



Planning Statement

Conversion of traditional barn to office space

Haywood Farm, Cheswardine, Market Drayton,
TF9 2LW

January 2024

SA48690_PS

APPLICANT

Haywood Farm Vets

PROJECT

Conversion of traditional barn to office space

SITE

Haywood Farm, Cheswardine, Market Drayton, TF9 2LW

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1. Introduction

- 1.1 This Statement has been prepared and submitted by Berrys, on behalf of Haywood Farm Vets (Applicant), in support of a planning application for the conversion of a traditional barn to office space along with the provision of parking at Haywood Farm, Cheswardine, Market Drayton, TF9 2LW.

The proposed development

- 1.2 The proposed development comprises the conversion of a traditional barn to office space, and the provision of parking.

Background

- 1.3 Haywood Farm Vets are a locally owned vets for farmers who are looking for a committed, positive, experienced vet team. The vets pride themselves on their traditional values and personal service, they embrace technology to streamline their pro-active input, and they use research, evidence and experience to direct their focus on-farm.
- 1.4 Haywood Farm Vets operate from Haywood Farmhouse, but they have outgrown their current office space. The business currently employs 3 full-time vets and a Practice Manager. The proposed conversion of the traditional barn will provide the vets practice with the office, storage, meeting, and welfare space they require.
- 1.5 The building proposed for conversion is located closest to the farmhouse and is of traditional red brick construction. Although the building for conversion isn't listed, it does have architectural and historic interest, and is deemed to be a non-designated heritage asset. The conversion of the barn will secure its long-term retention through securing its optimum viable use.
- 1.6 In 2007 planning permission was granted for the 'Conversion of farm buildings into holiday accommodation with alterations to existing vehicular access...' (ref: NS/07/00343/FUL). The application included the barn which is the subject of this planning application along with another. The barn which is the subject of this application was not converted and remains in agricultural/storage use.
- 1.7 The conversion of the barn to office space will meet the needs of Haywood Farm Vets, and will secure the buildings long-term retention as a non-designated heritage asset.

2. Site and Surrounds

Site

- 2.1 The application site is located at Haywood Farm, approximately 1.2 kilometres north-west of Cheswardine. Market Drayton is located approximately 5 kilometres to the north-west of the site.
- 2.2 The application site includes the traditional building proposed for conversion, an area of yard proposed for parking, and the access and visibility splays.
- 2.3 The application site sits within the wider Haywood Farm yard, which includes the farmhouse to the west, an adjoining range of traditional barns to the east, and more modern portal framed buildings at the eastern and northern ends of the farmyard. The farmyard is surrounded by land down to miscanthus and arable cropping. The farm access drive provides access to the site from Haywood Lane to the south-west.
- 2.4 A general location plan is provided below.



Surrounds

- 2.5 The surrounding area predominantly comprises agricultural land down to a mix of pasture, miscanthus, and arable cropping, interspersed with boundary vegetation and copses of trees.
- 2.6 Built form in the surrounding area consists of the residential properties of Cheswardine, farmsteads and smallholdings, and rural dwellings.

Designations / allocations

- 2.7 The site is not allocated in the Shropshire Local Plan and is not covered by any relevant designations. The site is in a countryside location in planning policy terms.
- 2.8 There are no nearby designations / allocations that will be adversely affected by the proposal.

Access

- 2.9 The site is accessed from the passing C-classified Haywood Lane, which connects to the A529 approximately 1.5 kilometres to the west. The existing farm access will serve the development.
- 2.10 No public rights of way pass through or run proximate to the site.

3. The Proposed Development

- 3.1 The proposed development comprises the conversion of a traditional barn to office space, and the provision of parking.

Design

Internal accommodation

- 3.2 The barn conversion will provide office space for Haywood Farm Vets. The proposal will provide an entrance hall, main office, a filing / storage room, a washing / drying area, a shower, a toilet, a kitchen and dining space, and a meeting room.

External appearance

- 3.3 The traditional barn for conversion is of red brick construction with a plain clay tile roof. The barn benefits from a number of existing openings.
- 3.4 The scheme has been designed to ensure the external appearance of the barn remains largely unaltered, making use of existing openings where possible. All proposed openings utilise existing openings, aside from the addition of a main entrance door on the north elevation, which sits in the place of and extends an existing window opening to the floor. Five rooflights are proposed on the rear (east) elevation in substitute for 3 rooflights which are to be removed from the front (west) elevation.

Car parking

- 3.5 Car parking and an associated turning area is to be provided to the north of the barn conversion and the farmhouse. This area is existing yard.

Access

- 3.6 The site is accessed from the passing C-classified Haywood Lane, which connects to the A529 approximately 1.5 kilometres to the west. The existing farm access will serve the development.
- 3.7 The veterinary practice already operates from Haywood Farm, within the farmhouse, and as such the proposed development will not lead to an increase in vehicle movements.

Drainage

- 3.8 There are no public sewers located near the property and as such a public sewer connection is not viable.
- 3.9 It is proposed the foul water will be directed to a package treatment plant and drainage field. The surface water will be directed to a soakaway. A detailed drainage scheme can be secured through a suitably worded planning condition.

4. The Development Plan

- 4.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The development plan is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force.
- 4.3 The application site is within the boundaries of Shropshire Council Local Planning Authority (LPA). The adopted local plan consists of the following key documents:
- Core Strategy DPD - adopted on the 24th of February 2011
 - Site Allocations and Management of Development (SAMDev) Adopted Plan – adopted on the 17th of December 2015
- 4.4 The key policies to consider in the determination of this planning application are identified and summarised below, along with an assessment of compliance.

Core Strategy

- 4.5 Shropshire Council formally adopted the Core Strategy Development Plan Document (DPD) on the 24th of February 2011.
- 4.6 The strategy sets out the strategic planning policy for Shropshire, including a 'spatial' vision and objectives. It also sets out a development strategy identifying the level of development expected to take place in Shropshire (excluding the Borough of Telford and Wrekin) up until 2026.
- 4.7 **Policy CS5: Countryside and Green Belt** supports development proposals on appropriate sites which maintain and enhance countryside vitality and character where they improve the sustainability of rural communities by bringing local economic and community benefits, including where they relate to the conversion of rural buildings which take account of and make a positive contribution to the character of the buildings and the countryside.
- 4.8 The policy confirms support for small scale economic/employment generating use of rural buildings, and for retention of existing established businesses in the rural area.

- 4.9 The proposal is for the conversion of a rural building which takes account of and makes a positive contribution to the character of the building and the countryside. The building is a non-designated heritage asset which the conversion scheme respects, as confirmed at Section 5 of this Planning Statement and the accompanying Heritage Impact Assessment (HIA). The building will be converted to a small scale economic use, retaining the existing established Haywood Farm Vets business at Haywood Farm.
- 4.10 **Policy CS6: Sustainable Design and Development Principles** seeks to ensure all development protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale and design taking into account the local context and character, and those features which contribute to local character.
- 4.11 The building for conversion has architectural and historic interest and is deemed to be a non-designated heritage asset. The sensitive conversion of the barn will secure its long-term retention through securing its optimum viable use. The proposal therefore finds support in Policy CS6.
- 4.12 **Policy CS13: Economic Development, Enterprise and Employment** seeks to plan positively to develop and diversify the Shropshire economy, supporting enterprise, and seeking to deliver sustainable economic growth and prosperous communities.
- 4.13 The policy confirms support for rural enterprise and diversification of the economy, including areas of economic activity associated with agricultural and farm diversification.
- 4.14 The proposal will support the Haywood Farm Vets enterprise, a business associated with agriculture, providing fit for purpose office space. The proposal therefore finds support in Policy CS13.
- 4.15 **Policy CS17: Environmental Networks** seeks to ensure all development protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment, and does not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors.
- 4.16 Section 5 of this Statement and the accompanying HIA and Ecological Impact Assessment (EclA) confirm the proposal to be acceptable in heritage and ecological terms. The proposal therefore accords with Policy CS17.

SAMDev Plan

- 4.17 The SAMDev Plan was adopted by Shropshire Council on the 17th of December 2015.

- 4.18 **Policy MD2: Sustainable Design** requires development to contribute to and respect locally distinctive or valued character and existing amenity value by protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13.
- 4.19 The accompanying HIA and Section 5 of this Statement confirms the development proposal to be acceptable on heritage grounds.
- 4.20 **Policy MD7b: General Management of Development in the Countryside** states Where proposals for the re-use of existing buildings require planning permission, if required in order to safeguard the character of the converted buildings and/or their setting, Permitted Development Rights will be removed from any planning permission.
- 4.21 The proposal is for the conversion of a non-designated heritage asset, with minimal alteration or rebuilding required. The accompanying HIA and Section 5 of this Statement confirm the proposal to be acceptable. It is expected any planning permission will include a planning condition which removes permitted development rights.
- 4.22 **Policy MD12: The Natural Environment** seeks to avoid harm to Shropshire's natural assets and their conservation, enhancement and restoration.
- 4.23 The accompanying EclA and Section 5 of this Statement confirm the proposal to be acceptable in ecological terms.
- 4.24 **Policy MD13: The Historic Environment** requires Shropshire's heritage assets to be protected, conserved, sympathetically enhanced and restored.
- 4.25 The accompanying HIA and Section 5 of this Statement confirms the proposal to be acceptable in heritage terms.

Development Plan Compliance

- 4.26 The proposal is supported in principle by policies CS5 and CS13. The conversion of the traditional barn will secure the optimum viable use of a non-designated heritage asset, through its use for small scale economic development, retaining the existing established Haywood Farm Vets business at Haywood Farm.
- 4.27 The accompanying HIA, EclA, and Section 5 of this Statement confirm the proposal to be acceptable in heritage and ecological impact. The proposal therefore accords with policies CS6, CS17, MD2, MD7b, MD12 and MD13.
- 4.28 There are no policies in the development plan that suggest the development should not be allowed.

5. Material Considerations

- 5.1 A material planning consideration is one which is relevant to making the planning decision. Relevant material considerations in this case are discussed below.

National Planning Policy Framework (NPPF)

- 5.2 Paragraph 11 of the NPPF confirms plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.
- 5.3 Paragraph 38 instructs local planning authorities to approach decisions on proposed development in a positive and creative way. They should 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.
- 5.4 Section 5 of the NPPF seeks to build a strong, competitive economy. Paragraph 85 confirms planning decisions should help create the conditions in which businesses can invest, expand and adapt. Paragraph 88 confirms support for the sustainable growth and expansion of all types of business in rural areas, including through conversion of existing buildings. Paragraph 89 recognises that sites to meet local business needs in rural areas might have to be found beyond existing settlements.

Heritage

- 5.5 A Heritage Impact Assessment (HIA) forms part of this planning application, the conclusion of which is outlined below.
- 5.6 The barns at Haywood Farm are confirmed to be non-designated heritage assets in conjunction with the wider farmstead and contribute to the understanding of the Site as a C19 model farm.
- 5.7 The application seeks to ensure the long-term retention of these barns through the conversion of one of the ranges to provide office accommodation for Haywood Farm Vets. The proposal seeks to provide a suitable reuse of the barn that will retain the understanding of the barns former use and its agricultural character, safeguarding appreciation of the site's historic and architectural interest.
- 5.8 The barn conversion has been specifically designed to minimise the loss of historic fabric and ensure the retention of architecturally interesting features such as the original timber plank doors and arch headed openings.

- 5.9 The concept of change is accepted as part of the evolution of the historic environment. However, it is whether the change is therefore neutral, harmful, or beneficial to the significance which is to be determined. In accordance with the NPPF, “a balanced judgement” is required regarding the scale of harm and the significance of the heritage asset and any reduction in significance, thus harm does not require the same test to be outweighed by public benefits.
- 5.10 The adaption of the building to facilitate the barn’s reuse will result in some loss of significance due to its loss of some visible historic fabric such as the replacement of the C20 windows and internal insulation of some exterior walls. However, this is, justified through the retained legibility of the barn’s former use and retention of the barn ranges E-plan layout. Therefore, this low level of harm should be weighed against the benefit of securing the building’s optimal viable use and long-term retention.

Ecology

- 5.11 An Ecological Impact Assessment (EclA) forms part of this planning application. The conclusion confirms if the recommended mitigation and enhancement measures are taken there will be a net gain in biodiversity and no net loss of roosting or nesting sites, nor any danger or harm to any species.
- 5.12 Ecological enhancement recommendations include the provision of bat and bird boxes, and native species planting. These enhancements could be secured through a suitably worded planning condition.

Structural condition of the barn

- 5.13 A Structural Survey Report forms part of this planning application and confirms that overall the building inspected was found to be in acceptable condition with no significant structural defects noted that would preclude conversion into habitable accommodation.

6. Conclusion

- 6.1 The proposal is for the conversion of a traditional barn to provide office space for Haywood Farm Vets, who are currently based in the farmhouse opposite the barn. The proposal will provide the business with the office space it needs whilst securing the optimum viable use of the barn which is deemed a non-designated heritage asset.
- 6.2 The proposal has been demonstrated to be in accordance with the Development Plan and there are no material considerations which suggest the development should not be allowed.
- 6.3 Paragraph 88 of the NPPF confirms support for the sustainable growth and expansion of all types of business in rural areas, including through conversion of existing buildings. Paragraph 89 recognises that sites to meet local business needs in rural areas might have to be found beyond existing settlements.
- 6.4 The NPPF confirms decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.