

**A07**

**F/TH/18/0186**

**PROPOSAL:** Change of use and conversion of existing former stable/barn buildings (Use Class sui generis) to 7 No holiday lets (Use Class C3) with associated parking and demolition.

**LOCATION:**

Cheesemans Farm Stables Alland Grange Lane Manston  
RAMSGATE Kent

**WARD:** Thanet Villages

**AGENT:** Mr Doug Brown

**APPLICANT:** Mr G Stroud

**RECOMMENDATION:** Approve

Subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**GROUND;**

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered GS/DB/12/17/1/1 (received 10/04/18), Proposed Revised Access (received 10/04/18), GS/DB/12/17/2 (received 10/04/18), GS/DB/12/17/5 (received 10/04/18), GS/DB/12/17/6 (received 10/04/18), GS/DB/12/17/9 (received 10/04/18), GS/DB/12/17/10 (received 10/04/18), GS/DB/12/17/12 (received 10/04/18), GS/DB/12/17/7/11 (received 26/04/18) and e-mail from Graham Stroud on the 3rd July 2018.

**GROUND;**

To secure the proper development of the area.

3 Prior to the first use of the development, the area shown on the plan titled Proposed Revised Access (received 10/04/18) for the parking of vehicles shall be operational. The area agreed shall thereafter be maintained for that purpose.

**GROUND;**

In the interests of highway safety

4 The development hereby approved shall incorporate a bound surface material for the first 5 metres of the access from the edge of the highway.

**GROUND;**

In the interests of highway safety.

5 Prior to the first use of the site hereby permitted the vehicular access approved and associated vehicle crossing point onto the highway, as shown on the shown on the approved plan titled Proposed Revised Access should be complete.

**GROUND;**

In the interests of highway safety.

6 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing Proposed Revised Access shall be provided and thereafter maintained.

**GROUND;**

In the interests of promoting increased cycling in accordance with policy TR12 of the Thanet Local Plan

7 Prior to the installation of any external windows and doors, joinery details at a scale of 1:20 of the windows and doors to include cross sections of glazing bars, elevations, mouldings and sections through shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

**GROUND;**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with advice contained within the National Planning Policy Framework.

8 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration to the holiday lets, or enlargement of a holiday let consisting of an addition or alteration to its roof; or any other alteration to the roof shall not be allowed without the granting of a specific planning permission.

**GROUND:**

In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.

9 The holiday lets, shall be occupied for holiday purposes only. No holiday let hereby approved shall be occupied as a person's sole or main place of residence.

**GROUND:**

The application is for short-term holiday accommodation only, and a more permanent form of accommodation would be contrary to Council's policies, in accordance with Policy H1 and paragraph 55 of the NPPF.

10 The owners/operators of the holiday lets hereby approved, shall maintain an up-to-date register of the names of all owners/occupiers of individual holiday lets on the site, and of their main home addresses and shall make this information available at all reasonable times to the local planning authority.

**GROUND:**

The application is for short-term holiday accommodation only, and a more permanent form of accommodation would be contrary to Council's policies, in accordance with Policy H1 and paragraph 55 of the NPPF.

11 No development shall take place until details of the means of foul drainage have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

**GROUND;**

To prevent pollution, in accordance with the advice contained within the National Planning Policy Framework.

**INFORMATIVES**

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

Planning permission does not convey any approval for construction of the required vehicular crossing, or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (web: [www.kent.gov.uk/roads\\_and\\_transport.aspx](http://www.kent.gov.uk/roads_and_transport.aspx) or telephone: 03000418181) in order to obtain the necessary Application Pack.

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

### SITE, LOCATION AND DESCRIPTION

The application site is accessed off the B2050 along Alland Grange Lane to the north-east of Manston Business Park. The buildings are located to the south-east of Cheeseman's Farmhouse, which is a Grade II listed building. The buildings face into a central courtyard which is hardsurfaced. The access to the site is approximately 110m from the junction with the B2050.

The majority of the traditional stable buildings are constructed in a yellow brick with corrugated green roofs still having stable doors in situ and timber window openings. All of the stables are single storey. A small element of the single storey stables is rendered and this element backs onto the listed building.

The two storey height barn is also constructed in yellow brick and has a green corrugated roof, at present there is a concrete block addition to the front. This building also faces into the courtyard.

### RELEVANT PLANNING HISTORY

No relevant planning history.

### PROPOSED DEVELOPMENT

Full planning consent is sought for the conversion of existing barn and stable buildings to 7 holiday let units with associated parking. The proposal also involves an element of demolition to remove an existing addition to the two storey barn and open barn parallel to the road and also to allow access.

Unit 1 (only two storey barn)- 5 bedroom holiday let, roof lights are proposed to provide light to the bedrooms at first floor together with additional openings within the front side and rear elevations

Unit 2 - 2 bedroom holiday let, additional openings are proposed in the rear elevation

Unit 3- 5 - 2 bedroom holiday lets

Unit 6 and 7 - 2 and 3 bedroom holiday let respectively. Require window openings to the top of the existing stable doors; facing into the courtyard

Each of the holiday lets would have their own lounge/kitchen areas and bathroom.

## DEVELOPMENT PLAN POLICIES

### **Saved Policies Thanet Local Plan 2006**

D1 - Design Principles  
D2 - Landscaping  
CC1 - Development in the Countryside (urban and rural confines)  
CC2 - Landscape Character Areas  
CC10 - Farm Diversification  
TR12 - Cycling  
TR16 - Car Parking Provision  
T1 - Tourist Facilities  
T3 - Self-Catering Accommodation

## NOTIFICATIONS

No third party representations received.

## CONSULTATIONS

**KCC Highways and Transportation:** Initially raised concerns about the proposed development on the basis that the existing access has poor visibility and is arranged such that turning to/from the north is very difficult and unlikely to be achievable in a single manoeuvre, requiring drivers to shunt back and forth in the highway.

Due to the proposed use which would be likely to generate an increase in vehicle trips over the permitted use as private stables. It was considered necessary to seek improved the access arrangements.

Following the receipt of amended plans for the development with revised access arrangements with improve visibility and access for visitors, no objections are raised in respect of highway matters subject to the following being secured by condition:

- \* Provision and permanent retention of the vehicle parking spaces shown on the submitted plans prior to the use of the site commencing.
- \* Use of a bound surface for the first 5 metres of the access from the edge of the highway.
- \* Completion of the access shown on the submitted plans, including any necessary vehicle crossing in the highway, prior to the use of the site commencing.

**TDC Recycling and Waste Manager:** As these are classed as holiday lets we wouldn't be expecting to collect waste from them as this would be considered trade waste.

**Environment Agency:** We have assessed this application as having a low environmental risk. We therefore have no comments to make. However there is no information about the

foul drainage. We expect it to go to main sewer, if that is not the case we will need to be re-consulted.

**Southern Water:** No objection, recommend an informative relating to connection to public sewerage system.

**KCC Ecological Advice Service:** No information in regards to protected species has been submitted with this application. As a result of reviewing the data we have available to us (including site photos, aerial photos, habitat surveys and biological records) and the information submitted with the planning application, we consider that the application will have a limited impact upon protected species. The site is predominantly hard surfaced and does not appear to show any features or habitats suitable for protected species. The building shows negligible potential for roosting bats, and does not meet the planning trigger list as identified by the Bat Conservation Trust (2016) Bat Surveys for Professional Ecologists.

Therefore, we consider that no further information in regards to ecology is required.

**TDC Conservation Officer:** No objection to the conversion of the stables

**TDC Environmental Health:** No comments.

## COMMENTS

The application is reported to Members as a departure from Policy CC1. The main considerations are the principle of development, impact on character and appearance and living conditions, highways and other matters.

### **Principle**

Planning consent is sought for the change of use and conversion of existing former stables/barn buildings to 7 holiday lets with associated parking.

In terms of the policy context the National Planning Policy Framework (NPPF), sets out a clear presumption in favour of sustainable development, with paragraph 19 advising great weight should be placed on the need to support economic growth. Moreover, chapter 3 seeks to support a prosperous rural economy through, amongst other things, promoting sustainable growth and expansion of all types of rural business through conversion of existing building. It specifically details that planning policies should support economic growth in rural areas. It further states:

"To promote a strong rural economy, local and neighbourhood plans should:

- \* support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- \* promote the development and diversification of agricultural and other land-based rural businesses;
- \* support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in

appropriate locations where identified needs are not met by existing facilities in rural service centres; and

- \* promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship."

The Good Practice Guide on Planning for Tourism (2006) also advises that the provision of essential facilities for visitors is vital for the development of tourism in rural areas. Tourism can be a key element in rural diversification; help to revitalize market towns and villages, support important rural services and facilities; and underwrite environmental schemes and improvement to the built and the natural environment. But at the same time, the planning system must aim to ensure that these benefits are achieved in the most sustainable manner possible.

Thanet Local Plan policy CC1 states that development will not be permitted in this location, unless there is an overriding need for it, which outweighs the requirement to protect the countryside.

Farm diversification is supported by Thanet Local Plan policy CC10, subject to a number of criteria. These include;

- \* whether the proposal is complementary to the agricultural operations on the farm
- \* the impact on the highway network
- \* living conditions of local residents
- \* character of area, loss of farmland
- \* use of existing farm buildings
- \* protected species
- \* whether the proposal is appropriate to the economic, social and environmental character of the area.

The acceptability of this proposed farm diversification scheme will be determined by an assessment of economic, social and environmental impacts of the proposal.

The extension and upgrade of tourist facilities in the District is supported by Thanet Local Plan policies T1 and T3, so as to attract tourists to the area and diversify and improve self-catering facilities in the district.

The above policies clearly provide support for the conversion of existing buildings for tourist accommodation which would be a form of business use, providing economic benefits to the District.

The proposed scheme seeks the change of use of existing buildings, rather than the erection of new buildings or the creation of larger buildings. The impact it would have on the surrounding countryside would therefore be limited and for this reason officers consider it to accord with the above policies.

Policies at both national and local level support the enhancement of existing tourist and leisure uses in rural areas. In principle the conversion of existing barns for tourist purposes in this location are considered acceptable, subject to the detail of the scheme which is

assessed below. A condition is however required to ensure that the accommodation is only used for holiday lets and not for general residential use given the countryside location of the development.

### **Character and Appearance**

The core theme behind the National Planning Policy Framework (NPPF) is the presumption in favour of sustainable development. In paragraph 56, the NPPF highlights that good design is a key aspect of sustainable development. Paragraph 57 highlights that it is important to achieve high quality and inclusive design for all land and buildings. If a proposal fails to achieve good design, paragraph 64 stipulates that permission should be refused where the design fails to improve the character and quality of an area.

Saved policy D1 of the Local Plan deals with issues pertaining to achieving a good quality scheme, in terms of design, use, density, form, scale, landscaping and habitat creation.

With regard to the buildings to be converted these positioned around a central courtyard and are constructed in both brick and render with corrugated roofs.

The development introduces a number of new openings including roof lights and limited other openings within the walls. The proposed window openings within the main walls of the barns are comparable in size and style to the existing openings. Collectively these alterations are sympathetic and maintain the character of the buildings whilst meeting the operational requirements of the end business use. It is recommended that window details are subject to a condition.

Given the quality of the barn and stables, their good state of repair, and proximity to the adjacent listed building it is considered that the proposed conversion for a positive re-use is a benefit both in terms of the visual amenity of the wider area, setting of the listed building and also the public benefit of the scheme which would, albeit relatively small, provide additional tourist accommodation to the district, enhancing the rural economy.

Given the above I consider that there will no adverse impact upon the character and appearance of the countryside.

### **Living Conditions**

With regard to the impact on neighbouring residents, the application site adjoins Cheeseman's Farmhouse, which is a residential dwelling. There are no other immediately adjoining dwellings.

Whilst there are windows are the rear of units 6 and 7 which would face into the amenity space of Cheeseman's Farmhouse these are at high level, and are therefore considered appropriate. I therefore consider that the proposed development will not result in material harm.

It is confirmed that the Environmental Health team have raised no comments in relation to this proposal.

It is considered that the proposed conversion would provide a good standard of holiday let/tourist accommodation but would not be suitable for permanent residential purposes.

## **Transportation**

Following comments from the KCC Highways team the plans were amended to create a new access to the immediate north of the existing access which would improve the existing limited visibility to the south and allow turns to/from the north in a conventional manner.

The KCC Highways have now confirmed that they have no objections to this revision subject to a set of conditions should the application be approved. Conditions suggested include provision and permanent retention of the vehicle parking spaces, bound surface for the first 5m and completion of the access as shown on the approved drawings.

The development would provide 10 on-site parking spaces, (in the central courtyard and in an existing lean to) and as such would accord with policy TR16 of the Local Plan. This level of parking is considered to be acceptable to serve the proposed development. In addition a cycle storage area has been provided to the side of unit 5.

For these reasons, the applicant has satisfied the KCC Highways in providing a safe access to both the proposed development.

## **Other matters**

### *Heritage*

The Council as Local Planning Authority has a duty under section 66 of the Listed Buildings Act to have special regard to the desirability of preserving (among the other things listed in that section) the setting of a listed building. The glossary annexed to the NPPF defines the "setting of a heritage asset" as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

The overall aims of paragraphs 132-134 of the NPPF which indicate that a balance applies; great weight should be given to the conservation of designated heritage assets and that where harm is identified that is less than substantial, the harm should be weighed against the public benefits. It is not disputed that the effect on the significance of heritage assets in this case would be 'less than substantial'.

The nearest listed building to the application site is Cheeseman's Farmhouse which is Grade II listed and is positioned to north-east of the application site.

The Conservation Officer has confirmed that he has no objection to the scheme. It is however suggested a condition can be attached to remove permitted development rights for means of enclosures. Taking into account the submitted scheme and no objection from the Conservation Officer, I am of the view that the application will bring back into use a number of traditional buildings that would offer a neutral impact upon the setting of the listed building.

### *Drainage*

The Environment Agency have confirmed that they have no objections to the proposal, although query where the foul sewage would be going; it should be to the main sewer. Details of foul drainage can be secured by condition.

Southern Water has requested that an informative be attached in relation to connection to public sewerage system.

### *Ecology*

From the information submitted the proposal would have a negligible impact upon ecology issues and no objection is raised by KCC Ecological Advice Service.

### *Use*

The holiday units are classed as C3 use class as such benefits from permitted development rights for householder works. In order to limit the potential for various alterations and extensions to the holiday units, which may be inappropriate in this countryside location, as such it is recommended that permitted development rights are removed.

## **Conclusion**

At the heart of the Framework is a presumption in favour of sustainable development. Paragraph 14 of the Framework advises that the presumption in favour of sustainable development is a golden thread running through both plan-making and decision-taking. There are three dimensions to sustainable development: economic, social and environmental.

I consider that there will be economic benefits to the local area and the positive contribution to Thanet's visitor economy; as the scheme would create jobs during the conversion period and once the holiday let use is in its day-to-day operation and furthermore future occupants could bring additional expenditure in the area. The scheme would therefore benefit the local economy and this is given significant weight.

In terms of social role of the development, the scheme would provide benefits in creating a high quality built environment providing a good standard of tourist/visitor accommodation.

The NPPF advises that the environmental aspect of sustainability includes contributing to protecting and enhancing our natural, built and historic environment; economic and social gains should be sought jointly and simultaneously with environmental improvement. The proposed scheme would bring back into use existing buildings, and the use proposed would

safeguard the buildings and prevent deterioration of the buildings with no adverse impact upon the countryside or the adjacent listed building.

In this case there are relevant policies relating to designated heritage assets that have to be considered. Paragraph 129 says that the impact of a proposal on the significance of a heritage asset should be taken into account, in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. It is considered that the scheme would result in less than substantial harm to the setting of the adjacent listed building and would in my view have the potential to offer a benefit in the re-use of these buildings.

The proposal will not give rise to conditions detrimental to highway safety, neighbour amenity and ecology subject to conditions.

The proposal therefore complies with the provisions of the development plan and national planning policies contained within the NPPF, and as such it is recommended that permission be approved subject to condition.

**Case Officer**

Gill Richardson

TITLE: F/TH/18/0186

Project Cheesemans Farm Stables Alland Grange Lane Manston RAMSGATE Kent

Scale:

