



TOWN AND
COUNTRY
PLANNING
DEVELOPMENT
CONSULTANTS

12 July 2021

Our Ref: CJD.LPC.4914

Mr Charlie McCullough
Senior Planning Officer
East Devon District Council
Planning Strategy & Development Management
Planning Services (Central Team)
Blackdown House, Border Road
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EX14 1EJ

Dear Mr McCullough

Great Trill Farm, Musbury, Axminster, EX13 8TU
“Proposed two storey rear extension, reinstatement of porch to the southern elevation and associated alterations to Great Trill Farmhouse”
Planning Application and Listed Building Consent Submission
“Conversion of part of the Manor Barn to create a dwelling”
Planning Application and Listed Building Consent Submission

On behalf of my client, Mr Roland Hauke, I wish to make Planning Application and Listed Building Consent submissions in respect of the above two proposals.

In order for the applications to be registered please find enclosed the following information:

“Proposed two storey rear extension, reinstatement of porch to the southern elevation and associated alterations to Great Trill Farmhouse”

- Completed Application Form
- The Application Fee of £206 which has been paid
- Vision Statement
- Heritage Design and Access Statement
- Climate Change Strategy and Sustainability Document
- Ecological Appraisal
- Topographic Survey
- Existing - Farmhouse Ground Floor Plan
- Existing - Farmhouse First Floor Plan
- Existing - Farmhouse Elevations
- 609-SP-P-02 Location Plan and Estate Plan
- 609-SP-P-01 Existing and Proposed Site Plan
- 609-MH-P-04 Proposed North East and North West Elevations
- 609-MH-P-03 Proposed South East and South West Elevations
- 609-MH-P-02 Proposed First Floor Plan
- 609-MH-P-01 Proposed Ground Floor Plan

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“Conversion of part of the Manor Barn to create a dwelling”

- Completed Application Form
- The Application Fee of £462 which has been paid
- Vision Statement
- Heritage Design and Access Statement
- Climate Change Strategy and Sustainability Document
- Structural Analysis of Manor Barn
- Structural Engineer Report
- Ecological Appraisal
- Topographic Survey
- Existing - Dairybarn Elevations
- Existing - Dairybarn Ground Floor Plan
- Existing - Manor Barn Elevations
- Existing - Manor Barn Ground Floor Plan
- 609-SP-P-04 Location Plan and Estate Plan
- 609-SP-P-03 Existing and Proposed Site Plan
- 609-MB-P-01A Proposed Ground Floor Plan
- 609-MB-P-02A Proposed First Floor Plan
- 609-MB-P-03 Proposed South East and South West Elevations
- 609-MB-P-04 Proposed South West and North West Elevations
- 609-MB-P-05 Existing and Proposed Sections A-A and B-B

My client has recently acquired the Great Trill Farm complex and associated land which comprises some 109 hectares. This is a wonderful locality whereby the Great Trill Farm complex itself contains a wealth of heritage asset buildings, together with more modern buildings / structures. These are set within the context of the East Devon Area of Outstanding Natural Beauty which washes over the whole estate.

Included with this submission is a Vision Statement which encompasses the passion which my client has for Great Trill Farm and its environs. This is epitomised in the following phrases:

“We are now the proud custodians and wish to carry forward this revival, opening a new chapter in the history of Great Trill.

We are making a lifetime commitment to restoring the land, buildings, and community at Great Trill, to preserve them for future generations. We believe our proposals are sensitive to the property’s history, its setting, community and the environment.”

My client takes the stance that he is custodian of this fabulous asset and wishes to work in close partnership with the Council to open the new chapter in the history of Great Trill whereby the buildings can be refurbished, restored &

enhanced (whilst at the same time embracing sustainability with modern renewable energy proposals).

The following extracts thereafter epitomise the holistic approach my client is taking to the proposed alterations to Great Trill Farmhouse and the Manor Barn conversion proposal:

“The aim is to ensure the long-term survival of the existing buildings, with sensitive development that maintains the charm of this wonderful property.

The farmhouse has few elements of historic interest and in the 1970s it was completely gutted, with all internal partitions, ceilings, stairs, doors and windows removed and replaced with modern materials. In stark contrast, the manor barn, which was originally the manor house, is rich with features recording its colourful and important history, though unfortunately it has been allowed to significantly deteriorate.

The manor barn has an existing planning approval to be converted into two dwellings. While we do need additional accommodation for our large family, we would rather achieve this through a sensitive extension to the rear of the farmhouse (broadening the existing “L” shape). This would allow us to preserve undeveloped, the large wonderful open element of the manor barn (the side we would develop is already divided into rooms on both floors). To help put this proposal into perspective, we are asking to sensitively add some 56.5 sq meters to the farmhouse, while giving up development of some 264 sq meters of the manor barn.

These proposals, taken together, will significantly reduce the overall residential development envisaged in the extant planning and result in a balance of building usage that reflects the property’s history.

As part of the overall vision to combat climate change, we are applying for roof insulation and double glazing in both buildings and for electric car charging points. Timber will come from our woodlands and stone will be collected by hand from our fields. We will be making a separate planning application to add solar panels to roofs of agricultural buildings.”

Prior to making these application submissions we sought to have Pre-Application dialogue with the Council via a Pre-Application submission. There were practical challenges with this approach (given Covid-19 restrictions) and it was not possible to have a site meeting (which we feel would have been of immense value). A full written response (Ref: 21/0040/preapp) however was received on 27th April 2021, and this has been most helpful in receiving feedback to various aspects of the proposals. Where feasible the scheme has been modified to take account of the Pre-Application feedback received (and

these areas are identified fully in the submitted Heritage Design and Access Statements).

Planning History

A number of planning permissions and listed building consents have been granted over the years in relation to the complex of buildings at Great Trill. I consider that the following are the most pertinent for this submission.

Full Planning Permission P89/0805

“Conversion of barns / outbuildings to 3 dwellings (Units 4, 5, 6)”

Granted 20th October 1989

This was a Full Planning permission for the conversion of Units 4, 5 & 6 into separate dwellings. (Units 4 & 5 were to be located within the main barn with Unit 6 a separate building to the north of the complex).

Listed Building Consent P89/0806

“Conversion of barn to 2 dwellings (Units 4, 5)”

Granted 23rd October 1989

This just related to Units 4 & 5 in the main barn, with Unit 6 not being deemed to be a curtilage listed building.

Planning Permission 14/1090/FUL

“Change of use of outbuildings and associated car parking to form Education Centre

Granted 18th August 2014

Listed Building Consent 14/1091/LBC

“Internal and external alterations to form education centre”

Granted 18th August 2014

It is noteworthy that in the Officer Report associated with the above most recent 2014 permission for the Education Centre scheme (14/1090/FUL) it states, *“The conversion of the former manor house (barn to the north) to two residential units (89/0905) – this permission has been implemented and remains extant”*.

Planning Policy Context

From my evaluation of the Development Plan policy framework the relevant planning policy context for the consideration of this proposal is set out in the following key documents.

Adopted East Devon Local Plan 2013-2031

The East Devon Local Plan was adopted in 2013 and represents the Council's primary planning document. The relevant policies affecting these proposals are as follows:

- Strategy 1 (Spatial Strategy for Development in East Devon]
- Strategy 2 (Scale and Distribution of Residential Development)
- Strategy 3 (Sustainable Development)
- Strategy 5 (Environment)
- Strategy 5B (Sustainable Transport)
- Strategy 7 (Development in the Countryside)
- Strategy 28 (Sustaining and Diversifying Rural Enterprises)
- Strategy 38 (Sustainable Design and Construction)
- Strategy 39 (Renewable and Low Carbon Energy Projects)
- Strategy 46 (Landscape Conservation and Enhancement and AONBs)
- Strategy 49 (The Historic Environment)
- D1 (Design and Local Distinctiveness)
- D2 (Landscape Requirements)
- D8 (Re-use of Rural Buildings Outside Settlements)
- EN5 (Wildlife Habitats and Features)
- EN9 (Development Affecting a Designated Heritage Asset)

Supplementary Planning Guidance (SPG)

The following SPG is relevant

- Re-use of rural buildings (May 2005)
- East Devon District Council Climate Change Strategy 2020 - 2025

Key Planning Issues

In order to aid your positive evaluation of these submissions I will now offer the following commentary on the Key Planning Issues raised.

“Proposed two storey rear extension, reinstatement of porch to the southern elevation and associated alterations to Great Trill Farmhouse”

Heritage Impact

The proposals for Great Trill Farmhouse arise from an objective to substantially invest in the fabric of the building to restore its current “tired” condition, whilst at the same time seeking to improve the quality of the accommodation for my client’s family. Great care and sensitivity have been put into the proposals, with a key theme to improve on some works which have been undertaken in the past which we feel are insensitive.

Our Scheme Architect, Martin Blake has prepared the accompanying Heritage Design and Access Statement which thoroughly examines the historic past and evolution of Great Trill Farmhouse and articulates how each of the elements of the various alterations currently proposed will be sensitive to the heritage qualities of the building.

“The proposals are not intended, nor do they seek to, ‘modernise’ The Farmhouse as such. The proposals are put forward as sensitive and thoughtful evolutions to the property to make sense of and maximise the existing fabric of the property. If approved, the schemes would (i) Provide a sense of arrival and a degree of formality to the southern elevation of the principal building of the estate and (ii) through the provision of the 2 storey rear extension resolve an access and amenity issue which is at odds with the accommodation otherwise offered by The Farmhouse.”

We, as a Consultant Team, believe the works proposed will positively take Great Trill Farmhouse into the next chapter of its life and have been sensitively designed to wholly respect the heritage value of Great Trill Farmhouse. In reaching an informed judgment on the heritage impact of the proposals I would urge you to consider fully the content of the thorough Heritage Design and Access Statement that has been provided. Furthermore, I am aware that to date, neither you or your colleagues have had the opportunity of appraising the proposals in situ at the site, and we’ll be more than happy to facilitate a site visit for this to happen.

Climate Change and Sustainability

Our client is passionately keen to embrace sustainable design principles and support the Council’s Climate Change Strategy Principles, and indeed this

commitment to sustainable design is a key driver which permeates through these proposals for Great Trill Farm.

Such sustainable design principles incorporate; the reduction of heat loss and carbon emissions as part of the energy strategy, the introduction of an electric vehicle charging point (with the electricity being generated by the solar panels located elsewhere at Great Trill Farm) and wherever possible all building and finishing materials will be sought from local suppliers and manufacturers registered to a suitable environmental management scheme.

The full descriptions of the sustainable design principles are incorporated in the submitted Climate Change Strategy and Sustainability Document.

Ecology

Given the rural nature of the locality and the nature of the existing building a thorough Ecology Appraisal has been undertaken (with the recommendations fully incorporated in the scheme).

“Conversion of part of the Manor Barn to create a dwelling”

Principle of Development

The planning history is enormously material when considering the principle of this element of the proposed works. Planning permission (P89/0805) was granted in 1989 for the conversion of the main barn at the site into two dwellings. This has been implemented and is extant, with this fact being recorded in the Officer Report associated with the most recent permission at the site. This was in 2014 for an Education Centre scheme (14/1090/FUL) it states, *“The conversion of the former manor house (barn to the north) to two residential units (89/0905) – this permission has been implemented and remains extant”*.

The Consultant Team associated with this scheme have thoroughly reviewed the extant permission and consider that a far superior scheme can be pursued (as opposed to just relying on the extant permission) which will be far more sensitive to the wonderful heritage status of the main barn.

The principle of converting the Manor Barn into a dwelling was accepted in the Pre-App response when the following was stated;

“In this case, the location of the building is not considered to be located close to a range of accessible services but it is acknowledged that as a heritage asset support may be found under para. 79 of the NPPF where a proposal would represent the buildings optimal viable use. The fallback position of the previous approval is also relevant, as is the fact that the proposal would result in a less intensive residential use of the building. Taken as a whole there is considered to be no objection to the principle of the proposed development.

Heritage Impact

Included with the submission is a Heritage Design and Access Statement which fully articulates the nature of the current scheme, it's comparison with the extant permission, and the heritage benefits that will accrue from the current proposals. The key elements of the scheme are highlighted as follows:

- *The general restoration and breathing of new life into the building, through giving the barn a purpose.*
- *Conversion of only half of the barn to form 1 dwelling, rather than the approved whole barn to 2No. dwellings.*
- *Re-covering of roof to introduce a roofing membrane across the top of the existing rafters.*
- *Reinstatement of a 'great hall' fireplace to the west end of the barn element of the building.*
- *Modification of existing roof trusses of the first floor to the eastern section of the barn, above the proposed bedrooms.*
- *Reinstatement of the roof between the dairy barn and manor barn.*

The extant scheme proposes two dwellings, whereby in refining our current approach the decision has been made to undertake a less intensive development (now only one dwelling), which crucially leaves the western full height space intact. This full height space is a primary heritage feature which would be severely compromised in our view, if the extant scheme was to be completed.

We consider the principles of the current scheme are a sensitive, thoughtful approach to the restoration / re-use of this superb Heritage Asset feature, and will be far more beneficial than just slavishly following an extant scheme. Indeed, when considering “in the round” all the heritage issues raised by both schemes, we consider that the beneficial approach to the Manor Barn residential conversion should be given significant weight and this is articulated in the following extract from the Heritage Design and Access Statement:

“As part of these proposals it is the intention to surrender the conversion of the western half of the barn into a dwelling and therefore retain the historically important manor barn in its current form. This will be in exchange for a relatively modest extension to the rear of the far less historically important farm house.

The eastern half of the manor barn to be converted to a dwelling is already divided into rooms at both ground and first floor levels. Leaving the western part of the manor barn undeveloped, will retain this wonderfully open, voluminous space, that would otherwise be lost under the extant planning approvals. Therefore, considering the proposals for the manor barn and farmhouse in an holistic manner, the benefits from an historical conservation perspective of keeping a significant part of the manor barn undeveloped, significantly outweighs the small rear addition to the farm house.”

Amenity

Future occupiers will be able to reside comfortably within the converted accommodation without causing any harmful amenity relationship issues with the dwellings that are found elsewhere within the complex of buildings associated with Great Trill. To provide a reasonable amount of external space a garden area is identified in a discrete area to the east of the barn.

Transport

Three car parking spaces are proposed immediately adjacent to the barn which is considered to be ample provision, and access will be via the existing access lane which serves the Great Trill Farm complex.

Ecology

Given the rural nature of the locality and the nature of the building to be converted a thorough Ecology Appraisal has been undertaken (with the recommendations fully incorporated in the scheme).

Climate Change and Sustainability

As indicated previously our client is passionately keen to embrace sustainable design principles and support the Council's Climate Change Strategy Principles. There are clearly some practical challenges given the heritage sensitive nature of the building to be converted, but notwithstanding these we have approached this scheme with a full commitment to meeting sustainable design principles.

Such sustainable design principles incorporate; the reduction of heat loss and carbon emissions as part of the energy strategy, the provision of an electric vehicle charging point at the east end of the barn, adjacent to the proposed parking spaces (the electricity being generated by the solar panels located elsewhere at Great Trill Farm)

and wherever possible all building and finishing materials will be sought from local suppliers and manufacturers registered to a suitable environmental management scheme. The building will be heated in the main using electricity generated by the solar panels located on the solar barn elsewhere at Great Trill Farm, therefore offering a carbon neutral, sustainable method of heating. The full descriptions of the sustainable design principles are incorporated in the submitted Climate Change Strategy and Sustainability Document.

Conclusion

I do trust this statement has articulated the vision we are seeking for the next chapter in the life of the Great Trill Farm complex and estate. It is a wonderful complex of buildings set within landscape of high sensitivity given the AONB status. My client has acquired the site with the drive and enthusiasm to passionately restore and enhance the whole estate in a highly sensitive manner. Great care has gone into evolving the package of proposals constituting this submission, which we consider are wholly heritage sensitive enabling the main Farmhouse to be suitably refurbished / extended, and the Manor Barn converted in a far more apt style than the extant permission.

When undertaking the assessments of these two proposals for the Great Trill Farm complex I do feel it is important that a holistic approach is undertaken. You will see from the submission that the approach is to surrender the extant conversion of the western half of the Manor Barn into a dwelling (which is a huge material benefit in respect of retaining its historic form and character). The proposals do include a modest extension to Great Trill Farmhouse (which from the Pre-Application response we are aware requires careful consideration) however when considering the whole site holistically the end result will be a reduction in the overall residential development envisaged in the extant planning permission, a more sensitive conversion of the Manor Barn that respects the buildings historic form, and a complete refurbishment / enhancement of Great Trill Farmhouse in a sustainable form that will ensure it is suitable for long term family living. The overall Planning Balance of the above is most positive and should lead to an approval of both the applications submitted.

Should you require any assistance during the determination stage of these proposals, please do not hesitate to make contact.

Yours sincerely



Chris Dance
LPC Ltd

cc Client
Martin Blake (MBA)