DELEGATED DECISION REPORT

HPK/2012/0380 **02/07/2012**	**BAILEY FLATT FARM** **REDGAP LANE** **FAIRFIELD** **BUXTON**	**APPLICATION TO EXTEND THE TIME LIMIT FORCONVERSION OF EXISTING FARM HOUSE AND ADJOINING REDUNDANT FARM BUILDINGS INTO MAIN FARM HOUSE AND TWO ADDITIONAL COTTAGES.** **(EXTENSION OF TIME LIMIT)**

MAIN ISSUES

- Countryside Development
- Highways

RELEVANT POLICIES

Adopted High Peak Local Plan (Saved Policies) 2008

GD4 - Character Form and Design
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
TR5 Access Parking and Design

National Planning Policy Framework

RELEVANT PREVIOUS APPLICATIONS

HPK/2008/0238 Conversion of barns to form 2 additional dwellings WITHDRAWN

HPK/2009/0319 Conversion of farm buildings to farm house and 2 additional cottages Approved – 22.09.2009

CONSULTATIONS

Publicity

Site Notice expiry date: 2 August 2012
Neighbour consultation period ends: 2 August 2012
Press Advert: N/A

County Highways No objection subject to previous comments/conditions

Redgap Lane is a non classified highway although it has an overlong cul-de-sac, being single vehicle width with virtually no turning provision or passing places along its length. However, development along Redgap Lane is very sparse and its anticipated base vehicular activity is very low.

The Highway Authority has previously raised concerns regarding development proposals that could increase vehicular activity and conflict along Redgap Lane due to the deficiencies highlighted above. However, it is considered, through relatively low key improvements such as passing places and improved signing and lining, that it may be possible to mitigate against such transport impacts.

The proposals are for the conversion of existing barns to form two additional units of accommodation; although I note the Design and Access Statement suggests the buildings would be occupied by either a farm worker, holiday let or dependant relative, remaining ancillary to the existing dwelling. In traffic generating terms, a farm worker dwelling, or dependant relative will have less of an impact than a holiday let (or 2) however, before the Highway Authority may provide a formal response I would be grateful if the applicant could clarify the precise nature of the intended use as the more intense holiday let type use may well require the mitigation measures highlighted above to help counterbalance the additional traffic impact generated by the proposals.

Police Crime Prevention
No objections

Neighbours
No comments received

OFFICER COMMENTS

This application seeks permission for a renewal/ extension of time of the previous application granted in 2009 for the conversion of buildings at Bailey Flatt farm to form residential units. Outbuildings, a silo and cowshed would be demolished leaving the stone built unit to be converted.

The site lies in a remote location on Redgap Lane, outside the built up area boundary and within an area of open countryside. Access to the site is via Redgap Lane which is single track in width in the vicinity of the application site. A public footpath runs across the front of the building from Redgap Lane.

The buildings are sited on a farm which comprises 411 acres of land. They are redundant and have already been replaced by modern buildings to the rear. The buildings appear to be in a good state of repair and a structural survey accompanying the application recommends only relatively minor work to retain the structural integrity of the buildings.

Within the countryside the re-use of buildings can be acceptable provided that the buildings are in a good state of repair and can be converted without significant alteration. The application buildings already have a number of openings to the front (south), elevation which is 2 storeys in height and the proposed conversion scheme proposes an additional 2 windows and 3 rooflights only. At the rear, the building is part single storey, part 2 storey and a number of new openings, including rooflights and patio doors are proposed. This elevation is less prominent because of the rising land to the rear and the presence of the new agricultural units to the north. Overall it is considered that the scheme would retain the appearance of the buildings and as only two additional units are proposed it is not considered that there would be such an increase in activity as to affect the quietude of the area.

The applicant has applied for the use of one of the cottages to be a holiday cottage and another to be a farm workers dwelling. It is not considered necessary to restrict the use to a holiday cottage – particularly because the remote location is unsustainable and therefore unsuitable for a holiday, or other economic use. It is considered reasonable, however to place a condition on the units that one of them is retained for use as a farmworkers dwelling. This would prevent all three units being sold and the need/demand for additional accommodation in the future.

Access to the site is poor – the road leading to it being single track with no passing places. In order to improve the situation, it is requested by condition that a scheme for the construction of passing places is agreed and implemented prior to the construction of the dwellings.

A previous application for a building for use as holiday cottages at Lowfoot Farm, Redgap Lane was refused on the basis that the proposal constituted the construction of a new building rather than the re-use of an existing one. Different Policies therefore applied to the scheme.

It is not considered that planning policy has changed significantly since the permission was originally granted in 2009 and there is no reason to refuse planning permission.

An additional condition relating to the provision of a bat survey and mitigation will however need to be attached to the permission. No survey was submitted with the application but it is considered that as the building is existing any mitigation necessary if the presence of bats is found can be incorporated into the design of the building.

RECOMMENDATION : **Approve**

CASE OFFICER **Sue Ashworth** **DATE** **22.8.2012**

Agreed 23/8/12

PLANNING APPLICATIONS MANAGER