. Saved Policies M4, M9 and EN9(v) of the BFBLP ensure that development provides satisfactory highway measures and parking provision. To supplement this policy, the Local Planning Authority's Parking Standards SPD (2007) sets out the advised levels and size of parking spaces for residential dwellings so can be afforded significant weight. The NPPF allows for LPAs to set their own parking standards for residential development. The quoted policies are considered to be consistent with the NPPF.

9.31 The public house car park is being reconfigured to allow the conversion of the barn to form a new dwelling that will be segregated from the public house with its own vehicular access.

9.32 The reconfigured public car park will result in the retention of two access points and 24 formal car parking spaces which is considered sufficient for the existing use and it should be noted that the existing floorspace is being reduced by the conversion of the adjacent



ancillary building which has previously been used for private functions including a skittle alley.

9.33 The Council's car parking standards are not applicable to the public house as the proposal is not increasing floorspace for the A4 use but actually results in a loss of floor area.

9.34 Third party comments have questioned whether the number of car parking spaces is now sufficient to serve the public house and whether a delivery vehicle would still be able to enter and exit the site without conflicting with the car parking spaces as shown.

9.35 The Highways Officer considers that a delivery vehicle could manoeuvre within the site without impacting upon the parking spaces shown to be provided. In any case it is unlikely that a delivery vehicle would be scheduled to arrive at a time when the car park is full.

9.36 The proposed provision of 3 car parking spaces and onsite turning for the new dwelling complies with the Council's Car Parking standards.

9.37 The Highways Officer is satisfied with the proposal.

9.38 For the reasons given above the proposal is considered to accord with Saved Policies M4, M9 and EN9(v) of the BFBLP, Policy CS23 of the Core Strategy DPD and the NPPF.

## **vi BIODIVERSITY IMPLICATIONS**

9.39 CSDPD Policy CS1 seeks to protect and enhance biodiversity and CS7 seeks to enhance and promote biodiversity. This is considered to be consistent with the NPPF which states that planning should contribute to "minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures."

9.40 The supporting report confirms that the roof space is used intermittently as a bat roost and recommends mitigation measures such as ensuring the building incorporates a replacement roosting void within the roof to mitigate the loss of the brown long eared roosting bats, a number external crevice roosting features to provide roosting habitat for the common and soprano pipistrelle bats.

9.41 The applicant also demonstrates that the development would meet the three tests under regulation 3 (4) of the Conservation (Natural Habitats &C) regulations 1994 (now implemented by regulation 53 of the Conservation of Habitats and Species Regulations 2010). These tests are:

- the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range;
- a licence can be granted for the purposes of "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment"; and
- that there is no satisfactory alternative.

9.42 The Council's Biodiversity Officer is satisfied that the information submitted meets these tests and conditions are recommended to ensure that the proposals would protect and enhance biodiversity through sensitive demolition of the building to avoid harm to bats, and through appropriate mitigation measures.

9.43 As such the proposal, subject to appropriate conditions to secure mitigation is therefore acceptable in terms of biodiversity and therefore accords with Core Strategy Policies CS1 and CS7 and the NPPF.

#### **vii IMPACT ON ACCESSIBILITY**

9.44 BFBLP Saved Policy EN22 and CSDPD Policy CS7 state that the Local Planning Authority (LPA) will ensure that new development provides convenient access, parking space and facilities for people with disabilities. These policies are considered to be consistent with the NPPF which states that LPAs should take into account the accessibility of the development.

9.45 The current proposal will need to comply with building regulations in respect of the new dwelling; it is therefore considered that the proposal would comply with the requirements of the Development Plan and the NPPF.

#### **viii IMPACT ON SPA**

9.46 Retained SEP Policy NRM6 and CSDPD Policy CS14 seek to avoid an adverse impact upon the integrity of the Thames Basins Heaths Special Protection Area The Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPA SPD) (March 2012) provides guidance on implementing these policies.

9.47 NPPF para 118 states that when determining planning applications, LPAs should aim to conserve and enhance biodiversity.

9.48 The Development Plan policies are considered to be consistent with the NPPF and should therefore be given full weight.

9.49 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath SPA is likely to have a significant effect on the SPA, either alone or in combination with other plans or projects.

9.50 This site is located more than 5 km from the boundary of the SPA and therefore falls outside the threshold of having to provide any mitigation.

#### **ix COMMUNITY INFRASTRUCTURE LEVY (CIL)**

9.51 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.52 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including extensions of 100 square metres of gross internal floor space, or more, or new build that involves the creation of additional dwellings.

#### **10. CONCLUSIONS**

10.1 The proposed conversion of a redundant listed barn and adjacent ancillary building (skittle alley) to a dwelling including the construction of a new link between the buildings, a new wall and reconfiguration of the adjacent Jack O' Newbury public house car park would adversely impact upon the listed building itself, its surroundings or its landscape setting in

the manner described in the heritage considerations section above. However, the following benefits have been identified which are considered to outweigh the harm to the heritage asset:

- securing repairs to the listed building;
- allowing a residential use that is likely to ensure the ongoing maintenance of the building; and,
- the creation of an additional dwelling.

10.2 The public house and its integral residential accommodation are to be retained and this proposal is only to change the use of the ancillary buildings to the public house namely the storage barn and skittle alley and therefore does not conflict with NPPF (para 70) which seeks to retain such local community facilities.

10.3 A further social benefit of this scheme is the creation of a new dwelling which contributes to the Council's current need to meet its 5 year housing land supply where such small sites assist in providing a variety of homes that are in need across the borough balances the retention of the existing public house a local community asset with the conversion of the two existing ancillary out buildings of which the barn is a listed to create a new dwelling

10.4 This proposal would not result in any loss of the car parking for the existing public house.

10.5 Therefore the adverse impacts arising from this proposal are clearly outweighed by its benefits such that there is no reason not to grant planning permission. It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7, CS23, BFBLP 'Saved' Policy EN20, EN8, EN9, EN25, M4 and M9, and the NPPF.

## 11. RECOMMENDATION

11.1 That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received on 07.05.15.

J1103-003-FR PROPOSED SCHEME FRAME REPAIR DETAILS

J1103-003-JD#1 PROPOSED SCHEME JOINERY DETAILS #1

J1103-003-JD#2 PROPOSED SCHEME JOINERY DETAILS #2

J1103-003-JD#3 PROPOSED SCHEME JOINERY DETAILS #3

J1103-003-JD#4 PROPOSED SCHEME JOINERY DETAILS #4

J1103-003 Rev J Block plan 1-200

J1103-003 DETAIL 1 Rev B - PROPOSED SCHEME CONSTRUCTION DETAILS #1

J1103-003 DETAIL 2 Rev A - PROPOSED SCHEME CONSTRUCTION DETAILS #2

J1103-003 SCHEME 1 Rev F - PROPOSED SCHEME FLOOR PLANS & SECTION

J1103-003 SCHEME 2 Rev C - PROPOSED SCHEME BARN ELEVATIONS

J1103-003 SCHEME 3 Rev C - PROPOSED SCHEME BARN & SKITTLE ALLEY

J1103-003 SCHEME 4 Rev A - PROPOSED SCHEME ROOF PLAN

J1103-003 SCHEME 5 Rev D - PROPOSAL - BARN SECTIONS

J1103-003 SLP SITE LOCATION PLAN

Structural Engineers Report by Sinclair Johnston & Partners Limited August 2011

Bat Survey by Wychwood Environmental September 2015

REASON: To ensure that the development is carried out only as approved by the local Planning Authority.

03. No development shall take place until samples of the materials to include brick sample panel, roof tiles, windows and doors to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
REASON: In the interests preserving the external appearance of the listed building and the visual amenities of the area.  
[Relevant Policies: BFBLP Saved Policy EN20, CSDPD CS7]
04. The development hereby permitted shall not be begun until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.  
REASON: In the interests of highway safety.  
[Relevant Policies: CSDPD Policy CS23]
05. The development hereby permitted shall not be occupied until the associated vehicle parking or vehicle parking and turning space has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.  
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.  
[Relevant Policies: BFBLP Saved Policy M9, Core Strategy DPD CS23]
06. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The building shall not be occupied until the approved scheme has been implemented. The facilities shall be retained.  
REASON: In the interests of accessibility of the development to cyclists.  
[Relevant Policies: BFBLP Saved Policy M9, CSDPD Policy CS23]
07. The development hereby permitted shall not be begun until details of the wall and gates and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission.  
REASON: - In the interests of the setting of the listed building, visual amenities of the area and onsite parking and turning.  
[Relevant Plans and Policies: BFBLP Saved Policy EN20, CSDPD Policy CS7]
08. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the

occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP Saved Policy EN2 and EN20, CSDPD Policy CS7]

09. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

10. The development (including site clearance and demolition) shall not begin until a scheme to mitigate the impact of the development on bats has been submitted to and approved in writing by the local planning authority. The scheme shall include details of:
- details of methods to avoid killing, injury or disturbance to bats during development
  - details of the provision of temporary roosts during construction
  - details of the provision of replacement roosts
  - details of habitat management and enhancement, e.g. suitable lighting and planting
  - details of appropriate post construction monitoring

The mitigation scheme shall be implemented in accordance with the approved details,. An ecological site inspection report shall be submitted to the Local Planning Authority for approval within three months of the first occupation of the dwelling hereby approved.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in

accordance with the strategy. Under no circumstances should any other external lighting be installed without prior to written consent from the Local Planning Authority.  
REASON: In the interests of nature conservation  
[Relevant Plans and Policies: CSDPD CS1, CS7]

12. The buildings shall not be occupied until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements, not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.  
The approved scheme shall be performed, observed and complied with.  
REASON: In the interests of nature conservation  
[Relevant Plans and Policies: CSDPD Policy CS1, CS7]
13. The barn skylight in the roof slope facing north of the proposed development shall be no less than 1.8 metres above internal floor level. Any alternative design shall first be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of the barn building.  
REASON: The barn is a Listed Building and to prevent the overlooking of the neighbouring property.  
[Relevant Policies: BFBLP Saved Policy EN20]
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out.  
REASON: The site is located outside of a settlement where strict controls over the form, scale and nature of development apply.  
[Relevant Policies: BFBLP Saved Policy EN8, Core Strategy DPD Policy CS9]
15. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
  - (a) Parking of vehicles of site personnel, operatives and visitors
  - (b) Loading and unloading of plant and vehicles
  - (c) Storage of plant and materials used in constructing the development
  - (d) Wheel cleaning facilities
  - (e) Temporary portacabins and welfare for site operativesand each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above without the prior written permission of the Local Planning Authority.  
REASON: In the interests of amenity and road safety.  
[Relevant Policies: BFBLP Saved Policy Saved Policy M9, Core Strategy DPD Policy CS23]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions: 1, 2, and 14,
03. The applicant is advised that the following conditions require discharging prior to commencement of works: 3, 4, 5, 6, 7, 8, 9, 10, 11 and 15
04. The following conditions require discharge prior to the occupation of the dwelling hereby approved: 12