

Planning Statement

Proposal:	Demolition of redundant cattery building; two, two-bed holiday units.
Location:	Cooks Castle Farm, St John's Road, Wroxall PO38 3AA
Applicant:	Mr A Palmer

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Introduction

This Planning Statement has been prepared to accompany a planning application as submitted to the Isle of Wight Council and should not be used or reprinted without the express permission of the author.

This statement seeks to justify that this demolition, change of use and construction of a new building is of an appropriate size, height and mass, is constructed of appropriate materials, is suitably located and suits the need.

The cattery building which forms this application, whilst not having been abandoned, has not been in use for some time, because to continue its operation would require substantial investment. There is another modern cattery building on site which is in operation, which provides quality accommodation and is of ample size to suit the business requirements. The cattery business will, therefore, not be affected by these proposals.

Location

The site is outside of the Rural Service Centre Settlement Boundary for Wroxall. The building is located to the west of the other holiday lets as shown on the below plan (not to scale). The below plan also shows the parking provision.



Planning History & Site Background

(Excluding condition compliance and variation of condition applications)

Oct 2018

Alterations and conversion of 2 barns and a stable block to form 4 units of holiday accommodation (P/00411/18 & p/00412/180). Permission was granted on the 29th of October 2018. Those consents have been implemented, the work completed and the holiday let business is operational.

April 2023

Retention of storage building (23/00048/FUL)

The completed storage building is 62M to the west and therefore has no bearing on this application.

1st of Feb 2024

Application 23/01915/FUL withdrawn under the advice of the planning authority to enable the applicant to prepare additional information regarding sewage treatment.

Design Statement

The cattery building relating to this application is 12.5M wide x 4.3M deep. It is 3.5M at its highest point (north-facing elevation) with a mono-pitched roof.

In front of the building (to the south) is an open pen (12.3M wide x 3.1M deep, with a height of 1.2M). Both structures are to be demolished.

As can be seen from the submitted drawings, the combined footprint of the cattery building and the open pens is to be increased. This increase is 1.0M to the south and 1.5M to the west and will ensure that the new building will provide adequate accommodation.

The new building will be 14M wide by 8.5M deep and will be located approximately over the existing footprint. It will have a duo-pitched roof with a ridge 1.1M higher than the current roof. The roof will be clad with slates.

The south (front) elevation will be finished using reclaimed stone with reclaimed red brick quoins up to the underside of the window sills. The other elevations will be finished with just reclaimed red brick up to the underside of the window sills.

On all elevations, vertical timber cladding will be used up to the eaves.

The window and door frames will be dark grey aluminium providing a contemporary finish.

These materials match what has been used on the other holiday lets.

Rear gardens will be provided. There will be a 1.8M high reclaimed brick wall separating the two spaces with a post and rail fence to the rear to provide the occupiers with views across the fields to the north. Each garden will have 1.8M high walls and gates providing side accesses with a 1.8M high wall separating the two gardens. The north boundary will

be a post and rail fence (1.2M high) to allow views across the fields and access for indigenous wildlife.

Parking spaces will be provided as shown with two for each of the holiday lets and no change to the existing parking for the current holiday lets.

General and recycling waste receptacles will be provided where shown.

The foul waste will discharge into a new Bio Bubble drainage treatment plant as shown and detailed on the submitted plans. Refer to the additional details as prepared by Mayer Brown. The introduction of a new drainage treatment plant and additional information should overcome the planning authority's concern with the previous application.

There are no trees in the vicinity of this building.

Parking & highways:

4 standard-bay parking spaces will be provided as shown on the enclosed drawings. Island Roads has been consulted and said that the swept path analysis has confirmed the bays can be accessed and egressed safely and appropriately.

Island Roads stated that using a base figure of between ten and twenty-eight vehicle historical movements for the thirteen-pen cattery, in comparison, the proposed 2-holiday units give a base figure of between eight and twelve vehicle movements per day. Therefore, there would be a reduction in traffic movements.

Heritage Statement

It is appreciated that this new building will have an (albeit minor) impact on the barn conversion which at the time required listed building consent. Hence consideration has been given to providing this new building with a quality finish using traditional materials for the walls and roof and a contemporary finish (grey aluminium) for the window and door frames. This use of materials mimics the finish of the converted buildings which form the current holiday lets and therefore it is considered this is wholly appropriate.

Planning Policy

1. The Planning and Compulsory Purchase Act 2004 s38(6) states that the determination of this development proposal must be made according to the relevant Approved Development Plan, which concerning this proposal is the Island Plan Core Strategy (IPCS).
2. In July 2021 the Updated National Planning Policy Framework (NPPF) was published. This does not change the statutory status of the development plan as the starting point for decision-making, but constitutes guidance and is a material consideration in the determination of planning applications.

NPPF

1. In the Ministerial Foreword, it was identified that "we must accommodate the new ways by which we will earn our living in a competitive world". The main thread, which sits at the heart of the document, is a presumption in favour of sustainable development. Specifically, the NPPF states that in decision-making, proposals that accord with the development plan should be approved without delay, or where plans are absent, silent or relevant policies are out of date, permission should be granted unless there are adverse impacts that outweigh the benefits of the development, or that specific policies within the NPPF indicate that development should be restricted.

2. The NPPF outlines three elements to achieving sustainable development: economic, social and environmental. This proposal fulfils these criteria:
 - Contributing to the rural economy by strengthening the position of an existing rural enterprise,
 - Fulfilling a social role by accommodating the needs of a business that serves the community,
 - Recognising the environmental role of the proposal ensures that the site remains in use helping to preserve the surrounding natural environment without causing harm.

3. Paragraph 84 states that planning decisions should enable the following:-
 - the sustainable growth of all types of business in rural areas through well-designed new buildings;
 - the development and diversification of agricultural and other land-based rural businesses.

Island Plan Core Strategy

1. The Core Strategy was adopted in March 2012. The following policies are relevant to the proposed scheme:-

SP1 (Spatial Strategy)	<i>'The Council will, in principle and in line with its overarching approach to economic led regeneration and national policy, support development on appropriate land within or immediately adjacent the defined settlement boundaries of the Key Regeneration Areas, Smaller Regeneration Areas and Rural Service Centres.....unless a specific local need is identified.</i>
SP3 (Economy)	Sustainable growth in the rural economy will be supported.
SP5 (Environment)	This policy states that the Council will support proposals that protect, conserve and or enhance the Island's natural environment.

DM2 (Design Quality for New Development)	States that the Council will support proposals for high-quality and inclusive design to protect, conserve and enhance the existing environment while allowing change to take place. The policy states that proposals will be expected to provide an attractive and functional built environment whilst optimising the potential of the site taking into account constraints such as trees, topography and views.
Policy (Economic Development) DM8	The Council will <u>support</u> proposals for... <i>'rural economic development opportunities and farm diversification schemes that contribute to the sustainability of the wider countryside'</i> .
Policy (Landscape, Seascape, Biodiversity and Geodiversity) DM12 and	The Council will support proposals that conserve and promote the landscape interest of the Island.

Planning pre-application consultation:

Pre-application advice was obtained on the 30th of August 2023. Stacey Dinning wrote (reproduced below):

Principle:

Policy SP1 (Spatial Strategy) of the Core Strategy supports development on appropriate land within, or immediately adjacent to the defined settlement boundaries, and will prioritise the redevelopment of previously developed land where such land is available, suitable and viable for the proposed development. Policy SP1 also gives support for proposals for tourism-related development, under Policy SP4 (Tourism). Policy SP4 specifically relates to tourism proposals, supporting sustainable growth in high-quality tourism, with development proposals expected to utilise the unique characteristics of the historic and natural environments without compromising their integrity and to develop the Island as a year-round tourism destination which develops green and new niche tourism products.

The Isle of Wight Council Tourism Development Plan seeks to ensure that the Isle of Wight maximises the potential of the tourism industry and enables it to grow in a way that is economically, socially and environmentally sustainable. The plan aims to reduce seasonality by encouraging activities which make the Island a year-round destination and this links through to the type of accommodation which is provided. The plan also emphasises the quality of tourism and under its actions, objectives and 2020 vision for accommodation wants to encourage self-catering development which is in rural areas and can operate throughout the year.

While the site is within the Wider Rural Area, the Island Plan accepts the principle of sustainable high-quality tourism and it is considered that this proposal would accord with such aims. Furthermore, the development would result in the re-use of existing buildings, which falls in line with the objective of Policy SP1 to prioritise the redevelopment of previously developed land where such land is available, suitable and viable for the proposed development.

It is also noted that the site is served by Southern Vectis route 3 by a half-hourly service between 05:47 and 23:59 Monday - Saturdays and a half-hourly service between 06:30 and 23:59 on Sundays and Bank Holidays. There are also several public rights of way nearby

to the application site which provide access to the surrounding countryside. In consideration of all of the above factors, it is concluded that the proposed development would result in an acceptable, high-quality tourism use in compliance with the requirements of policies SP1 and SP4 of the Island Plan.

Impact on the character of the area/street scene/design:

The submitted plans show a significant increase in the overall scale of the building, to accommodate two units of accommodation. However, the overall scale and design would not be overly dominant and would reflect the rural character of the area and be in keeping with the existing high-quality tourism provision on site. The application would improve the overall appearance of the site which in turn, would have a positive impact on the setting of the listed buildings. As such, officers are satisfied the proposal would likely be acceptable in terms of the design/character of the area etc.

Impact on neighbouring properties/uses:

Officers are satisfied that the use of the building as holiday accommodation, the associated garden and parking areas and the increase in roof height would not result in an adverse loss of amenity to neighbours, through overlooking, loss of privacy, noise or loss of outlook.

Highway considerations:

Officers would recommend you seek the advice of Island Roads before applying.

Island Roads pre-application advice was received on the 19th of September 2023. Alan Ransom wrote (reproduced below):

Advice Given:

This pre-application advice report deals with the proposals for the demolition of an existing cattery and the construction of two x two-bedroom holiday units, each served by two parking bays and located within the complex of Cooks Castle Farm, St John's Road, Wroxall.

On the evaluation of the submitted documentation (Drawing Numbers 015-23.1 Rev. 1.3, 015- 23.2 Rev. 1.7 and a Pre-app response from the LPA iw23/7/23304) and historical planning data for the site this office can make the following comments.

It is noted that historically for this site the 'Y' distance for the required visibility splay has been accepted to be 43m. On review of the data, the visibility sight line distance of the main access from the farm onto St John's Road has historically been found to be sub-standard when taken from a point 2.4m back from the edge of carriageway (X) with a Y distance of only circa 16.0m available when viewing to the south (information taken from Island Roads report of 22.06.2018 for P/00411/18) This is due to the embankment that is located directly adjacent the access and the public highway. However, in planning terms, this is an existing access that has a degree of protection by way of historical nature whereby if there is no significant intensification of use over its historical movements (greater than 10%) then irrespective of any deficiencies a refusal on highway grounds would not be sustainable. When evaluating the proposals (including the information contained within the body of your email) it can be deemed that the traffic generation

associated with two holiday units would be less than those historically associated with the cattery.

When assessing the historical use of the thirteen-pen cattery, you state there is/were on average ten movements per day (four owners in/out & one cleaner in/out). However, there was the potential that at peak times all thirteen could be dropped off giving a potential maximum figure of twenty-eight movements per day. Thus, giving a base figure of between ten and twenty-eight movements. Even if we used a figure of 50% of the pens this would still give a figure of sixteen movements.

In comparison the proposed use of 2 x holiday units based on a rate of between four and six movements per day, gives a base figure of between eight and twelve movements per day (More than likely to be lower, out in the morning and back in the evening).

It can therefore be deemed that overall, there would be a reduction in traffic movements brought about by this access over the historical use. When coupled with the absence of any recorded personal injury accidents at this location there would be no material harm and a refusal on highway safety grounds would not be sustainable.

When evaluating the parking layout and provision, it can be confirmed that each bay is the minimum 2.4m x 4.8m and a swept path analysis has confirmed that each of the bays can be accessed and egresses safely and appropriately and is at a commensurate level with the Isle of Wight Councils SPD on parking.

Should this come before this office as a planning application it would result in an outcome of 'No Objection Subject to Conditions' with the condition being that the parking be laid out in broad accordance with drawing 015-23-2 Revision 1.7.

Justification and Summary

Need

The successful holiday let business is proving popular with consistently high demand for quality, self-catering accommodation. The applicant therefore sees this as an opportunity to expand the business appropriately: adjacent to the current holiday lets, of a suitable scale; with 2-bed accommodation being most sought after.

The current building which has been redundant for some time, is not suitable for conversion and therefore its demolition and a new building is the most appropriate way to create the necessary space.

Siting

The location of the new building is wholly appropriate, being on the existing footprint with no impact on existing buildings or the wider landscape.

It is adjacent to the other buildings (holiday lets) and parking on an existing hardstanding surface and therefore does not encroach into an undeveloped part of the site.

Size

The new building footprint (14M wide by 8.5M deep) and height (5.2M to the ridge) with a 30-degree pitch to suit slates is not out of scale with the other buildings on the site including the other holiday lets.

Design

As mentioned above, the chosen materials will match those used on the adjacent holiday lets which is aging well and is appropriate for this location.

It is considered, therefore, that weighing up the above Policies, Need, Siting, Size and design considerations Planning Permission should be granted for this building.

Appendix (photographs)



**View of the cattery building (looking north)
viewed from the field**



**View of the cattery building (looking south)
Viewed from the courtyard**



**View of the cattery building (looking west)
Viewed from the courtyard**