# CASE OFFICER'S REPORT

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| **Application Reference:** | PL/2023/05444 |
| **Application Type:** | Full planning permission |
| **Site Inspection:** | 27 July 2023 |
| **Consultation ends:** | 17 August 2023 |
| **Case officer:** | Joe Leesam |

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| **Site Address:** | Crookwood Mill Farm, Stert, Devizes, Wlts, SN10 3JA |
| **Proposal:** | Erection of an agricultural barn to be used for the storage of agricultural machinery and agricultural chemicals (retrospective) |
| **Recommendation:** | Approve with Conditions |

**POLICIES**

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51 - Landscape
Core Policy 57 - Ensuring High Quality Design & Place Shaping
Core Policy 58 – Ensuring the Conservation of the Historic Environment

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

**REPRESENTATIONS**

Stert Parish Council – Support.

Public Protection – No Objections.

Conservation – No Objections.

Archaeology – No Objections.

Third party representations – One response received.

Summary of Comment:
- Do not understand the need for the barn.
- Structure is not in keeping with the existing grade II listed building.
- Fear that the intended long-term use is for residential.
- Property is built fairly close to a shared boundary, concerns regarding overlooking.

**ASSESSMENT**

The application relates to Crookwood Mill Farm in Stert, Devizes. It is an agricultural site situated in a rural location containing the Grade II listed Crookwood Mill Farmhouse.

Proposals:
The application seeks retrospective consent for the erection of an agricultural barn to be used for the storage of agricultural machinery and agricultural chemicals.

Impact upon the amenity of occupiers of neighbouring properties:
Concerns have been raised regarding the location of the barn due to its close proximity to the shared boundary with Crookwood Watermill and the resulting potential for overlooking, particularly in the winter. The windows included in the design are proposed to be filled in, and this will be conditioned as part of the approval. In any case, overlooking would not be a cause for concern in this instance due to the use of the barn as agricultural and the intervening distance between the buildings in excess of 55m. The proposed development is therefore not considered to impose any unacceptable levels of overlooking.

The barn is not situated close enough to any boundaries to be considered to impose any light blocking or be considered to create an oppressive environment for neighbouring residents. Furthermore, whilst could give rise to some noise pollution, as it is located within an existing farmstead and is in essence a replacement building there would not be any significantly adverse noise pollution as to justify an objection in this regard. As such the proposal is considered acceptable in terms of its impact upon neighbouring amenity.

Scale, design, materials and the impact upon adjacent listed building:
Local Authorities are required by Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of listed buildings, their setting and any features of special architectural or historic interest which they possess respectively when considering development proposals that affect the setting or views into the listed building. This is locally reflected within Core Policy 58.

The application site contains Crookwood Mill Farmhouse which is a grade II listed property. The proposed barn is not attached to the listed building, but it will have an impact upon the setting of the listed property. It is worth noting that there was a barn located in a similar position upon the proposed site of the new barn historically, this was demolished due to the dilapidated state of the barn at the time.

The design of the barn is traditional and agricultural in appearance (as proposed), with a hip-to-gable style roof of a 45-degree pitch and two large timber doors on the principal elevation of the barn. There are multiple windows included within the design which are proposed to be blocked over, this has been conditioned as part of the approval to ensure this is undertaken post-approval. The design of the barn is sensitive to the agricultural and heritage nature of the site and is therefore considered acceptable.

The roof will consist of terracotta clay double roman tiles, these have already been installed so they were viewed in person by the planning officer, and it can be confirmed that the clay tiles appear in keeping with the adjacent properties upon the site. The exterior walling will be faced with a multi-red, reclaimed brick plinth and waney edge green British larch cladding above. Concerns have been raised regarding the proposed materials due to it not matching with the

architectural style of Crookwood Mill Farmhouse. While the materials proposed are different from the listed property, the materials are appropriate for the proposed agricultural use of the building. Historically, barns would not have been constructed with the same materials as Crookwood Mill Farmhouse so this would not be expected to protect the setting of the listed building. The proposed materials are natural and reclaimed, being appropriate choices for the agricultural and heritage setting, the material choices are therefore considered acceptable.

The Conservation Officer has been consulted and responded with no objections, stating that 'The proposed new building would appear to have a similar footprint to the former building on the site and would remain physically subservient to the main house. Also the footprint of the building would mirror the footprint of the previous historic building on the site… In addition, the design of the building is considered agricultural in form and there is no proposed subdivision of the courtyard or additional parking within the proposed use. As such in heritage terms there would be no harmful impact to the setting or significance of the listed building.'

It is therefore considered, having regard to the points made above, that due regard has been given to the statutory duties set out within section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the requirements of the National Planning Policy Framework (2023) and Policies 57 and 58 of the Core Strategy.

Additional Matters:
Concerns have been raised regarding the intended use of the barn as residential. This planning permission is solely for agricultural use and will be conditioned as such, if there are any suspicions of the barn being used as residential this can be reported to Planning Enforcement who would deal with the matter accordingly.

The need for the barn has also been questioned; the barn is proposed to be situated within an agricultural unit and the planning authority has no reason to suspect there is no need for the barn. The proposal for an agricultural barn is therefore considered acceptable in this regard.

Conclusion:
There will be no negative impact to neighbour or visual amenity, nor upon the setting of any listed building, as a result of the proposed development. The proposal is therefore considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the aforementioned policies of the local development plan and that of the NPPF (2023).

**RECOMMENDATION:**
Approve with conditions.

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**Conditions:** (5)

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- PROPOSED GF & FF PLANS, ELEVATIONS & SECTION *23010/P100*
- SITE BLOCK PLAN *23010/P002*
- SITE LOCATION PLAN *23010/P001*

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

2 The blocking of the windows as approved on the Proposed GF & FF Plans, Elevations & Section (Drawing No. 23010/P100) shall be completed within five months from the date of this approval.

Reason: In the interest of ensuring the agricultural use and appearance of the barn.

3 The development hereby permitted shall be used for agriculture use and for no other purpose (including any other purpose as prescribed within the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case.

4 If within a period of 10 years from the date of this permission, the agricultural use of the building hereby permitted permanently ceases, the building/structure and resulting demolition materials shall be removed and the site shall, within a period of three months from the date of the substantial demolition of the said building/structure, be restored to its condition before the development took place or to such other condition as may be agreed in writing by the Local Planning Authority.

REASON: To ensure that the agricultural buildings/structures are removed on cessation of their agricultural purposes, in the interests of protecting the rural character of the area.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 6, Classes A and B shall take place on the building hereby permitted or within their curtilage.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements of the building.