

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 2nd March 2005
AUTHOR/S: Director of Development Services

S/0651/04/F - Great Eversden
Conversion and Extension of Barn into One Dwelling, Fox Farm, High Street
for P & M Tebbit

Recommendation: Refusal
Date for Determination: 21st May 2005

Departure Application

Members will visit this site on Monday 28th February 2004.

Site and Proposal

1. Fox Farm, Gt Eversden is located to the north of the main village on the outside of a sharp bend. This full application, as amended by drawings received 18th August 2004, proposes the extension and conversion of an existing brick barn at Fox Farm, High Street, Gt Eversden into one dwelling.
2. Immediately to the north of the building is an existing dwelling. There is a mobile home and a collection of other low agricultural buildings within the site, which are to be removed as part of this application.
3. The existing brick building measures 11m x 6.5m with a ridge height of 4.7m. The proposed addition to the building will extend its length by a further 4.5m. The proposed dwelling will have two bedrooms and will be roofed in slate.
4. The application as originally submitted proposed a larger extension to the building to form two dwellings. However, although advised by the case officer that an objection would still be raised in principle, the proposal has been amended to one dwelling to be used specifically for disabled tourists.
5. A statement in support of the original application is attached as an appendix to the preceding item. It states that the aim is to convert the building to National Accessible Scheme guidelines for a facility specifically designed for disabled tourists and their carers. The building is adjacent to the farms old brick pits where guests would be able to enjoy the peaceful surroundings, or fish.
6. A structural survey submitted with the application states although the existing structure appears to be in a reasonable condition, some strengthening and repair will be required. Large sections can be retained and incorporated into the new structures with materials for the repair works being sympathetic to the original structures.
7. The site is outside the village framework and in the Cambridge Green Belt

Planning History

8. There is no relevant planning history.

Planning Policy

9. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") states that development in the countryside will be restricted to that which is demonstrated to be essential in a particular rural location.
10. **Policy GB2** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") states that planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated. Development is defined as inappropriate unless it comprises, amongst others, the re-use of buildings provided that a) the development does not result in a materially greater impact on the openness and purpose of the Green Belt; b) strict control is exercised over any proposed extensions and associated uses of surrounding land; c) the buildings are of permanent and substantial construction and capable of conversion without major or complete reconstruction and; d) the form, bulk and general design of the buildings are in keeping with their surroundings.
11. **Policy RT10** of The Local Plan states that the District Council will support the conversion of buildings to holiday accommodation where a) the building is in sound condition and is capable of being reused without significant extensive rebuilding, extension, or alteration; b) the building itself and the proposal are of an appropriate scale, environmentally acceptable and in keeping with the character of the area and any surrounding buildings and; c) together with the cumulative effect of neighbouring proposals, development would have an acceptable impact on the character and amenity of the locality. Planning permission will be dependent on a Section 106 Agreement to limit the use of the accommodation to short-term holiday lets.

Consultations

12. **Great Eversden Parish Council** recommends approval. "This application was strongly supported."
13. The **Environment Agency** request for conditions requiring the submission of schemes for foul and surface water drainage and adds safeguarding comments.
14. The **Chief Environmental Health Officer** requests conditions restricting the hours of operation of power driven machinery during the period of construction, and a scheme for the investigation of any contamination of the site. Informatives should be attached concerning the use of driven pile foundations, burning of waste.
15. The comments of the **Building Control Manager** will be reported at the meeting.

Representations

16. None received other than the comments from the applicant in the letter that is attached as an Appendix to S/0559/04/F.

Planning Comments - Key Issues

17. The key issue to be considered are whether the proposed scheme complies with the aims of Policies GB2 and RT10 of the Local Plan.

18. The existing small brick building is of limited visual merit. The proposed scheme includes a significant extension to the building, which in my view will materially change its character and impact on the area. From our discussions, the applicant has not been able to design a scheme that does not require a significant extension. Had they been able to do so, the scheme could have been acceptable as is the scheme submitted under S/0559/04/F.
19. Although the proposal involves the removal of a mobile home and other agricultural buildings from the site I do not consider that this can outweigh the above concern.
20. In my view the proposal conflicts with the aims of Policy GB2 and RT10 of the Local Plan.

Recommendation

21. That the application be refused on the grounds that it is contrary to the aims of Policy GB2 and RT10 of the South Cambridgeshire Local Plan 2004.

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref. S/0651/04/F

Contact Officer: Paul Sexton - Area Planning Officer
Telephone: (01954) 713255