

Delegated Report



Application number:	1/1095/2020/FUL
Registration date:	27 November 2020
Expiry date:	22 January 2021
Applicant:	Mr M Elliott
Agent:	Trewin Design Architects
Case Officer:	Tracey Blackmore
Site Address:	Barns At Matcott Farm, Sutcombe, Devon,
Proposal:	Proposed conversion of redundant barns to 3no. dwellings (Affecting a Public right of Way)
Recommendation:	GRANT

Relevant History:

Application No.	Description	Status	Closed
1/1085/2020/FUL	Proposed conversion of redundant barns to 1no. dwelling and 1no. holiday let	PER	09.02.2021
1/0791/2002	BIOFERTILISER TANK	PER	25.06.2002
1/1838/1980	ERECTION OF AGRICULTURAL WORKERS DWELLING, PT.PLOT 369, MATCOTT FARM, SUTCOMBE	REF	06.01.1981
1/0112/1981	OCCUPATION OF AGRICULTURAL WORKERS	PER	31.03.1981
1/1085/2020/FUL	Proposed conversion of redundant barns to 1no. dwelling and 1no. holiday let	PER	09.02.2021

Site Description & Proposal

Site Description:

'Matcott Farm' is in open countryside, approximately two miles east of the village of 'Sutcombe.' The site forms a redundant farmstead, currently occupied by a selection of modern and traditional agricultural building. These building are being proposed for conversion to a residential use.

A prior notification for the change of use of agricultural building to 1 no. dwellinghouse and associated building operations under Class Q has been granted to Barn D (REF: 1/1089/2020/AGMB)

A planning application has been approved for 'one dwelling and one holiday let' to Barns E and F (REF 1/1085/2020/FUL)).

There are residential properties to the north west 'Matcott Manor,' and 'Matcott Farm,' an agricultural worker dwelling, (planning reference 1/0112/1981), to the south east 'of the site. To the north and east of the site is agricultural land.

The site is accessed via a private access track to the south of the site, which leads onto the adjacent classified highway (A388).

A Public Right of Way (PROW) Sutcombe Public Footpath number 8 leaves the county road and runs northwards of the site, as the access track to the proposed dwelling and holiday let.

Proposed Development:

The application is seeking full planning permission for the conversion of redundant barns (Barns A and B) to three dwellings and associated curtilage and parking area.

The resultant dwellings would all be single storey. Unit 1 and 2 would include a large open planned kitchen/lounge area, separate utility room, two bedrooms (one with an en-suite) and a bathroom. Unit 3 would include a large open planned kitchen/lounge area, three bedrooms (two with en-suites) and a bathroom.

Existing openings within the structure will be retained, with new window and door openings. The existing walls are to be retained as natural stone, with vertical timber cladding to infill openings, under a slate roof. The new window openings are to be timber with composite timber effect doors.

The proposed block plan demonstrates two parking spaces and a separate amenity area to be provided for units 1 and 2 to the east of the proposed dwellings. Unit 3 has a two-parking space and a separate amenity space to the north of the unit. A combination of stone walling, hedge banks and timber board fencing is proposed to the south, north, and east elevation which will form the boundary to the site.

Consultee representations:

Sutcombe Parish/Town Council:

Thank you for consulting Sutcombe Parish Council regarding this development.

After discussions by phone and email the Parish Councillors approve this application in principle, but the following issues have been made raised:

- 1) Concerns regarding access
- 2) Serious concerns regarding the approach roads of the site, as they are in a very poor state of repair.

Devon County Council (Highways):

Apply standing advice.

DCC Rights Of Way:

It would appear that the proposed development will not directly affect the footpath, however the main access route into and through the farmyard, running directly in-front of the barn, proposed for development, is also the line of the footpath. The applicant would need to ensure that the footpath is

not obstructed or compromised during development and that the continued integrity of the footpath remains intact.

I would remind the applicant that Planning Permission does not grant the right to close, alter or build over a Public Right of Way in anyway, even temporarily. Therefore, should the application be successful, the applicant must ensure that the way remains open and available to the public at all times, including during the period of construction activity such as with buildings materials, or spoil and contractors vehicles and plant etc. Should it be necessary to permanently divert the path to enable development to take place, this can be achieved by the Local Planning Authority through section 257 of the Town and Country Planning Act 1990. If a temporary diversion or closure is required during construction works then the applicant may apply to DCC for a temporary closure order.

Conservation Officer:

Thank you for the consultation on this. Farmsteads that have not been modernised are now a very rare resource in heritage terms. This holding has early stone buildings and later additions to the yard which show the changing trend in agricultural practise in this area. There was a period of very rapid change post joining the common market when farms benefited from subsidies for certain schemes... beef, sheep etc and the farmsteads rapidly had to adapt to benefit.

The fact that this cluster of barns make up a traditional farmstead makes this of interest in terms of understanding the types of building, its evolution and the layout of the stead.

Historic England have carried out research in these areas which add to the understanding of how the countryside and farmsteads evolved and this informs how best to re-use these buildings as they become redundant.

In this case the proposal does seek to re-use the traditional form of the barns and re-uses the openings. There is a dependence on roof lights but given that few new openings are proposed this is a reasonable proposal.

I would ask that the roof windows are flush fitting with the plane of the roof and that any new windows and doors are recessed into the existing openings to give a good shadow line.

Also the meter boxes and bin storage should be planned in at this stage to avoid the addition of such structures at a later point.

It is also important to secure the boundary treatment so that the farmstead still reads as a holding within the landscape rather than a cluster of buildings segregated by 2 metre close boarded fences. The boundary treatment for the main amenity areas needs to use natural boundaries such as hedges and earth banks.

Environmental Protection Officer:

1st response - 3rd February 2021.

In relation to the above application, the Environmental Protection Team comments are outlined below.

Residential Amenity

The application site forms part of a wider farmstead consisting of several adjoining agricultural buildings such that, depending on their use, may adversely impact the residential amenity of the proposed dwellings subject of this application. For example, livestock accommodation may potentially result in detriment to amenity from noise, odour and fly nuisance associated with livestock. It is noted that the largest agricultural building, marked Barn G, is to be removed as well as other buildings, marked Units 4 and 6, proposed for residential use as the subject of another current application (ref. 1/1085/2020/FUL). However, the presence of these neighbouring buildings must be considered in isolation for the purpose of this application. Should planning consent be granted, the Environmental Protection Team recommends the imposition of a condition restricting the use of the remaining buildings for livestock accommodation and the storage of slurry and silage in order to protect residential amenity. For the avoidance of doubt, the buildings would include Units 4, 5 and 6 as well as Barns A, B, C, D, E, F and G. It is acknowledged that some of these buildings may be removed to

accommodate the proposed development.

Land Quality

There appears to be no detailed information on the historic use and subsequent land quality of the application site. Agricultural use has the potential to result in ground contamination and ground conditions that may be harmful to human health or unsuitable for occupation without remediation. Given the sensitive end use, it is imperative that the application site is appropriately assessed for any potential contamination. Should planning consent be granted, the Environmental Protection Team recommends the imposition of the Authority's full standard contaminated land condition.

Foul Drainage

It is indicated that the proposed development will be served by a package treatment plant discharging to a drainage field. Unfortunately, no detailed information has been provided to assess the suitability of the foul drainage provision. The Environmental Protection Team will require a FDA assessment form, percolation tests and calculated drainage field area for review.

2nd response – 8th February 2021.

Thank you for providing the additional information on the foul drainage provision for the above site and subsequent applications. The percolation test results indicate that the ground is suitable to accommodate a drainage field and sufficient land is available for its implementation. The Environmental Protection Team is satisfied that the application sites will be served by a satisfactory foul drainage provision.

Representations:

Number of neighbours consulted:	3	Number of letters of support:	0
Number of representations received:	3	Number of neutral representations:	1
Number of objection letters:	2		

There has been 2 objections and 1 representation received, raising the following issues:

Wildlife concerns - when the birds are converted, where do all the birds, bats, mammals, and insects go when they have been evicted from the barns?

The Public Right of Way (PROW) must be up held and the path no altered or closed.

Public Right of Way (PROW) - Ramblers do not have a specific objection to this application but would like the following comments to be considered when the application is decided. Sutcombe Public Footpath number 8 leaves the county road and flows the same line northwards, as the access track to the proposed dwelling and holiday let. We agree with the comments of Martin Caddy, the DCC Rights of Way Warden in his letter. We would also like to add concern for privacy and security.

Inaccuracies of submitted proposal plans.

The potential for the west facing roof lights – particularly on unit 2 and 3 to cause overlooking issue to adjacent neighbouring property.

Policy Context:

North Devon and Torridge Local Plan 2011-2031:

ST01 (Principles of Sustainable Development); ST03 (Adapting to Climate Change and Strengthening

Resilience); ST04 (Improving the Quality of Development); ST07 (Spatial Development Strategy for Northern Devon's Rural Area); ST14 (Enhancing Environmental Assets); ST15 (Conserving Heritage Assets); DM01 (Amenity Considerations); DM02 (Environmental Protection); DM04 (Design Principles); DM05 (Highways); DM06 (Parking Provision); DM07 (Historic Environment); DM08 (Biodiversity and Geodiversity); DM08A (Landscape and Seascape Character);

Government Guidance:

NPPF (National Planning Policy Framework); NPPG (National Planning Practice Guidance); NERC (Natural Environment & Rural Communities); WACA (Wildlife & Countryside Act 1981);

Planning Considerations

The main considerations in the determination of this application are:

1. Principle of Development
2. Character and appearance of the Area
3. Residential Amenity
4. Highways
5. Drainage
6. Ecology
7. Other matters.

1.Principle of Development:

Section 38 (6) of the Planning and Compulsory Act 2004 states that key consideration in the determination of a planning application is the development plan. Applications should be determined in accordance with the development plan unless material planning considerations indicate otherwise. For the purpose of the development plan the statutory development plan is comprised of the North Devon & Torridge Local Plan 2011 – 2031 (adopted 2018) (NDTLP). The NPPF must be taken into account and is a material planning considered in planning decisions.

In policy terms, the entire site is located within the open countryside. Policy ST07 (4) of the NDTLP states 'that in the countryside, beyond local centres, villages and rural settlements, development will be limited to that which is enabled to meet local economic and social needs, rural building reuse and development which is necessary restricted to a countryside location'.

The application is seeking the reuse of rural buildings and therefore accords with the principle of Policy ST07 in the NDTLP.

Policy DM27 of the NDTLP concerns the Re-use of Disused and Redundant Rural Buildings', and states that the conversion of redundant and disused rural buildings will be supported where:

- (a) such conversion would not harm any intrinsic qualities and historic interest of the building;
- (b) the proposal will have a positive impact on the immediate setting of the building and the wider rural character is protected;
- (c) development can be achieved without significant external alteration, extension or substantive rebuilding;
- (d) suitable highway access can be provided and the surrounding highway network can support the proposed use(s); and
- (e) any nature conversion interest within the building or wider site is retained.

This is in conformity with paragraph 79 of the NPPF which strictly seeks to avoid the development of isolated homes in the countryside unless one or more exceptions are met, including at 79 (c) 'the development would re-use redundant or disused buildings and enhance its immediate settings'.

The building is currently disused and was historically used for agricultural purposes in conjunction with the farming activities at Matcott Farm. Due to the limited size of the building and the existence of modern agricultural buildings elsewhere on the farm holding, it is accepted that the building is no longer required or suitable for modern agricultural purposes.

Due to the lack of viable agricultural use, the buildings are starting to fall into some dis-repair, although retains their structural integrity. The Supporting Statement confirms that the buildings can be converted utilising the existing structure without substantive rebuilding as is required within Policy DM27 (c). These repair works will ensure that the maximum amount of historic fabric is retained.

The requirements set out within DM27 (a-e) are further considered under the relevant sections below, however, the principle of development is support by Policy DM27.

Notwithstanding the above, as a result of the Burwood Appeal (APP/W1145/W/19/3238460), the Council accepts that it cannot currently demonstrate a five-year supply of deliverable housing sites (5YHLS); with the appeal concluding that there is a supply of 4.23 years across Northern Devon. By virtue of not being able to demonstrate a five year supply of deliverable housing sites (footnote 7, NPPF), there is a need to apply the presumption in favour of sustainable development (the 'Presumption') (paragraph 11(d), NPPF) as a material consideration in determining planning applications for housing.

Paragraph 11 (d) notes:

'Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, Local Planning Authorities should grant planning permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance (National Parks, AONB, SSSI, Heritage Assets, Habitat Sites) provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'

For the purposes of the Presumption, policies of the development plan are not considered to be automatically out-of-date by virtue of not being able to demonstrate a 5YHLS. Whether a policy of the development plan is out-of-date is a matter for the decision taker, in light of their substance and considering their conformity with the NPPF. As the NDTLP was adopted relatively recently, none of the policies are generally considered to be out-of-date for the application of the Presumption.

The Presumption is set out in two parts by Paragraph 11 (d) of the NPPF, however, as this proposal does not harm a 'protected area', the decision taker in this case needs to consider the NPPF's requirement to grant permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits - the so-called tilted balance (Paragraph 11(d)(i), NPPF).

Due to the lack of a five-year housing land supply, the planning considerations will need to be weighed up within the planning balance with the NPPF's requirement to grant permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits as a material consideration. Further planning considerations are set out below.

2. Character and appearance of the Area

Paragraph 124 and 130 of the NPPF states that development should respect local character, history and reflect the identity of local surroundings. Planning policies ST04 and DM04 of the NDTLP sets out design principles that should be achieved within a planning proposal. The design principles include design being of a high quality and the need to integrate effectively with its surroundings and reinforce local distinctiveness.

The design and appearance of the conversion is sympathetic to the existing buildings (with numerous window and door openings) retaining its character and historical appearance.

A condition has been attached to ensure the roof lights are flush fitting in the interests of the character and appearance of the building.

The proposal will have a positive impact on the immediate setting of the buildings and the wider area by removing the existing dilapidated buildings to form parking areas and an amended site plan has been submitted to include a new Devon hedge bank to the southern boundary of the site, in accordance with Policy DM27 (b).

The selection of materials reflects the existing with an improvement in suitability and the quality proposed.

It is recommended that permitted development rights be removed to ensure that the Local Planning Authority has the ability to consider future worst that may be considered harmful.

For the reason discussed above, it is considered that the proposal satisfies the policy requirements that relate to the character and appearance of the site and wider area.

3. Residential Amenity

Policy DM01 of the NDTLP confirms that development will be supported where it would not harm the amenities of neighbouring occupiers or uses or result in harm to the future occupiers of the development from existing or allocated uses.

An objection was received from the neighbouring property (Matcott Manor) to the north west of the site (via a planning agent). The objections related to concerns over inaccuracies and missing information on the submitted plans and the potential for the west facing roof lights (to units 2 and 3) to overlook Matcott Manor. These concerns were forwarded to the agent and amended plans were received which resolved the accuracies of the drawings. Additionally, a cross section drawing was requested to demonstrate that the roof lights were at a height which would not result in any overlooking issues to the adjacent neighbouring property. The cross sections drawings were sent to the agent and an e-mail was received advising that this addresses their concerns.

There is a sufficient amenity area proposed to allow or good living conditions for the proposed dwellings.

The Council's Environmental Protection Officer has been consulted on this application and has no objection in respect to amenity issue. The EP Officer has recommended that the imposition of a condition restricting the use of the remaining buildings for livestock accommodation and the storage of slurry and silage is added to any recommendation in order to protect residential amenity, a construction works condition and a contaminated land condition be added to any recommendation. These conditions have been added as part of this recommendation.

Taking account of the above, it is considered that the proposal accords with Policy DM01 of the NDTLP.

4. Highways and Parking

Policy DM05 of the NDTLP requires development to have safe and well-designed vehicular access and egress, adequate parking and layouts which consider the needs and accessibility of all highway users including cyclists and pedestrians and all development shall protect and enhance existing public rights of way, footways, cycleways and bridleways and facilitate improvements to existing or provide new connection to these routes where practical to do so. Policy DM06 states that proposal will be expected to provide an appropriate scale and range of parking provision to meet anticipated needs.

Paragraph 109 of the NPPF advises that development should only be prevented or refused on

highway grounds if there would be unacceptable impact on highway safety, or where the residual cumulative impact of development are severe.

The proposed site plan identifies a dedicated area for off road parking to serve the proposed change of use, which includes appropriate turning and manoeuvring area. The proposal is therefore considered to be in accordance with Policy DM06 of the NDTLP.

The vehicle access for the proposed dwelling is to be the existing private access track, which is currently used to access the existing farmstead. The submitted site plan illustrates that this access achieve an appropriate level of visibility.

Taking account of the above, the proposal is not considered to be in conflict with policies DM05, DM27 (d) and Paragraph 109 of the NPPF.

5. Drainage

Policy DM02 of the NDTLP requires that development must not result in unacceptable impacts in relation to pollution of surface or ground water, whilst Policy DM04 of the NDTLP established that water management must be addressed by development.

The foul drainage is proposed to be dealt with via a package treatment sewage treatment plant. The Council's Environmental Protection officer was consulted and requested additional information to ensure the proposed dwelling and holiday let could be adequately served by the foul drainage provision. The agent submitted additional information which included percolation test results to indicate that the ground is suitable to accommodate a drainage field and sufficient land is available for its implementation. The Environmental Protection Team is satisfied that the application site will be served by a satisfactory foul drainage provision.

Surface water drainage will be dealt with via a soakaway, given the extent of land owned this will be achievable.

Taking account of the above, it is considered that the proposal accords with Policy DM02 and DM04 of the NDTLP.

6. Ecology

Local Planning Authorities have a statutory duty to ensure that the impact of development on wildlife is fully considered during the determination of a planning application under the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006. The Conservation of Habitats and Species Regulations 2010 (Habitats Regulations 2010). This is further reinforced by Policies ST14 and DM08 of the NDTLP.

A Preliminary Ecology Report has been submitted in support of this application. This concludes there is no evidence of any bat, birds or other protected species in Barns E and F. Therefore, no further survey work is required.

The Preliminary Ecology Report does recommend a number of mitigation measures, to include a bird/bat boxes and a dedicated barn owl box or suitable roof space shall be incorporated within Barn A, to be incorporated as part of the proposal. The agent has agreed to these mitigation measures and biodiversity gains (additional of two bat boxes and a barn owl box) and amended elevation plans were submitted with the proposed bats boxes and barn owl box annotated on the drawings.

Taking account of the above, it is considered that the proposal would represent a net gain in biodiversity in accordance with Policies DM08, DM27 (e) and ST14 of the NDTLP.

7. Other Matters

A Public Right of Way (PROW) Sutcombe Public Footpath number 8 leaves the county road and runs

northwards of the site.

DCC Rights of Way Officer has been consulted and advise the following:

“It would appear that the proposed development will not directly affect the footpath, however the main access route into and through the farmyard, running directly in-front of the barn, proposed for development, is also the line of the footpath. The applicant would need to ensure that the footpath is not obstructed or compromised during development and that the continued integrity of the footpath remains intact”

An informative has been attached to this permission to ensure that the Public Right of Way remains open and available to the public at all times, including during the period of any construction activity such as with building materials and contractors' vehicles and plant. Should it be necessary to temporarily divert or close the path during construction works the applicant may apply to DCC for a temporary traffic order.

Human rights

Consideration has been given to the Human Rights Act 1998.

Conclusion

It is therefore considered that subject to the compliance with the attached conditions and taking into account all other material planning considerations, including the development plan the proposal would be acceptable.

Recommendation

GRANT subject to the following conditions

- 1 The development to which this permission relates must be begun no later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the time requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

Reason: To ensure the development is carried out in accordance with the approved plans.

- 3 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order) no development of the types described in Part 1, Classes A-E and Part 2, Class A of Schedule 2, other than that hereby permitted shall be carried out without the further grant of planning permission.

Reason: In the interest of preserving the character of the converted building

- 4 Construction works shall not take place other than between 0730hrs and 1800hrs on Mondays to Fridays, Saturdays between 0900hrs and 1700hrs and at no time on Sundays and Bank Holidays.

Reason: To protect the amenities of neighbouring properties.

- 5 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions a) to d) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition d) has been complied with in relation to that contamination.

a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Approval by the Local Planning Authority of the report submitted at this stage will confirm whether there is a need to undertake remediation measures under conditions b), (c) and (e) below.

b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local

Planning Authority.

d) Reporting of 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 the requirements of condition a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition b), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition c).

e) Long Term Monitoring and Maintenance

Where an approved remediation scheme includes a requirement for a monitoring and maintenance scheme to ensure the long-term effectiveness of the proposed remediation over time, a report setting out monitoring and maintenance requirements must be submitted in writing for the prior approval of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: 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.

- 6 From the date of commencement of the residential use hereby approved (Barns A & B), the agricultural buildings known labelled as Barns C, D, E, F and G, on the approved Site Plan, drawing numbered 07851-TDA-DR-PL-0013 Revision P05, shall not be used for housing livestock and the storage of slurry and/or silage.

Reason: In the interests of residential amenity.

- 7 All new windows and doors hereby permitted shall be recessed into the existing openings unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the building

- 8 The rooflights hereby permitted shall be flush fitting with the outside face of the roof.

Reason: In the interests of the character and appearance of the building.

- 9 The development shall be carried out in accordance with the recommendations set out within the submitted Ecological Impact Assessment prepared by J.L.Ecology Ltd and dated October 2020. For the avoidance of doubt, mitigation includes the timing of works outside bird nesting season (March - August) and a dedicated barn owl box or suitable roof space shall be incorporated within Barn A.

Reason:

To ensure the ecological impact of the scheme is acceptable in accordance with DM08 and ST14 of the NDTLP.

Plans Schedule

Reference	Received
07851-TDA-DR-PL-0024 P01	27.01.2021
07851-TDA-DR-PL-0009 P03	27.01.2021
07851-TDA-DR-PL-0016	27.11.2020
07851-TDA-DR-PL-0013 P05	08.02.2021
07851-TDA-DR-PL-0027 P01	10.02.2021

Informatives

01. The applicant is informed that they must ensure that the Public Right of Way remains open and available to the public at all times, including during the period of any construction activity such as with building materials and contractors' vehicles and plant. Should it be necessary to temporarily divert or close the path during construction works the applicant may apply to DCC for a temporary traffic order.

Statement of Engagement

The National Planning Policy Framework (paragraphs 38) requires local planning authorities to work positively and proactively with applicants to achieve sustainable development. Throughout the application process guidance has been given to the applicants and all outstanding issues have been identified.

In this instance the Council required additional information following the consultation process. The need for additional information was addressed with the applicant and submitted for further consideration.

The Council has therefore demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.