

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Peter Whittaker	<p>Change of use of farmhouse and attached barns to form holiday let accommodation with reinstatement roof works to the attached barns; change of use of detached barn to create dwelling house with single storey extension; creation of new access track and parking area to farmhouse and remediation and reinstatement works to dovecot</p> <p>Stoney Lane Farm, Stoney Lane, Alvechurch, Worcestershire, B60 1LZ</p>		21/01754/FUL & 21/01755/LBC

**This application is being reported to the Planning Committee for consideration because the applicant is a Bromsgrove District Council councillor.**

**RECOMMENDATION:** That planning permission and Listed Building consent be **GRANTED**

### **Consultations**

#### **Tutnall And Cobley Parish Council**

Tutnall and Cobley Parish Council supports this application as it preserves and brings into use these beautiful buildings. However, the Main route to access site through Burcot needed looking at as it could cause chaos. Access should be via main road through Foxlydiate.

#### **Highways - Bromsgrove**

The site is located in a rural and unsustainable location off a classified road, the site benefits from an existing vehicular access. Stoney Lane benefits from no footpaths, street lighting or parking restrictions. The site is not located within walking distance of amenities, bus route / bus stops.

It is noted Planning permission and listed building consent was granted in February 2017 (ref 161028 and 161029) and those permissions have now lapsed and that this application is a resubmission of the previously approved schemes. However, it should be noted with regards to sustainability for the proposed residential dwelling when the original application was submitted in 2017 sustainability was not considered to be a major reason for refusal but with the recent policy changes this has become a reason for refusal.

#### **North Worcestershire Water Management**

No objection subject to conditions

## **Conservation Officer**

No objection subject to conditions

## **Worcestershire Archive and Archaeological Service**

No objection. An Archaeological investigation at Stoney Lane Farm (a Level 3 Historic Building Recording) was conditioned as part of planning application 16/1028 (conditions 14 and 15). A WSI for the works was submitted by Ambrey Archaeology and approved in January 2021.

## **WRS - Contaminated Land**

No objection subject to a Reporting of Unexpected Contamination condition.

## **CPRE**

I do not want to object to the principle of converting this existing farmstead to new uses. The archaeological report makes clear that some of the buildings are of historic interest and should be preserved. This size of the timbers suggests to me a 17th century date, rather than 18th, before finery forges were built at Ipsley and Redditch in the late 17th century, or at least not long after. Finding a new use for redundant historical buildings is often the best solution.

Nevertheless, I am concerned about some of the details of what is proposed:

- This district is short on housing land, so that a conversion to houses, rather than holiday accommodation would have been better. While there is scope for tourist accommodation in many places, Bromsgrove is not a major tourist area, so that I would question whether there is a need for more.
- This is in a rural area where there is little public transport. This means that most households will have two cars. Accordingly, the car parking provision is inadequate: the WCC car parking standards should be complied with on the basis that the buildings will become houses.

There have been many barn conversions in this area, commonly to houses, and I do not see why this should be different.

## **Public Consultation**

### **21/01754/FUL**

8 letters were originally sent to neighbours 02.12.2021 expired 26.12.2021

Press advert 10.12.2021 expired 27.12.2021.

Site notice displayed 03.12.2021 expired 27.12.2021

### **21/01755/LBC**

Press advert 10.12.2021 expired 27.12.2021.

Site notice displayed 03.12.2021 expired 27.12.2021

No public comments were received regarding either of these applications.

### **Relevant Policies**

#### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP2 Settlement Hierarchy  
BDP4 Green Belt  
BDP7 Housing Mix and Density  
BDP12 Sustainable Communities  
BDP13 New Employment Development  
BDP15 Rural Renaissance  
BDP16 Sustainable Transport  
BDP19 High Quality Design  
BDP20 Managing the Historic Environment  
BDP21 Natural Environment  
BDP23 Water Management  
BDP 25 Health and Well Being

#### **Others**

Bromsgrove High Quality Design SPD  
NPPF National Planning Policy Framework (2021)  
NPPG National Planning Practice Guidance  
National Design Guide

### **Relevant Planning History**

16/1028	Change of use of farmhouse and attached barns to form holiday let accommodation with reinstatement roof works to the attached barns; change of use of detached barn to create dwelling house with single storey extension; creation of new access track and parking area to farmhouse and remediation and reinstatement works to dovecot	Approved	15.02.2017
16/1029	Change of use of farmhouse and attached barns to form holiday let accommodation with reinstatement roof works to the attached barns; change of use of detached barn to create dwelling house with single storey extension; creation of new access track and parking area to farmhouse and remediation and reinstatement works to dovecot: Listed Building Consent	Approved	15.05.2017

There is extensive planning history related to the agricultural use and associated buildings at Stoney Lane Farm, but these are not reported here given this history is not relevant to the applications under consideration.

## **Assessment of Proposal**

### **The site and its surroundings**

Stoney Lane Farm consists of a group of buildings comprising a Grade II listed Georgian farmhouse, connected to a 18th century timber-framed barn, a single storey range of 19th century brick barns and a separate brick dovecote. Gardens associated with the farmhouse extend to the west and south, demarcated by a stone ha-ha on the west; these lead onto to agricultural land to the west and south mainly laid to grazing pasture. A courtyard to the east of the house is formed with a timber-framed range on the roadside and brick barns to the south.

The dwelling was substantially increased in size at the end of the 19th Century by a two storey brick service wing on its north-east side. It was at this date that an enclosed brick porch was added encasing the original door case. Later alterations include the construction of a bay window to the south elevation, and a covered link to the adjacent barn/stables.

To the south east of the dwelling linked by a high wall which separates the garden from the courtyard, is a dovecote. It is substantially brick built off a sandstone base and originally had a pyramidal roof with cupola, but this is now missing. Nesting boxes built to the brickwork. The original low entrance into the dovecote was on the east side but this has been blocked and new openings formed on the north elevation. Built against the south elevation is a brick privy. The date of the dovecote would appear to pre-date that of the house it is built in a relatively thin handmade brick suggesting a construction dating to the mid-18th century.

The roadside barns incorporate the earliest structure on the site and suggests that the present dwelling replaced an earlier house on the site. Its date is likely to be late 17<sup>th</sup> century. The core of this range is a two bay timber framed barn of box frame construction, built off a sandstone plinth, now with brick infill panels and with a clay tiled roof. At the east end is a single bay built against the south wall also originally of framed construction, off a stone plinth but now substantially reconstructed in brick. At the end of the 19th century the barn was extended west alongside the road from which point there was a wide cart access. In the first quarter of the 20th century a further two storey brick bay was added at the west end of this range extending south, and subsequently the two rear bays were linked by a lean-to outshut.

The south range of outbuildings were constructed during the second half of the 19th century in two phases. These consist of a cart shed and stores to the east with slightly later coach house, stables and tack room to the west. They are of brick construction beneath a natural slate covered roof.

Stoney Lane Farmhouse is a designated Grade II Listed Building (date of listing: 16 July 1986). The buildings and structures surrounding the farmhouse as detailed above are Grade II curtilage listed.

The site is located in the Green Belt.

### **Proposed Development**

It is proposed that the main farmhouse and adjoining barns will be converted and used for holiday lets, and the separate rear barns converted to form a single dwelling. The development will be in the form of:

- Unit 1            Seven double bedrooms, living, dining, kitchen and bathroom facilities providing holiday let accommodation for at least 14 people.
- Unit 2            Two double bedrooms, living, dining, kitchen and bathroom facilities providing holiday let accommodation for 4 people.  
(Unit 1 and 2 are interlinked to provide a larger unit for larger parties).
- Unit 3A           Two double bedrooms, living, dining, kitchen and bathroom facilities providing holiday let accommodation for 4 people.
- Unit 3B           One double bedroom, living, dining, kitchen and bathroom facilities providing holiday let accommodation for 2 people.
- Unit 3C           Two double bedrooms, living, dining, kitchen and bathroom facilities providing holiday let accommodation for 4 people.
- Unit 4            Two double bedrooms, living, dining, kitchen and bathroom facilities forming a single dwelling.

The dovecote will be restored including the reconstruction of its original pyramidal form roof and will be used as shared storage for Unit 2 and 4.

The works include internal reconfiguration works, to include the insertion of new door openings, the blocking and re-opening of existing door openings and the formation of partitions to form en-suite bathrooms. Existing window openings are proposed to be reused, renewed and blocked openings re-used. Several new external openings are proposed. The later brick porch on the west elevation of the farmhouse will be removed to reveal the original timber door surround.

The full extent of the internal and external works to the farmhouse and the barns are detailed in Section 6 of the submitted Design and Access Statement.

The dovecote will be restored including the reconstruction of its original pyramidal form roof and will be used as shared storage for Units 2 and 4.

The scheme also proposes a new vehicular access to the west from the access track leading off Stoney Lane (currently serving 1-3 Stoney Lane Cottages) across a field to an area that will form a designated parking for eight vehicles (serving Unit 1 and Unit 2). Five parking spaces are proposed within the courtyard to serve Unit 3A, 3B, 3C and Unit 4. The access track and parking area will remain grassed as existing, with grass reinforcement mesh underneath the surface.

## **Assessment of Proposal**

The main issues are considered to be the following:

Heritage Matters

Green Belt

Design

The impact on the amenity of adjacent occupiers

Highway implications

Tree and landscaping

Ecological and biodiversity

Drainage issues

### **Heritage Matters**

Stoney Lane Farm comprises an early 19th century farmhouse with a later 19th rear wing, and a range of barns to the rear. Adjacent to the road is a 17th century timber framed barn with later 19th additions to the south west, in addition there is a mid 19th century range of barns to the south east on the opposite side of the rear farmyard. To the south east of the main farmhouse is stone dovecot. The buildings are described in some detail in the statement of significance. All the buildings are currently redundant and in a deteriorating condition, especially the barns adjacent to the road. Some stabilisation works were carried out following the approval of the previous applications but not completed, so the roof has been partially removed from the barn adjacent to the road and the rear of the house.

Section 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This is supported by the Historic Environment policies in BDP20 of the Bromsgrove District Plan, which, amongst other things, state that development affecting heritage assets, should not have a detrimental impact on the character, appearance or significance of the heritage asset or heritage assets. In addition, guidance in the NPPF at paragraphs 194-198 must also be considered.

In relation to the proposed development for the restoration and re-use of this group of buildings. The Conservation Officer raises no objection to the principle of converting the barns to holiday/residential accommodation. The previous approved scheme was supported after extensive discussion with the applicant and his architect at the time of these applications.

Taking all these matters into account, it is considered that the proposal will comply with the policies of the development plan, NPPF and the Planning Act as referenced above.

### **Green Belt**

Paragraph 149 of the Framework lists exceptions to inappropriate development within the Green Belt and in doing so states that any alteration to a building is not inappropriate provided it does not result in disproportionate additions over and above the size of the original building. Reinstating the dovecote roof and the roof to the roadside barn would

not alter the original size of these structures. The single storey extension to Unit Four is proportionate. These aspects of the scheme would therefore meet the exception listed by Paragraph 149.

Policy BDP15.1 (c) states that the Council will support proposals that satisfy the social and economic needs of rural communities by encouraging the conversion of suitably located/constructed buildings. Paragraph 150 of the Framework lists other exceptions; the most relevant to the proposed development being the re-use of buildings, including any associated uses of land, provided that the buildings are of a permanent and substantial construction and subject to the openness of the Green Belt being preserved and the development not conflicting with the purposes of including land within it.

The farmhouse and single storey barn are in good condition and do not require substantial structural remedial repairs. I therefore consider these structures to be of a permanent and substantial construction.

The two-storey barn adjacent to Stoney Lane is not in a good condition and is in a relatively dilapidated state. Whilst I note the central and north-western section of the roof are intact, it is clearly missing from the south-western end of the building. The failure of the roof has caused significant problems. Whilst the crux frame within the roof can be salvaged as could part of the roof to the left-hand side front elevation, the rear and the lean-to structure have deteriorated to such a point that this cannot be used, and the roof will require re-building. The submitted Structural Report comments that work is required to the timber framing to provide a tie between the roof elements, particularly to the roadside where the joints show signs of failure. The re-building of brickwork will be necessary in some of the panels. Given these circumstances whilst I am of the view that the two-storey barn is permanent, it clearly fails to be of substantial construction.

The formation of the proposed vehicular access and area for parking to the west would constitute engineering operations. Paragraph 150 of the Framework lists engineering operations as an exception to inappropriate development within the Green Belt, provided that the openness of the Green Belt is preserved, and the development does not conflict with the purposes of including land within it. I raise no issue with the creation of a domestic garden to serve Unit 4. This utilises a clearly defined area of land to the south with robust boundaries. Similarly, I raise no issue over the courtyard garden area serving Unit 4 and a proportion of the parking provision serving the scheme given the presence of existing hardstanding and the enclosure of this aspect of this site. Whilst I appreciate that the access track and parking area would be re-turfed following the installation of the membrane grid solution, the use of the track and the associated formal layout of eight parked vehicles would have an obvious physical and visual impact. Inevitably there would be several activities and vehicle movements associated with the proposed development, not least in association with the comings and goings of customers and the manoeuvring and delivery of supplies beyond that expected from the domestic use of Stoney Lane Farmhouse. Altogether, the proposed development would intensify the activities on the site which in turn would be harmful to the openness of the Green Belt.

I am therefore of the view that the access and parking arrangements would conflict with one of the purposes of including land within the Green Belt by virtue of not safeguarding the countryside from encroachment. The proposed development would also result in a loss of openness, contrary to paragraph 149 of the Framework which seeks to keep land

permanently open. In this respect, I am of the view that the parking and access aspect of the scheme, together with the associated re-use of buildings (given the condition of the roadside barns) would be inappropriate development in the Green Belt and therefore contrary to the Framework. Paragraph 148 of the Framework states that substantial weight should be given to any harm to the Green Belt. For this reason, the proposal would be contrary to the NPPF.

Paragraph 147 of the Framework states that inappropriate development, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances.

### **Green Belt Very Special Circumstances**

As outlined above the scheme will lead to the re-use of the Grade II Listed farmhouse and the associated Grade II curtilage listed buildings. The Conservation Officer is supportive of the scheme and clearly wishes to see the buildings repaired and back in use. The significance of the buildings as key components in the County's historic environment is also recognised by the Worcestershire Historic Farmstead Characterisation Project.

The barns facing Stoney Lane are particularly at risk from further deterioration. The proposal will repair and renovate this nationally and locally important suite of Grade II Listed buildings and secure their future by having a new use. The evolution of the site is significant. The group of buildings have merit collectively and I consider that this cohesiveness is retained and maintained. Policy BDP20.5 states that in considering such applications regard will be paid to the desirability of securing the retention, restoration, maintenance and continued use of heritage assets, with support for the sensitive reuse of redundant historic buildings. The Policy makes specific reference to the encouragement of proposals which provide for a sustainable future for heritage assets, particularly those at risk. These are important factors that weigh in favour of the proposals. This is further reinforced by Paragraph 197 of the Framework.

The scheme will also lead to the employment of two people and a more general benefit via tourism and leisure opportunities which would result in capital investment which could in turn benefit and help diversify the local rural economy.

Paragraph 84 of the NPPF supports economic growth in rural areas to create jobs and prosperity. The development and diversification of agricultural businesses is encouraged by this paragraph of the NPPF. The BDP supports economic development in rural areas through policy BDP15 Rural Renaissance and specifically references rural diversification schemes and the reuse of historic farmsteads to promote them as assets in the landscape. These are factors pertinent to this application.

In terms of the access and parking arrangements, Members will note that no new surfacing is proposed to serve either the access route or the parking area itself. I accept that whilst the access and parking provision may not seriously impinge on the openness of this part of the Green Belt or adversely affect the rural character or appearance of the locality per se, the unrestricted coming and goings of customers using the access and the use of the designated parking area by different vehicles will have an impact on the openness of the Green Belt. I have carefully considered this aspect of the scheme. It is



my view that in the balancing exercise, the access and parking proposals is integral to providing the designated heritage asset with a new use and ultimately a future. An appropriate soft and hard landscaping scheme and external lighting scheme has accompanied the scheme that has been sensitively designed to reduce the impact of this aspect of the scheme.

I am of the view that the substantial weight given to the harm arising from inappropriate development and its effect on the openness of the Green Belt is clearly outweighed by the benefits identified. This amounts to the very special circumstances necessary to justify the proposal

## **Design**

BDP19 of the Bromsgrove District Plan sets a series of criteria by which high quality people focussed space will be achieved. Paragraphs 126-136 of the NPPF deal with high quality design and in particular states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is noted that the character of the existing buildings is retained. There is an element of new internal and external openings being proposed, but most existing openings are proposed to be used or re-used. The removal of the existing porch to the western elevation of the farmhouse is considered acceptable. As such the conversion scheme has been sensitively approached and is respectful of the historic origins and character of the buildings.

The scheme will fit into the context of the immediate and wider rural landscape and reinstate the grandeur of the farmhouse and the associated barns in this prominent location.

## **Impact on the Amenity of Adjacent Occupiers**

The new use would not lead to any adverse impact on residential amenity.

## **Highway Implications**

Worcestershire County Council as Highway Authority have considered and provided comprehensive responses to the development proposal.

The objection is noted with respect to the sustainability of the location of the site and this is discussed in further detail below.

The scheme proposes two elements of parking. The courtyard will accommodate five spaces (including two spaces to serve the residential dwelling) and will be accessed via the existing entrance leading onto Stoney Lane. Eight spaces are proposed to be located to the south of the farmhouse. These will be accessed via a new vehicular access to the west from the access track leading off Stoney Lane (currently serving 1-3 Stoney Lane Cottages). The existing track currently serving Stoney Lane Cottages is proposed to be widened on the east side by approximately 7 metres.

Worcestershire Highways has raised some concern regarding parking provision, in particular the country yard parking area, however given the size of these units and they intended operation that there is sufficient parking provided. Subject to suitable conditions relating to the securing of suitable visibility splays, access, turning and parking details and a construction management plan it is considered highways matters are acceptable.

### **Sustainable Location**

It is noted that the matter as to whether the site lies in a sustainable location has been noted by the Highway Authority and an objection is raised to the proposal on this basis. They are of the opinion that the short comings of the site to encourage sustainable travel will result in a reliance on the use of private vehicles, which is considered to represent unsustainable development.

Officers are mindful of the location of the site outside of any village envelope where development could ordinarily be considered acceptable having regard to sustainability matters alone.

The application site is remote from services and facilities and has very limited opportunities in relation to public transportation. Future customers would therefore be reliant on the private car to access these. Nonetheless, the applicant is seeking to operate the units as holiday lets. In this regard I am mindful that the NPPF is supportive of sustainable rural tourism, whilst paragraph 105 states that opportunities to maximise sustainable transport solutions will vary between urban and rural areas. Occupation for holiday letting purposes could be controlled by a suitably worded condition restricting permanent occupation.

The proposal also includes the formation of a new two-bedroom dwelling through the conversion of the south range of barns. Paragraph 79 of the NPPF advises that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Paragraph 80 goes onto state that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting

I am of the view that the new dwelling complies with these requirements and in principle is acceptable.

Taking all these matters into account, whilst the site has some shortcomings with respect to its location, the development is not considered to be wholly unsustainable having regard to policies contained within the NPPF and the Development Plan.

### **Landscaping**

The scheme includes hard and soft landscaping, including a new flagstone path to the front of the farmhouse, a more formal courtyard garden to the rear of the farmhouse with

structural box hedging planting and a 1.5-metre-high boundary wall within the existing courtyard to provide the new dwelling with privacy. A 1.2-metre-high estate fence will sit to the south of the access track across the field. A new hedge is proposed on the eastern side of the new access track.

The courtyard is proposed to be laid with blue brick pavers. The planting regime to the west will serve to filter views both of and toward the site, to the benefit of future users of the site and the wider rural landscape. The black finish estate fencing to the access track and parking area reinforces the agricultural context of the site.

## **Drainage**

The proposed development site is situated in the catchment of Batchley Brook and Hewell Stream. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. Risk to the site from surface water flooding, based on the EA's flood mapping risk, is indicated on the site. There is also history of highways flooding back in 2015.

NWWM have no objection subject to drainage conditions regarding a drainage plan and infiltration test regarding the proposed use of a soakaway.

## **Ecological and Biodiversity Issues**

A Preliminary Bat Roost Assessment (incorporating bird activity) has accompanied the application. The report concludes that the proposals are not considered to have potential to result in an offence under either the Wildlife and Countryside Act 1981 (as amended) or the Conservation of Habitats and Species (EU Exit) (Amendment) Regulations 2019 in respect of bats.

Barn 4 does have limited potential for roosting bats, any removal of the roof of this structure should be informed by a pre-commencement emergence survey carried out as close to the date of works. The report makes several other recommendations and enhancement measures to be implemented. Subject to the inclusion of a planning condition ecological matters are considered acceptable.

## **Conclusions**

The proposed development would be inappropriate development in the Green Belt and would harm openness. The Framework establishes that substantial weight should be given to any harm to the Green Belt. It would also be harmful to the character and appearance of the area and would not represent a suitable location for the proposed development. Very special circumstances will not exist unless the harm to the Green Belt and any other harm are clearly outweighed by other considerations.

I am of the view that the substantial weight given to the harm arising from inappropriate development and its effect on the openness of the Green Belt is clearly outweighed by the benefits identified earlier in this report. The sensitive and positive approach to the conversion of an important group of heritage assets that respects the historic context and surrounding rural landscape, the implementation of new hard and soft landscaping and

the benefits of tourism and leisure gain that contribute to rural renaissance are all local benefit which are factors that weigh in favour of the proposals.

Of most importance, the scheme will re-use listed structures that have been vacant since at least 2014, thereby saving these buildings from further deterioration and ensuring the future protection of a valuable historic and traditional element of Bromsgrove's rural heritage. These considerations amount to the very special circumstances necessary to justify the proposal.

The scheme raises no issues affecting highway safety, residential amenity or flooding and will have no adverse impact on any identified protected species.

I am thus mindful to grant full planning permission and Listed Building Consent.

### **RECOMMENDATIONS:**

With reference to application **21/01754/FUL**:

MINDED to **GRANT** Full Planning Permission

With reference to application **21/01755/LBC**:

MINDED to **GRANT** Listed building consent

### **21/01754/FUL Conditions:**

1. The development hereby permitted shall be begun not later than the expiration of 18 months beginning with the date of this permission.

Reason: To comply with the provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans and supporting information listed in this Notice:

1709/LOC	Location Plan
1709/BLOCK	Block Plan
1709/03	Plans as existing
1709/04	Plans as existing – first and second floors
1709/05	Elevations as existing
1709/06A	Elevations as existing – outbuildings
1709/07C	Elevations as proposed
1709/08D	Ground floor plans proposed
1709/09A	Upper floor plans proposed
1709/10	Outbuildings – elevations as proposed
1709/11B	Proposed new access track and parking area
1709/12A	Block plan as proposed with proposed foul drainage
1709/13B	Landscape and lighting proposed
2326/01	Proposed elevations window detail reference

2326/02 Window Details 1 of 2  
2326/02 Window Details 2 of 2  
2326-04 Dovecot Repairs  
Schedule of repairs to the Dovecote  
Method Statement for Repairs to repair of brick infill panels

Reason: To define the permission and in order to secure the satisfactory appearance of the development.

3. The use of the development hereby permitted relating to Unit 1, Unit 2, Unit 3A, Unit 3B, and Unit 3C shall only be used for holiday accommodation only, which shall not be occupied as permanent, unrestricted accommodation or as a primary place of residence at any time and not for any other residential use falling within Class C3 of the Town and Country Planning Use Classes Order 1987 (as amended) (or any Order revoking or re-enacting that Order with or without modification).  
Note: "any other residential use" would include person or persons' main residence, or a permanent residential unit of occupation.

Reason: To ensure that the holiday let unit is not used for permanent residential occupation in accordance with the application as submitted.

4. Prior to the commencement of works, samples of the materials to be used in the repair and/or reconstruction of the external surfaces to the structures the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority (to include those materials to be used externally on the walls and roofs, coping, doors and windows, door frames and window frames as well as rainwater goods). Development shall be carried out in accordance with the approved details.

Reason: To ensure the special architectural and historical interest of the Listed Buildings is retained.

5. The Schedule of repairs to the Dovecote and Method Statement for Repairs to repair of brick infill panels shall be carried out in accordance with the approved details.

Reason: To ensure the special architectural and historical interest of the Listed Buildings is retained.

6. Prior to the commencement of works, full details and a sample of the mortar mix to be used shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a plan indicating the precise locations of where the approved mortar mix is to be used. The development shall be carried out as approved.

Reason: To ensure the special architectural and historical interest of the Listed Buildings is retained

7. Any repointed mortar joints shall match the existing tight mortar joints in terms of size.

Reason: To ensure the special architectural and historical interest of the Listed Building is retained.

8. Prior to occupation, full details of retained and new soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Such approved planting shall be completed prior to the first use of the holiday lets or prior to the first occupation of Unit Four, whichever is the sooner. The planting schedule shall include all those trees, hedgerows, shrubs, or existing features of the land to be retained, removed and/or treated, new planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme. The submitted schedule shall include details of the sedum roof. All such planting shall be maintained to encourage its establishment for a minimum of five years following contractual practical completion of the development. Any trees, hedges or significant areas of planting which are removed, die, or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

Reason: In order to secure a well-planned development.

9. Prior to occupation, full details of the grass reinforcement mesh to serve the access route and car-parking area to the south of the farmhouse and a method statement for its installation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be installed as approved and shall remain so in perpetuity.

Reason: In order to secure a well-planned development.

10. Prior to occupation, full details of all proposed hard surface areas (including details of the brick pavers to serve the courtyard) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include proposed finished levels or contours, the car parking layout, other vehicle and pedestrian footpaths/access and circulation areas and hard surface materials. Development shall be carried out in accordance with the approved details. The approved hard landscaping plan shall be implemented prior to the first use of the holiday lets or prior to the first occupation of Unit Four, whichever is the sooner.

Reason: In order to secure a well-planned development.

11. A plan indicating the positions, design, materials and type of all boundary treatments (including the boundary treatments to the rear garden area serving Unit Four) shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in accordance with the approved details and prior to the use of the holiday lets or the occupation of Unit Four, whichever is the sooner.

Reason: In order to secure a well-planned development.

12. The development shall comply with the details outlined within the Construction Management Plan (March 2021).

Reason: To ensure the development does not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of adjacent occupiers.

13. Notwithstanding the submitted Written Scheme of Investigation and Historic Building Recording by Ambrey Archaeology (January 2021), the development shall not be occupied until the post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard the potential archaeological interest of the site.

14. Notwithstanding the visibility splays shown on drawing 1709/11B before any other works to the access to the parking area for Plots 1 and 2 hereby approved are commenced, visibility splays shall be provided from a point 0.6m above ground level at the centre of the highway access to Stoney Lane Cottage and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 89 metres in each direction along the nearside edge of the adjoining carriageway. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety.

15. The development hereby permitted shall not be brought into use until the access improvements, accesses, turning areas and parking facilities shown on drawings 1709/11B and 1709/12A have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and these areas shall thereafter be retained and kept available for those users at all times.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

16. All proposed works shall be carried out in accordance with the recommendations as set out in the Preliminary Bat Roost Assessment by Countryside Consultants Ltd. All proposed enhancement measures identified shall be completed prior to the occupation of that unit.

Reason: To ensure that the proposal results in a net gain of biodiversity.

17. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority.

The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation.

No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme, unless otherwise agreed by the Local Planning Authority, until requirements 1 to 4 below have been complied with:

1. Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings produced. The risk assessment must be designed to assess the nature and extent of suspected contamination and approved by the Local Planning Authority prior to any further development taking place.

2. Where identified as necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

4. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings on site.

Reason: To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

18. No works or development shall take place until a scheme for surface water drainage has been submitted to and approved in writing by the Local Planning Authority. This scheme shall be indicated on a drainage plan and shall be implemented prior to the first use of the development and thereafter maintained.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

19. No works or development shall take place until an infiltration test has been undertaken to confirm that a soakaway is a viable means for the disposal of surface water from the site. The results of this test should be provided to the LPA and subject to the results, the proposed drainage arrangements should be amended accordingly.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.



**21/01755/LBC Conditions:**

1. The works 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 not be carried out except in complete accordance with the details shown on the submitted plans and supporting information listed in this Notice:

1709/LOC	Location Plan
1709/BLOCK	Block Plan
1709/03	Plans as existing
1709/04	Plans as existing – first and second floors
1709/05	Elevations as existing
1709/06A	Elevations as existing – outbuildings
1709/07C	Elevations as proposed
1709/08D	Ground floor plans proposed
1709/09A	Upper floor plans proposed
1709/10	Outbuildings – elevations as proposed
1709/11B	Proposed new access track and parking area
1709/12A	Block plan as proposed with proposed foul drainage
1709/13B	Landscape and lighting proposed
2326/01	Proposed elevations window detail reference
2326/02	Window Details 1 of 2
2326/02	Window Details 2 of 2
2326-04	Dovecot Repairs
	Schedule of repairs to the Dovecote
	Method Statement for Repairs to repair of brick infill panels

Reason: To define the permission and in order to secure the satisfactory appearance of the development.

**Case Officer:** Mr Paul Lester Tel: 01527 881323  
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