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Applications by Smartbuild Harpham Ltd

For

Planning Permission for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00441/PLF)

and

Listed Building Consent for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00592/PLB)

At

**Manor Farm Cross Gates Harpham East Riding Of Yorkshire
YO25 4QS**

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Supporting Documentation and Checklist including Design and Access Statement, Planning Statement and Heritage Statement

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Chartered Town Planner



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1.0 General Introduction

1.1 This document is attached to and forms part of a formal application.

2.0 Brief Description of the proposed development.

2.1 The application seeks planning permission and listed building consent for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling

3.0 Summary of Revisions

3.1 The Council has decided that the applications are invalid because;

Planning Permission	Listed Building Consent	
<p>Design and Access Statement and Heritage Statement</p> <p>The submitted Design and Access Statement includes a Heritage Statement. The Councils Validation Checklist requires this submission to have a Heritage Statement, therefore please amend the title of the document to Design, Access and Heritage Statement or submit a separate Heritage Statement.</p>		<p>A new statement is submitted which replaces entirely the previous statement.</p>
<p>Joinery Details</p> <p>Please submit joinery details</p>		<p>Whilst it is accepted that the current</p>

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<p>as required by Part Two of the Councils Validation Checklist under the heading Heritage Statement.</p>		<p>validation checklist requires these details, this application is, effectively, for a renewal of an earlier permission. It has been demonstrated that there has been no change in circumstances. Previously joinery details were dealt with by a condition and there is no reason why a similar condition cannot be imposed in this case.</p>
<p>Planning Statement The submitted Planning Statement is dated February 2016. Please submit an up to date Planning Statement which refers to current policies.</p>	<p>Planning Statement The submitted Planning Statement is dated February 2016. Please submit an up to date Planning Statement which refers to current policies.</p>	<p>A new statement is submitted which replaces entirely the previous statement.</p>
<p>Protected Species Survey The submitted Protected Species Survey is dated December 2013 with a review in 2016. Please submit an up to date Protected Species Survey.</p>	<p>Protected Species Survey The submitted Protected Species Survey is dated December 2013 with a review in 2016. Please submit an up to date Protected Species Survey.</p>	<p>A new statement is submitted which replaces entirely the previous statement.</p>

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Structural Survey The submitted Structural Report is dated November 2015. Please submit an up to date Structural Survey of the buildings to be converted into dwellings.	Structural Survey The submitted Structural Report is dated November 2015. Please submit an up to date Structural Survey of the buildings to be converted into dwellings.	A new statement is submitted which replaces entirely the previous statement.
Supporting Statement - Addendum Please submit an up to date Supporting Statement - Addendum. Whilst the document is not dated, please submit an up to date document with any conversation/meetings that you have held with any Planning Officers recently and date the document.	Supporting Statement - Addendum Please submit an up to date Supporting Statement - Addendum. Whilst the document is not dated, please submit an up to date document with any conversation/meetings that you have held with any Planning Officers recently and date the document.	A new statement is submitted which replaces entirely the previous statement.
Tree Survey The submitted Tree Survey and Report is dated January 2016 and the trees were inspected on 19 January 2016. Please submit an up to date Tree Survey and Report.	Tree Survey The submitted Tree Survey and Report is dated January 2016 and the trees were inspected on 19 January 2016. Please submit an up to date Tree Survey and Report.	A new statement is submitted which replaces entirely the previous statement.
Package Treatment Plant Thank you for the details of the proposed package treatment plant. As non-mains drainage is proposed, please complete the Foul	Package Treatment Plant Thank you for the details of the proposed package treatment plant. As non-mains drainage is proposed, please complete the Foul	Drainage details given

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Drainage Assessment Form (available at Appendix 4 of the Councils Validation Checklist) and indicate the position of the package treatment plant and connections to the dwellings on the proposed site plan.	Drainage Assessment Form (available at Appendix 4 of the Councils Validation Checklist) and indicate the position of the package treatment plant and connections to the dwellings on the proposed site plan.	
Affordable Housing Statement Please submit an Affordable Housing Statement as required by Part Two of the Councils Validation Checklist.		Included in this statement
Open Space Assessment Please submit an Open Space Assessment as required by Part Two of the Councils Validation Checklist.		Included in this statement
Application Form In Section - All Types of Development: Non-Residential Floorspace you have indicated the use Class as 'Residential' and completed the 'Total gross new internal floorspace proposed (including changes of use). Please amend the Use Class from 'Residential' to the current		Replacement application forms submitted

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use of the buildings i.e. 'Redundant Farm Buildings' and remove the figure of 905 from the 'Total gross new internal floorspace proposed (including changes of use) line as it is not required in this Section of the form.		
Location Plans The submitted location plans to a scale of 1:1250 and 1:500 do not include a red outline around the application site. Please encompass the application site in a continuous red outline around the application site on both of the location plans and re-submit.	Location Plan The submitted location plan to a scale of 1:1250 does not include a red outline around the application site. Please encompass the application site in a continuous red outline around the application site on the location plan and re-submit.	New 1:1250 location plan submitted
Proposed Site Plans The submitted application includes two proposed site plans with Drawing Number 1116_AR10_04_P2. One of the site plans contains waste storage areas. Please renumber one of the proposed site plans and re-submit.	Proposed Site Plans The submitted application includes two proposed site plans with Drawing Number 1116_AR10_04_P2. One of the site plans contains waste storage areas. Please renumber one of the proposed site plans and re-submit.	Site plan submitted with the revised application
Proposed Site Plans and Roof Lights	Proposed Site Plans and Roof Lights	There are no longer any roof lights. The

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Please indicate the positions of the proposed roof lights on the proposed site plan and re-submit.	Please indicate the positions of the proposed roof lights on the proposed site plan and re-submit.	site plan is, therefore, correct.
Retaining Boundary Wall The drawing for the retaining wall, it not to scale and does not include a scale. Please re-submit the drawing to a scale of 1:50 or 1:20 and include a scale bar.	Retaining Boundary Wall The drawing for the retaining wall, it not to scale and does not include a scale. Please re-submit the drawing to a scale of 1:50 or 1:20 and include a scale bar.	Drawing at a scale of 1:50
Proposed Cross Sections and Floor Plans As some of the plots have roof lights and a roof lantern, please submit cross sections that pass through these features, and indicate the positions of the roof lights and roof lantern on the proposed floor plans, to a scale of 1:50 or 1:100 and include a scale bar.	Proposed Cross Sections and Floor Plans As some of the plots have roof lights and a roof lantern, please submit cross sections that pass through these features, and indicate the positions of the roof lights and roof lantern on the proposed floor plans, to a scale of 1:50 or 1:100 and include a scale bar.	There are no longer any roof lights.
Scale Bars The Council updated the Validation Checklist in 2020 and scale bars were added to the requirements. Please add scale bars to the following drawings and re-submit: 1116_EX10_04 -	Scale Bars The Council updated the Validation Checklist in 2020 and scale bars were added to the requirements. Please add scale bars to the following drawings and re-submit: 1116_EX10_04 -	All drawings now have scale bars

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Demolition/Conversion Plan 1116_EX10_02 - Existing Site Plan (By Premier Surveys) 1116_AR10_04_P2 - Proposed Site Plan (Both) 1116_EX50-01 - Plot 1 - Existing 1116_AR10_01_A - Plot 1 - Proposals 1116_EX50_02 - Plot 2 - Existing 1116_AR50_02_P4 - Plot 2 - Proposals 1116_EX50_03 - Plot 3 - Existing 1116_AR50_03_A - Plot 3 - Proposals 1116_EX50_04 - Plot 4 - Existing 1116_AR50_04_P4 - Plot 4 - Proposals 1116_EX50_05 - Plot 5 - Existing 1116_AR50_05_P2 - Plot 5 - Proposals 1116_AR50_06_P3 - Plot 6 - Proposals 1116_AR50_09_01 - Plot 6 - Garage Proposals 1116_AR50_07_P2 - Car Ports - Elevations and Floor Plans	Demolition/Conversion Plan 1116_EX10_02 - Existing Site Plan (By Premier Surveys) 1116_AR10_04_P2 - Proposed Site Plan (Both) 1116_EX50-01 - Plot 1 - Existing 1116_AR10_01_A - Plot 1 - Proposals 1116_EX50_02 - Plot 2 - Existing 1116_AR50_02_P4 - Plot 2 - Proposals 1116_EX50_03 - Plot 3 - Existing 1116_AR50_03_A - Plot 3 - Proposals 1116_EX50_04 - Plot 4 - Existing 1116_AR50_04_P4 - Plot 4 - Proposals 1116_EX50_05 - Plot 5 - Existing 1116_AR50_05_P2 - Plot 5 - Proposals 1116_AR50_06_P3 - Plot 6 - Proposals 1116_AR50_09_01 - Plot 6 - Garage Proposals 1116_AR50_07_P2 - Car Ports - Elevations and Floor Plans	
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Plot 1 - Proposed Elevations and Floor Plan The submitted application includes two copies of Plot 1 Proposals (Drawings 1116_AR50_01_A and 1116_AR50_01_04), please could you confirm in writing which of the drawings can be removed.	Plot 1 - Proposed Elevations and Floor Plan The submitted application includes two copies of Plot 1 Proposals (Drawings 1116_AR50_01_A and 1116_AR50_01_04), please could you confirm in writing which of the drawings can be removed.	New set of drawings submitted to replace all previous drawings.
Plot 3 - Proposed Elevations and Floor Plans The submitted application includes two copies of drawing 1116_AR50_03_A. Please confirm in writing that one drawing can be removed from this submission.	Plot 3 - Proposed Elevations and Floor Plans The submitted application includes two copies of drawing 1116_AR50_03_A. Please confirm in writing that one drawing can be removed from this submission.	New set of drawings submitted to replace all previous drawings.
Plot 4 - Existing and Proposed Elevations and Floor Plans The submitted existing elevation B is inconsistent with the labelling of the existing floor plans, please amend and re-submit.	Plot 4 - Existing and Proposed Elevations and Floor Plans The submitted existing elevation B is inconsistent with the labelling of the existing floor plans, please amend and re-submit.	New set of drawings submitted to replace all previous drawings.
Plot 6 - Existing Elevations and Floor Plans Thank you for the proposed	Plot 6 - Existing Elevations and Floor Plans Thank you for the proposed	New set of drawings submitted to replace all previous drawings.

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elevations and floor plans for the dwelling and garage for Plot 6. Please submit existing elevations and floor plans, to a scale of 1:100 or 1:50 and include a scale bar.	elevations and floor plans for the dwelling and garage for Plot 6. Please submit existing elevations and floor plans, to a scale of 1:100 or 1:50 and include a scale bar.	
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3.2 11 April 2022

Section added dealing with whether the application is a Major application, and consequential amendments.

3.3 20 April 2022

The Council consider that the application is invalid because;

Reason for invalidity
Package Treatment Plant and Proposed Site Plan
Thank you for the details of the proposed package treatment plant. As non-mains drainage is proposed, please complete the Foul Drainage Assessment Form (issued under a separate email and available at Appendix 4 of the Councils Validation Checklist) and indicate the position of the package treatment plant and connections to the dwellings on the proposed site plan.
Applicant response
See amended Section I below.

Reason for invalidity
Drawing 1116_AR50_06_P3
The new submissions 22/01255/PLF and 22/01256/PLB do not include drawing 1116_AR50_06_P3 – Plot 6 – Proposed Elevations and Floor Plans. Please add a scale bar to this drawing and submit as soon as convenient.

Applications by Smartbuild Harpham Ltd for Planning Permission for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00441/PLF) and Listed Building Consent for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00592/PLB) at Manor Farm Cross Gates Harpham East Riding Of Yorkshire YO25 4QS.

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Applicant response
Amended drawing submitted

3.4 27 April 2022

The Council have asked for the following additional items to be dealt with;

Reason for Invalidity
Package Treatment Plant and Proposed Site Plan
Thank you for the details of the proposed package treatment plant. As non-mains drainage is proposed, please complete the Foul Drainage Assessment Form (issued under a separate email and available at Appendix 4 of the Councils Validation Checklist) and indicate the position of the package treatment plant and connections to the dwellings on the proposed site plan.
Applicant response
Drainage layout attached. Foul drainage assessment form attached

Reason for invalidity
Drawing 1116_AR50_06_P3
The new submissions 22/01255/PLF and 22/01256/PLB do not include drawing 1116_AR50_06_P3 – Plot 6 – Proposed Elevations and Floor Plans. Please add a scale bar to this drawing and submit as soon as convenient.
Applicant response
Scale bar added and drawing submitted

The statement has been amended to demonstrate that open space would not be required.

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4.0 Conditions

4.1 If, during the course of the application, it becomes necessary to discuss conditions they will be discussed here.

4.2 However as permissions have previously been granted, conditionally, it is likely that the Council will initially wish to re-impose the same conditions. This is, therefore, an opportunity to comment on them.

Planning Permission		
Number	Condition	Comment
1	The development hereby permitted shall be begun before the expiration of three years from the date of this permission.	Agreed
2	Notwithstanding any details shown on the submitted plans and forms, no development shall take place above damp proof course until details the materials to be used in the construction of all the external surfaces of the development including rainwater goods hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.	Agreed
3	No development shall take place above damp proof course until large scale drawings of all proposed external joinery works which shall include full plans and elevations together with vertical and horizontal sections to a scale of at least 1:10 and a typical section of each joinery detail and moulding proposed to actual scale has been submitted to and approved in writing by the Local Planning Authority. The details shall include the depth of recess of the window and door	Agreed

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	frames when measured against the front face of surrounding brickwork/external render/stonework and details of heads, sills and lintels. The development shall then be carried out in accordance with the approved details	
4	No roof lights shall be installed until full details of the roof light(s) to be installed have been submitted to and approved in writing by the Local Planning Authority. The new roof light(s) shall be of a design which, when installed, does not project forward of the general roof surface. The roof lights shall be installed in accordance with the approved details and thereafter so maintained.	No longer necessary as there are no longer any roof lights.
5	Notwithstanding the details hereby approved the boundary wall of the Church of St John and plot 5 shall be retained and raised vertically to 1.8 metres using reclaimed bricks from the site and lime based mortar.	Agreed
6	Notwithstanding the details hereby approved any repairs to existing brickwork and any re-building shall use a lime based mortar with no cement (plots 1, 2, 3, 4, 5, 6).	Agreed
7	Prior to the commencement of development above damp proof course full details to support the chosen Suds method and details to confirm why other hierarchal methods have been discounted, shall be submitted to and approved in writing by the Local Planning Authority.	Agreed
8	Prior to the commencement of development	Agreed

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	above damp proof course full surface water and foul drainage details shall be submitted to and approved by the Local Planning Authority	
9	No development shall take place unless in strict accordance with all of the recommendations for mitigation set out in Section 3.6, Section 8 of Appendix 6, and Appendix 7 of the Protected Species Survey [Julian Hall Environmental Resource Management, July 2013 (updated June 2016)] as submitted with the application in all respects. Any variation thereto shall be agreed in writing by the local planning authority before such change is made.	Agreed in principle but needs to refer to the current, and as yet to be submitted, reports.
10	Six Schwegler bat boxes shall be erected on the site in accordance with the detail provided in Section 8.5 of Appendix 7 of the Protected Species Survey [Julian Hall Environmental Resource Management, July 2013 (updated June 2016)] prior to the first occupation of any building hereby approved and shall thereafter be retained in perpetuity.	Agreed
11	No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to, and approved in writing, by the Local Planning Authority.	The previous planning permission contained a condition relating to archaeology. A scheme has been submitted and approved (22/30018/CONDET). The approval includes;

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		<p>Since the submission of this application to discharge a condition, the planning permission issued under reference 16/00743/PLF has lapsed. A new application for planning permission (and listed building consent) for the proposed development will therefore need to be submitted. The WSI and Archaeological Watching Brief hereby agreed should therefore be re-submitted with any future application to allow it to be reassessed at that time.</p> <p>The current submission includes the WSI and a condition can be imposed requiring this to be carried out. It is not necessary to impose a condition requiring a further WSI to be submitted.</p>
12	No development shall take place above damp proof course until full details of both hard and soft landscape works for the whole site together with a programme of implementation have been submitted to and approved in writing by the Local Planning	Agreed

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	<p>Authority. These works shall be carried out as approved prior to the occupation of any part of the development or as may be otherwise agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.</p> <p>A successful landscaping scheme shall include:</p> <p>Planting plans including schedule of plants, noting species, plant sizes and proposed numbers / densities, means of enclosure, hard surfacing materials incorporation of vehicle and pedestrian accesses, parking and circulation areas.</p> <p>The scheme shall include a programme for the implementation of the landscaping works and a plan for the future maintenance of the areas not included within private curtilages.</p>	
13	<p>No development shall take place on site (including site clearance works and any other preparatory works on site) until the tree protection measures recommended in the Tree Survey and Report BS 5837 by Richard Lancaster dated January 2016 (hereinafter called the "Approved Tree Protection</p>	<p>Agreed but needs to refer to the current submission</p>

Applications by Smartbuild Harpham Ltd for Planning Permission for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00441/PLF) and Listed Building Consent for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00592/PLB) at Manor Farm Cross Gates Harpham East Riding Of Yorkshire YO25 4QS.

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	<p>Scheme" have been implemented. Measures installed pursuant to the Approved Tree Protection Scheme shall be retained intact throughout the period referred to above and shall not be breached, removed or re-positioned without the prior written approved of the Local Planning Authority.</p> <p>No excavations for services, storage of materials, plant or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of waste or surplus construction materials or liquids, shall take place within any area designated as being fenced off or otherwise protected pursuant to the "Approved Tree Protection Scheme"</p>	
14	<p>No development above damp proof course shall take place on site until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced, or in accordance with a programme of implementation that has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained and maintained in accordance with the approved details.</p>	Agreed

Applications by Smartbuild Harpham Ltd for Planning Permission for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00441/PLF) and Listed Building Consent for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00592/PLB) at Manor Farm Cross Gates Harpham East Riding Of Yorkshire YO25 4QS.

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15	Development shall not begin until an investigation and risk assessment of land contamination has been completed by competent persons and a report of the findings submitted to and approved in writing by the Local Planning Authority. This shall include an appropriate survey of the nature and extent of any contamination affecting the site, and an assessment of the potential risks to human health, controlled waters, property and ecological systems. Where unacceptable risks are identified, an appropriate scheme of remediation to make the site suitable for the intended use must also be submitted to and approved in writing by the local planning authority.	These details are submitted. The condition only needs to require implementation,.
16	None of the dwellings shall be occupied until the approved scheme of remediation has been completed, and a verification report demonstrating the effectiveness of the remediation carried out has been submitted to and approved in writing by the local planning authority. The verification report shall include a description of the works undertaken and a photographic record where appropriate, the results of any additional monitoring or sampling, evidence that any imported soil is from a suitable source, and copies of relevant waste documentation for any contaminated material removed from the site.	Agreed
17	In the event that contamination is found at any time when carrying out the approved	Agreed

Applications by Smartbuild Harpham Ltd for Planning Permission for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00441/PLF) and Listed Building Consent for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00592/PLB) at Manor Farm Cross Gates Harpham East Riding Of Yorkshire YO25 4QS.

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	development, that was not previously identified, it must be reported immediately to the local planning authority. An appropriate investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared by competent persons and submitted to the local planning authority for approval. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority.	
18	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A, B, C, D, E, G shall take place on any elevation or level of the dwelling houses (plots 1-6 inclusive) hereby permitted without the grant of a separate planning permission from the Local Planning Authority.	Agreed
19	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development shall be undertaken within Part 1, Class A, B or C including the installation of	Agreed

Applications by Smartbuild Harpham Ltd for Planning Permission for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00441/PLF) and Listed Building Consent for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00592/PLB) at Manor Farm Cross Gates Harpham East Riding Of Yorkshire YO25 4QS.

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	windows, dormer windows or other openings (other than those expressly authorised by this permission) within any elevation or level] without the grant of a separate planning permission from the Local Planning Authority	
20	The development shall be undertaken in accordance with the Structural Report prepared by Alan Wood & Partners and plan number 1116_EX10_04 (Demolition/Conversion Plan) accompanying the application which details that the buildings are capable of conversion without significant demolition or rebuilding and illustrates the extent of the proposed demolition and rebuilding works that are considered necessary.	Agreed
21	The development hereby permitted shall be carried out in accordance with the following approved plans: 1116_AR10_04_P2 Proposed Site Plan 6 October 2017 1116_AR10_05_P2 Proposed ground floor site plan 6 October 2017 1116_AR50_01_A Plot 1 Proposals 16 May 2018 1116_AR50_02_P4 Plot 2 Proposals 6 October 2017 1116_AR50_03_A Plot 3 Proposals 16 May 2018 1116_AR50_04_P4 Plot 4 Proposals 6 October 2017	Agreed but needs to refer to the current submission.

Applications by Smartbuild Harpham Ltd for Planning Permission for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00441/PLF) and Listed Building Consent for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00592/PLB) at Manor Farm Cross Gates Harpham East Riding Of Yorkshire YO25 4QS.

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1116_AR50_05_P2	Plot 5 Proposals 6 October 2017	
1116_AR50_06_P3	Plot 6 Proposals 6 October 2017	
1116	Boundary Sketch - Plot 5 17 December 2017	
1116_AR50_07_P2	Carports - Proposals 6 October 2017	
1116_AR50_08_A	General Views - Proposals 22 May 2018	
1116_AR50_09_P1	Plot 6 Garages - Proposals 6 October 2017	
1116_EX10_04	Demolition/Conversion Plan 11 June 2018	

Listed Building Consent		
Number	Condition	Comment
1	The works to which this consent relate shall be commenced within three years from the date of this consent.	Agreed
2	Notwithstanding any details shown on the submitted plans and forms, no development shall take place above damp proof course until details the materials to be used in the construction of all the external surfaces of the development including rainwater goods hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.	Agreed
3	No development shall take place above damp proof course until large scale drawings of all proposed external joinery works which	Agreed

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	shall include full plans and elevations together with vertical and horizontal sections to a scale of at least 1:10 and a typical section of each joinery detail and moulding proposed to actual scale has been submitted to and approved in writing by the Planning Authority. The details shall include the depth of recess of the window and door frames when measured against the front face of surrounding brickwork/external render/stonework and details of heads, sills and lintels. The development shall then be carried out in accordance with the approved details	
4	No roof lights shall be installed until full details of the roof light(s) to be installed have been submitted to and approved in writing by the Local Planning Authority. The new roof light(s) shall be of a design which, when installed, does not project forward of the general roof surface. The roof lights shall be installed in accordance with the approved details and thereafter so maintained.	Agreed
5	Notwithstanding the details hereby approved the boundary wall of the Church of St John and plot 5 shall be retained and raised vertically to 1.8 metres using reclaimed bricks from the site and a lime based mortar.	Agreed
6	Notwithstanding the details hereby approved any repairs to existing brickwork and any re-building or new brickwork shall use a lime based mortar with no cement. (plots 1, 2, 3,	Agreed

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	4, 5, 6).	
7	No development above damp proof course shall take place on site until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced, or in accordance with a programme of implementation that has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained and maintained in accordance with the approved details.	Whilst it is accepted that this is relevant as a planning condition, it is questionable as a listed building consent condition.
8	The development shall be undertaken in accordance with the Structural Report prepared by Alan Wood & Partners and plan number 1116_EX10_04 (Demolition/Conversion Plan) accompanying the application which details that the buildings are capable of conversion without significant demolition or rebuilding and illustrates the extent of the proposed demolition and rebuilding works that are considered necessary.	Agreed
9	The development hereby permitted shall be carried out in accordance with the following approved plans:	Agreed but needs to reflect the later drawings.

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1116_AR10_04_P2	Proposed Site Plan 6 October 2017	
1116_AR10_05_P2	Proposed ground floor site plan 6 October 2017	
1116_AR50_01_A	Plot 1 Proposals 16 May 2018	
1116_AR50_02_P4	Plot 2 Proposals 6 October 2017	
1116_AR50_03_A	Plot 3 Proposals 16 May 2018	
1116_AR50_04_P4	Plot 4 Proposals 6 October 2017	
1116_AR50_05_P2	Plot 5 Proposals 6 October 2017	
1116_AR50_06_P3	Plot 6 Proposals 6 October 2017	
1116 Plot 5	Boundary Sketch - 17 December 2017	
1116_AR50_07_P2	Carports - Proposals 6 October 2017	
1116_AR50_08_A	General Views - Proposals 22 May 2018	
1116_AR50_09_P1	Plot 6 Garages - Proposals 6 October 2017	
1116_EX10_04	Demolition/Conversion Plan 11 June 2018	

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Validity of Validation Checklist

NPPG includes

Local information requirements

What is the Government's policy on local information requirements?

The Government's policy on local information requirements can be found in the National Planning Policy Framework. Local planning authorities should take a proportionate approach to the information requested in support of planning applications.

See related policy.

Paragraph: 038 Reference ID: 14-038-20140306

Revision date: 06 03 2014

Can local planning authorities request information that must be provided with a planning application?

A local planning authority may request supporting information with a planning application. Its requirements should be specified on a formally adopted 'local list' which has been published on its website less than 2 years before an application is submitted. Local information requirements have no bearing on whether a planning application is valid unless they are set out on such a list.

Paragraph: 039 Reference ID: 14-039-20140306

Revision date: 06 03 2014

Can local planning authorities request any information from its local list?

The local list is prepared by the local planning authority to clarify what information is usually required for applications of a particular type, scale or location.

In addition to being specified on an up-to-date local list published on the local planning authority's website, information requested with a particular planning application must be:

reasonable having regard, in particular, to the nature and scale of the proposed development; and

about a matter which it is reasonable to think will be a material consideration in the determination of the application.

Applications by Smartbuild Harpham Ltd for Planning Permission for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00441/PLF) and Listed Building Consent for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00592/PLB) at Manor Farm Cross Gates Harpham East Riding Of Yorkshire YO25 4QS.

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These statutory tests are set out in section 62 (4A) of the Town and Country Planning Act 1990 (inserted by the Growth and Infrastructure Act) and article 11(3)(c) of the Town and Country Planning (Development Management Procedure) (England) (Order) 2015.

Paragraph: 040 Reference ID: 14-040-20140306

Revision date: 06 03 2014

Name of Local Authority	East Riding of Yorkshire Council
Date of publication of validation checklist	August 2021 (less than 2 years before making this application)
Evidence of consultation	Not online (there is no evidence of consultation in respect of the August 2021 checklist)

Validation Checklist.

Item	Required	Provided
Major application?	No	Yes
Form	Yes	Yes
Fee	Yes	Yes
Certificate	Yes	Yes
Location plan	Yes	Yes
Design and Access Statement	Yes	Yes
Site plan	Yes	Yes
Existing and proposed floor plans	Yes	Yes
Existing and proposed elevations	Yes	Yes
Existing and proposed site sections	No	No
Roof plans	Yes	Yes
Affordable housing statement	Yes	Yes
Housing Mix	Yes	Yes
Biodiversity report	Yes	Yes
Flood risk assessment	No	No – but justification

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		given
Foul and surface water assessment	Yes	Yes
Heritage statement – archaeology	Yes	Yes
Heritage statement – listed buildings	Yes	Yes
Heritage statement – conservation areas	No	No
Land contamination assessment	Yes	Yes
Lighting assessment	Yes	Yes
Noise impact assessment	No	No – but justification given
Open space assessment	No	No – but justification given
Structural survey	Yes	Yes
Planning Statement	No	See Design and Access Statement
Town Centre Use Impact Assessment	No	No
Transport Assessment	No	No
Tree survey	Yes	Yes
Site waste management	No	No
Photographs etc	No	Yes
Planning obligations	No	No

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Major Development
Major Application A major development is defined as; “major development” means development involving any one or more of the following— (a) the winning and working of minerals or the use of land for mineral-working deposits; (b) waste development; (c) the provision of dwellinghouses where— (i) the number of dwellinghouses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i); (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e) development carried out on a site having an area of 1 hectare or more; “mining operations” means the winning and working of minerals in, on or under land, whether by surface or underground working;
The application is for less than 10 dwellings. The site area is more than 0.5ha. However ,the site area criterion is only triggered if it is not know how many dwellings are proposed. It is abundantly clear by the use of the word “AND”that as the number of dwellings is known this is NOT a major application.

A1. Application Forms
Yes

A2. Application Fee
Yes

A3. Ownership Certificate / Agricultural Holdings Certificate
Yes

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A4. Location Plan



Yes

A5. Design and Access Statement

Yes

1.0 Introduction

1.1 The Design and Access Statement, which is also the Planning and Heritage Statements, discusses the application under the following headings;

- 2.0 Descriptive
- 3.0 Development Plan
- 4.0 National Planning Policies
- 5.0 Discussion
- 6.0 Conclusion

Applications by Smartbuild Harpham Ltd for Planning Permission for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00441/PLF) and Listed Building Consent for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00592/PLB) at Manor Farm Cross Gates Harpham East Riding Of Yorkshire YO25 4QS.

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- 2.0 Descriptive
- 2.1 These applications seek to “renew” recently expired planning and listed building approvals.
- 2.2 As explained in 4.2 below, there is a presumption in favour of approving these applications unless there has been a material change in circumstances.
- 2.3 Manor Farm is Grade II listed and comprises the farmhouse and a group of agricultural buildings, all the subject of this application. The scheme proposes to convert the two farmhouse dwellings into one dwelling (plot 6), including the conversion and alteration of the adjoining outbuilding to the west to residential and convert the outbuilding to the east of the existing access into a garage. It is also proposed to convert the range of brick and tile agricultural buildings into a further five dwellings, including the demolition and partial rebuilding on a slightly different footprint of plot five, domestic extensions to plot 2 and the addition of carports/garages to serve the dwellings. The scheme proposes three 3 bedroom properties and two 4 bedroom properties.
- 2.4 Planning History
- 16/00743/PLF | Alterations and extensions to agricultural buildings to form 5 dwellings with detached garages and alterations to convert two dwellings and agricultural outbuildings into a single dwelling and garage together with associated works | Manor Farm Cross Gates Harpham East Riding Of Yorkshire YO25 4QS
Granted 25 January 2019
- 16/01338/PLB | Alterations and extensions to agricultural buildings to form 5 dwellings with detached garages and alterations to convert two dwellings and agricultural outbuildings into a single dwelling and garage together with associated works | Manor Farm Cross Gates Harpham East Riding Of Yorkshire YO25 4QS
Granted 25 January 2019

The applicants submitted a number of applications for the approval of details. Two were returned, two are pending consideration, two withdrawn and one approved.

Submission of details for Condition 2 (Materials), Condition 4 (Rooflight Details), Condition 11 (Written Scheme of Investigation), Condition 13 (Tree Protection) and Condition 14 (Tree Details) of Planning Permission 16/00743/PLF

Applications by Smartbuild Harpham Ltd for Planning Permission for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00441/PLF) and Listed Building Consent for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00592/PLB) at Manor Farm Cross Gates Harpham East Riding Of Yorkshire YO25 4QS.

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Ref. No: 21/30476/CONDET | Status: Application **Returned**

Submission of details for Condition 2 (Materials) and Condition 4 (Rooflight Details) of planning permission 16/01338/PLB

Ref. No: 21/30477/CONDET | Status: Application **Returned**

Submission of details required by Condition 15 (investigation and risk assessment of land contamination) of planning permission 16/00743/PLF (Additional information)

Ref. No: 22/30003/CONDET | Status: **Pending Consideration**

Submission of details required by Conditions 2 (external materials), 4 (roof lights) and 7 (boundary treatment) of planning permission 16/01338/PLB

Ref. No: 22/30005/CONDET | Status: **Pending Consideration**

Submission of details required by Condition 11 (archaeology) of planning permission 16/00743/PLF

Ref. No: 22/30018/CONDET | Status: Application **Approved**

Document Detailing Commencement of Development with Photographs

Ref. No: 22/30035/CONDET | Status: Application **Withdrawn**

Report by Tim Langdale-Smith Land Contamination Risk Management Remediation Strategy

Ref. No: 22/30038/CONDET | Status: Application **Withdrawn**

3.0 Development Plan

3.1 The development plan is the East Riding Local Plan (2016).

3.2 The Proposals Map shows;

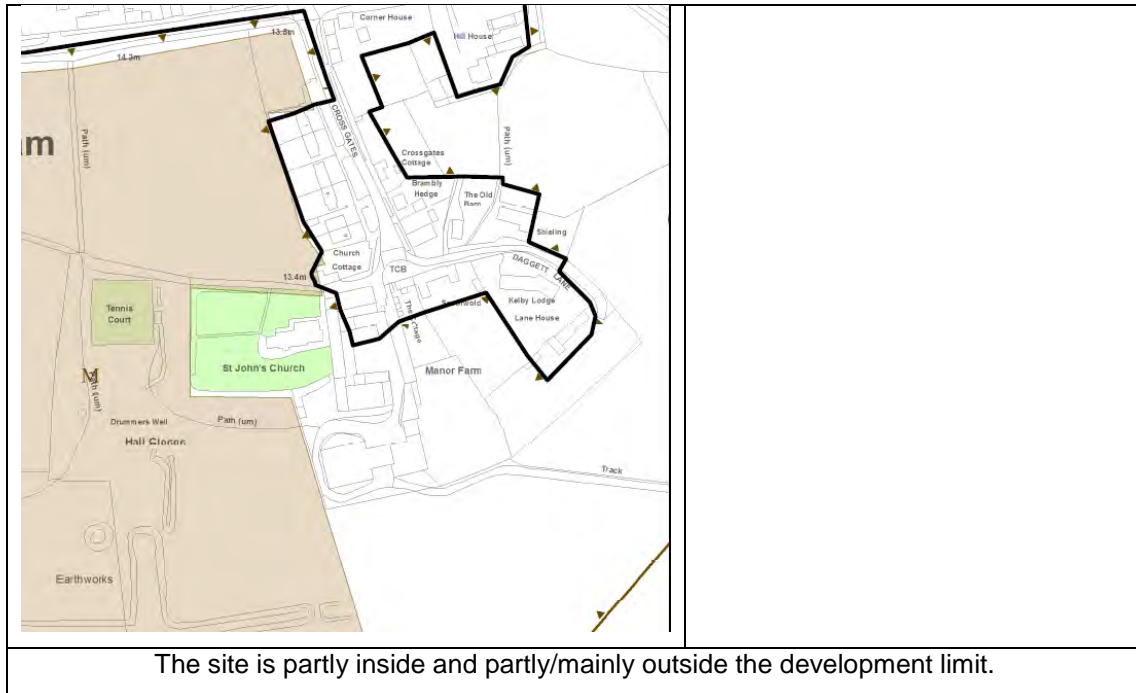
Applications by Smartbuild Harpham Ltd for Planning Permission for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00441/PLF) and Listed Building Consent for Alterations and extensions to existing agricultural buildings to form 4 dwellings with detached garages, erection of a dwelling and garage following demolition of existing agricultural building, conversion and alterations of outbuildings to form part of a dwelling (22/00592/PLB) at Manor Farm Cross Gates Harpham East Riding Of Yorkshire YO25 4QS.

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3.3 The following Local Plan policies are relevant;

Policy S4: Supporting development in Villages and the Countryside

A. Outside of the settlements listed in Policy S3, development will be supported to help maintain the vibrancy of Villages (listed in Appendix B) and the Countryside where it:

1. Is of an appropriate scale to its location taking into account the need to support sustainable patterns of development;
 2. Encourages the re-use of previously developed land where appropriate;
- and
3. Does not involve a significant loss of best and most versatile agricultural land.

Development in Villages and the Countryside should also accord with the specific provisions of parts B or C of this policy.

Villages

B. Within the development limits of Villages, as set out on the Policies Map, the following forms of development will be supported where it does not detract from the character and appearance of the village:

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1. New housing, usually comprising a single dwelling;
2. Affordable housing for local people;
3. New and/or enhanced local services and facilities; and
4. Economic development.

Countryside

C. Outside of a development limit land will be regarded as the Countryside and the following forms of development supported, where proposals respect the intrinsic character of their surroundings:

1. Conversion of buildings for economic development (including work-live units), tourism or community uses. Conversions for new housing will be supported where the preservation of the building would enhance the immediate setting and where it:

i. would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset; or

ii. would re-use a redundant or disused building without significant alteration or significant extension.

2. Replacement dwellings;
3. New dwellings of exceptional quality or of truly outstanding innovative design;
4. Affordable housing for local people;
5. Agricultural, forestry or other rural-based occupational dwellings subject to demonstrating an essential need. Such dwellings will be subject to an agricultural occupancy condition;
6. Employment uses in accordance with Policy EC1;
7. Agricultural, horticultural and forestry uses;
8. New and enhanced infrastructure;
9. Energy development and associated infrastructure;
10. Development to support existing military defence operations; and
11. Sports, equine, recreation, community facilities and tourism development.

Policy ENV1: Integrating high quality design

A. All development proposals will:

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1. Contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use; and

2. Seek to reduce carbon emissions and make prudent and efficient use of natural resources, particularly land, energy and water.

B. Development will be supported where it achieves a high quality of design that optimises the potential of the site and contributes to a sense of place.

This will be accomplished by:

1. Having regard to the specific characteristics of the site's wider context and the character of the surrounding area;

2. Incorporating an appropriate mix of uses on the site;

3. Having an appropriate scale, density, massing, height and material;

4. Having regard to the amenity of existing or proposed properties;

5. Having an adaptable layout for sites and/or buildings that takes into account the needs of future users;

6. Having regard to healthy lifestyles;

7. Incorporating energy efficient design and arrangements to manage waste;

8. Incorporating hard and/or soft landscaping, alongside boundary treatment of an appropriate scale and size, to enhance the setting of buildings, public space and views;

9. Promoting equality of safe access, movement and use;

10. Having regard to features that minimise crime and the perception of crime;

11. Considering the use of public art, where the sense of place and public access or view would justify it;

12. Ensuring infrastructure, including green infrastructure and flood mitigation, are well integrated into the development;

13. Incorporating, where possible, nature conservation and biodiversity enhancement into the development;

14. Paying attention to the use of local materials, architectural styles and features that have a strong association with the area's landscape, geology and built form, with particular attention to heritage assets; and

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15. Safeguarding the views and setting of outstanding built and natural features and skylines within and adjoining the East Riding, including those features identified in Policies A1-A6.

C. Innovative design incorporating new materials and technologies will be supported where the local context and sub areas, with their diverse landscapes, geologies, historical background and built form, have been fully considered as part of the design process.

D. Where possible, the design of development that maximises the use of decentralised and renewable or very low carbon technologies will be supported. This includes expecting that: 1. Chosen technology(ies) will be operationally suitable for the development, visually acceptable and not unduly harm amenity; and

2. Larger developments will consider how to contribute/share technologies to meet part of their energy needs, and/or increase the sustainability of existing or new development nearby, and be capable of being adapted over time to further upgrade energy efficiency and allow alternative occupancy and/or use.

Policy ENV3: Valuing our heritage

A. Where possible, heritage assets should be used to reinforce local distinctiveness, create a sense of place, and assist in the delivery of the economic well-being of the area. This can be achieved by putting assets, particularly those at risk, to an appropriate, viable and sustainable use.

B. The significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved, especially the key features that contribute to the East Riding's distinctive historic character including:

1. Those elements that contribute to the special interest of Conservation Areas, including the landscape setting, open spaces, key views and vistas, and important unlisted buildings identified as contributing to the significance of each Conservation Area in its appraisal;
2. Listed Buildings and their settings;
3. Historic Parks and Gardens and key views in and out of these landscapes;
4. The dominance of the church towers and spires as one of the defining features of the landscape, such as those of Holderness and the Wolds;

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5. Heritage assets associated with the East Yorkshire coast and the foreshore of the Humber Estuary;
6. The historic, archaeological and landscape interest of the Registered Battlefield at Stamford Bridge;
7. The historic cores of medieval settlements, and, where they survive, former medieval open field systems with ridge and furrow cultivation patterns;
8. The nationally important archaeology of the Yorkshire Wolds; and
9. Those parts of the nationally important wetlands where waterlogged archaeological deposits survive.

C. Development that is likely to cause harm to the significance of a heritage asset will only be granted permission where the public benefits of the proposal outweigh the potential harm.

Proposals which would preserve or better reveal the significance of the asset should be treated favourably.

D. Where development affecting archaeological sites is acceptable in principle, the Council will seek to ensure mitigation of damage through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.

Policy H1: Providing a mix of housing and meeting needs

A. New residential development should contribute to the overall mix of housing in the locality, taking into account the current need, particularly for older people and first time buyers, current demand and existing housing stock.

B. The provision of specialist accommodation, especially for older people, will be required as part of the housing mix on larger allocations where they meet an identified need, unless it can be demonstrated that this would have an unacceptable impact on the economic viability of the proposed scheme. Specialist accommodation on non-allocated sites will be supported within the development limits of settlements, where the proposal is of an appropriate scale in relation to the settlement.

3.4 The Development Plan is the same now as it was when the previous applications were approved. However, changes to national policy mean that aspects of local plan

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policy in respect of affordable housing and open space can be given no weight. These are both discussed below.

3.5 The Council is preparing a replacement local plan. The provisions insofar as they affect this application are not materially different.

4.0 National Planning Policies

4.1 NPPF includes

4. Decision-making

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

64. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount

78. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

79. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of

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smaller settlements, development in one village may support services in a village nearby.

80. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it:
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

130. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

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- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

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c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

4.2 NPPG includes;

What type of behaviour may give rise to a substantive award against a local planning authority?

Local planning authorities are at risk of an award of costs if they behave unreasonably with respect to the substance of the matter under appeal, for example, by unreasonably refusing or failing to determine planning applications, or by unreasonably defending appeals. Examples of this include:

preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and any other material considerations.

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failure to produce evidence to substantiate each reason for refusal on appeal
vague, generalised or inaccurate assertions about a proposal's impact, which
are unsupported by any objective analysis.

refusing planning permission on a planning ground capable of being dealt
with by conditions risks an award of costs, where it is concluded that suitable
conditions would enable the proposed development to go ahead

acting contrary to, or not following, well-established case law

persisting in objections to a scheme or elements of a scheme which the
Secretary of State or an Inspector has previously indicated to be acceptable
not determining similar cases in a consistent manner

**failing to grant a further planning permission for a scheme that is the
subject of an extant or recently expired permission where there has
been no material change in circumstances**

refusing to approve reserved matters when the objections relate to issues that
should already have been considered at the outline stage

imposing a condition that is not necessary, relevant to planning and to the
development to be permitted, enforceable, precise and reasonable in all other
respects, and thus does not comply with the guidance in the National
Planning Policy Framework on planning conditions and obligations

requiring that the appellant enter into a planning obligation which does not
accord with the law or relevant national policy in the National Planning Policy
Framework, on planning conditions and obligations

refusing to enter into pre-application discussions, or to provide reasonably
requested information, when a more helpful approach would probably have
resulted in either the appeal being avoided altogether, or the issues to be
considered being narrowed, thus reducing the expense associated with the
appeal

not reviewing their case promptly following the lodging of an appeal against
refusal of planning permission (or non-determination), or an application to
remove or vary one or more conditions, as part of sensible on-going case
management.

if the local planning authority grants planning permission on an identical
application where the evidence base is unchanged and the scheme has not

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been amended in any way, they run the risk of a full award of costs for an abortive appeal which is subsequently withdrawn
(This list is not exhaustive.)

Paragraph: 049 Reference ID: 16-049-20140306

Revision date: 06 03 2014

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- 5.0 Discussion
- 5.1 The advice in NPPG about the unreasonable behaviour resulting from failing to grant a further planning permission for a scheme that is the subject of an extant or recently expired permission where there has been no material change in circumstances is a good starting point for the consideration of this application. It is a material consideration.
- 5.2 The question which the Council must ask itself is whether there has been a material change in circumstances. The same development plan applies, National policy is substantially the same, the situation with regard to heritage assets is the same (a Conservation Area is under consideration but it has not been designated), the Council had and still has a 5 year supply of housing land, and no other developments have been approved in the vicinity of this site. Therefore, there has been no change in circumstances.
- 5.3 Manor Farm is Grade II listed and comprises the farmhouse and an attractive group of agricultural buildings, all the subject of this application. The scheme proposes to convert the two farmhouse dwellings into one dwelling (plot 6), including the conversion and alteration of the adjoining outbuilding to the west to residential and convert the outbuilding to the east of the existing access into a garage. It is also proposed to convert the range of brick and tile agricultural buildings into a further five dwellings, including the demolition and partial rebuilding on a slightly different footprint of plot five, domestic extensions to plot 2 and the addition of carports/garages to serve the dwellings. The scheme proposes three 3 bedroom properties and two 4 bedroom properties.
- 5.4 The two-storey farmhouse, currently two dwellings and the single storey outbuilding to the east are within the development limit of Harpham. The remainder of the agricultural buildings and land to the south within the application site fall outside the defined development limits for the village and are therefore classed as being in the open countryside. Policy S4 of the ERLP SD allows the conversion of buildings in the countryside to new housing where the preservation of the building would enhance the immediate setting and it would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset.
- 5.5 The principle of conversion of the existing listed farmhouse from two dwellings to one is acceptable including the conversion of the adjacent outbuilding to the west into

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residential accommodation and the conversion of the outbuilding to the east of the access to form a double garage and complies with local plan policies S1, S4 sub-section A1, 2, 3 and B, S5, S8 and A3 and guidance in the NPPF.

- 5.6 In terms of Plot 1, it is proposed to convert the existing single storey buildings into a dwelling, utilising all of the existing openings on the eastern elevation and the addition of several new opening on the western elevation facing onto the proposed garden area. Plot 4 is a large two storey outbuilding running along the western boundary of the site. A large corrugated sheet Dutch barn will be removed and all the existing openings will be re-used plus several new openings created in the western elevation only. Therefore the conversion and minor alterations and additions will be acceptable in principle and secure the future of a heritage asset in compliance with local and national planning policies noted above.
- 5.7 Plot 3 is an L shaped brick and tile single storey outbuilding with a brick wall along its southern boundary. The majority of this building will be retained, however part of the external walls within the enclosed courtyard area will be rebuilt and the defective part of the roof will be replaced. The existing cart shed openings to the north will be reused and infilled by timber boarding and smaller windows due to their orientation towards plot 4. There will be some new openings facing into the courtyard and a single carport will be added to the east. It is considered that although there will be some rebuilding of this outbuilding, these works are enclosed within the courtyard and do not harm the character or form of the original building and are therefore in principle acceptable, securing the optimal viable use of the heritage asset.
- 5.8 Plot 2 is a large double height brick and tile cart shed with a single storey element to the north. It is proposed to utilise the majority of the existing openings in particular the cart shed openings and those in the singles storey part of the building. However, the proposed conversion involves some additional window openings and a large modern extension and porch to the northern elevation.
- 5.9 Plot 5 is a single storey U shaped building which is attached to plot 4 and has an adjoining boundary to the north with the Grade I listed Church. It is proposed to retain and convert (with minimal new openings) the eastern section which adjoins plot 4. The structural survey advises that the remainder of the building is in a poor condition and requires roof replacement, new floor slab, underpinning, raising of the roof level and increase width to enable it to be converted. Therefore it is proposed to partially demolish and rebuild this part on a slightly different footprint. The adjoining

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wall with the Church will be retained and the wall increased to 1.8 m high. This has previously been accepted by the Council.

- 5.10 In summary, in terms of the conversion and alteration of the agricultural buildings, development planning policies support the re-use of existing buildings for new housing, especially where it would enhance the immediate setting. Furthermore, the conversion of these attractive listed buildings will secure the long term future of the buildings and bring them back into use. The majority of the original fabric will be retained and reused and the scheme minimises the amount of alterations and new openings. The buildings are, in the main, structurally sound and capable of conversion. There are some extensions proposed to the buildings but in the main these are minor in scale. The larger extensions and rebuilding of plot 5 are considered necessary to help secure the viable long term use of the heritage assets. Whilst the majority of the buildings are outside the development limit, they are well related to the village and not in an isolated position.

Heritage Issues

- 5.11 The proposed development involves the conversion and alteration of a range of traditional agricultural buildings and former farmhouse which are Grade II listed. The application site sits immediately adjacent to the east of the Grade I listed St John's Church and there is a Grade II listed telephone kiosk to the east of the site. The land surrounding the Church to the west and adjoining the lower half of the site is a Scheduled Monument (medieval Hall and settlement remains).
- 5.12 In dealing with proposals to re-use and alter listed buildings they must be assessed in order to determine whether there will be a resulting loss of significance and whether the proposals cause any harm to the heritage asset. Paragraph 131 of the NPPF requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Furthermore, the LPA should take account of the positive contribution that conservation of a heritage asset can make to sustainable communities including their economic vitality, and the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.13 In determining these applications the Council had and has a statutory duty under sections 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or

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their settings or any features of special architectural or historic interest which they possess.

- 5.14 Manor Farm consists of the farmhouse whose principal elevation faces north across Daggett Lane with a collection of single and two storey structures to the south which make up the farmstead. Manor Farm is grade II listed, is currently unoccupied and fallen into a state of disrepair. The list description records only its external materials and architectural features, internally the building has been subject to various phases of refurbishment, and the detailing is eclectic and varies greatly in terms of the quality of design and materials used. Previous refurbishment has resulted in the property being crudely sub-divided into two separate residencies. The farmhouse is joined to a single storey lean-to outbuilding to the west which in turn is connected to a range of outbuildings which forms the western boundary to the site and encloses the burial ground of the Church of St John.
- 5.15 The farmstead remains in its original form as established at the turn of the C20th and therefore makes a strong contribution to the setting and significance of the farmhouse as a focal point, distinguished by its domestic character and relative refinement of architectural detail. However, the original function of the farmstead has diminished against the background of increased industrialisation. If Manor Farm were to remain redundant with its buildings and infrastructure severely dilapidated the heritage asset will further deteriorate and maybe lost. Furthermore, the Manor Farm complex makes a positive contribution to this part of the village and the setting of the Grade I listed Church and burial ground and Scheduled Monument.
- 5.16 The proposal involves the change of use and conversion of the farmstead to 6 dwellings. Whilst the historical agricultural use will be lost, it is an accepted conservation principle that if buildings are to be retained, it is often necessary to find new uses for them. The scheme presents an opportunity to preserve the existing structures and introduce a use which makes a positive contribution to the local community.
- 5.17 The general design ethos, as accepted previously, involves 'working with' the existing structures, retaining/expressing existing window and door openings where possible in order to maintain the character of the setting and limiting demolition and new build. Due to the dilapidated condition of plots 3 and 5 there will be an element of demolition and re-build construction using materials salvaged from the site. The proposal includes four new structures to provide carports/storage and a

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rural/utilitarian aesthetic was considered better suited to the context. The proposal protects the setting of the heritage assets and therefore preserves its significance.

- 5.18 The churchyard is enclosed to the west and partially to the south by the outbuilding of the site, headstones lean up against the external walls of the farmstead outbuildings. A large Yew tree is established to the south of the church and apart from the enclosure to the west and south the church yard is relatively open to the views of the countryside. These external features contribute to the setting of the church as a heritage asset. The proposals impose no impact on the exterior of plot 4 which encloses the west boundary of the churchyard. Plot 5 involves demolition of part of the structure and the existing wall which forms the partial enclosure to the south is to be retained (and extended by 1.8 m in height) to ensure privacy to the churchyard and ensure the headstones continue to rest securely against the wall. The proposal has a neutral impact on the Church of St John.
- 5.19 The Scheduled Ancient Monument (SAM) lies to the west of the site beyond the Church of St John and is recorded as the site of a Medieval Hall and settlement remains. The SAM is revealed as grass covered earth mounds in the open countryside and is accessed via public footpaths. The existing farmstead and church are visible from the SAM and therefore contribute to its setting and significance. The proposals have a neutral impact on the SAM.
- 5.20 The proposed development will allow a range of heritage assets to be brought back into use and secure their preservation. The majority of the original fabric will be retained and re-used, minimising the loss of original buildings. The proposed extensions and alterations are in keeping with the agricultural and rural character of these heritage assets and where possible existing openings will be utilised. The proposed fenestration details are sympathetic the original character and appearance of the buildings. The scheme overall will not harm the setting or the significance of Manor Farmstead, St Johns Church or the SAM. The proposed development will ensure that Manor Farm continues to makes a positive contribution to the character of the local area and its sense of place.

Character

- 5.21 The Manor Farm complex makes a positive contribution to the setting and character of the local area and its sense of place. The proposed demolition and rebuilding will lead to less than substantial harm however the proposals overall are considered to

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preserve, sustain and enhance the significance of heritage assets securing their optimum viable use and their long term future. The proposals comply with national and local planning policies with respect of the impact on heritage assets, as previously accepted by the Council.

Residential Amenity

- 5.18 The Council has accepted that the proposal will not give rise to any adverse effects on residential amenity due to their position within the village and relationship to neighbouring properties, orientation, position of windows and separation distances. Nothing has changed. Furthermore, the proposed rebuilding of part of plot three and the extensions to plot 2 will not create any adverse impacts on residential amenity from dominance or loss of light. The proposed dwellings will have a proportionate amount of private amenity space to serve the properties.
- 5.20 On this basis the proposals will not give rise to any adverse impact on residential amenity and complies with national and local planning policies.

Affordable Housing

- 5.21 Under policy H2 of the ERLP SD and the Affordable Housing SPD (August 2021), an affordable housing contribution should be provided on market housing proposal where it comprises more than 10 housing units, or a site area of 0.5ha or more. This derives from the definition of “Major” development in NPPF. “Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.”
- 5.22 A major development is defined as;

“major development” means development involving any one or more of the following—

(a) the winning and working of minerals or the use of land for mineral-working deposits;

(b) waste development;

(c) the provision of dwellinghouses where—

(i) the number of dwellinghouses to be provided is 10 or more; or

(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);

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(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or

(e) development carried out on a site having an area of 1 hectare or more;

“mining operations” means the winning and working of minerals in, on or under land, whether by surface or underground working;

The application is for less than 10 dwellings. The site area is more than 0.5ha. However, the site area criterion is only triggered if it is not known how many dwellings are proposed. It is abundantly clear by the use of the word “AND” that as the number of dwellings is known this is NOT a major application.

5.23 Previously the ‘vacant building credit’ was considered to be relevant. This applies where a vacant building is to be brought back into use, or is to be demolished and replaced by a new building as part of a development. In such instances, a financial credit equivalent to the existing gross floor space of the relevant vacant building when the affordable housing contribution is calculated. Affordable housing contributions would be required for any net increase in floor space.

5.24 NPPF states;

64. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

In this case, taking account the ‘vacant building credit’ a contribution towards affordable housing would not be required, as there is no net increase in floor space, even if this was a major development.

Open Space

5.25 Policy C3 of the ERLP SD states that new development should address any shortfalls in open space provision when measured against the accessibility (distance), quantity and quality standards set out in policy C3. This policy is supported by the Open Space SPD. It is specified in the supporting text in para 9.30 that planning obligations for play space will only be sought for developments of 10 housing units or more than 1000 sqm. The draft local plan refers to 11 dwellings and 1001 sqm.

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- 5.27 As this is a full planning application, any commuted sum would be secured through a Unilateral Undertaking.
- 5.28 However, as explained in the section on open space, the floor area is below 1000 sq m and open space, either physical or by a commuted payment, is not necessary.

Trees and Landscaping

- 5.28 The application is accompanied by a Tree Report which provides an appropriate assessment of the existing trees on and adjacent to the site, which includes a Yew tree within the grounds of the adjacent Church.

Highway Safety

- 5.29 The proposed residential development will be served off the existing access to the east of the former farmhouse and will lead onto proposed car parking and manoeuvring space for the properties. Plots 6, 4, 2 and 1 have two garages or carports spaces, plot 5 has a three car garage and plot 3 has a single carport space. Each property has additional visitor parking and manoeuvring space within the curtilages.
- 5.30 The Council did not have any road safety concerns in respect of the previous application.

Drainage and Flood Risk

- 5.31 The application site is flood zone 1 which is defined as having a low risk of flooding. The application proposes foul drainage to a package treatment plant and surface water drainage to soakaways.
- 5.32 The site has an area of less than 1ha, and due to this and the low flood risk zoning, an FRA is not required.

Nature Conservation

- 5.33 A Protected Species Survey has been submitted in support of the application. However further surveys will be required and will be submitted as they become available.

6.0 CONCLUSION

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- 6.1 On balance, the clear benefits of re-using and preserving this important and attractive group of listed buildings; albeit with some rebuilding and extensions/alterations will secure their long term future resulting in an enhancement to the immediate setting. On this basis the principle of the conversion and extensions of the buildings for residential in this location, at the scale proposed, is acceptable and complies with local and national planning policies.
- 6.2 The scheme is also acceptable and accords with local and national planning policies with respect of impact on the setting of the listed buildings, impact on the Scheduled Ancient Monument, character of the area, residential amenity, nature conservation, trees and landscaping, drainage/flood risk, highway safety, land contamination, affordable housing and open space (subject to a S106 agreement).

B. Information required for Outline Planning Applications
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Not an outline application

C. Information required for Full Planning Applications

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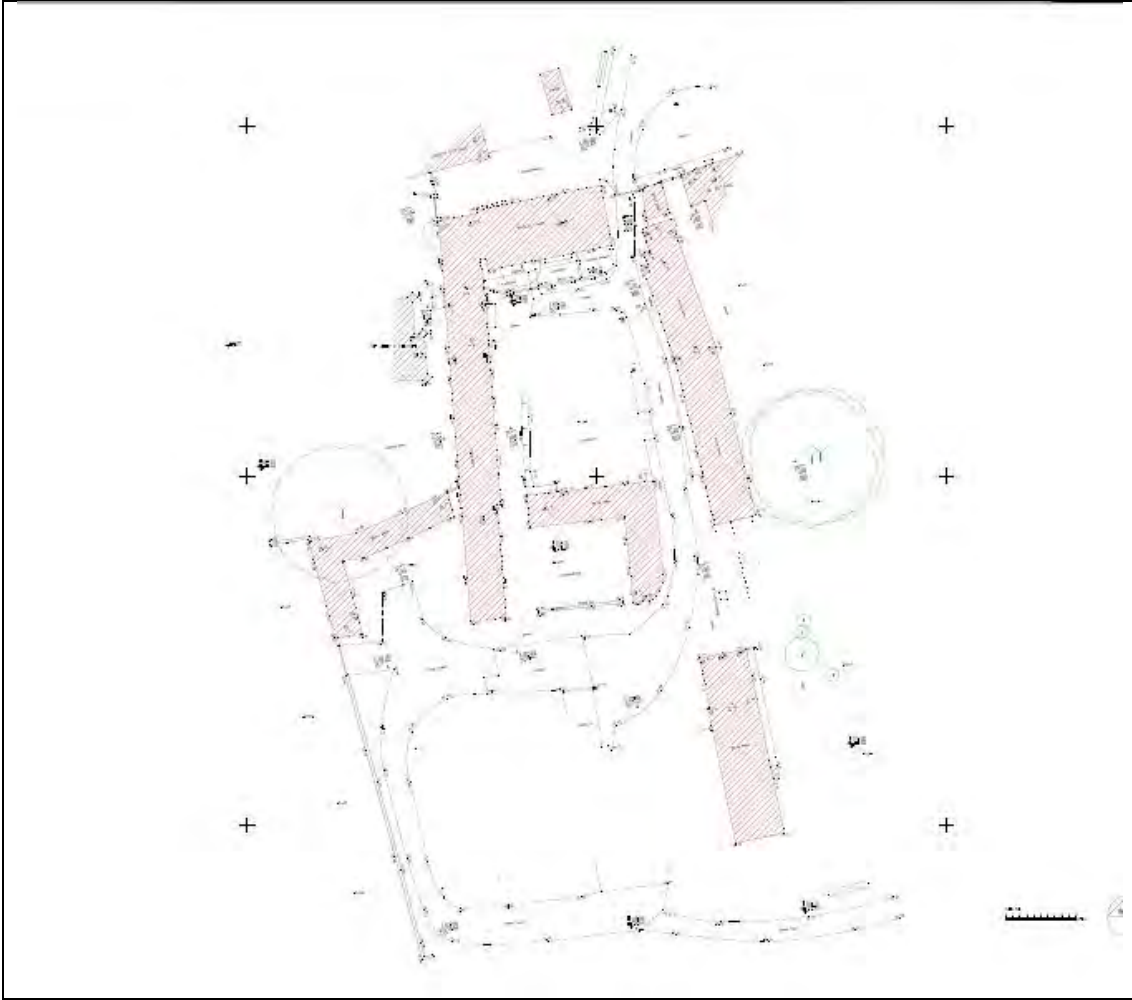
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C1. Site plan



Existing

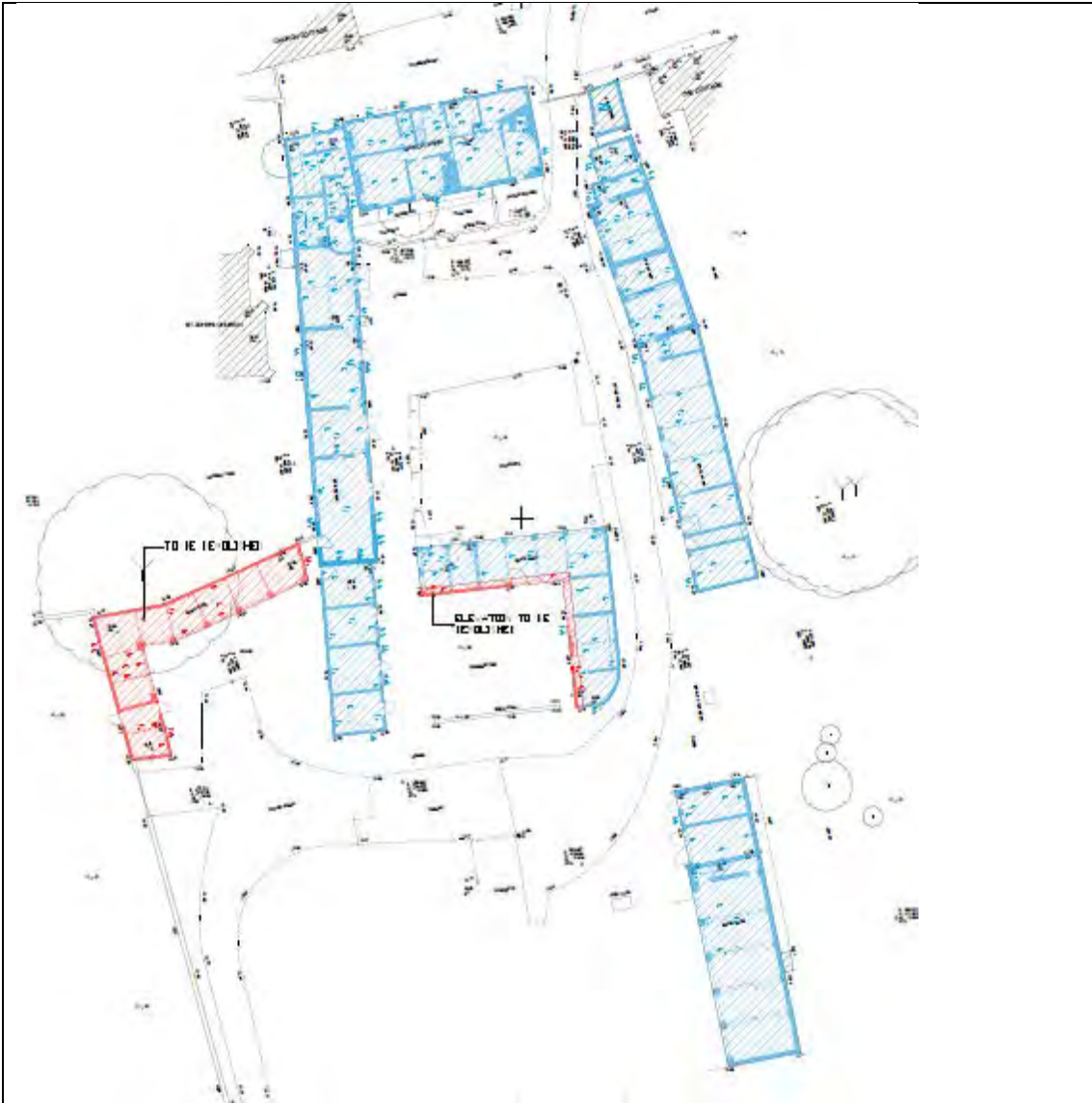
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Demolition and Conversion Plan. Buildings shown red to be demolished. Buildings shown blue to be retained and converted.

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Proposed site plan (roof level)

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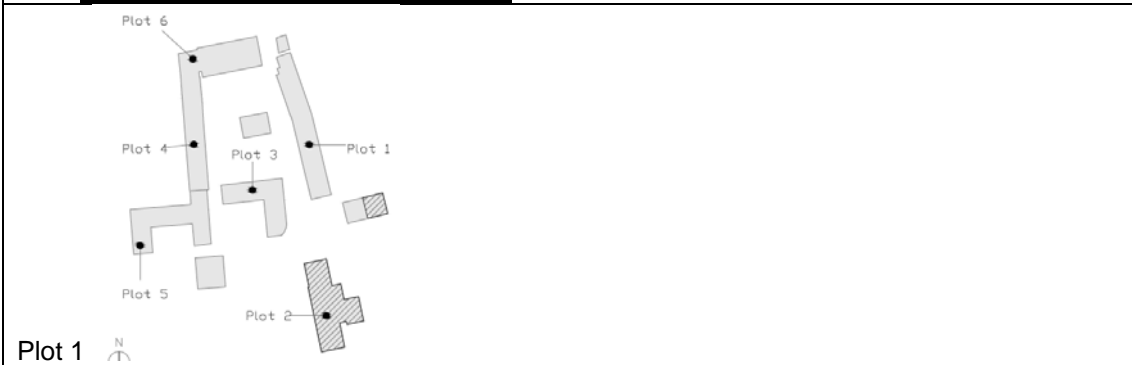




Proposed site plan (ground level)

Existing	Yes	Proposed	Yes
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C2. Existing and proposed floor plans



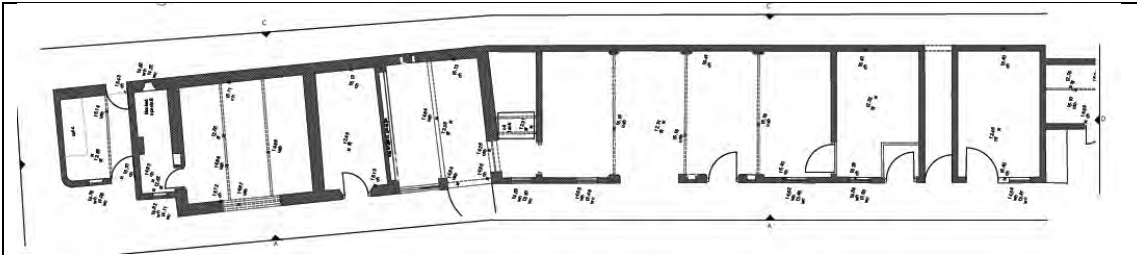
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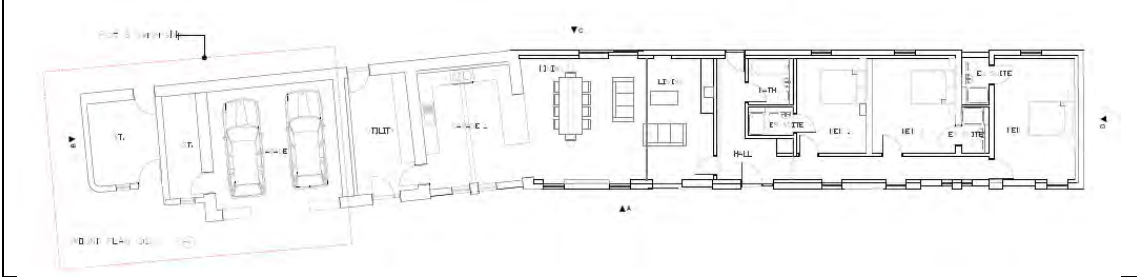
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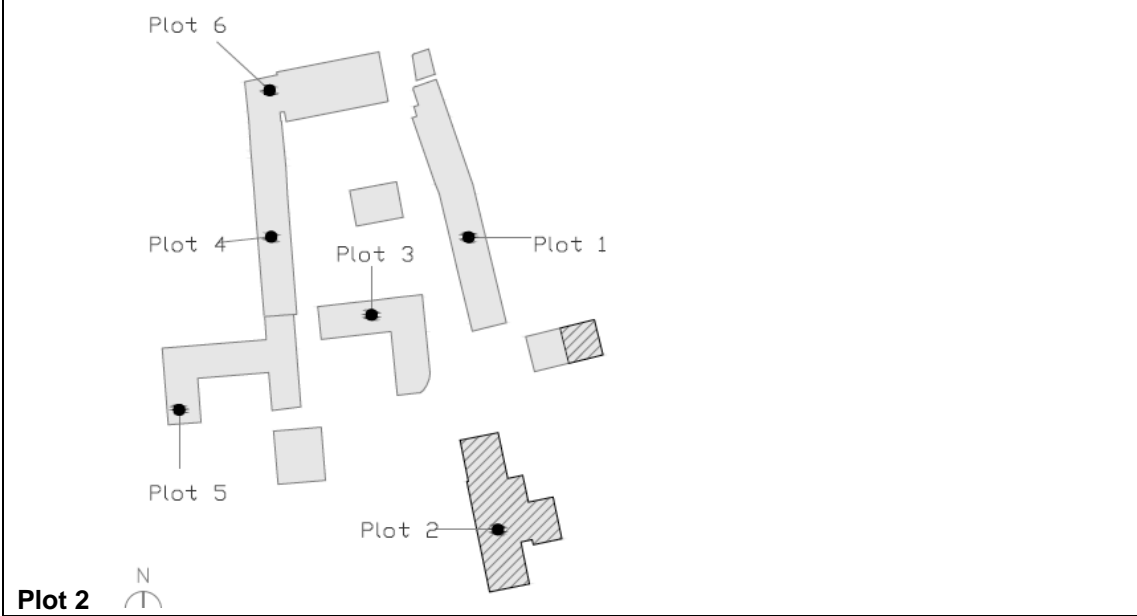




Plot 1 Existing



Plot 1 Proposed



Plot 2

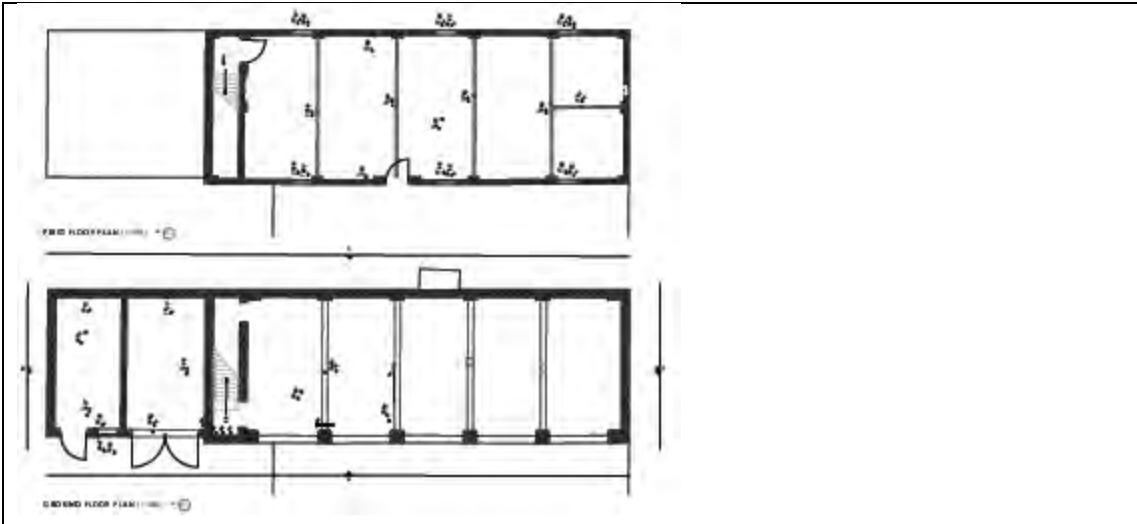
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Plot 2 Existing



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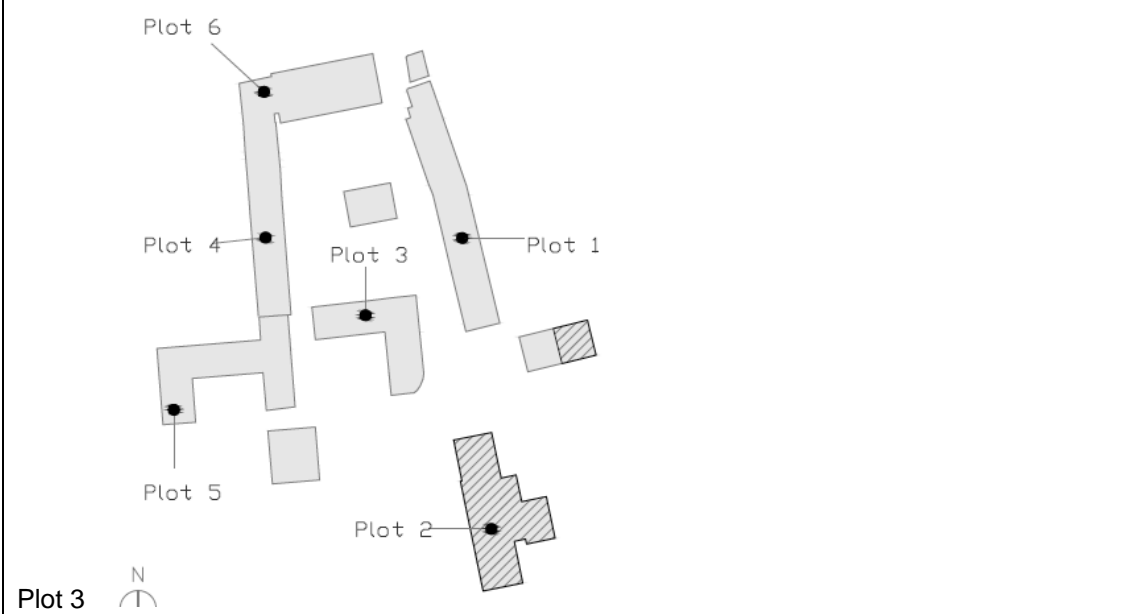
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Plot 2 Proposed



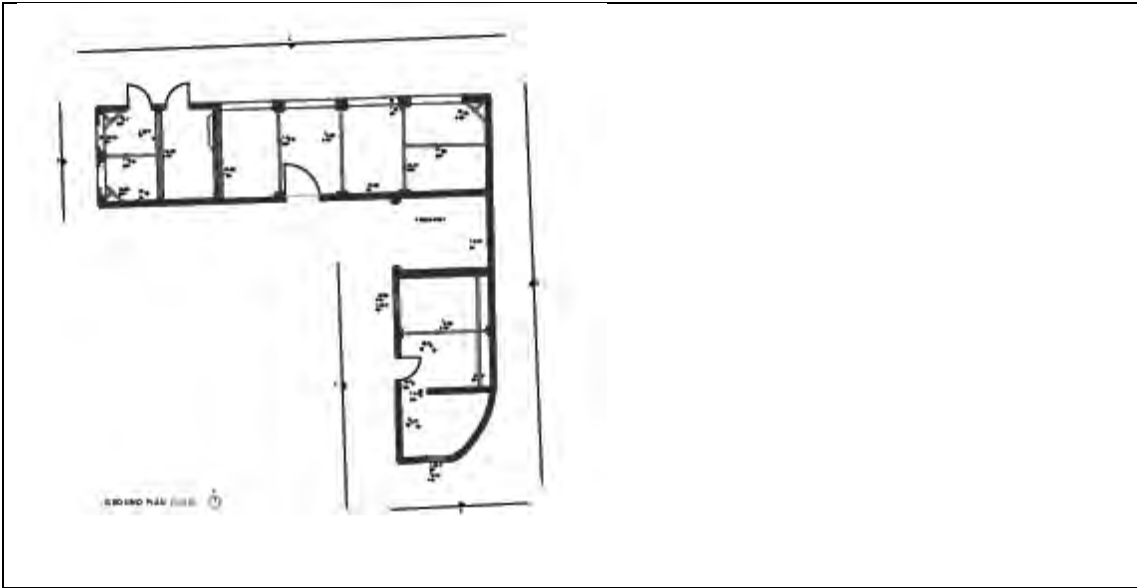
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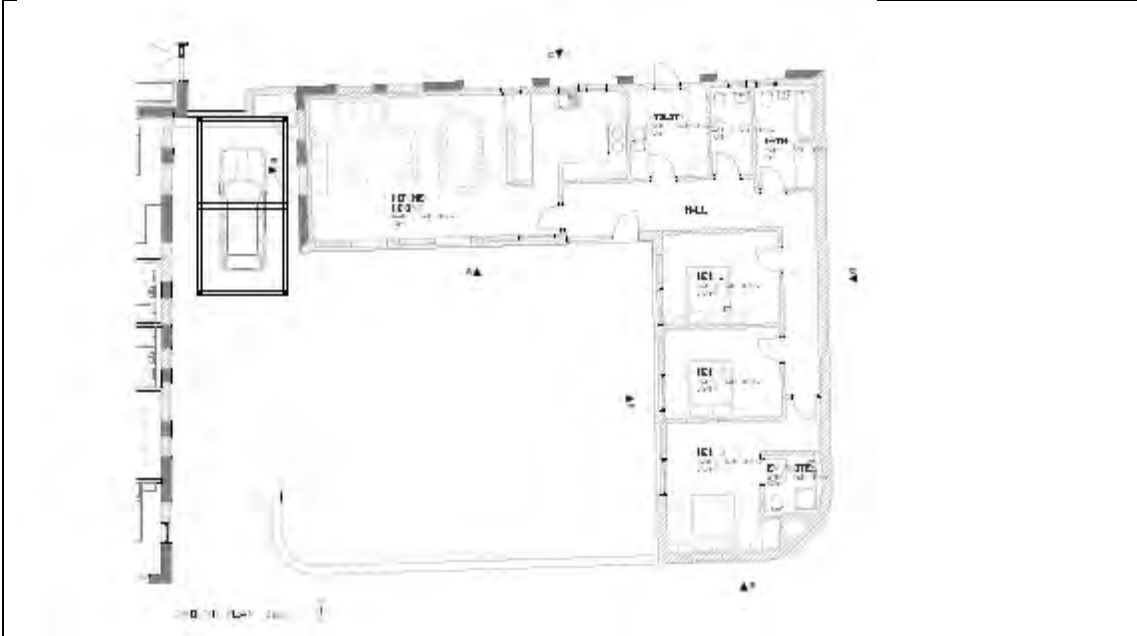
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Plot 3 Existing



Plot 3 Proposed

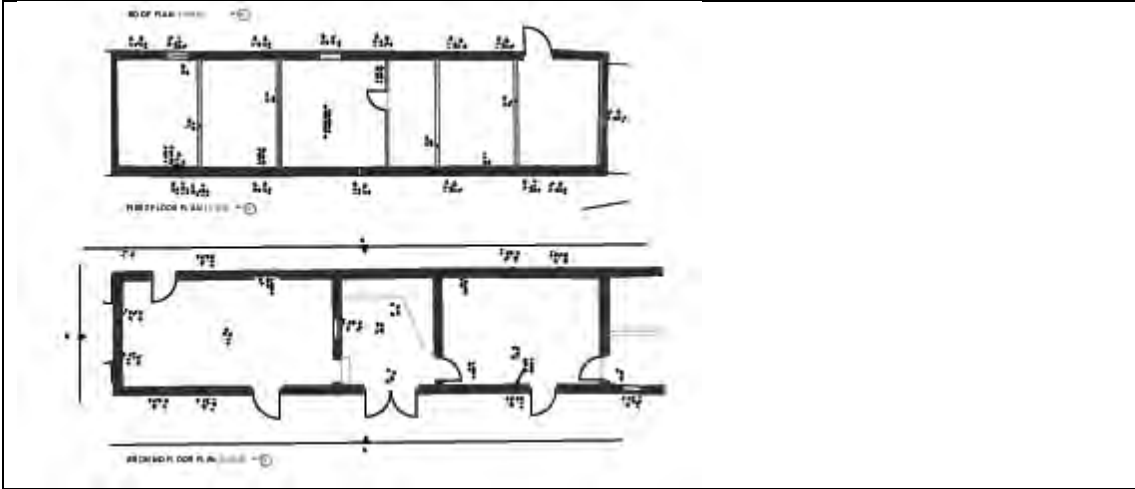
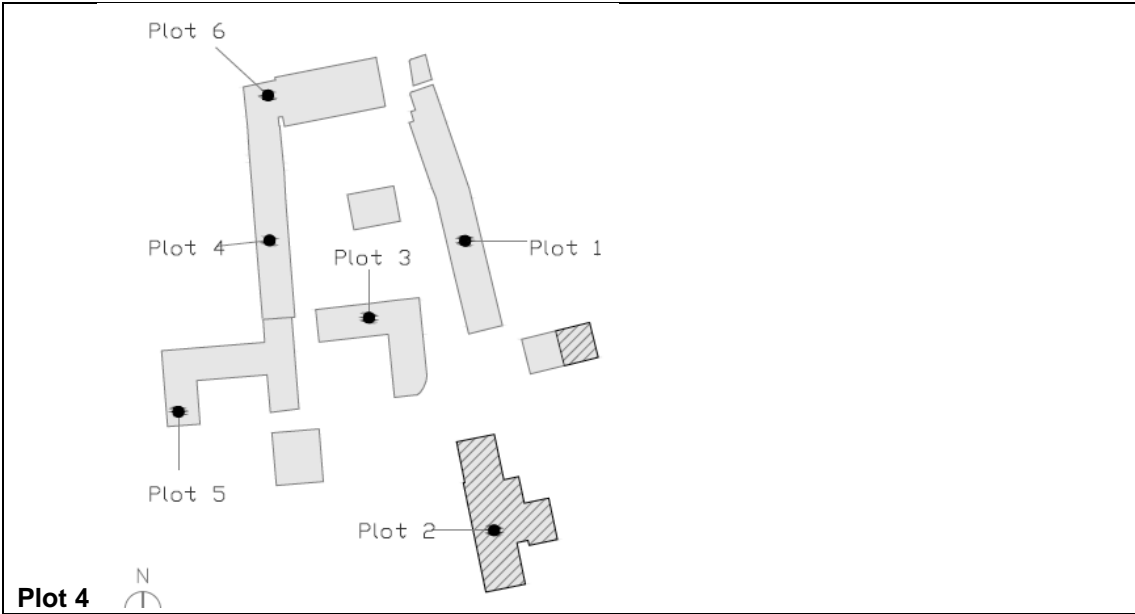
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Plot 4 Existing

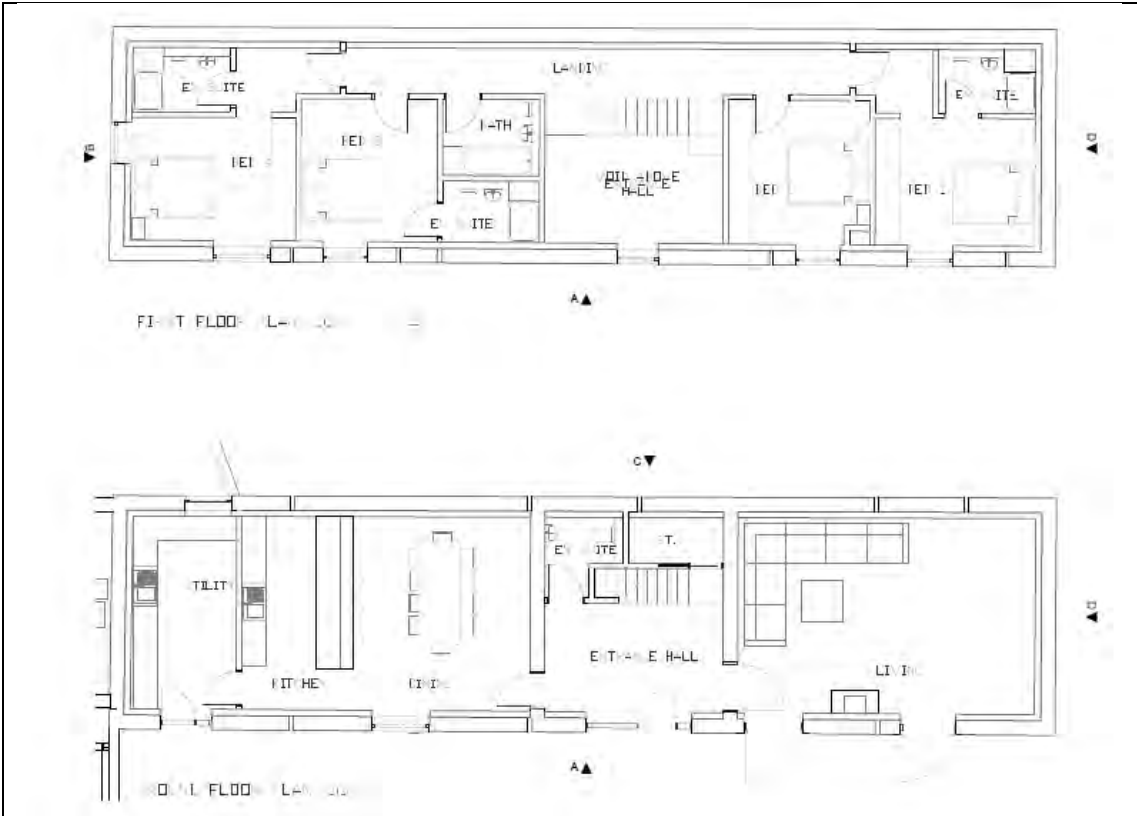
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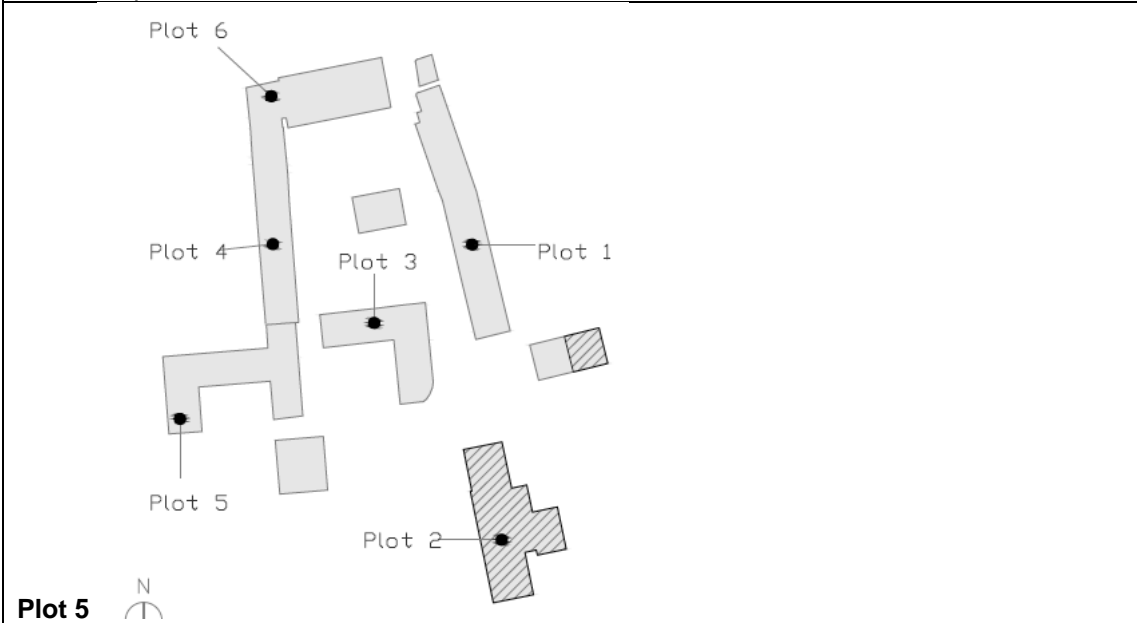
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Plot 4 Proposed



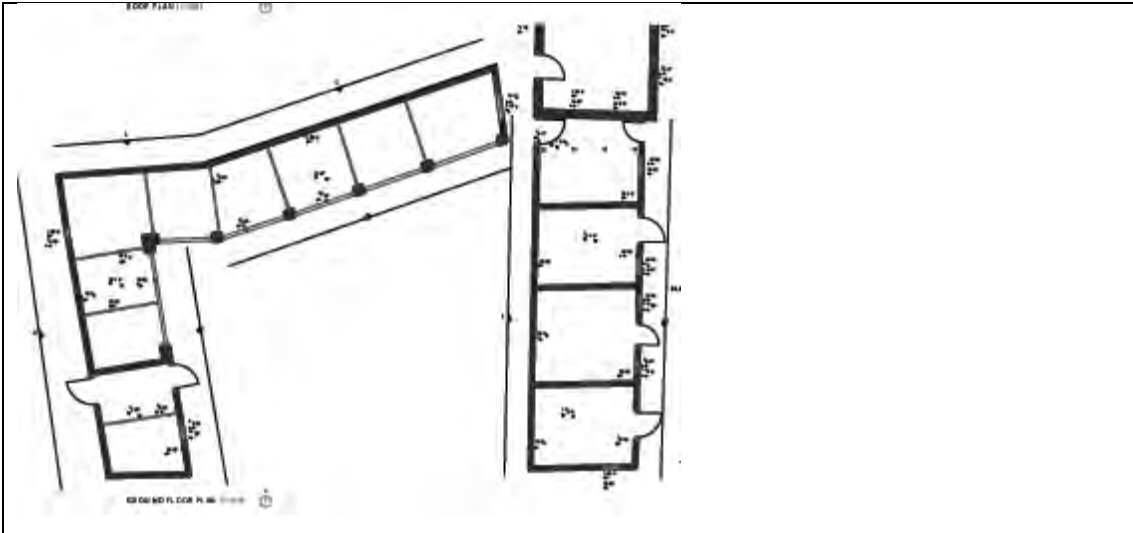
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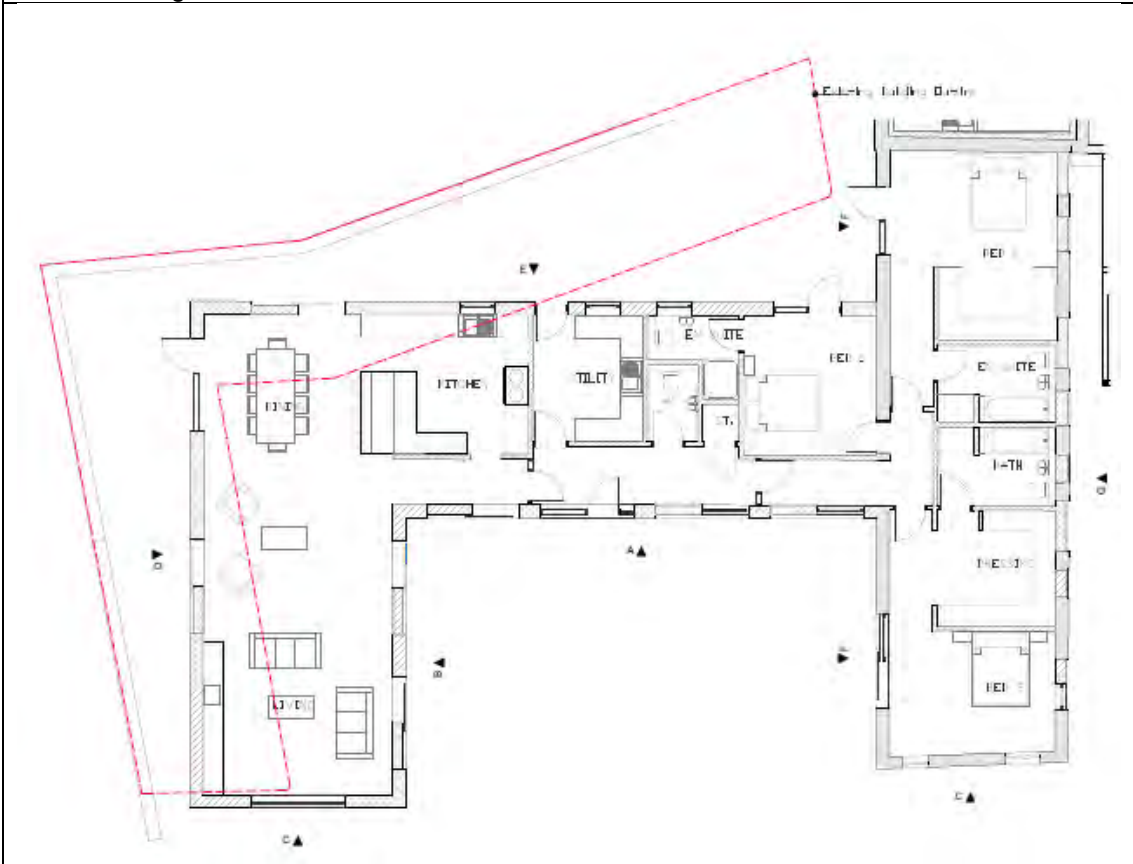
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Plot 5 Existing



Plot 5 Proposed The red outline is the building to be demolished

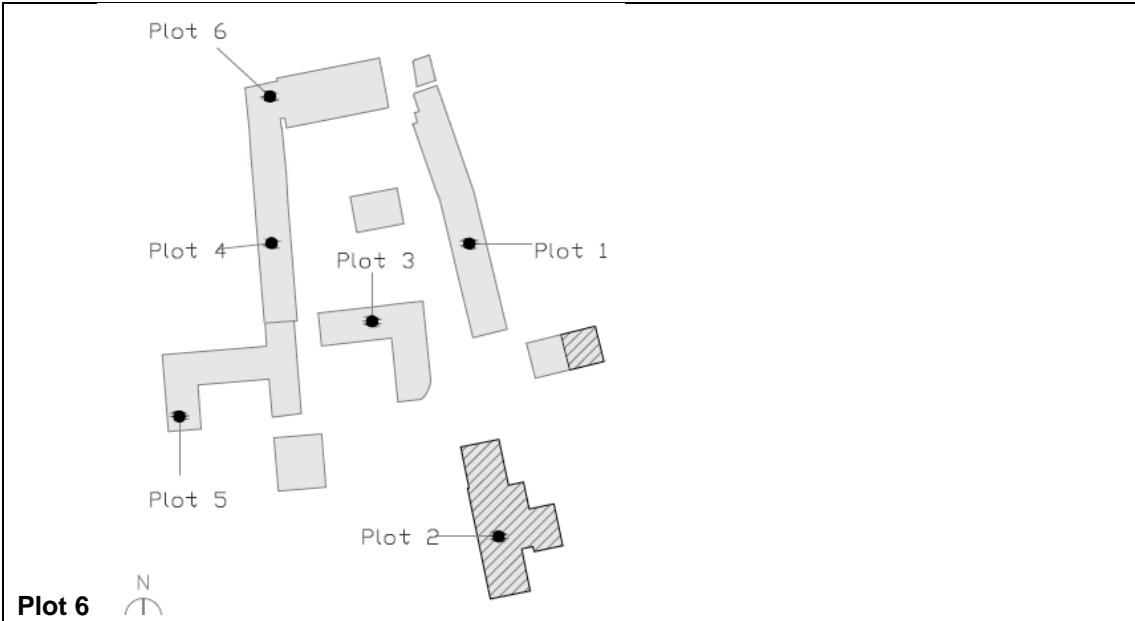
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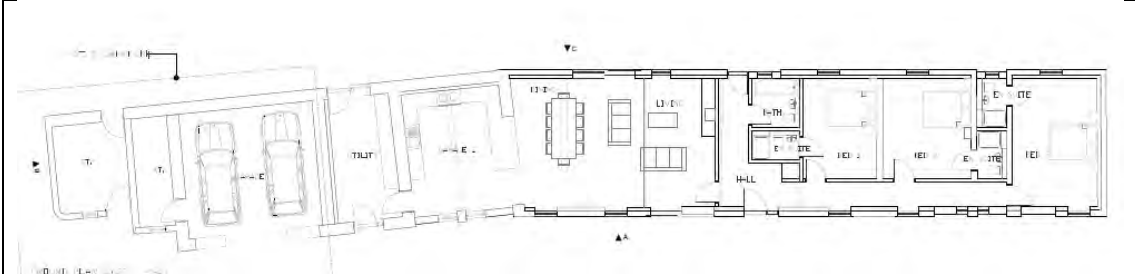
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Plot 6 Existing



Plot 6 Proposed

Existing	Yes	Proposed	Yes
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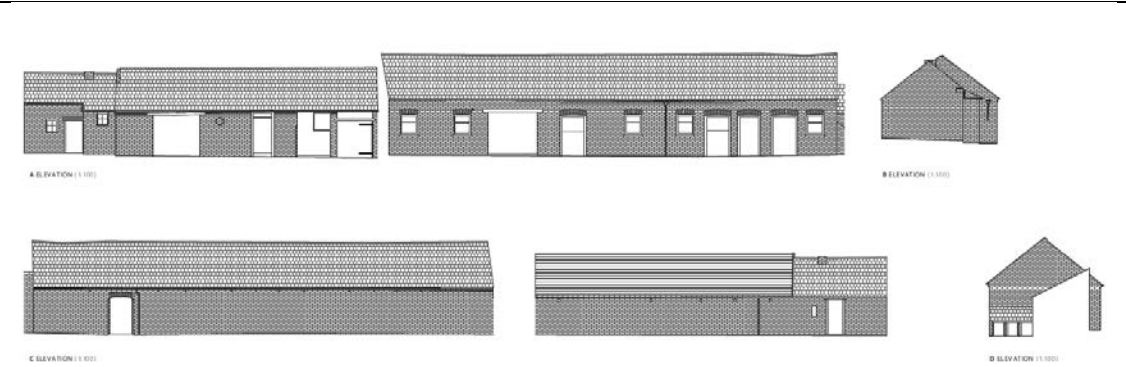
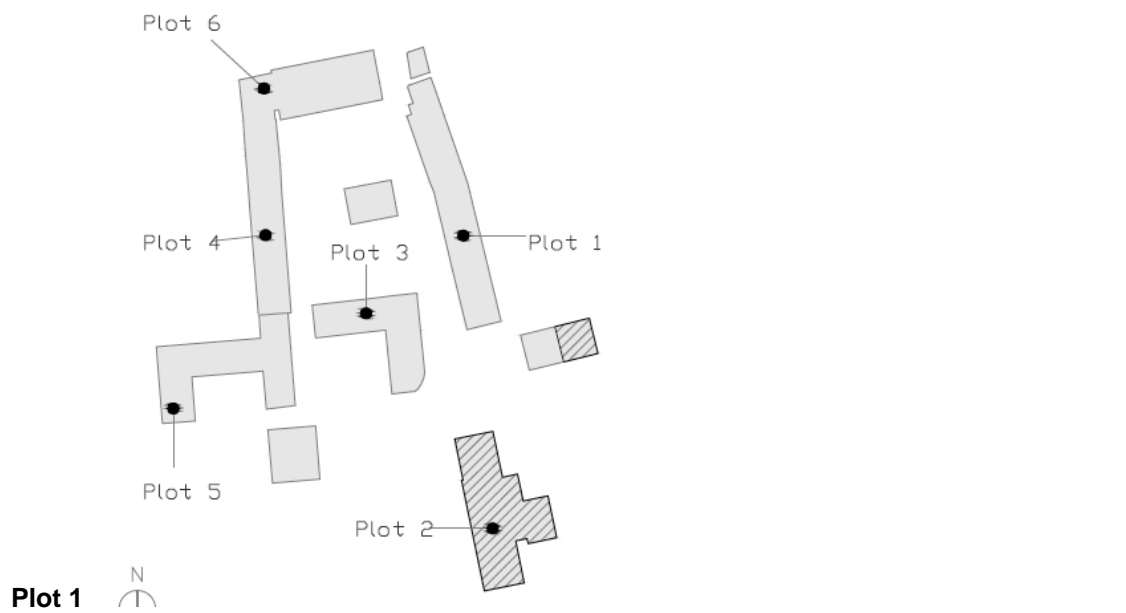
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C3. Existing and proposed elevations



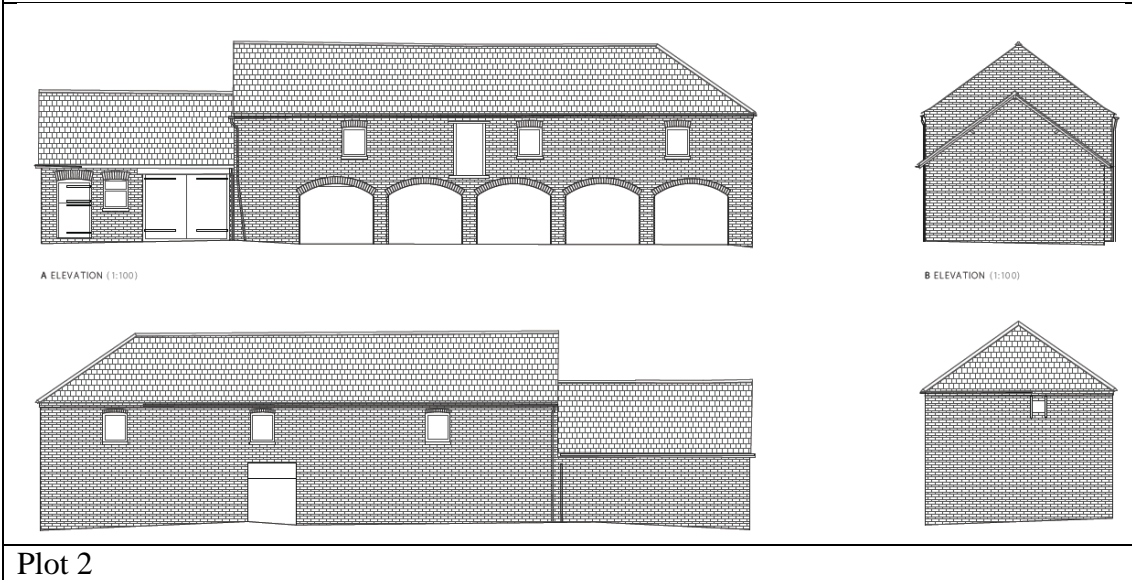
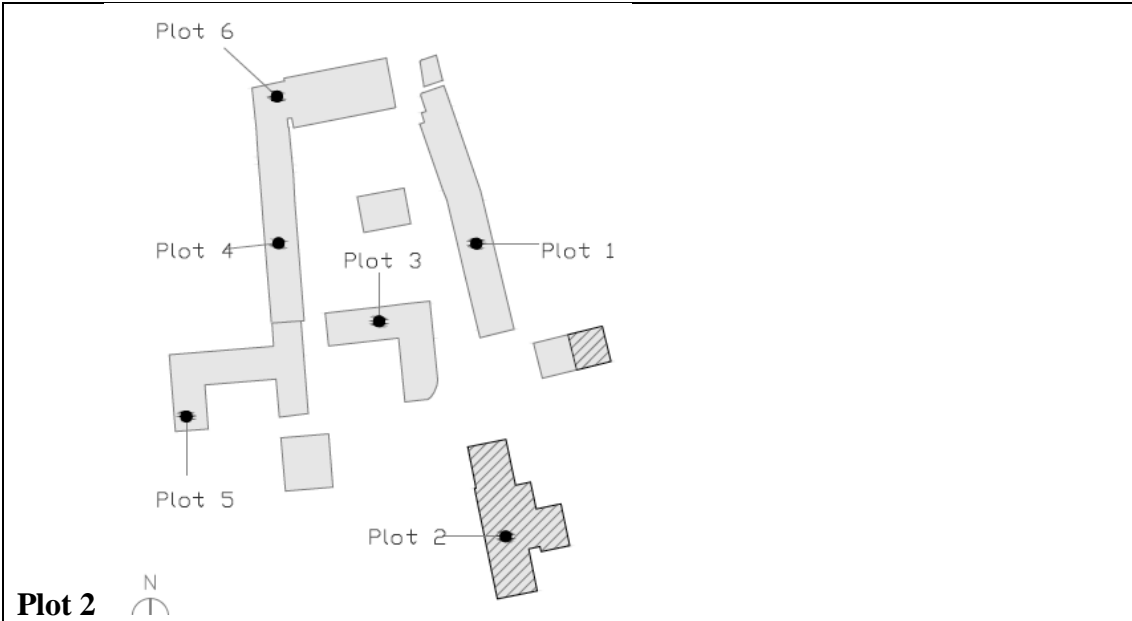
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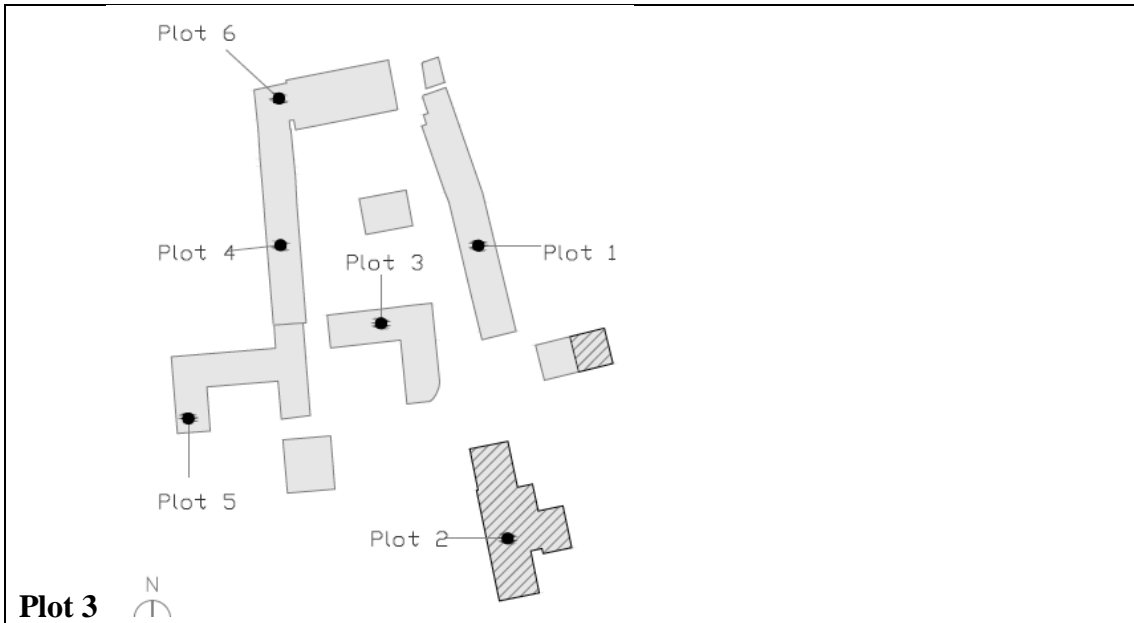
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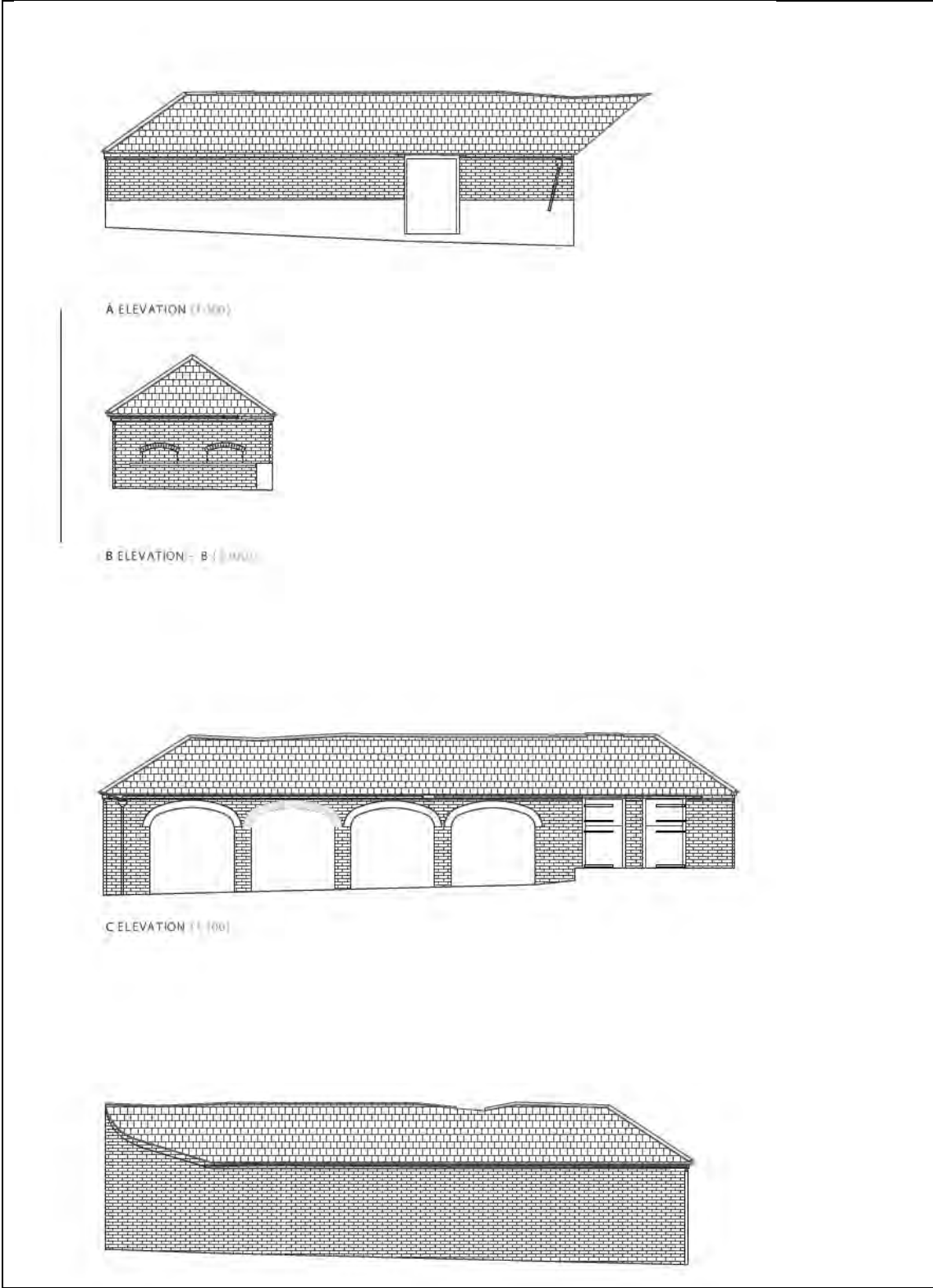
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Plot 3

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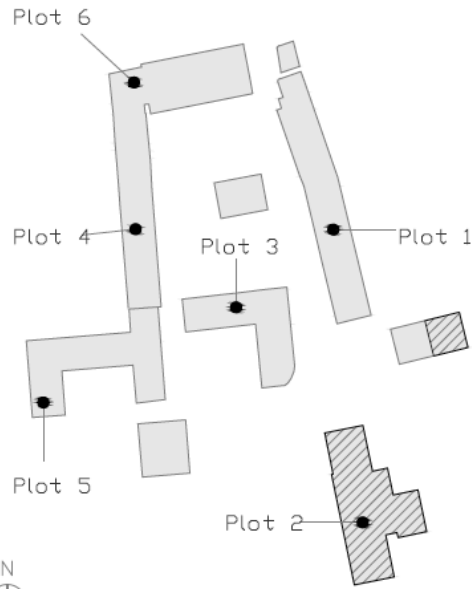
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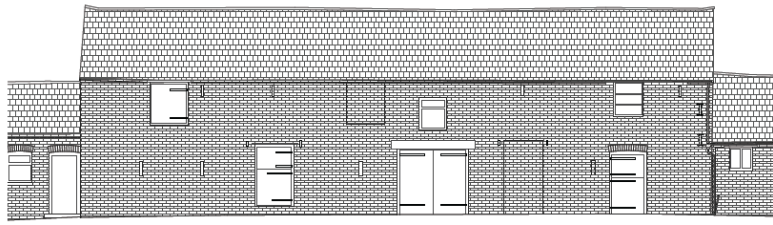
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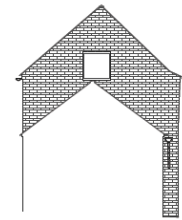
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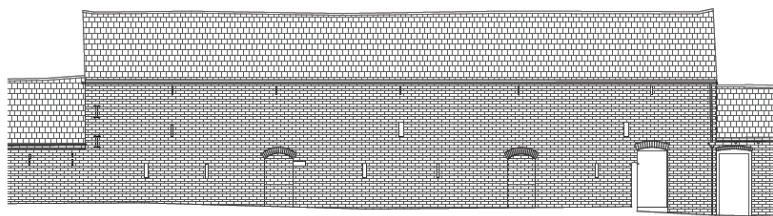
Plot 4



A ELEVATION (1:100)



B ELEVATION (1:100)



C ELEVATION (1:100)

Plot 4

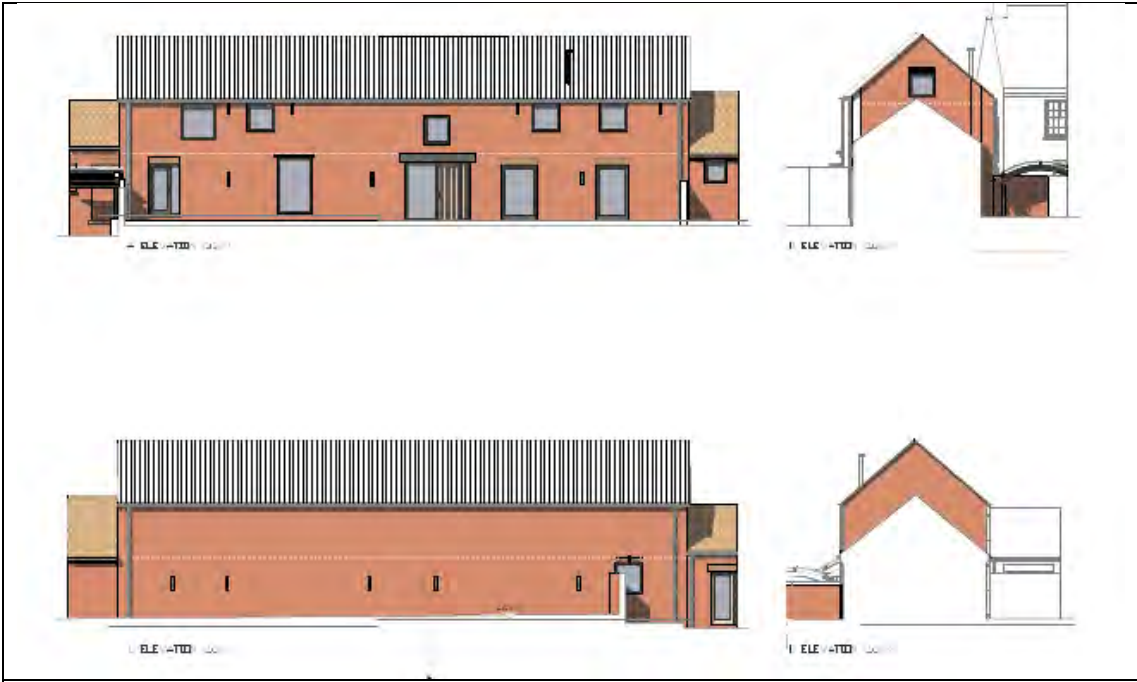
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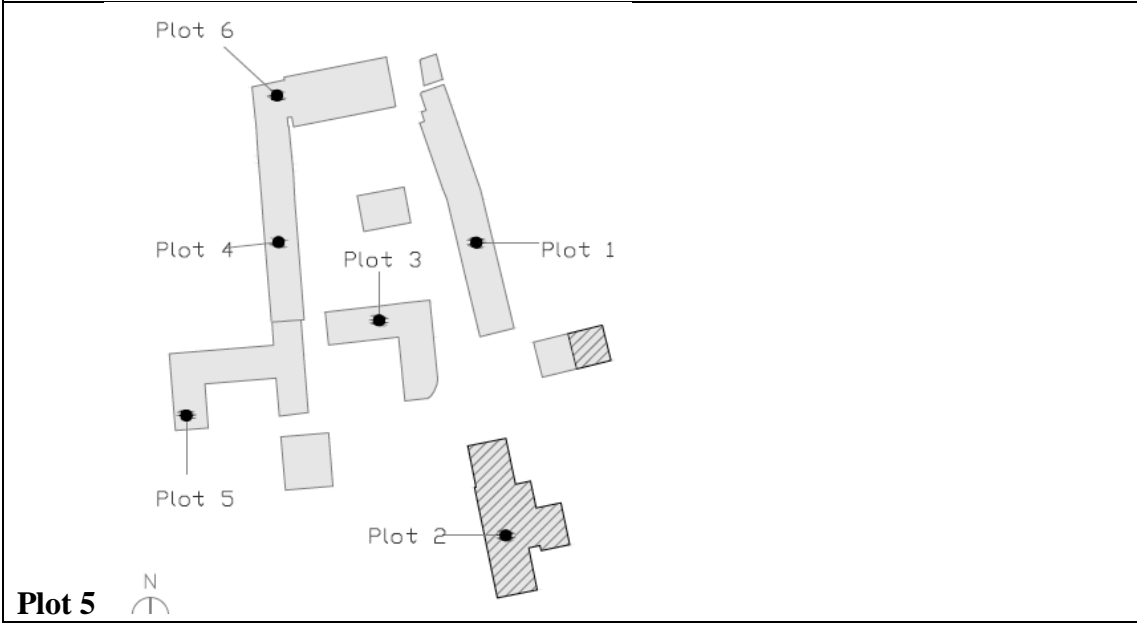
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Plot 4



Plot 5

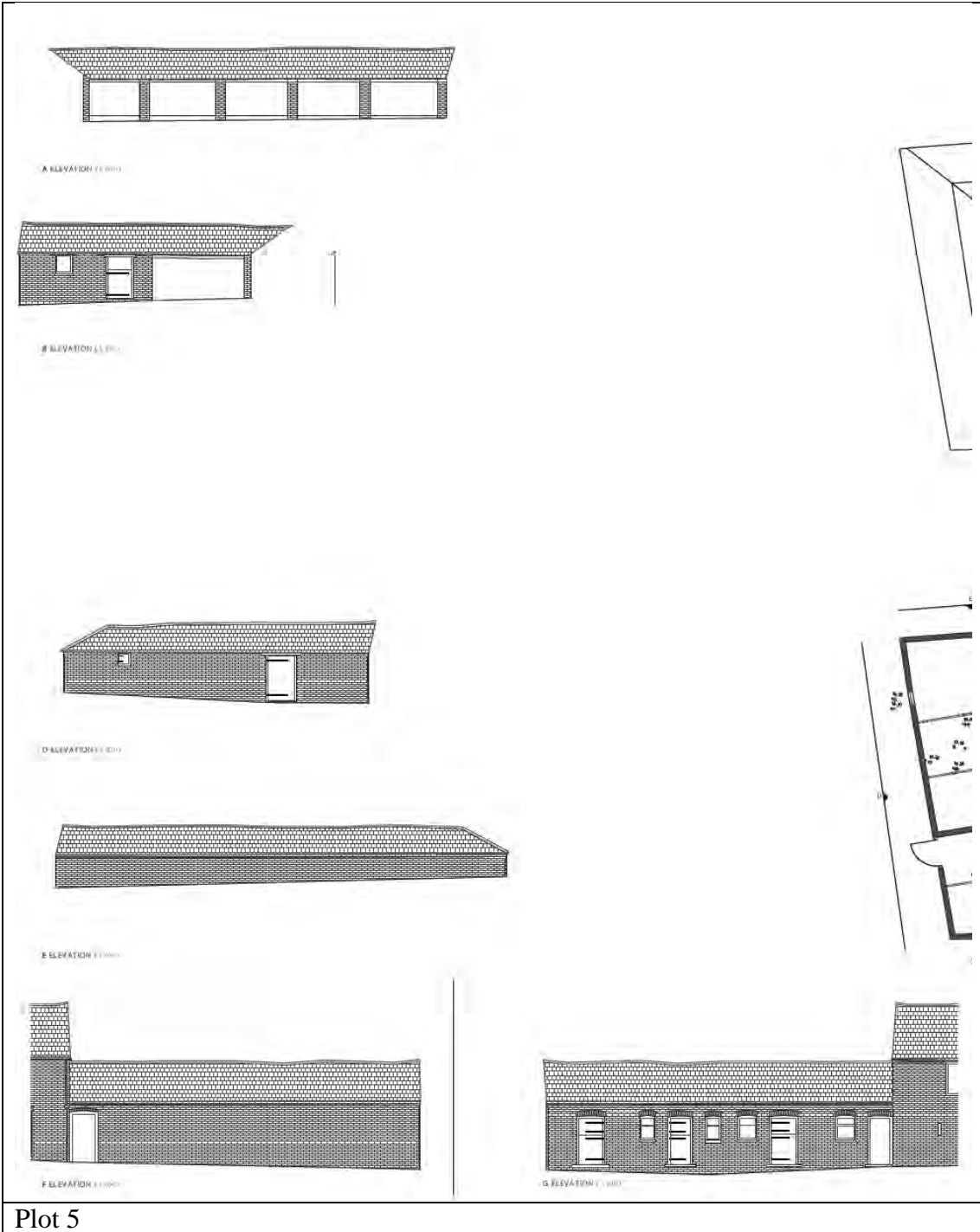
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Plot 5

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Plot 5

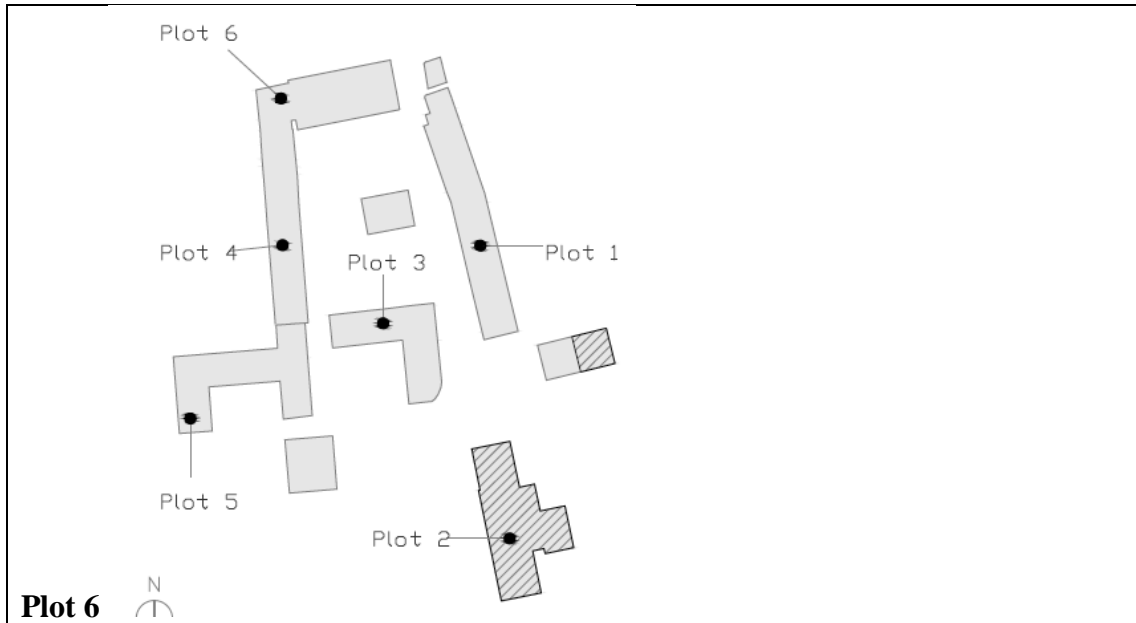
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Plot 6			
Existing	Yes	Proposed	Yes

C4. Existing and proposed site sections and finished floor and site levels			
Existing	No	Proposed	No

C5. Roof plans			
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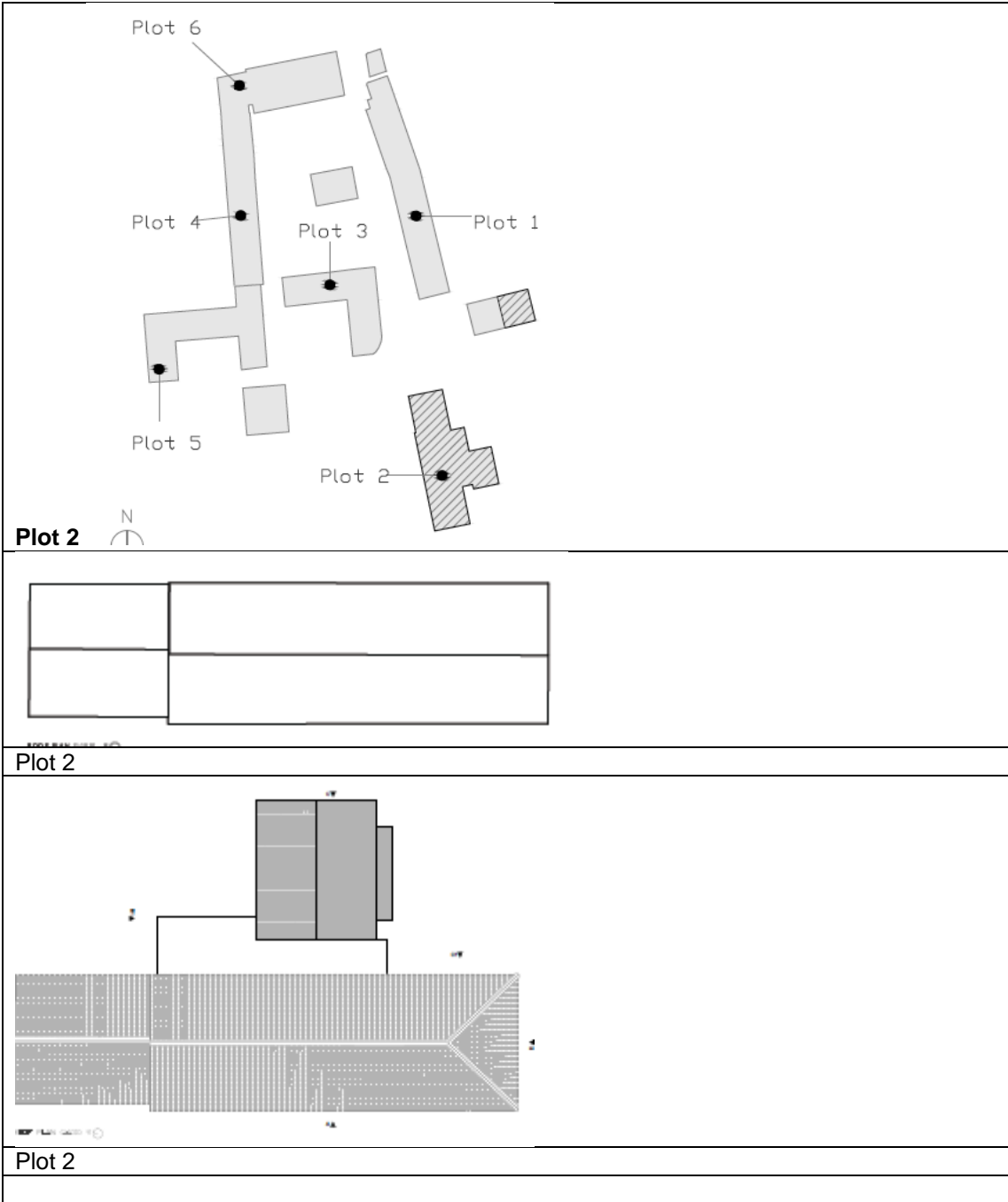
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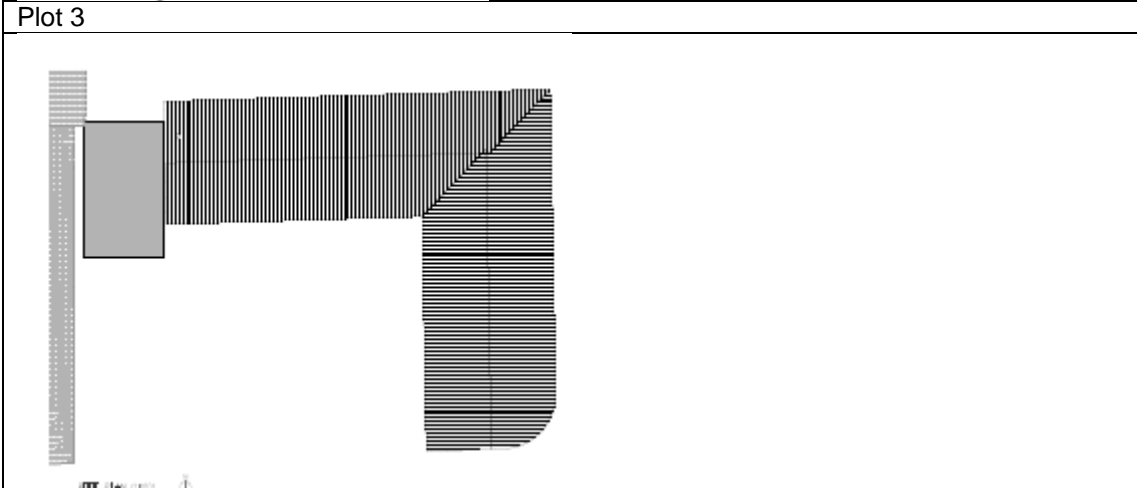
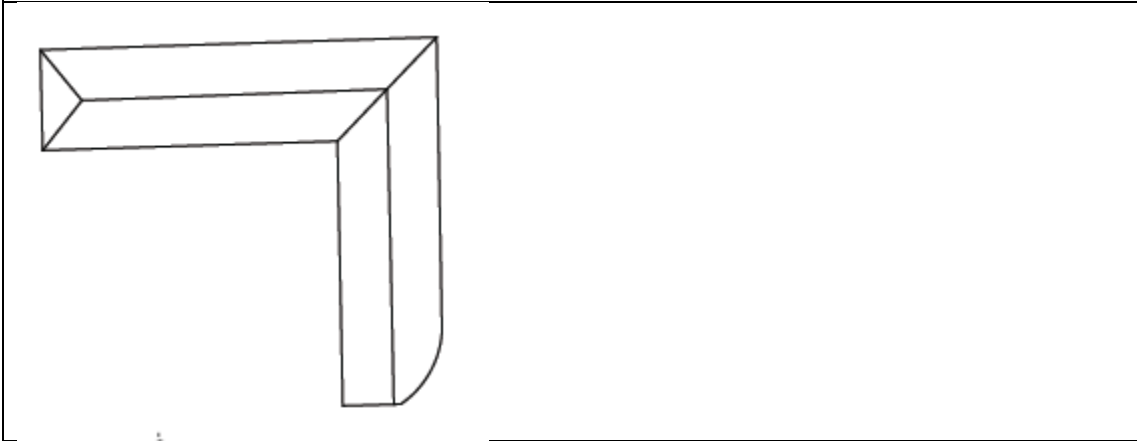
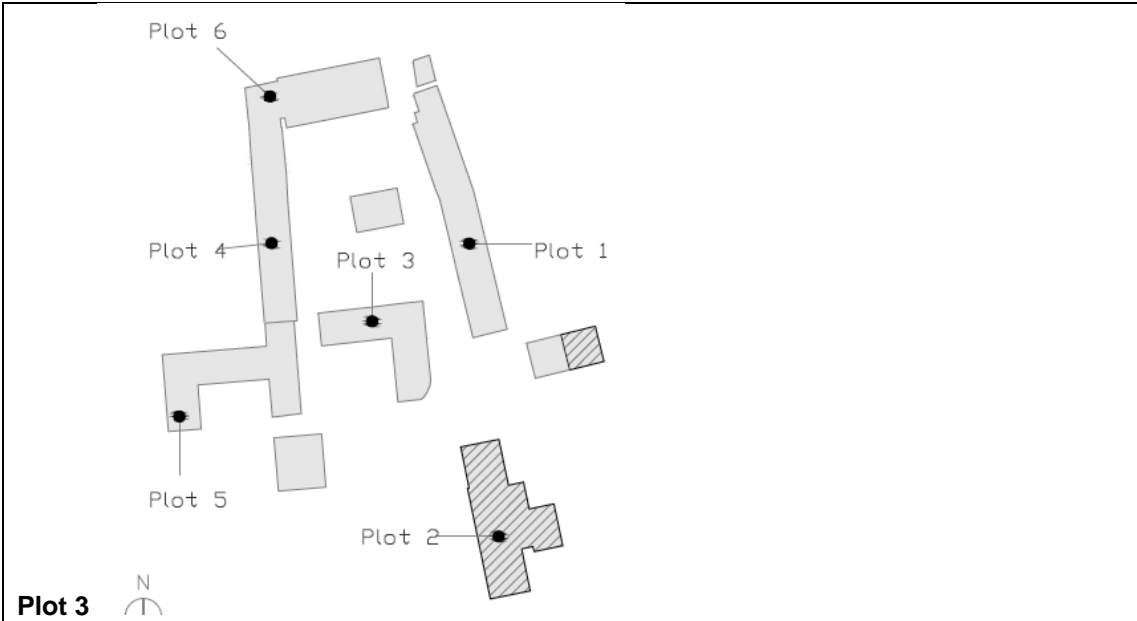
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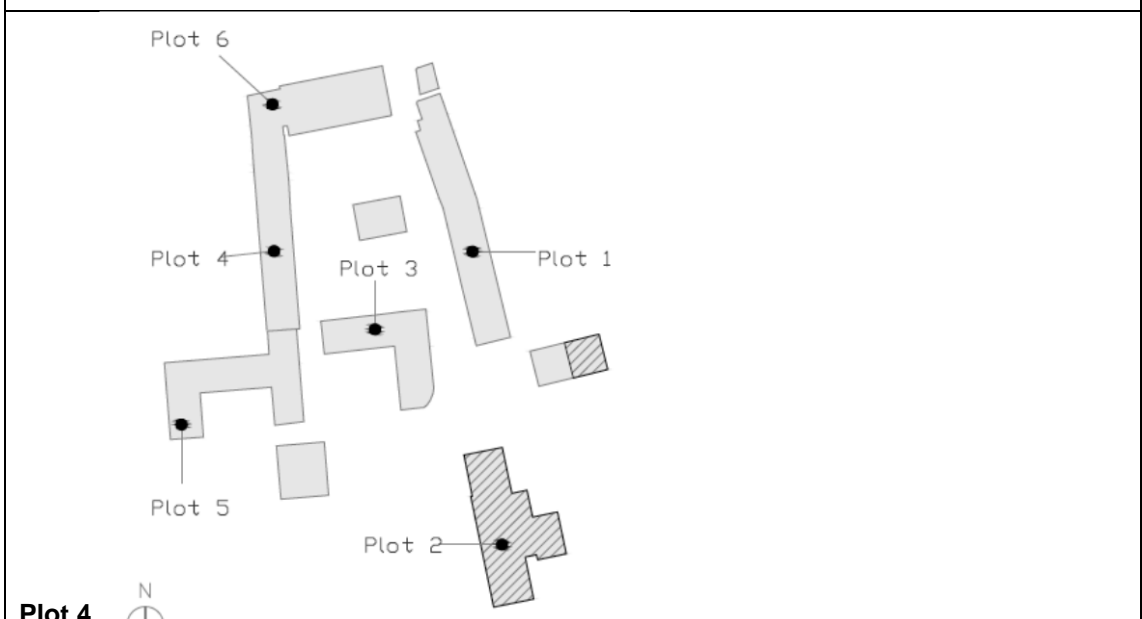
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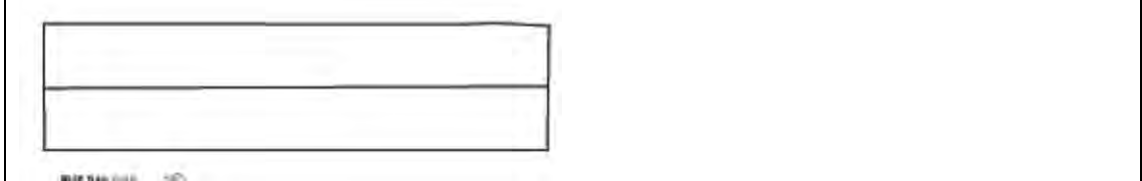
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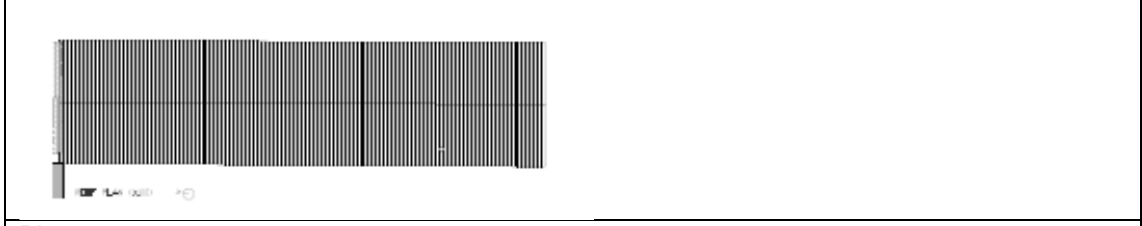
Plot 3



Plot 4



Plot 4



Plot 4

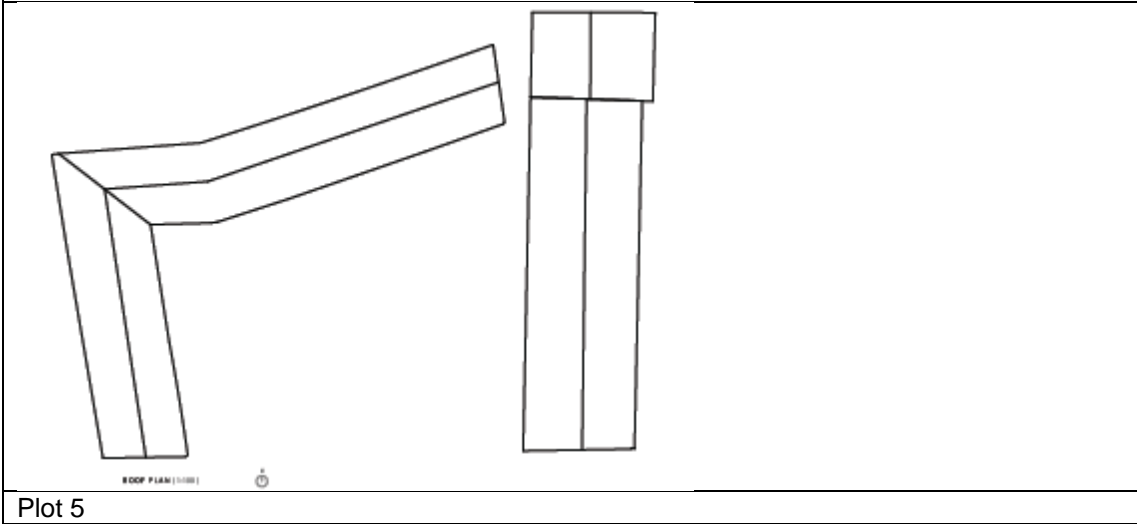
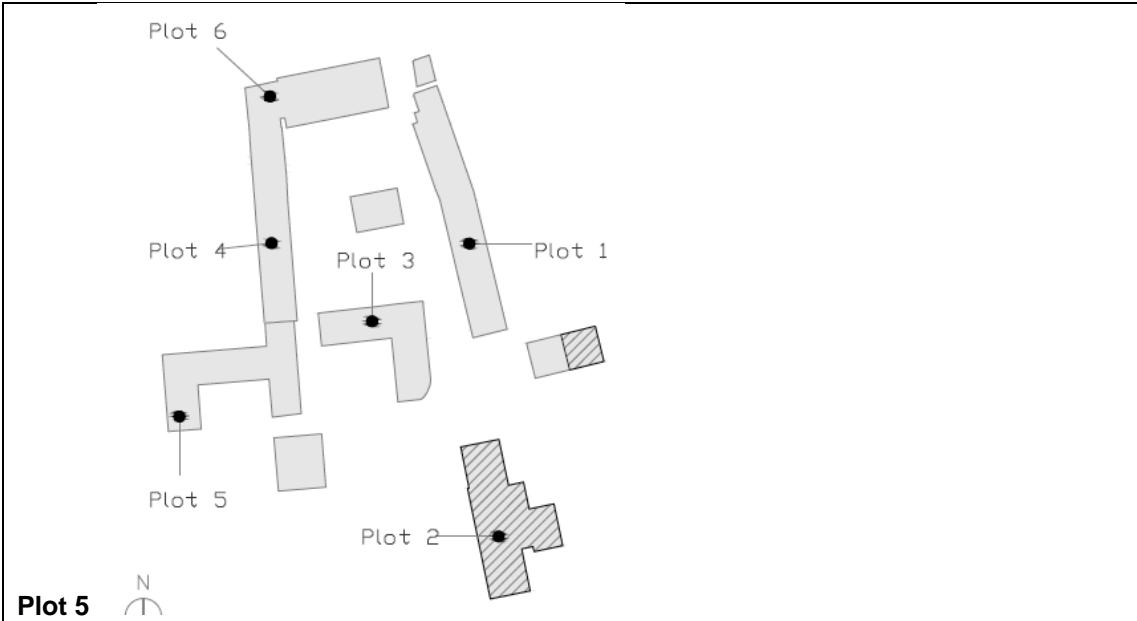
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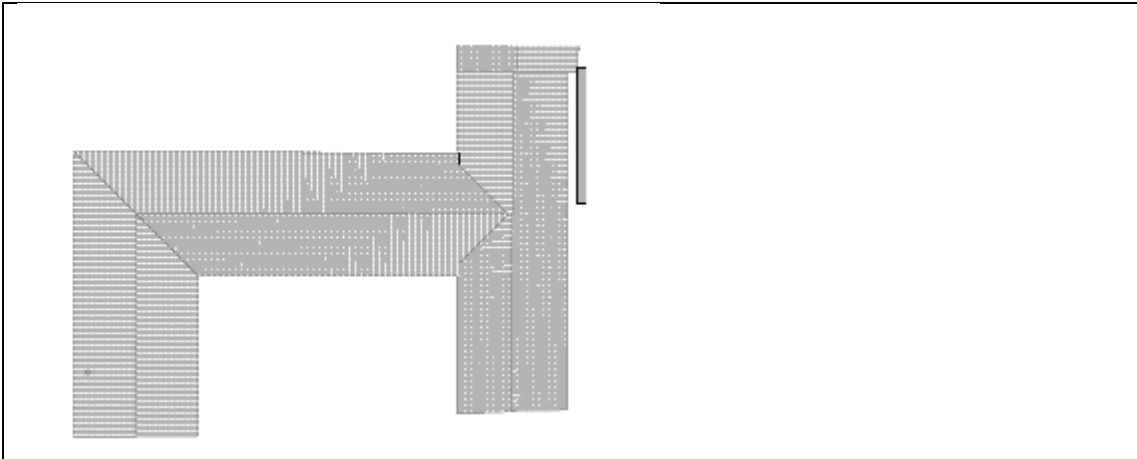
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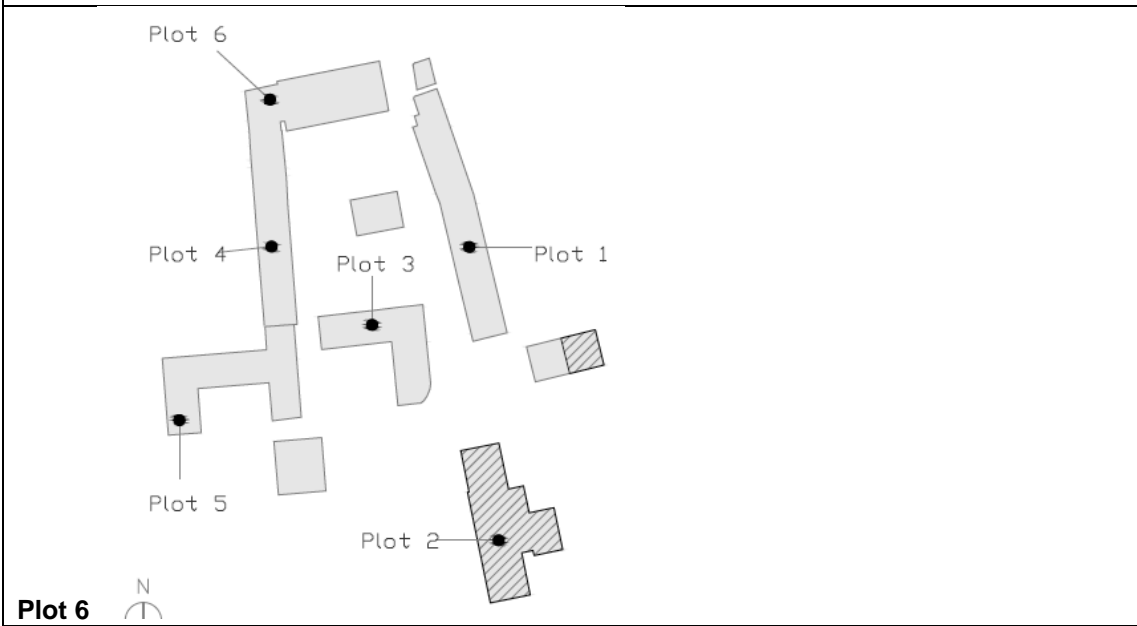
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Plot 5



Plot 6

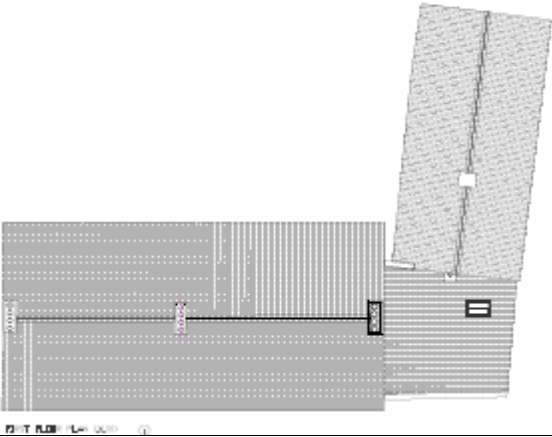
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Plot 6 – no change			
Existing	Yes	Proposed	Yes

F Affordable Housing Statement

The development results in the creation of 5 new dwellings but on a site of 0.77ha. The updated guidance (August 2021) includes;

3.4 The Council considers the threshold in the NPPF to merit significant weight when determining planning applications. Therefore, relevant proposals will be determined in accordance with the following considerations:

- As there are no ‘designated rural areas’ in the East Riding, the Council will not require affordable housing from developments of **9 units or less** or which have a site area of less than **0.5 hectares**. In calculating the affordable housing requirement for development proposals, the Council will take into account the existing gross floorspace of any relevant vacant building(s) (see further guidance below on calculating the vacant building credit).

The development triggers a requirement for affordable housing.

However, when vacant building credit is applied, there is no actual requirement for affordable housing.

Housing Mix

Excluding the existing farmhouse, which is being converted from two dwellings to one (which does not in itself require planning permission) the scheme consists of 3 no 3 bed dwellings and 2no 4 bed dwellings.

Harpham is part of the Bridlington Housing Market Area. In that area there is an Over-provision of 1 bedroom units, an under provision of 2 and 3 bedroom and an appropriate provision of 4 or more bedrooms. The provision of 3 bedroom dwellings would help to address and under provision, and just two 4 bedrooms would not result in an over provision.

G Biodiversity and/or Geological Survey and Report

A biodiversity report is attached. This identifies the need for further surveys and it is accepted to determine the application until these have been submitted.

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H Flood Risk Assessment

The site has an area of 0.7ha and is not in a Flood Risk Area



A flood risk assessment is not required.

I Foul and Surface Water Assessment

Foul to treatment plant as previously approved

BE BioDisc



and DPSAL2 twin effluent pump station

Water then pumped to watercourse.

Surface water to soakaway as previously proposed.

Amendment 27 April 2022

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The Council have said that the application is invalid because;
Package Treatment Plant and Proposed Site Plan

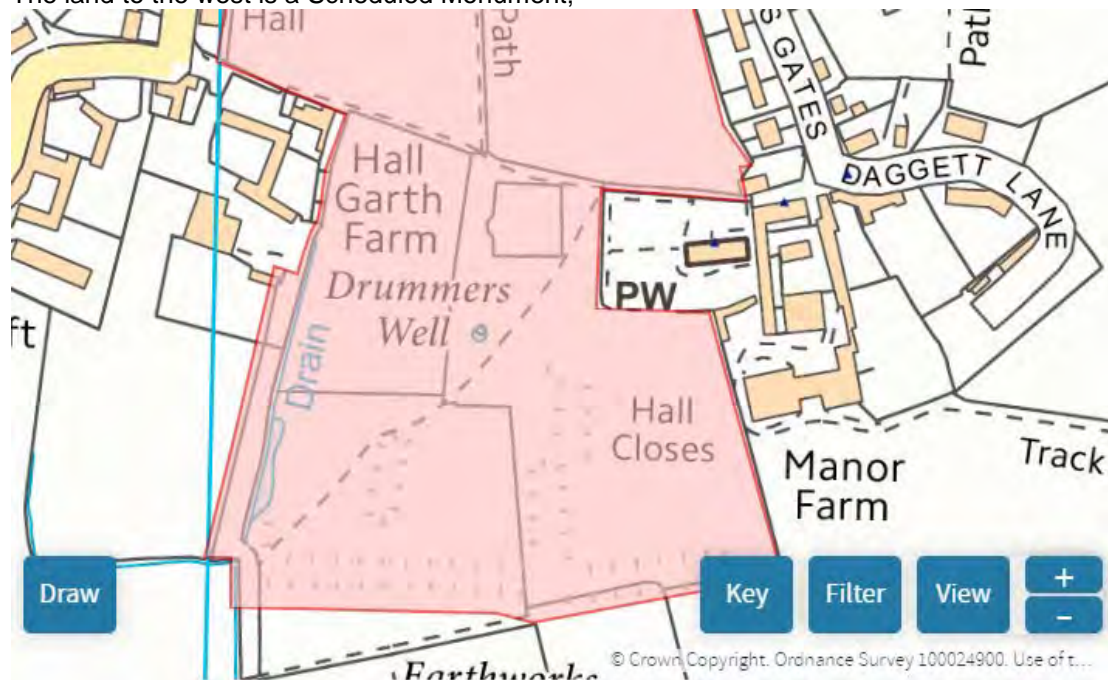
Thank you for the details of the proposed package treatment plant. As non-mains drainage is proposed, please complete the Foul Drainage Assessment Form (issued under a separate email and available at Appendix 4 of the Councils Validation Checklist) and indicate the position of the package treatment plant and connections to the dwellings on the proposed site plan.

The Foul Drainage Assessment form is attached
An indicative drainage layout is attached.

J Heritage Statement

A. Archaeology

The land to the west is a Scheduled Monument;



Medieval rural settlements in England were marked by great regional diversity in form, size and type, and the protection of their archaeological remains needs to take these differences into account. To do this, England has been divided into three broad Provinces on the basis of each area's distinctive mixture of nucleated and dispersed settlements. These can be further divided into sub-Provinces and local regions, possessing characteristics which have gradually evolved during the last 1500 years or more. The Yorkshire Wolds local region is a soft, rolling, chalk landscape with deep valleys. Dispersed farmsteads, usually impressive creations of the late 18th and 19th centuries, are present in small numbers. The earlier pattern of medieval nucleated settlements - villages and hamlets - still dominates the archaeological landscape as

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either deserted settlement sites or sites still occupied by rural communities.

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases moated islands were used for horticulture. The majority of moated sites served as prestigious aristocratic or seigniorial residences with the provision of a moat primarily as a status symbol rather than as a means of defence. The peak period of moat building was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern England. However moated sites were built throughout the medieval period and are widely scattered throughout England, demonstrating a wide diversity of forms and sizes. They are a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains. Harpham is a good example of a medieval nucleated settlement. The survival of medieval earthworks and buried deposits of the manor house and associated features, together with the earthworks of much lower status crofts and tofts will provide information about the medieval life and economy of the village. The fact that these earthworks lie at the core of the village, adjacent to the medieval church, is of additional interest because such locations typically contain the earliest remains of a settlement.

Details

The monument includes the buried and earthwork remains of the medieval manor house of the St Quintin family together with an area of medieval settlement remains. The monument lies at the heart of Harpham village adjacent and to the west of St John's Church. Reputed to be the birthplace of St John of Beverley in 640 AD, Harpham was recorded as Arpen in the Domesday Book. Before the Norman Conquest the village was in the hands of three landowners, two holding it as part of larger manors. The principal landholding was the manor of Burton Agnes which was held by Earl Morcar but which then passed to William the Conqueror after Morcar rebelled in 1071. In 1199 Harpham was separated from Burton Agnes and passed from the Stutvilles to the St Quintin family via marriage. Harpham then became the principal seat of a branch of the St Quintin family until they moved to Scampston Hall some time in the 17th century, perhaps around the time of the creation of the St Quintin baronetcy in 1642. The village of Harpham appears to have been relatively prosperous and was valued at 60 shillings for the 1334 lay subsidy compared to 67 shillings for Burton Agnes and the average of 46 shillings for the 60 settlements of the wapentake (local administrative area). In 1377 there were 153 poll tax payers recorded. Documentary references concerning the manor house at Harpham include a licence to crenellate the belfry of its chapel in 1374, but the house was not assessed for the hearth tax of the 1670s so it is believed that it was demolished by this time. Other references to the settlement includes some early enclosure of Harpham's medieval field system in 1633-4, 1714 and 1724. The remaining land was enclosed in 1776, which is when the existing pattern of farm houses within the village is believed to have been created. The monument lies at the heart of the village and includes a series of levelled areas marking the position of early buildings set within strips of land defined by banks. Behind these, adjacent to the parish church, is a larger enclosure which is partly defined by a moat and partly by a broad bank. This enclosure contained the medieval hall of the St Quintins' together with a number of additional manorial buildings and features. The field to the north of the church is divided by banks and breaks of slope into four north-south orientated strips ranging between 20m and 30m wide, each with at least one levelled building platform at their northern end. These are crofts and tofts, with the levelled areas, the tofts, representing the locations of houses and associated outbuildings set within the gardens or

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yards (known as crofts). Each of the middle pair of crofts have their building platforms separated from the road by a sunken area which are interpreted as fold yards for keeping stock in at night. The western of this pair has its strip further subdivided with two parallel banks extending south from its building platform. The south end of the easternmost of the four crofts has a larger sunken area about 40m by 30m with a small building platform immediately to the east. At the west end of the field to the west, north of Hall Garth Farm, there is a series of four to five smaller crofts, both narrower and shorter than those north of the church. These are clearly defined by banks standing up to 0.4m high and also front onto the main street to the north. To the east there is a large depression over 25m across and up to 1.5m deep which is interpreted as the silted remains of a village pond. Between this and an embanked hedge which runs south from opposite the St Quintin's Arms there is a broadening trackway that runs from the main street southwards to the manorial enclosure. Defining the west side of this trackway there is a broad flat-topped bank up to 6m wide and 0.5m high which turns a right angle to run towards and disappear at Hall Garth Farm. The manorial enclosure is partly defined on the north side by this bank and to the west and south by a moat ditch up to 20m across and 1m deep which is flanked on either side by broad banks. The eastern side of the enclosure is obscured by the later Manor Farm and the north eastern corner is occupied by the St John's Church. There is evidence that the enclosure was enlarged at some point in history. The southern moat ditch can be divided into two parts: the western section is broad and regular in profile with flanking banks. At its east end it is joined at right angles by a 50m long moat ditch of a similar form running northwards. From this junction, a more irregular moat ditch continues eastwards on a slightly different line implying that it is a later addition. At the north end of the 50m long moat ditch, following a slightly different line, there is a bank with an external ditch which runs a further 40m north before turning west to mark the south western quarter of the manorial enclosure. This includes a north-south orientated, 40m by 15m depression 1.5m deep which is interpreted as a fishpond and is connected to the moat to the south by a shallow channel. To the east of this, adjacent to the north end of the 50m long moat, there is a 20m by 10m raised building platform with an irregular depression immediately to its north. There are at least four further building platforms, some with stone footings appearing through the grass, in the north western quarter of the manorial enclosure. Around them there are broad gentle depressions and hollows that extend from the trackway that links the enclosure with the village's main street. These building platforms are considered to be the locations of farm buildings attached to the manor house and the depressions are the result of the passage of livestock over the centuries when the site formed the centre of the St Quintins' farming operations. Just to the east of this area, to the north of the 50m long moat, the general ground level is higher. This is considered to be the location of the manorial hall and the core service buildings. This area includes the Drummer's Well into which one of the St Quintins is reputed to have pushed a drummer boy. To the north of this there is a broad level area approximately 50m east-west and 20m wide. At the east end of this, extending northwards and partly overlain by a tennis court there is a set of depressions which are interpreted as cellars. Immediately to the east of this, facing the west end of the church, there is a broad ramp running downhill towards the church which is interrupted by the post-medieval westward extension to the churchyard. To the south of the churchyard, north of the eastern extension of the southern moat, there is a series of broad terraced areas which are interpreted as gardens attached to the manor house. A number of features are excluded from the scheduling; these are the two wooden huts adjacent to the tennis court and the hut to the south of the church, and all modern fences, walls, styles, gates and posts, although the ground

The previous planning permission contained a condition relating to archaeology. A scheme has been submitted and approved (22/30018/CONDET).

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The approval includes;

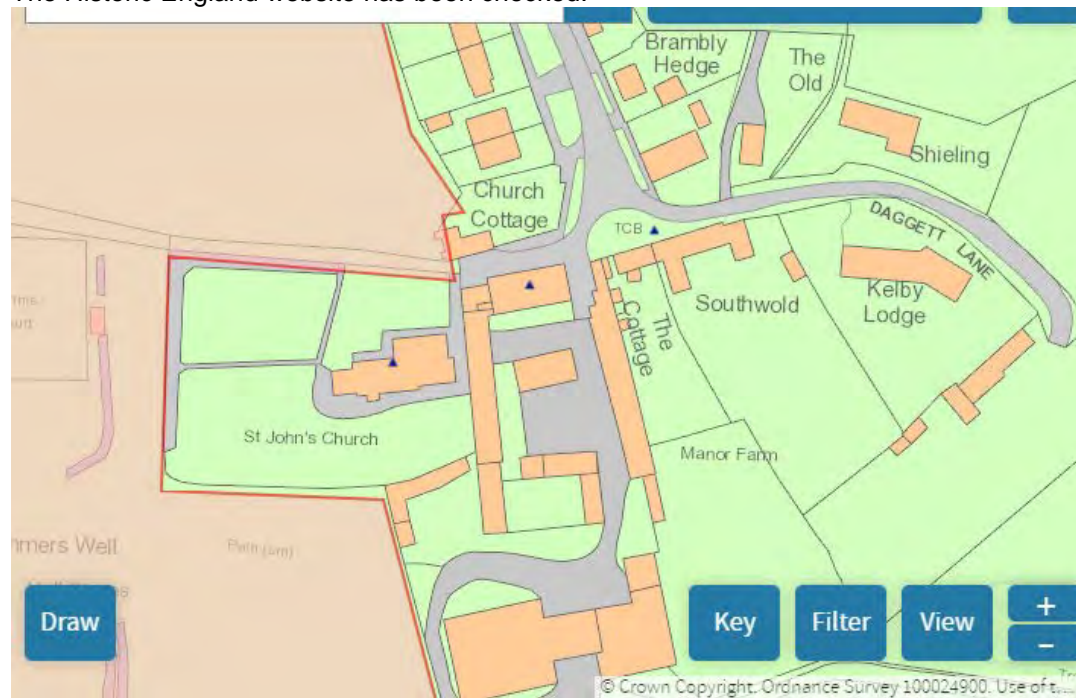
Since the submission of this application to discharge a condition, the planning permission issued under reference 16/00743/PLF has lapsed. A new application for planning permission (and listed building consent) for the proposed development will therefore need to be submitted. The WSI and Archaeological Watching Brief hereby agreed should therefore be re-submitted with any future application to allow it to be reassessed at that time.

The current submission includes the WSI and a condition can be imposed requiring this to be carried out. It is not necessary to impose a condition requiring a further WSI to be submitted.

B. Listed Buildings

S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires a LPA to have regard to the effect of development on the setting of a listed building.

The Historic England website has been checked.



There are 3 listed buildings relating to this application; St John's Church, Manor Farm, and a K6 Telephone Kiosk.

St John's Church

Church. C12 nave, early C14 chancel, late C14 west tower and north chapel, chancel east window by Temple Moore, 1909. Ashlar, brick to chancel east end, nave eaves, and south porch, lead roofs. West tower, 3-bay nave with south porch, 2-bay chancel, north chapel. 3-stage west tower: triple- chamfered plinth, angle buttresses with offsets, string-courses. Small square-headed window to second stage, pointed belfry openings with Y-tracery. Pointed double-chamfered west window with Perpendicular tracery. Nave: small round-headed window to west, two 2-light windows with Reticulated tracery under square heads to east.

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Chancel: chamfered plinth, diagonal buttresses. Two 2-light windows with Reticulated tracery under square heads. Square headed priest's door. East window of 3 lights with ogee tracery in obtuse pointed arch under a hood-mould. Interior: nave has west gallery, supported on 4 octagonal piers, with parapet faced with raised and fielded panels. East jamb of earlier window partly concealed in south wall. C18 pulpit with plain panels. Chancel: tomb recess in north wall. Cusped ogee opening with stopped crocketed hood-mould. Alabaster tomb chest with lid with inscribed figures of William de St Quintin and his wife, 1349; sides with quatrefoil panels containing shields and flanking a crucifix. North wall has memorial by J Wilton to Charlotte de St Quintin died 1762: grieving angel with urn under pediment enriched with egg-and-dart. North chapel: very fine brass to Sir Thomas de St Quintin, 1445 and another to Sir Thomas de St Quintin and his wife, 1418; effigy of a lady, early C14, and a wall memorial to Sir William de St Quintin, 1649, with Composite colonnettes supporting a broken pediment with hatchment.

Manor Farm

House. c1825. Red brick in English garden wall bond, pantiled roof. Centre lobby entry plan. 2 storey, 5 bays 2:1:2. Door with 6 raised and fielded panels with beads under fanlight with radial glazing bars in panelled reveals. Doorcase with fluted pilasters and console brackets supporting dentilled pediment. Ground floor: 4-pane sashes with sills under flat brick arches throughout. First floor: sliding sashes with glazing bars and sills throughout. Stepped brick eaves cornice. End and axial stacks, plain close verges.

K6 Telephone Kiosk

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

C. Conservation Areas

Harpham does not as yet have a Conservation Area. The Council is consulting in respect of a proposed designation.

K Land Contamination Assessment

The site is a former farmstead and as such there is a possibility of contamination.

Contamination and Remediation reports are submitted.

L Lighting Assessment

Not applicable.

M Noise Impact Assessment

Not close to any noise sources	Not a significant generator of noise
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NPPF includes

187. Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could

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have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

There are no such facilities in the vicinity.

N Open Space Assessment

A. Loss of existing open space or built sports facilities

Does not result in loss of open space

B. Open space required as part of new development for other purposes

The Open Space SPD was adopted in November 2016.

It expands on policy C3.

The SPD explains;

7.4 In determining whether a scheme of fewer than 11 dwellings would be exempt from open space contributions the Gross Internal Area (GIA) of the development will be considered. This is the area of the building measured to the internal face of the perimeter walls at each floor level.

7.5 The measurement of GIA should take into account the gross internal floor area of new dwellings, extensions, conversions, garages and any other buildings ancillary to residential use. Best practice guidance for measuring GIA is set out within the Royal Institute of Chartered Surveyors (RICS) Code of Measuring Practice.

The Code includes;

2.0 Gross Internal Area (GIA)

Gross Internal Area is the area of a building measured to the internal face of the perimeter walls at each floor level (see note GIA 4).

Note GIA 4 states

Internal face – means the brick/block work or plaster coat applied to the brick/block work, not the surface of internal linings installed by the occupier

On that basis the Gross Floor Areas of units 1-5 would be;

	Sq m	Perimeter Plasterboard	Actual floor area as per RICS
Unit 1	165.3714	27.22	138.15
Unit 2	335.3863	41.68	293.71
Unit 3	136.4129	27.66	108.75
Unit 4	206.4356	19.79	186.65
Unit 5	198.8917	17.18	181.71
	1042.498		908.97

Therefore, as the floor area, as determined using the RICS Code, would be less than 1000 sq m, open space is not required.

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O Structural Survey

A Structural Report has been commissioned and is submitted. It concludes;

5.0 RECOMMENDATIONS

5.0 As the property is Grade II Listed, we would advise that Listed Building Consent be obtained for all works including repairs, prior to their implementation.

5.1 As there is evidence of damp and timber infestation at various locations around the site, we recommend that a specialist damp and decay survey be obtained and their recommended repairs incorporated into the final scheme of works.

PLOT 1

5.2 The roof to the north of Plot 1b should be removed and replaced. This work may involve the replacement of a number of timber members due to decay.

5.3 Suitably designed lintels should be installed above all openings.

5.4 All internal walls and the roof structures should be tied to the external walls to provide restraint. Any new walls constructed should be tied to the external walls to aid restraint.

5.5 The damaged low level stone to the inner leaf of the east elevation should be replaced and the stonework re-pointed with suitable lime based mortar. In order to improve the conditions of this wall, the external ground level should be reduced to remove all retained material.

5.6 In the event that new floors are to be introduced, it is highly likely that underpinning of the existing walls will be necessary to avoid undermining of the foundation.

5.7 The poor overall condition of the low level buildings to the south of Plot 1a lead us to conclude that these building do not warrant salvage and should be taken down. In the event that their repair becomes essential, then extensive replacement of the roof and structure, together with the west elevation wall, and installation of wall restraints will be essential.

5.8 The deflecting roof timbers should be checked by calculation and a strengthening scheme prepared.

PLOT 2

5.9 The impact damaged brickwork to the corner of the building should be locally repaired.

5.10 The cracking above the arch should be stitch repaired, and consideration should be given to stitching above all the arches to avoid crack damage forming in the future.

5.11 The crack damage to the north west corner should be subject to a crack stitch repair.

5.12 The deflecting roof timbers should be checked by calculation and a strengthening scheme prepared.

5.13 As decay of the timber floor and infestation has been noted, we recommend that a

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specialist timber decay and damp survey be obtained and any recommendation made should then be undertaken.

5.14 The areas of decayed timber floor should be replaced.

PLOT 3

5.15 The leaning and defective brick pillar should be carefully taken down to ground level and rebuilt plumb, with the supporting brickwork tied to the pier.

5.16 The defective roof covering and structure should be carefully removed and replaced. The roof structure which has suffered decay and water damage should be replaced.

5.17 All areas of crack damaged brickwork should be subject to a stitch repair.

5.18 Any new internal walls introduced into the building should be tied to the existing walls to aid restraint.

5.19 It is likely that a new insulated ground floor will be required to this building and we anticipate that the foundations will be relatively shallow. As a result it may be necessary to underpin the existing walls to avoid them being undermined during the installation of a new floor.

PLOT 4

5.20 The “soft spot” of ground locally to the south east corner of the plot should be subject to underpinning, and the brickwork to this area should be rebuilt and toothed into the existing remaining brickwork.

5.21 Suitably designed lintels should be installed above door and window openings

5.22 New rainwater goods should be introduced throughout the plot. These should have a positive discharge and not discharge to ground.

5.23 Where new internal walls are introduced, these should be tied into the existing walls to aid restraint.

5.24 The defective roof coverings throughout the plot should be removed and replaced, with appropriate replacement, repair or strengthening of the existing structure being undertaken at this time. This is likely to include some restraint to the roof to prevent thrust.

5.25 Ties should be installed between the roof structure and the external walls to provide restraint.

5.26 The outward lean of the single storey element should be taken down and rebuilt plumb.

5.27 The beam over the door to the single storey aspect should be replaced with one designed to carry the load from the roof truss which bears onto it.

5.28 The areas of weathered pointing should be raked out and re-pointed in a suitable lime

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mortar.

5.29 Where flashings are missing from the low level roof adjacent to the church yard, these should be replaced.

5.30 We assume that the floor within this plot will require replacement, and given that the foundations bear at a depth of 625mm below external ground level, it will be necessary to underpin the external and internal walls to a suitable depth to allow for the floor to be constructed without undermining the walls.

PLOT 5

5.31 Suitably designed lintels should be installed above door and window openings

5.32 The existing roof structure to the north and west wings is of inadequate construction and should be replaced with a suitably designed roof structure. This should incorporate ties at low level to prevent roof thrust, with ties being incorporated into the structure between walls and roof.

5.33 The brick pier which has failed to the south elevation of the north wing should be taken down and rebuilt to an appropriate size, on a suitable foundation. It should be noted that there is a mature deciduous tree in close proximity to this building, and this will affect the foundation design.

5.34 The dish to the gable wall of the east wing should be taken down and rebuilt.

5.35 Restraint straps should be installed between all internal and external walls, and at roof level.

FARM HOUSE

5.36 Suitably designed lintels should be installed above door and window openings.

5.37 The chimney stack to the west of the building should be taken down to a suitable level and rebuilt plumb.

5.38 A suitable damp repair scheme should be implemented throughout the building. This should be a system which is sympathetic to the age and condition of the building and mindful of its listed status.

5.39 All cracked and severely weathered mortar joints should be raked out to a minimum depth of 30mm and be repointed with a mortar which will give some degree of flexibility such as a 1:1:6 (lime) or plasticised mortar. Any cracked, broken or severely weathered bricks should be cut out and new units, of a similar pattern and material, be built in using a mortar similar to that as used in the repointing.

Planning Statement

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No – see Design and Access Statement

P Town Centre Use Impact Assessment

Not a development which has an impact on a town centre.

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Q Transport Assessment
Not applicable

R Tree Survey/Assessment
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A. Tree Survey
An arboricultural report is submitted.

S Site Waste Management Plan
Not applicable

Photographs, Photomontages and Models
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Planning Obligations – Draft Heads of Terms

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A S106 Agreement was entered into at the time of the previous application. This dealt with a commuted payment in respect of open space. However, as shown above, the development would be below the threshold and a S106 will not be necessary.

Christopher C Kendall
Dip TP MRTPI

~~08 April 2022~~

~~11 April 2022~~

27 April 2022

Appendix

List of Submitted Documents

<u>Number</u>	<u>Description</u>	<u>Submitted</u>	<u>Comment</u>
27 April 2022	27 April 2022	27 April 2022	
	1:1250 location plan	08 April 2022	
	Biodiversity report	08 April 2022	
	Arboricultural report	08 April 2022	
	Structural Survey	08 April 2022	
	Contamination report	08 April 2022	
	Remediation strategy	08 April 2022	
	Boundary wall detail	08 April 2022	
04 P3	Layout	08 April 2022	
05 P3	Layout	08 April 2022	
01 B	Plot 1	08 April 2022	
02 P5	Plot 2	08 April 2022	
03 B	Plot 3	08 April 2022	
04 P5	Plot 4	08 April 2022	
05 P3	Plot 3	08 April 2022	
07 P3	Car ports	08 April 2022	
09 P2	Plot 6 garage	08 April 2022	
50 10	Plot 6	08 April 2022	
Ex10 05	Demolition / conversion	08 April 2022	
	Survey	08 April 2022	
	Plot 1 Existing	08 April 2022	
	Plot 2 Existing	08 April 2022	
	Plot 3 Existing	08 April 2022	

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	Plot 4 Existing	08 April 2022	
	Plot 5 Existing	08 April 2022	
AR50 06 P4	Plot 6 Proposed	27 April 2022	
	Indicative drainage layout	27 April 2022	
	Foul Drainage Assessment Form	27 April 2022	

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