

Head of Development Control
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ACK
150708

**North Farm Demolition of Barn 4 New Build Terraces Ref:3PL/2008/0526/F
resubmission**

Observations of the GREAT HOCKHAM Parish Council

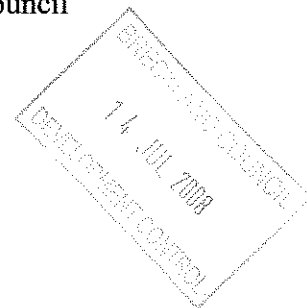
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~~** No objection~~

** Objection

** Comments –

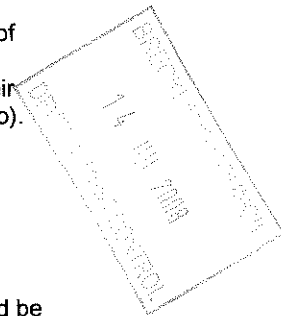
The Parish Council **STRONGLY OBJECTS** to this Application.



1. The existing Barn is of clay lump construction, which is a traditional building material of the Village as identified in the local plan; Village number 45 chapters 3.45.8.
2. This is one of only two remaining similar Barns in the Parish of Great Hockham and the other Barn has just been given approval for conversion. (This was done by the same applicant as this application). This Barn should not be demolished as it would not only be a great historical loss to the Village, but it would also completely alter the character and street scene of Shropham Road and indeed the Village itself. Investigations show the Barn to be at least 400 years old, quite possibly more and still reasonably sound. It is in regular use and is currently used for general dry storage.
3. The Barn could undergo sympathetic restoration and conversion and this alternative should be investigated first; it may have seen better days but is nowhere near the end of its useful life. The applicant's own survey states the Barn is in GOOD condition and that it dates from the 16th Century.
4. The Barn hosts a large bat colony. The Bats should not be moved, or have their habitat demolished. It also has Owls that use the barn this has been seen by residents. These also need protection from this application.
5. The Bat Survey states that the Survey was done in October 2006 some two years ago, it also states that evidence was found, two live bats were seen (pipistrell sp pipistrellus sp and a Barbastell Barbastella barbastellus, also evidence of Lepidoptera was seen)
6. The Survey also states that two more surveys are required (By Law) Hibernation check Jan and Feb also Emergence Survey in Spring/Summer May, July and September (Dawn Surveys) THESE HAD NOT BEEN DONE WHEN THIS APPLICATION WAS LAST PUT IN (2007). MOREOVER, THE APPLICATION TO HAND HAS NO DETAILS AS TO IF THE HIBERNATION SURVEY HAS BEEN DONE AS TABLE 1 AND 2 REFER ONLY TO THE EMERGENCE SURVEY AND NOT HIBERNATION.
7. The Parish Council understand that Natural England were unhappy that the follow up seasonal bat surveys referred to in the applicant's own survey had not been conducted. The Parish

Council now have a copy of the latest survey (This was not included with the application, and we ask why was we not given full information). The latest survey shows that some of the seasonal surveys has been done, but fails to show if the Jan, Feb surveys have been done, as these are not detailed in the report. WE are also not aware of what Natural England view is and would like to be updated on this.

8. The potential new build terrace has insufficient parking spaces on what is currently a very busy road. This road already has speeding issues; on road, parking would lead to problems that are more serious. The Parish Council also has concerns as to the visibility of what is a new access for these cottages and the existing you will now have four more families using this access plus visitors etc and the visibility is very poor as the speed in which cars and lorries enter the village from the Shropham direction is very fast and very dangerous any extra traffic attempting to pull onto the Shropham road risk getting hit by oncoming traffic.
9. The application indicates that there are only allocated spaces for four cars, 1 for each three-bed property, The Parish Council view that there is insufficient space for cars, if each property had 2 or more additional cars where would they park. What about visitors parking?
10. The application show a new access for the adjacent farm cottage now being to the rear (currently the occupants garden and orchard) but there is no mention of a drive or parking spaces or turning space for any vehicles of the farm cottage. If the current access is taken from them by the applicant then should they not be provided with a new drive, parking spaces etc on what is left of their current property.
11. This Parish Council has for years been requesting that this section of Shropham Road has a pavement installed because of the heavy use of this road by cars, HGV's etc, the elderly and children that use this route to come and go from the village school etc currently have to get out of the way when speeding cars or HGV's come into the village, further parked cars etc would cause a danger to others.
12. If development does takes place then the applicant should be requested to pay part, or all of the cost of a pavement along this section of Shropham Road (Norfolk County Council Highways Department have stated that a pavement should be installed, this was one of their comments when the same applicant sold the field opposite for development some 8 yrs ago). The Parish Council asks that this recommendation by Highways be acted upon.
13. THE PARISH COUNCIL ASKS AGAIN THAT A 20MPH SPEED LIMIT BE CONSIDERED WITHIN THE VILLAGE, AND ASKS THAT BRECKLAND SUPPORT US IN THIS APPLICATION TO HIGHWAYS.
14. The applicant has failed to supply detail as to what type of brick they intend to use (it should be rendered to match adjacent properties), plus there is no detail as to the type, or colour of the windows).
15. The demolition of the existing single story outbuilding to the south west of the Clay Lump Barn will have a dramatic effect on the properties on the opposite side of the Shropham Road. The proposed two story Terraced Houses windows will look directly onto and into the properties opposite, if windows cannot be re sited then the glass should be obscure.
16. The potential new build should be of more sympathetic style than that currently proposed.
17. The Parish Council would ask that Breckland request that the applicant look into the possibility of a Barn Conversion before this Clay Lump Barn be demolished.
18. Because of this application the existing adjacent dwelling "North Farm" will now have a small rear access for off road parking. "North Farm's" current rear access provides 'off road' parking for the current occupier's three cars plus various pieces of agricultural machinery. If their cars and machinery have to be parked on the road because of lack of space etc this will cause a serious obstruction to all road users on what is already a narrow section of the Shropham Road.
19. The Parish Council request that Breckland serve a Building Preservation Notice (BPN) on the applicant as the barn is in danger of being demolished. We also request that Breckland serve a Building at risk Notice (BaR) as this is an historic building at risk of neglect, so as to gain permission for demolition.



20. The Parish Council will be making an application to English Heritage for listing the Barn, based upon its age and its uniqueness within the Village.
21. There is also an ancient Flint and Brick wall adjoining "North Farm" to the South west, which fronts onto Shropham Road. The Parish Council will also be making an application to English Heritage that this wall is listed and that no part of the wall is altered.
22. The Latest Survey states Section 5.
- 5.1 ...Two types of Bats are using the Barn (OCT 2006), but 5.2 statesNo evidence was found.....that Bats are using the Barn (2007)
- 5.3 Also states that the results of the surveys were obtained over a two-year period... In addition, bats use the barn to roost in late autumn.
- As the First survey was carried out in October 2006 and the last Survey was carried out on 25th September 2007, it is not even a year so the Parish Council is not sure why the latest survey is given false information to Breckland and others
23. THE PARISH COUNCIL STRONGLY OBJECT TO THE DEMOLITION OF THIS BARN AND THE PARISH COUNCIL OBJECT TO THE DESTRUCTION OF A PROTECTED SPECIES HABITAT WITHIN THE BARN

WE RESPECTIVELY REQUEST THAT THIS APPLICATION BE REFUSED PERMISSION ON THE GROUNDS SET OUT ABOVE.

14 JUL 2008
COUNCIL