

R and D Cleevely
c/o Giles Quarme Architects
7 Bishops Terrace
London SE11 4UE

Date: 6 September 2021

Our Ref: PREAPP/21/00368
Your Ref:

<sent via Email>

Dear R and D Cleevely

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING REFERENCE: PREAPP/21/00368

DEVELOPMENT PROPOSED: Proposed repair, restoration, alteration of existing barn to provide recreational facilities and construction of a new free-standing pool building linked to the barns.

LOCATION: Aston Hall Aston Munslow Craven Arms SY7 9ER.

Thank you for your request for advice on the above proposal and please accept my apologies for the delay in responding. Having now reviewed the details, I can provide my comments and guidance as follows:

Proposed development / principle of development

The development you propose would be a revision to the former pre-application enquiry, reference PREAPP/21/00166, which sought officer assessment of a considerably more ambitious development. Significant amendments were considered likely in order for that scheme to be satisfactory at an officer level.

It is now only proposed to convert one of the existing barns for ancillary use associated with the main house, (annotated as 'C' on the submitted plans), whilst the other remaining barns, forming part of the group, would merely be repaired and maintained and would not be part of the proposed development. Barn 'C' would provide space for a WC and shower room, changing rooms, a sauna / steam room, massage room, meeting room and office. In addition, the formerly proposed pool room would now be relocated within a new, free-standing outbuilding, (annotated as 'A' on the submitted plans) and linked to the historic barn group by an additional, structure leading from it, (annotated on the plans as 'B'). Building 'B' would additionally combine to form a play room.

As previously confirmed by my colleague, the principle of converting historic buildings is supported for domestic, ancillary leisure uses. This is borne out by the Council's Type and Affordability of Housing Supplementary Planning Document (SPD) and Policy CS5 of the Council's Core Strategy, although a condition would likely be required to control the development to ancillary use.

Siting, design and visual impact

Development should, protect, conserve and enhance the historic context and character of heritage assets, their significance and setting, in accordance with MD13 of the Council's Site Allocations and Management of Development (SAMDev) Plan and should ensure that, wherever possible, they avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.

In this case, I consider that Barn 'C' would be sympathetically converted and the new pool room, along with the 'link' has been considered thoughtfully so that its position within the grounds and low height is discreet and would not detract from the traditional vernacular of the existing buildings. Reinstatement of the walled garden is also considered to be generally acceptable.

The Council's Conservation Officer also agrees with my initial assessment and has provided the following response:

"Aston Hall is a Grade II* listed building and the associated barns that form part of this pre application enquiry would be considered as curtilage listed in association with the hall. Therefore, listed building consent would be required for the proposed works. The repair and restoration of the existing barns is welcomed and the proposed link extension and free-standing pool building appear to have been well considered. The form and location of the proposed structures would generally be considered acceptable in this instance, where the height has been kept subservient and the existing barns will provide screening between the new structures and the main listed building. Any forthcoming planning application should be accompanied by a heritage impact assessment to take account of the impact upon the barns themselves and the setting of the listed building".

Your pre-application enquiry has also attracted responses from the following Council consultees:

Drainage

"The use of soakaways should be investigated in the first instance for surface water disposal. Percolation tests and the sizing of the soakaways should be designed in accordance with BRE Digest 365. Full details, calculations, dimensions and a location plan of the percolation tests and the proposed soakaways should be submitted for consideration with any planning application.

The development lies within a groundwater Source Protection Zone 3. Surface water should pass through a silt trap or catchpit prior to entering the soakaway to reduce sediment build up within the soakaway. Should soakaways not be feasible, drainage calculations should limit the discharge rate from the site, equivalent to 5.0 l/s runoff

rate and should be submitted for approval. The attenuation drainage system should be designed so that storm events of up to 1 in 100 year + 25% for climate change will not cause flooding of any properties either within the proposed development site or to any others in the vicinity.

If non permeable surfacing is used on any new access or parking areas or the access slopes towards the highway, the applicant should submit for approval a drainage system to ensure that no surface water runoff affects the highway.

The proposed method of foul water sewage disposal should be identified and submitted for approval, along with details of any agreements with the local water authority and the foul water drainage system should comply with the Building Regulations H2.

If a main foul sewer is not available for connection, full details, plan and sizing of the proposed septic tank/ package sewage treatment plant, including percolation tests for the drainage field should be submitted for approval, including the Foul Drainage Assessment Form (FDA1 Form).

British Water Flows and Loads: 4 should be used to determine the loading for the septic tank/package sewage treatment plant and the sizing of the septic tank/ package sewage treatment plant and drainage fields should be designed to cater for the correct number of persons and in accordance with Building Regulations H2.

These documents should also be used if other forms of treatment on site are proposed”.

Archaeology

“The proposed development site lies just outside the Aston Munslow Conservation Area and on the edge of the historic core of the village of Aston Munslow, which has been inhabited since the medieval period. The barn proposed for conversion relates to the historic farmstead (HER PRN 23202) associated with the adjacent Grade II* listed (NHLE ref. 1383344) Aston Hall, a 16th century manor house with an earlier core. The farm building is considered to be curtilage listed.

The development site also includes a grade II listed Privy and garden wall 13m north of Aston Hall (NHLE ref. 1383345). Examination of historic editions of the Ordnance Survey maps indicate that a number of pre-1900’s buildings associated with the farmstead were demolished in the 20th century, although below ground remains of them may survive. Given this, the extent of potential groundworks and landscaping associated with the proposed development and the sites location within the wider settlement, the proposed development site is considered to have moderate archaeological potential.

We would recommend that a Heritage Assessment, to include an Archaeological Desk-Based Assessment, is submitted with any subsequent planning application for the proposed development. The assessment should include all heritage assets that may be directly affected by the development and address any issues of setting and visual impact on heritage assets that may arise. The Heritage Assessment should conform to Historic England’s guidance on Statements of Heritage Significance, Historic England Advice Note 12 (2019), Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (2017), and the Chartered Institute for Archaeologists Standard and Guidance for Archaeological Desk-based Assessment (2014).

In relation to direct impacts on the archaeological interest, this will enable an informed planning decision to be made regarding the impact of the proposed development and thereafter, the need for any further archaeological mitigation”.

Ecology

“This application site meets the trigger point for requiring a bat survey since it involves modification, conversion, demolition or removal of buildings and structures, (especially roof voids) involving the following: all agricultural buildings (e.g. farmhouses and barns) particularly of traditional brick or stone construction and/or with exposed wooden beams greater than 20cm thick.

The bat survey should be carried out as follows:

A Preliminary Roost Assessment, including a thorough internal and external inspection of the building and an assessment of the potential for bat roosts to be present. Recommendations should be made regarding the need for additional surveys, (see below) and/or precautionary methods of working. During the Preliminary Roost Assessment, the ecologist should also record any evidence of nesting wild birds.

A Presence/Absence Survey should be carried out in all cases where the Preliminary Roost Assessment finds evidence of bats, potential for bats or where a complete and thorough inspection cannot be carried out. The presence/absence survey will involve dusk emergence and/or pre-dawn re-entry surveys to aid identification of the species of bats present and estimation of the numbers of individuals. The presence/absence survey should follow the guidance on survey effort and frequency in the Bat Conservation Trusts Good Practice Guidelines (3rd edition, 2016) and will usually comprise 2/3 emergence and/or pre-dawn re-entry surveys* between May and September (optimum period May to August).

The Presence/Absence Survey will allow the surveyor to consider the need for mitigation, enhancements and compensation, to assess the likelihood of an offence being committed and to make a decision as to the need for a European Protected Species Mitigation Licence from Natural England *Note 2 surveys carried out within the same 24 hour period constitute one survey.

A Roost Characterisation Survey should be carried out in cases where an offence is considered likely to occur, where mitigation is required and where a European Protected Species Mitigation Licence from Natural England will be required. The Roost Characterisation Survey is intended to establish number of bats in the colony, access points used, temperature and humidity regime in the roost, aspect and orientation of the roost, size and perching points, lighting and a surrounding habitat assessment.

For any planning application triggering the need for a bat survey, the following documents should be submitted to allow determination of the application:

1. A Preliminary Roost Assessment and any further surveys recommended by the licensed ecologist (e.g. Presence/Absence Survey and Roost Characterisation Survey).
2. A site plan showing any mitigation and enhancements being offered for bats (e.g. bat box locations, bat loft locations with measurements and internal details).
3. A lighting plan showing location and specification for any proposed lights on the site. The lighting plan should reflect the Bat Conservation Trusts Bats and Lighting in the U.K. guidance.

All bat surveys should be carried out by an experienced, licensed ecologist and in accordance with the Good Practice Guidelines. Mitigation should be designed in line with Natural England's Bat Mitigation Guidelines.

Any deviation from the methods, level or timing of surveys set out in the Good Practice Guidelines should be accompanied by a reasoned evidence statement from the licensed ecologist carrying out the survey, clarifying how the sub-optimal survey is ecologically valid.

Finding an ecological consultant

A list of ecological consultants who work in Shropshire is available on request. This list is by no means exhaustive and contains information on other ways of finding a consultant. Shropshire Council cannot recommend any consultant or guarantee their work. You should always check that the ecologist you select has the relevant protected species survey licences issued by Natural England. Without a valid survey licence, the report provided by an ecologist may not be considered adequate by the Local Planning Authority. It is always wise to seek several quotes since prices can vary.

Rights of Way

The Council's Rights of Way team were consulted on this application, although they have made no comment.

Residential amenity

Given the proposed ancillary use of the building and its distance from the nearest neighbouring properties, there are unlikely to be any residential amenity concerns. Please note, however that the Council is obliged to consult the local community on any planning application submitted and to take into account any comments and representations received.

Other matters

Guidance on any Community Infrastructure Levy (CIL) requirements can be found using the following link:

<https://www.shropshire.gov.uk/planning-policy/community-infrastructure-levy-cil/> .

Should you wish to pursue a planning application, (and listed building consent application), the following should be noted:

National List Validation Requirements

A planning application and listed building consent application would need to comply with National submission requirements in order to be validated and for this I recommend that you submit the following with any future planning application:

✓ **Completed Application Form**

Where possible please submit using the online Planning Portal, although you can also submit a paper application. Please ensure that the Ownership Certificate and the Agricultural Land Declaration sections are completed in all instances.

✓ **Location Plan**

Based on an up-to-date map at an identifiable metric scale (1:1250 or 1:2500). The plan should identify sufficient roads, buildings, adjoining land etc. to ensure that location of the site is clear. The site should be edged clearly in a red line and include all that is within the proposal; including any access from a highway, landscaping, parking, open areas around buildings etc. A blue line should be drawn around any other land owned or controlled by the applicant if close to or adjoining the site.

✓ **Drawings (existing and proposed)**

Applications should normally include existing and proposed plans at a standard metric scale (1:100 or 1:200 for householder applications and 1:500 otherwise). All site plans should be numbered and versioned if the drawing is subsequently amended. All site plans should accurately show:-

- Direction of North and an indication of scale
- The footprint of all existing buildings on site with written dimensions and distances to the site boundaries or a scale bar appropriate to the building scale. If using more than one scale on a drawing please clearly indicate so.
- The paper size that the drawing should be printed at.
- Building, roads and footpaths on adjoining land to the site including access
- Any public Rights of Way.
- The position of any existing trees or planting on and adjacent to the site and those to be affected and / or retained.
- The extent and type of any hard surfacing proposed.
- Boundary treatment, including type and height of any new walls or fencing.

Types of existing and proposed site plans include:-

- Block plan of site (e.g. at 1:100 or 1:200) showing site boundaries
- Existing and proposed elevations (e.g. at 1:50 or 1:100)
- Existing and proposed floor plans (e.g. at 1:50 or 1:100)
- Existing and proposed site sections and finished floor and site levels (e.g. at 1:50 or 1:100)
- Roof plans (e.g. at 1:50 or 1:100)

As all applications are stored electronically and made available via the Shropshire Council website, applicants are asked to ensure that documents and drawings are of a sufficient quality and that their clarity is such that the documents can be viewed accurately after being scanned.

'Local list' validation requirements

In addition to the national requirements listed above you will need to provide the following in this instance, which will accompany a full planning application.

- ✓ Heritage Impact Assessment & Archaeological Desk-based Assessment
- ✓ Drainage details, including calculations and a completed FDA1 form, (a link to which can be found here:
<https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1>)
- ✓ Preliminary Roost Assessment for bats and nesting birds, (along with any further surveys recommended by the licensed ecologist)

✓ **The correct planning fee**

The on-line Planning Portal includes a fee calculator for applicants, however you can also contact Shropshire Council's Planning Validation Team for clarification on the correct fee to submit:

Email: planning.validation@shropshire.gov.uk

Phone: 0345 678 9004

Please note this is an informal opinion based on the information you have provided at this stage.

Any planning application submitted will be determined taking into account the details contained in the application; the policy of the Development Plan; Government planning policy; the outcome of any consultation with statutory or other consultees; any representations received and any other material consideration. Any expenditure incurred in preparing plans or making the application must be entirely at your own risk.

For further information regarding validation requirements for Planning applications, please visit the Shropshire Council website:

<https://www.shropshire.gov.uk/media/2237/validation-checklist.pdf> .

If submitting a follow-on application, please ensure that you clearly state the Pre-Application 'Planning Reference' number provided at the top of this letter.

Yours sincerely

Helen Tipton

Helen Tipton (Mrs)

Area Planning Officer

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