

PLANNING STATEMENT

FOR THE PROPOSED REINSTATEMENT OF AN OUTBUILDING

AT

**FARMBUILDING RANGE APPROXIMATELY 25 METRES NORTH EAST OF MUNSLOW
FARMHOUSE
MUNSLOW
CRAVEN ARMS
SHROPSHIRE
SY7 9EY**

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1. INTRODUCTION

- 1.1 This report has been produced by Philip Plant of Mid West Planning Ltd. This report and pre-planning enquiry have been prepared following the instruction of the applicants Mr & Mrs Gibbins, owners of Munslow Farmhouse.
- 1.2 Philip Plant is the Managing Director of Mid West Planning Limited and is a former Senior Consultant at ADAS and Acorus Rural Property Services. Phil Plant has been the Managing Director of Mid West Planning Ltd since 2010 and he provides rural planning advice to both applicants and to Local Planning Authorities.
- 1.3 This document is submitted as part of the planning application to obtain planning consent for the erection of a replacement farm building. This planning statement should be read in conjunction with the Design and Access Statement and Heritage Statement.

2. SITE LOCATION AND BACKGROUND INFORMATION

Location of Site and Background Information

- 2.1 The application site is situated in the Conservation Area of the village of Munslow in the Parish of Munslow. The village is located in the Corve Dale approximately 11km north east of Craven Arms.
- 2.2 The application site includes Munslow Farmhouse and a group of Grade II Listed agricultural buildings approximately 25 Metres North East of Munslow Farmhouse. The application site buildings form an important group of historic buildings together with The Chains and The Bakery, clearly visible along the B4368, and are integral to the overall character of the village.
- 2.3 The farm buildings are laid out in a U-shape around the historic fold yard. A mixture of materials including red brick, stone, clay tiles, corrugated metal and timber are employed in their construction.
- 2.4 Planning History

Erection of new stone boundary wall and fence
Ref. No: 20/01819/FUL | Status: Permission Granted

Alterations in connection with erection of new stone boundary wall and fence affecting a Grade II Listed Building
Ref. No: 20/01820/LBC | Status: Permission Granted

Conversion of outbuilding to form one residential dwelling to include erection of single storey extension; change of use of land to domestic curtilage and installation of sewage treatment plant; removal of trees
Ref. No: 20/05018/FUL | Status: Permission Granted

Remedial and other works to facilitate the conversion of former stable building to create one residential dwelling with single storey extension
Ref. No: 20/05019/LBC | Status: Permission Granted

- 2.5 Neither the planning consent to erect a stone boundary wall nor the planning consent for the conversion of the former stable building have been implemented.



Plate One: - The subject range of farm outbuildings and the 'gap' where the open-bayed cattle shed once stood.

3. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Development Proposed

- 3.1 This application proposes the erection of an outbuilding to reinstate the original U-shaped layout of the outbuildings. The original barn had fallen into disrepair and was taken down by the previous owner due to health and safety concerns. Planning consent was granted in 2020 to erect a new boundary wall at the site of the former cattle shed. The purpose of the wall was to re-establish the enclosure formed by the original cattle shed.
- 3.2 The proposed outbuilding has been designed to replicate the traditional appearance and building techniques of the original cattle shed. The outbuilding would feature timber shiplap cladding to match the existing cladding of the adjacent former agricultural building; an oak truss to match existing adjacent building; a traditional cut timber roof; a dwarf wall to match existing flanking stone walls, and a clay tile roof.

Proposed Layout of Site

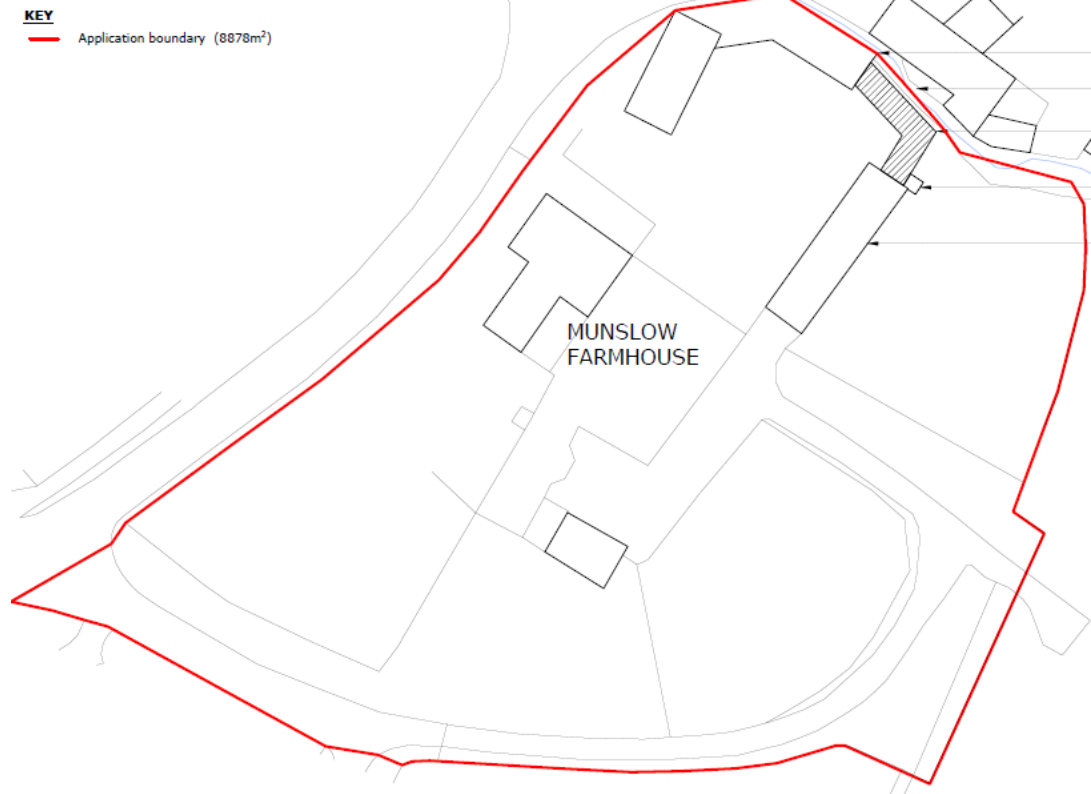


Figure One: Plan showing the layout and extent of the application site.

4. PLANNING CONSIDERATIONS

- 4.1 The National Planning Policy Framework (NPPF) was introduced in March 2012 and updated in July 2021, to replace Planning Policy Statements, Planning Policy Guidance Notes, Circulars and Letters to the Chief Planning Officer. The National Planning Policy Framework replaced around 1000 pages of national planning policy with around fifty, putting the emphasis on achieving sustainable development.
- 4.2 The main shift in National policy through the introduction of the NPPF in 2012 is the presumption in favour of the granting of planning consent for sustainable development. The 2021 review of the Framework continues at section 2 with this presumption and confirms the three overarching objectives, which are interdependent; economic, social and environmental objectives.
- 4.3 Section 12 of the 2021 Framework seeks to secure good design as a fundamental part of the overarching sustainable development objective.
- 4.4 Section 15. Conserving and enhancing the natural environment ensures that development does not have an unacceptable adverse effect on the environment, and “*providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*”.
- 4.5 Section 16. Conserving and enhancing the historic environment

Paragraph 189 states that '189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

4.6 197. 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

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

Relevant Policies - Local Planning Policy – Shropshire Core Strategy DPD - adopted 24 February 2011

- 4.7 CS1 Strategic Approach
CS5 Countryside and Green Belt
CS6 Sustainable Design and Development Principles
CS8 Facilities, Service and Infrastructure Provision
CS17 Environmental Networks
CS18 Sustainable Water Management

4.8 Relevant Policies from Shropshire Sites Allocations and Management of Development (SAMDev) Plan adopted 17 December 2015:

4.9 MD1 Scale and Distribution of Development

4.10 MD2 Sustainable Design

4.11 MD12 Natural Environment

4.12 MD13 The Historic Environment -

In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by: 1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings. 2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate. 3. Ensuring that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect. In making this assessment, the degree of harm or loss of significance to the asset including its setting, the importance of the asset and any potential beneficial use will be taken into account. Where such proposals are permitted, measures to mitigate and record the loss of

significance to the asset including its setting and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required. 4. Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.

- 4.13 Shropshire Local Development Framework, adopted Core Strategy, Policy CS5 Countryside and Green Belt is the main policy consideration for development in the countryside. Policy CS5 seeks to protect the countryside whilst maintaining and enhancing countryside vitality and character.
- 4.14 Policy CS5 is relevant to the reinstatement of the former cattle shed. The reinstatement of the form of the U-shaped range of outbuildings through the erection of the proposed outbuilding is considered appropriate development which will maintain and enhance the vitality and character of this rural area.

5. EVALUATION OF THE PROPOSAL IN THE LIGHT OF PLANNING POLICY

- 5.1 The proposal represents sustainable development, the proposals will reinstate the original layout and form of the traditional farm outbuilding range, conserving and enhancing the Heritage assets of the site and those in the locality. The proposal will also provide an accessible single storey storage building for the applicants.
- 5.2 The proposals are considered to meet the overriding objectives of sustainable development. The development will provide economic benefit during the construction phase, in particular and will no doubt require regular maintenance during the lifetime of the development. The single storey building will conserve and enhance the heritage assets at the site by reinstating the form and character of the original Grade II Listed farm building range, in the grounds of the Grade II listed Munslow Farmhouse providing social and environmental benefits.
- 5.3 In respect to the social objective, the development will enhance the appearance of the property through good design and use of appropriate materials, and will also provide the applicant with the desired outbuilding. The scheme to replace a former farm outbuilding which was part of the original listing as detailed by Historic England, will enhance and conserve the remaining outbuildings by allowing the original U-shape form and character to be easily read and appreciated.
- 5.4 In terms of the environmental objective, the proposals will see the replacement of the Grade II former traditional open bayed former cattle shed building within the grounds of a Grade II listed building. These proposals will enable the conservation and enhancement of the heritage asset and the historic environment.
- 5.5 Shropshire Council's Core Strategy Policy CS 6 requires development to be of good design that respects the natural and historic environment by taking

account the local character. The proposed outbuilding will be of the same form, scale, size and materiality as the previous building, and therefore the development will harmonise and complement the architecture of the existing built form of the traditional former agricultural buildings and would comply with policies of the National Framework and Shropshire Council's Core Strategy through the protection, conservation and enhancement of natural, built and historic environment.

- 5.6 Policy CS17 – Environmental Networks requires all development proposals to identify, protect and enhance Shropshire Environmental Assets. The proposals will not see the removal of any structures within the development site and therefore is unlikely to affect the habitat of bats and nesting birds. Should protected species be found during construction building works would be ceased immediately and advice from an Ecologist sought.
- 5.7 Chapter 16 of the NPPF relates to 'Conserving and Enhancing the Historic Environment'. It is considered that the proposed erection of a replacement outbuilding, will continue to preserve the heritage assets and by reinstating the original U-shaped fold yard. By reinstating the original enclosure of buildings around the fold yard, the historic form, function and purpose of the farm building range will be better understood. This in turn will allow the significance of the heritage asset to be better read and understood. The proposals accord with Shropshire Council's policies aimed towards protecting the historic built environment, CS6 and CS17 from the Core Strategy and DM13 from SAMDev. In this regard, the proposals respect the built form of the farm building at Munslow Farmhouse through the appropriate use of materials and design which respect the traditional vernacular architecture to maintain the local distinctiveness of the former agricultural buildings and wider setting within Munslow's Conservation Area.
- 5.8 These proposals, by restoring the layout of the enclosed U-shaped foldyard will bring into usefulness the buildings and yard which is no longer suitable for agricultural purposes, by creating a private enclosed residential curtilage for the owners of Munslow Farmhouse. The sympathetic proposals for the replacement building will enhance and preserve the heritage assets into the future to ensure that the former farm buildings are protected in line with Chapter 16 of the NPPF and Shropshire Council Local Planning Policies CS6 and MD13.
- 5.9 Policy CS6 states that all development should contribute to the health and wellbeing of communities, which includes the safeguarding of residential and local amenity. The erection of the replacement outbuilding would reinstate the built form adjacent to the property boundary between Munslow Farmhouse and The Chains. The building would once again enclose the foldyard and restore privacy for both The Chains and Munslow Farmhouse improving the residential amenity for both properties.

6. CONCLUDING COMMENTS

- 6.1 The application is for the erection of an outbuilding to reinstate the original U-shaped layout of the traditional range of outbuildings at Munslow Farmhouse. The development is considered to be sustainable development, in the former foldyard of Munslow Farmhouse, by restoring the historic form and layout of the

Grade II listed farm building range to enhance and conserve the heritage assets at Munslow Farmhouse.

- 6.2 It is considered that the sympathetic proposal for the erection of a traditional rural building within the setting of the Grade II Listed buildings accords with National and Local Planning Policy objectives through conservation and enhancement of the historic foldyard.
- 6.3 Overall the proposals for the replacement building are considered to be development appropriate to this countryside location and therefore accords with the framework, and with policies set out in Shropshire Council's Core Strategy.

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