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01 August 2023

Dear Sir / Madam

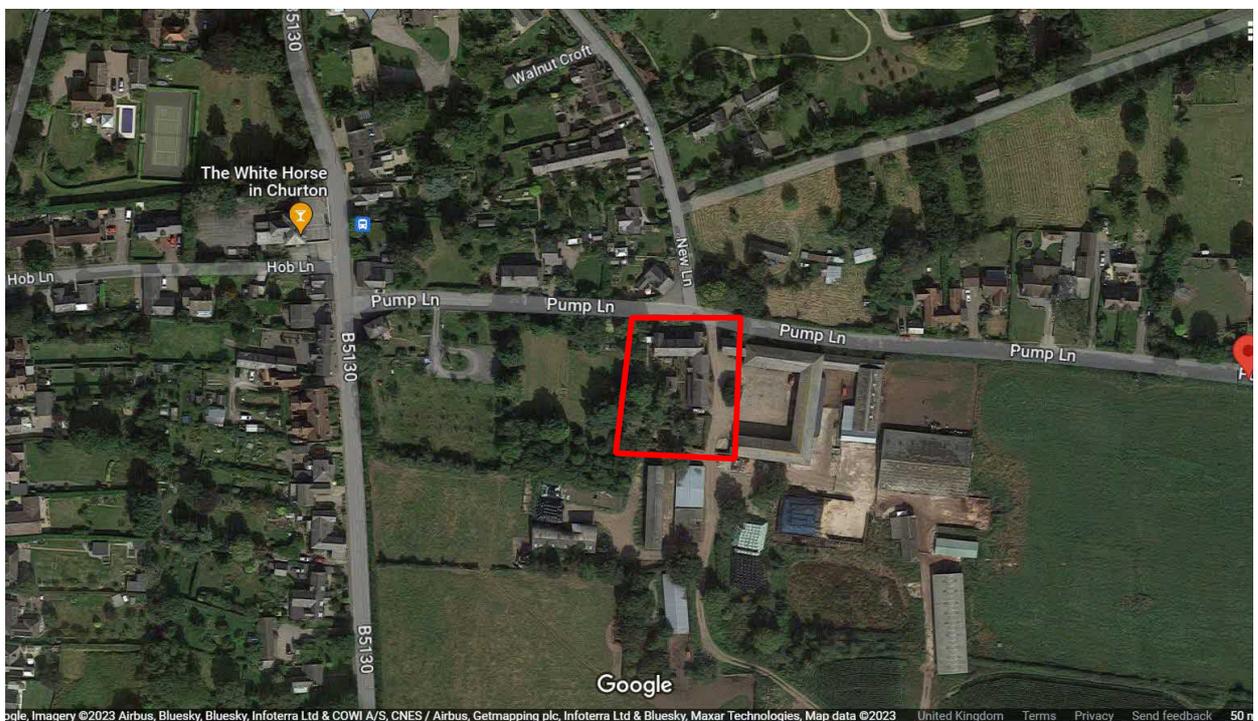
Application for full planning and Listed Building Consent to subdivide dwelling to form one additional dwelling at Churton Hall Farm, Pump Lane, Churton By Aldford, Chester, Cheshire, CH3 6LR.

This full application is to subdivide the existing dwelling to create one additional dwelling at Churton Hall.

Site Background –

Churton Hall is a Grade II Listed Property that was first listed in 1952. The property is part of Churton Hall Farm, which is owned by the Barnston Estate in the heart of Churton.

The image below shows the application site outlined in red.



Source: Google Maps 2023

Churton is a village and civil parish located under the unitary authority of Cheshire West and Chester, which is primarily residential, with local services supporting the residents of the village.

Churton is located close to both Chester and Wrexham. Churton is connected to Wrexham via the A534, giving a direct route into the city. There is a regular bus which runs from Churton into Wrexham which takes approximately half an hour. The bus runs every hour and a half from Churton.

Churton Hall Farm is located within flood zone one, placing it at little risk of flooding.

Proposed Development –

This proposal is for full planning permission and listed building consent to subdivide the existing dwelling to form one additional dwelling on site.

The subdivision will create two well sized dwellings rather than keeping the property as one large dwelling which has no use in this location and is extremely expensive to run.

As part of the proposal, as demonstrated in the plans, parts of the existing dwelling are being proposed for removal and or reconfiguration. This includes, two walls being removed, floor levels on the northern elevation to be reconfigured, the removal of parts of a wall to create new door openings and the removal of an open lean-to at the ground floor level.

At the first floor level, the proposed plans include the removal of part of the existing store and the removal of the stairs towards the southern end of the east facing elevation. The plans also demonstrate the proposed amended wall and door configuration and two new window openings. Similar to the ground floor, there will also need to be infilling of existing openings to block off the two dwellings.

There is an outbuilding present on site, which will be retained. However, one half of this outbuilding is being proposed to be changed by the removal of the roof, and the retention of the walls. The southern facing half of the outbuilding will be retained and refurbished as it is currently.

The existing dwelling is an L shape in layout so the proposed new configuration will be one dwelling within the northern wing and one dwelling in the western wing. To create this, there will need to be infilling of two openings within the existing property to separate the dwelling into two.

Planning policy –

Churton Hall Farm is located within the boundary of Cheshire West and Chester Local Authority. The council are currently reviewing planning applications based off of their local plan which has been adopted in two parts.

Part One of the Local Plan sets out strategic policies for the borough and was adopted by the council in January 2015. Part Two of the Local Plan sets out the land allocations and detailed policies and was adopted by the council in July 2019.

Cheshire West and Chester Local Plan Part One

STRAT 9 – Countryside. Churton Hall Farm is located within the open countryside. Under this allocation, the following types of development would be permitted:

- Development that has an operational need for a countryside location;
- Replacement buildings;
- Small scale and low impact rural/farm diversification schemes appropriate to the site, location and setting of the area;
- The reuse of existing rural buildings, particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction;
- The expansion of existing buildings to facilitate the growth of established businesses proportionate to the nature and scale of the site and its setting.

Policy SOC 3 – Housing Mix and Type. The council have set out within their local plan that there needs to be a mix of dwellings in terms of size across the borough with proposals for new houses taking into account the provision for small family homes as well as homes to meet the provision for older residents.

Policy ENV 5 – Historic Environment. The council state that 'the local plan will protect the borough's unique and significant assets through the protection and identification of designated and non-designated heritage assets and their settings.' In order to achieve this, the council request that proposed development should safeguard and enhance designated heritage assets and their character.

Cheshire West and Chester Local Plan Part Two

DM 46 – Conservation Areas. Churton Hall Farm is located within the Churton Conservation Area. This means that the proposal will be expected by the council to pay special attention to the desirability of preserving and enhancing the character or appearance of the area of Churton.

DM 11 – Hawarden Airport Safeguarding Zone. Hawarden Airport will not be impacted by this development proposal.

Policy GBC2 – Protection of landscape. Cheshire West and Chester state within Part Two of their local plan that 'the boroughs countryside will be protected in line with the Local Plan Part One policy STRAT9 and where possible should:

- Protect and end enhance the landscape character and distinctiveness;
- Integrate into the landscape character of the area; and
- Be designed to take account of guidance in the Landscape Strategy.

Policy DM20 – Mix and Type of new housing development. Following on from SOC3, development proposals for new housing need to take into account the need for smaller properties across the borough.

DM46 – Development in conservation areas. Development proposals need to take into account:

- The topography, landscape setting and natural features;
- Existing townscapes, local landmarks, views and skylines;
- The architecture of surrounding buildings;
- The quality and nature of materials, both traditional and modern;

- The established layout and spatial character of building plots, the existing alignments and widths of historic routes and street hierarchy;
- The scale, height and massing of adjacent townscape;
- Architectural historical and archaeological features and their settings;
- Development must not proposed alterations or extensions which are unsympathetic in design, scale, mass and use of materials.

Policy DM47 – Listed Buildings. Proposals will only be supported where they conserve the significance of a listed building and its setting, and if it preserves or enhances the listed building or structure and any curtilage structures.

National Planning Policy Framework –

The National Planning Policy Framework sets out governments planning policies which need to be followed by Local Planning Authorities across England. The latest version was created in 2021 and is due to be reviewed later in 2023.

Paragraph 190 of the NPPF states that ‘plans should set out a positive strategy for the conservation and enjoyment of the historic environment including heritage assets most at risk through neglect, decay or other threats. Taking in to account:

- The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Conclusion –

In conclusion this planning application will not harm the heritage aspect of Churton Hall, with the changes proposed for the conversion being minimal for both the exterior fabric and internally.

The property as it stands is too large for purpose, therefore by splitting it into two separate dwellings the use of the property as a C3 dwellinghouse will be much more viable to run.

The proposed plans that have been submitted as part of this submission are sympathetic to the character and history of the property. The changes made to the external fabric of the property are minimal, with just the opening of new windows which will be made to match the windows of the existing property as to not take away from the character of the property as it stands.

The proposal is fully compliant with policies for development within the conservation area. As part of this scheme, no new development is being built, only the existing property is to be converted. Therefore, the overall character of the site will not be changing. With this in mind, the wider arching conservation area will not be impacted through the subdivision of this property.

The subdivision of the property will allow for increased housing within Churton, while keeping the traffic impact to a minimum. This will allow further enjoyment of the conservation area and the listed building.

This proposal has demonstrated that there will be no detrimental harm to the listed property, nor the conservation area. There will also be no new built development on site, rather only keeping what is already present on site. Therefore, it is respectfully requested that this planning application is approved by Cheshire West and Chester Council.

Yours sincerely
Sophie Cragg MSc
For and on behalf of Fisher German LLP

