

Redevelopment of High Pole Barn, to form 3 dwellings, at
High Pole Barn, Pole Road, Sutton in Craven, BD20 7BE



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1.0 Introduction

The purpose of this document is to support the application for the redevelopment of the buildings and yard at High Pole Barn, to form 3 dwellings, and assess the proposal against planning policy.

2.0 The Site

The site as existing contains a garage, workshop, yard and agricultural / forestry building.

The site as existing is shown in drawings P2142/001, 002, 003, 004, 005 and 011, which were submitted as part of this planning application.

2.1 The Garage

The garage as existing has stone walls and a reproduction stone slate roof. The garage was approved 24 February 2004 under application 66/2003/3910. Approval was granted to turn part of the garage into B1 office use under application 66/2010/10509 on 09 June 2010. However, this consent was never implemented, and the garage remains in use class C3 as an ancillary building to the dwelling named High Pole Barn.

The garage as existing is shown in drawing P2142/001 which was submitted as part of this planning application.

2.2 The Workshop & Yard

The workshop is a large modern unit. Internally it is blocked lined with a concrete floor. It has a steel portal frame and is clad in a mix of both metal and fibre cement sheets. The roof is fibre cement sheets.

The building and yard are approved for servicing and garaging 8 HGVs under application 5/66/11/F, with decision date 19 April 1996. The building and yard are used as the operating centre for High Pole Haulage.

The yard is used for the storage and processing of materials. Reclaimed materials are processed at the site and stone is sawn. Sand blasting services are also carried out at the site.

Surrounding fields are also used for the storage of materials which have been processed at the site, or that are to be processed, prior to their sale.

The workshop as existing is shown in drawings P2142/003, 004 and 005, which were submitted as part of this planning application.

2.3 Agricultural / Forestry Building

The building was approved under application 66/2013/13862, with decision date 23 October 2013. The building has concrete block and natural stone walls, with a metal sheet roof.

The Agricultural / Forestry Building as existing is shown in drawing P2142/002 which was submitted as part of this planning application.

2.4 Existing Access and Approved Access Improvement

The site is accessed from Pole Road. The use of the site generates numerous vehicle movements each day. The HGV drivers arrive by car each morning and leave each evening. There are HGV movements, with most deliveries made relatively local, meaning the HGVs return to the site repeatedly during the day. There are also deliveries made to the site, and customers visit to view materials.

The site has consent for an improved access from Pole Road. This was approved under application 66/2016/17133, with decision date 27 March 2018. The approved access has not been completed, but work has begun, with drop kerbs and a section of track created at the junction with Pole Road.

The approved access is shown in drawing P2142/011, which was submitted as part of this planning application.

3.0 The Proposed Scheme

The proposal is to form a dwelling from the garage that serves the dwelling High Pole Barn. This dwelling will be accessed from the existing access from Pole Road.

The workshop will be demolished and replaced by a new build detached house, with natural stone walls and a reproduction stone slate roof.

The Agricultural / Forestry building will be converted to form a dwelling.

The new detached dwelling and the converted Agricultural / Forestry building will take access from the new access approved under application 66/2016/17133.

The proposed scheme is shown in drawings P2142/006, 007, 008, 009, 010 and 012; which have been submitted as part of the planning application.

3.1 Materials

The materials to be used are:

Walls

Converted Garage: natural stone walls as existing

New Build Dwelling: natural stone walls

Converted Agricultural / Forestry Building: Natural stone and cedar cladding.

Roof

Converted Garage: Reproduction stone slate as existing

New Build Dwelling: Reproduction stone slate

Converted Agricultural / Forestry Building: Metal sheets as existing

Windows and Doors

Anthracite grey (RAL7015) aluminium

Rainwater Goods

Black plastic

4.0 Local plan policies

The application site is within the area covered by the Craven Local Plan covering the period 2012 to 2032.

The site is for the redevelopment of the buildings at High Pole Barn, to form residential dwellings within the open countryside and policies SP4, ENV1 and EC3 are relevant to the proposal.

4.1 Policy EC2: Safeguarding Existing Employment Areas

"In order to ensure that there is an adequate supply of employment locations in Craven for 'B' Class Uses, sites currently in 'B' class uses and sites identified on the policies inset map as: existing sites and premises in 'B' Class use in existing employment areas, and: sites with extant commitments for 'B' Class Use, will be safeguarded from non 'B' Class uses unless:-

- a) The development proposal makes equivalent compensatory provision of employment land/premises to an equivalent or better standard; or*
- b) It is demonstrated that there is no reasonable prospect of the site being retained, reused or redeveloped for a 'B' Class employment generating use; and*

c) *The proposed new use is compatible with surrounding uses, and will not result in adverse effects to new and existing occupiers that cannot be adequately mitigated...*

How the proposed Development complies with Policy EC2

The existing workshop and yard are in use class B2, general industrial. The use is therefore safeguarded by policy EC2.

The existing general industrial use of the building is not compatible with the neighbouring residential use. The noise from sawing stone and sand blasting is loud.

The use of the site as a base for 8 HGV's is also not ideal in this remote location away from the major road network.

The applicant's intention is to sell the premises in order to fund the purchase of a site better related to major roads, and away from residential properties.

Due to the remote location of the property and the close proximity to residential dwellings, it is not believed that the site is suitable for commercial purposes. As the applicant intends to reinvest in a new site following the sale of the proposed site, it is believed that the proposal accords with Policy EC3 a), by moving the business to a more appropriate location.

4.2 Policy ENV1: Countryside And Landscape

“Sustainable growth will ensure that the quality of Craven’s countryside and landscape is conserved for future generations to enjoy; and that opportunities to restore and enhance the landscape are taken wherever possible. To achieve this, the Council will:

- a) *Expect new development proposals, in those areas not subject to national landscape designations, to respect, safeguard, and wherever possible, restore or enhance the landscape character of the area.*

Proposals should have regard to the relevant Landscape Character Appraisal/Assessment, and specifically to the different landscape character types that are present in the plan area. Regard should also be had to the relevant profiled Natural England Character Areas (listed at para 5.5) and the North Yorkshire and York Landscape Characterisation Project (2011) (or successor documents). Proposals will show how they respond to

the particular character area and type they are located within.

How the proposed Development complies with Policy ENV1
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<p>The proposal involves the removal of a large commercial building in a prominent location in the landscape, along with the associated yard and storage areas.</p>

<p>The building will be replaced by a dwelling with a much smaller volume, that is both lower in profile and shorter in length than the existing building. It will be constructed in natural stone with a stone slate roof and will be more in keeping with the historic building style of the area.</p>
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<p>It is therefore our opinion that the proposal will enhance / restore the landscape character of the site, and therefore supported by Policy ENV1 part a).</p>
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4.2 Policy SP4: Spatial Strategy And Housing Growth

“Residential Development in the Countryside

- K. Limiting proposals for new homes in the countryside away from existing settlements. Unless permitted by criteria G, I or J above, or allocated for alternative uses by other local plan policies, land outside the main built-up areas of Tier 1 - 5 settlements will be defined as open countryside. Within the open countryside residential development will be supported provided that:- ...*
- c) the proposal is for the re-use of one or more redundant or disused buildings and would enhance the immediate setting; ...”*

How the proposed Development complies with Policy EC2

The conversion of buildings to form residential dwellings in the open countryside is supported by Policy SP4.

Policy SP4 is a positively worded policy, and does not prevent other forms of residential development in the open countryside.

5.0 The National Planning Policy Framework (NPPF)

The NPPF is a material planning consideration and so relevant policy from this has been assessed.

5.1 Paragraph 80

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

How the proposed Development complies with Paragraph 80

Part K of Policy SP4 from the Local Plan is derived from paragraph 80 of the NPPF, only it doesn't include the wording above.

The proposed site is within a building group and is therefore not isolated. The principle of new build development in the locality is therefore supported by Paragraph 80.

6.0 Conclusion

The proposal provides the opportunity to improve the landscape character and ecological value of the site, and to remove a use that is in conflict with the neighbouring residential dwellings. The proposal is supported by both local and national policy, and it is therefore our opinion that there is a presumption in favour of approving the application.