

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2018/0560/F	CASE OFFICER	Naomi Minto
LOCATION:	LEXHAM The Manor House, Lexham Road, West Lexham Lexham	APPNTYPE:	Full
APPLICANT:	West Lexham LLP West Lexham Manor Kings Lynn	POLICY:	Out Settlement Bndry
AGENT:	West Lexham LLP West Lexham Manor Kings Lynn	ALLOCATION:	N
PROPOSAL:	Extension of existing barn, to create a dining room seating 40-50 guests, and create a new office & reception.	CONS AREA:	N
		LB GRADE:	Within Curtilage G2
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The application has been called in at the request of Cllr. E. Gould.

KEY ISSUES

Scale, design and materials appropriate for the proposal
Impact on setting of the Listed building
Impact on amenity
Access and parking

DESCRIPTION OF DEVELOPMENT

This application seeks full planning permission for the extension of an existing barn to include a library area, kitchen, food preparation room, dry food store, dining hall, external dining terrace, staff room, office space, toilets, garage, shop / gallery and reception area. The proposed works would link the existing barn to another building that was granted planning permission in 2012 under planning refs: 3PL/2012/1224/F and 3PL/2012/1226/LB and would be ancillary to the use of the land, which was granted permission to be used as an education centre in 2009 against planning refs: 3PL/2009/1138/F and 3PL/2009/1139/LB. The proposal is predominantly single storey in nature. However, due to the sloping gradient of the land, part of the proposal includes a two storey building, which would house the shop, gallery, office, toilets, lobby and reception area. Materials proposed to be used in the construction works include, pantiles to match existing barn, lime render, tumbled/aged farmhouse bricks to match existing laundry / boiler building, flint panels and steel / glazed windows and doors.

SITE AND LOCATION

The application site is situated on land within the West Lexham Education Centre, which was granted

permission under 3PL/2009/1138/F and 3PL/2009/1139/LB. A parallel listed building application has been submitted. The Listed Building in question is West Lexham Manor, which is a Grade II Listed Building, located further south of the application site. Access to the proposal would be via the existing access to the north of the site. The extension would be bounded by an area of mixed trees and shrubs and the access way to the north and east, with a parking area to the west and existing buildings to the south.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3DC/2016/0011/DOC DOC-Discharge PART 07-07-16

Discharge of conditions 4 and 5 on 3PL/2012/1224/F

3DC/2016/0012/DOC DOC-Discharge PART 07-07-16

Discharge of conditions 4 and 5 on 3PL/2012/1226/LB

3NM/2013/0057/NMA Permission 19-08-13

New window layout (reduction in number to approved 3PL/2009/1138/F)

3PL/1997/1053/LB Permission 01-12-97

Demol. of farm buildings, alterations & minor demol. & refurbishment of Manor House, CU & alterations of offices

3PL/2007/0835/LB Permission 27-06-07

Alterations to barn

3PL/2009/1139/LB Permission 16-06-10

Change of use, redundant bldgs to create education centre (residential)

3PL/2011/1333/LB Permission 20-02-12

Extensions & alterations to dwelling, including incorporation of existing domestic outbuildings

3PL/2012/1224/F Permission 22-01-13

Construction of building for machinery/equip & building for biomass boiler & hopper type build for biomass fuel

3PL/2012/1226/LB Permission 22-01-13

Erection of buildings to accommodate machinery & equipment, biomass boiler and biomass fuel

3PL/2018/0561/LB

Extension of existing barn, to create a dining room seating 40-50 guests, a create a new office & reception.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy

Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.03	Employment
DC.01	Protection of Amenity
DC.07	Employment Development Outside of General Employment Area
DC.12	Trees and Landscape
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

LEXHAM P C

No Comments Received

REPRESENTATIONS

A site notice was posted on 06/06/2018. Two responses were received, raising the following main points;

- inadequate car parking provision;
- increase in traffic to the site;
- increase in noise, and;
- negative impact on rural setting, not in keeping with the area.

ASSESSMENT NOTES

1.0 Scale, design and materials appropriate for the proposal

1.1 The key issues for consideration are the scale, design and appearance appropriate for the proposal as well as the impact on residential amenity having regard to Policies DC1 and DC16 in particular, and the impact on the setting, character and appearance of the Grade II Listed Building, having regard to Policy DC17. The other issues of consideration are access and parking.

1.2 The proposed scheme is for the extension of an existing barn to include a library area, kitchen, food preparation room, dry food store, dining hall, external dining terrace, staff room, office space, toilets, garage, shop / gallery and reception area. The proposed works would link the existing barn to another building that

was granted planning permission in 2012 under planning refs: 3PL/2012/1224/F and 3PL/2012/1226/LB and would be ancillary to the use of the land, which was granted permission to be used as an education centre in 2009 against planning refs: 3PL/2009/1138/F and 3PL/2009/1139/LB. The proposal is predominantly single storey in nature. However, due to the sloping gradient of the land, part of the proposal includes a two storey building, which would house the shop, gallery, office, toilets, lobby and reception area. Materials proposed to be used in the construction works include, pantiles to match existing barn, lime render, tumbled/aged farmhouse bricks to match existing laundry / boiler building, flint panels and steel / glazed windows and doors.

1.3 Policy DC16 seeks to ensure the highest standards of design are achieved in all new development. The applicant has been in discussion with the Historic Buildings Consultant in respect of the design through pre-application discussions. As a result of those discussions and advice provided, no objection has been received by the Historic Building Officer. It is considered the proposed development represents an acceptable design outcome for the following reasons:

- the siting of the development is well considered having regard to its immediate built form context;
- the scale, form and profile of the development is respectful of the host building and character of the Grade II listed building and the broader locality;
- finishing materials, fenestration pattern and design detailing is not out of keeping with the host building and character of the Grade II listed building and that of the broader locality;
- the development is set back from the main road and shielded by existing trees and shrubs. Therefore, it is considered that it will not appear overly prominent in views from public or private vantage points and in so doing will not result in an adverse character outcome.

1.4 In light of the above observations it is concluded that the proposal responds favourably to Policies DC16 and DC17 of the adopted Core Strategy.

2.0 Impact on setting of Listed building

2.1 Any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the development plan. National policy states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Core Strategy Policy DC17 seeks to ensure that new development preserves and enhances the character, appearance and setting of conservation areas and listed buildings. The Historic Buildings Consultant has raised no objection to the proposal. It is considered that there will be no detrimental impact upon the Grade II listed building. The scheme is considered to be acceptable in terms of scale, design and materials. The proposed extension is considered to be appropriate to the existing built form of the site, without harming the historical interest of the listed building or its setting. Therefore, this application accords with Section 66 of the Town & country (Conservation Areas and Listed Buildings) Act 1990.

3.0 Impact on amenity

3.1 Policy DC1 seeks to protect residential amenity. The relationship of the development to neighbouring dwellings and private open space is such that visual dominance, loss of light, overlooking and overshadowing impacts would not be an issue, by virtue of the separation distance to neighbouring properties, the size of the site, orientation, minimal visual impact as much of the development is single storey

in nature and the two storey element will be positioned on slightly lower level ground, boundary screening (existing shrubs and trees) and matching materials. The ancillary nature of the proposal, to compliment the existing use, will ensure the proposal does not lead to an adverse impact in terms of disturbance. It is concluded that the proposal will maintain an acceptable level of residential amenity for neighbouring occupants, consistent with Policy DC1.

3.2 Two letters of representation were received raising concerns in relation to inadequate car parking provision, increase in traffic to the site, increase in noise, and negative impact on rural setting, not in keeping with the area.

3.3 In terms of car parking provision, the applicant submitted an amended car parking plan in 2012 as part of a discharge of condition application (ref: 3DC/2012/0154/DOC), which was linked to the original permission concerning the construction of the Education Centre under planning permission 3PL/2009/1138/F. The approved plan provided parking for 20 vehicles and remains in use solely for parking purposes. This application does not seek to increase the number of people using the site, merely provide additional on site facilities for existing guests. Therefore, it is considered that the parking provision available on site is sufficient for this application and does not deviate away from what has previously been approved. In addition, Norfolk County Council Highways were consulted as part of the application process and raised no objection on the basis that the applicant had amended the proposal to omit the use of the site for dining by the general public on a more general basis.

3.4 In respect of concerns relating to a possible increase in noise, disturbance during construction is normally a very short lived activity but it is accepted that there could be adverse impacts, particularly during the summer months. A construction method statement is therefore considered appropriate, which would include screening methods and hours of operation to assist in mitigating unacceptable effects on the wider locality. Given that the proposal does not seek to increase the number of people using the site, it is considered that there would not be a negative impact in terms of noise levels (following construction works).

3.5 The site, a former farm, has undergone extensive work over the last decade. The applicant has provided photos within the Design and Access Statement that show how it once looked. It is clear that the work undergone to date has improved the character and appearance of the rural setting. The latest application seeks to expand on the overall facilities available and service offered to existing guests, which in turn would improve the overall function of the existing business. The proposed extension would be located on the footprint of grain storage silos, which were demolished in 1999. The development is proposed to be set back from the road, further reducing its impact on the rural setting. In addition, much of it will be shielded from view by existing trees and shrubs, which border the site to the north. The Tree and Countryside Consultant has raised no objection to the proposal. It is considered that the proposal will not have a negative impact on the rural setting and therefore accords with policies DC12 and DC7 of the adopted Core Strategy.

4.0 Access and parking

4.1 No objection has been raised by the Highway Authority, subject to a condition being implemented preventing the use becoming a restaurant open to the general public or being hired for use unconnected with the site. Environmental Protection were also consulted and raised no objection, subject to the development proceeding in line with the application details.

5.0 Conclusion

5.1 In terms of the overall planning balance of the scheme, the proposal is considered to accord with adopted national and local planning policy, including Policies CP3, DC1, DC7, DC12, DC16, DC17 and DC19 of the adopted Core Strategy and the NPPF (2018). It is therefore recommended for approval, subject to conditions.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3 Full Permission Time Limit (3 years)**
The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission.
Reason for Condition:
As required by section 91 of the Town and Country Planning Act 1990.
- 4 In accordance with submitted plans NEW 2017**
The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.
Reason for condition:-
To ensure the satisfactory development of the site.
- 5 Prior approval of slab level**
Prior to the commencement of the development precise details of the slab levels of the dwellings/building hereby approved shall be submitted to and approved in writing by the Local Planning Authority,. Such levels as may be agreed shall be used in connection with the development.
Reason for condition:-
The details are required to be submitted prior to the commencement of the development to safeguard the interests of the amenities of neighbouring occupiers and to ensure the satisfactory appearance of the development from its outset, in accordance with Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.
This condition will require to be discharged
- 6 Hours restriction and no Sunday working**
Construction works shall not operate between the hours of 6pm and 8am from Monday to Saturday, nor at any time on Sundays and Bank Holidays.
Reason for condition:-
In the interests of the amenities of the occupants of the nearby dwellings.
- 7 Construction Method Statement**
No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
i. the parking of vehicles of site operatives and visitors
ii. loading and unloading of plant and materials
iii. storage of plant and materials used in constructing the development
iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. detailed proposals for the removal of asbestos from existing buildings to be demolished
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason for condition:

The details are required prior to the commencement of the development in the interests of the amenity of the area and to ensure a safe development from the outset of the development.

This condition will require to be discharged

8 Full details of external lighting

Prior to the occupation of the development hereby permitted details of the external lighting to the site shall be agreed in writing with the Local Planning Authority, and only lighting so agreed shall be installed on the site. Such lighting shall be kept to a minimum for the purposes of security and site safety, and shall prevent upward and outward light radiation.

Reason for condition:-

In the interests of amenity.

This condition will require to be discharged

9 Non-standard highways condition

The development hereby permitted is solely to be used as ancillary to the enjoyment of the existing use of the site as an Education Centre. At no point should the dining area become a restaurant open to the general public or be hired for a use unconnected with the site.

Reason for condition:-

In the interest of highway safety in a rural location.

10 Precise details of surface water disposal

Prior to the commencement of any works above slab level precise details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. Only such agreed system or works shall be used in connection with this approval.

Reason for condition:-

The details are required to be submitted prior to the commencement of development to minimise the possibilities of flooding from the outset of the development.

This condition is imposed in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

This condition will require to be discharged

11 Precise details of foul water disposal

Prior to the commencement of any works above slab level precise details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

The details are required to be submitted prior to the commencement of development to minimise the possibilities of flooding from the outset of the development.

This condition is imposed in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

This condition will require to be discharged

12 Contaminated Land - Unexpected

Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

This condition is imposed in accordance with CP9 of the Breckland Adopted Core Strategy.

This condition will require to be discharged

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Variation of approved plans

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.