

REFERENCE NO - 15/510273/FULL		
APPLICATION PROPOSAL Replace existing barn with 2 holiday lets and new barn		
ADDRESS Parsonage Farm Kennelling Road Stalisfield Kent ME13 0JQ		
RECOMMENDATION Approve		
SUMMARY OF REASONS FOR RECOMMENDATION <ul style="list-style-type: none"> - The removal of the Atcost style Barn and erection of smaller traditional barn would enhance the surrounding area and setting of the listed building. - The construction of the small holiday lets in a traditional courtyard design would enhance tourism opportunities and would preserve the setting of the listed building. 		
REASON FOR REFERRAL TO COMMITTEE Parish Council objection		
WARD East Downs Ward	PARISH/TOWN COUNCIL Stalisfield	APPLICANT Mr Paul Goddard AGENT Anthony Swaine Architecture Ltd
DECISION DUE DATE 14/04/16	PUBLICITY EXPIRY DATE 08/02/16	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):		
SW/07/0209 – Two storey extension, internal & external alterations. Porch to front elevation – Approved		
SW/07/0208 – Construction of two storey extension, side extension and porch. Construction of detached garage – Approved		
SW/06/1252 – Listed Building Consent for conversion to annexe/holiday accommodation and associated internal and external alterations – Approved		
SW/06/1150 – Change of use to annexe/holiday accommodation and associated conversion works – Approved		

1.0 DESCRIPTION OF SITE

- 1.01 Parsonage Farm is located in the open countryside on Kennelling Road with views over the Kent Downs Area of Outstanding Natural Beauty. The farmhouse itself is a Grade II Listed property.
- 1.02 There is currently a large Atcost type barn measuring 21m x 15m in size and dates from around the 1960's. A cart-lodge in the property was granted planning permission in 2006 to be converted for use as an annexe.

2.0 PROPOSAL

- 2.01 The proposal is to demolish the large, unattractive Atcost style barn and to replace it with two holiday lets and a new, smaller more traditional barn. The holiday lets would be single storey with two bedrooms and would form a courtyard with the new barn and the existing cart-lodge.

3.0 PLANNING CONSTRAINTS

Area of Outstanding Natural Beauty KENT DOWNS

Area of Outstanding Natural Beauty Maidstone AONB directive

Listed Buildings MBC and SBC Ref Number: 20/SW

Description: G II PARSONAGE FARM, HILLSIDE ROAD, STALISFIELD, FAVERSHAM,

4.0 POLICY AND OTHER CONSIDERATIONS

Swale Borough Local Plan 2008

- 4.01 Saved Policies E1 (General Development Criteria), E6 (Countryside), E9 (Protecting the Quality and Character of the Borough's Landscape), E14 (Proposals affecting Listed Buildings), E19 (Achieving High Quality Design and Distinctiveness), B5 (Existing and New Tourist Attractions and Facilities).

5.0 LOCAL REPRESENTATIONS

- 5.01 A site notice was put up and consultation letters sent to neighbours, however no responses were received.

6.0 CONSULTATIONS

- 6.01 Stalisfield Parish Council objects to the application. They have concerns about the size of the application particularly in relation to the size and beauty of the existing farmhouse. If a smaller application had been made they may have been more amenable to the proposal.
- 6.02 KCC Ecology were consulted on the application, they stated that the new buildings should incorporate bird nesting and bat roosting opportunities. And that the demolition of the barn be outside of the breeding bird season. If that is not possible an ecologist must examine the site prior to any work commencing.

7.0 BACKGROUND PAPERS AND PLANS

- 7.01 Application papers for 15/510273/FULL

8.0 APPRAISAL

- 8.01 The most important consideration in this application is the effect the development would have on the setting of the listed building and the Kent Downs AONB. The current large, Atcost barn is dominant in its appearance on the site and is surplus to requirements for the applicants. They do however, still need a small barn and this is to be incorporated in the courtyard design of the holiday let cottages. The removal of the Atcost barn will be a significant improvement to the setting of the house and introduction of a U-shaped building group that includes a traditional but smaller barn along with two holiday cottages is an acceptable development.

- 8.02 There is some evidence that a courtyard did once exist on this site where the applicants are proposing the new development. The design of the holiday lets and barn takes on a traditional design in keeping with the listed farmhouse. The materials used in their construction would be flint, red brick and dark stained featheredge weatherboarding, plain clay tiles for the roof and timber doors and windows. The barn would also have the same materials with large timber barn doors. Policy E9 states *“The quality, character and amenity value of the wider landscape of the Borough will be protected and where possible enhanced”*. Policy E14 also states *“Proposals affecting a Listed Building, and/or its setting, will only be permitted if the buildings special architectural or historic interests, and its setting, are preserved”*. Both of these policies require the setting of the listed building and surrounding area to be preserved or enhanced, the removal of the large out of character barn and replacement with a smaller more traditional style and two small holiday cottages would indeed enhance the setting of both the listed building and the AONB.
- 8.03 A substantial design and heritage statement was provided with the application a number of key points are listed below:
- *“Planning Consultant sourced historic maps of that farm that indicated the historic form of the farmyard to the north and west of the converted cart-lodge as a U-shaped development as evidenced by the remains of flint walls to the north of the cart-lodge”*.
 - *“The proposed development is constructed of a mixture of field flint with red brick quoins and dressing at openings with sections of dark stained featheredge weather-boarding and cart openings or smaller openings with shutters in order to give the appearance of a simple set of traditional agricultural buildings”*.
 - *“The existing track currently serving the barn will be extended to the front of the proposed barn, providing access for farm machinery, specifically a tractor and storage for smaller farm equipment. Parking for the holiday lets will be provided on the existing ample driveway. The external space for the holiday lets will be confined to the courtyard”*.
 - *“The development will be set out so that the floor levels throughout the holiday lets will be fully accessible and will allow easy going wheelchair access from the proposed car parking area”*.
 - *“A fundamental decision was taken to design the proposals with traditional forms and materials so that the development would fit into the existing fabric of the farmstead and compliment the character of the historic farmhouse, rather than to propose more modern designs”*.
- 8.04 The Council is keen to promote new tourist facilities in accordance with policy B5 of the local plan that states *“The Borough Council will permit improvements to existing tourist facilities and the development of new tourist attractions and facilities, including serviced and self-catering accommodation in accordance with the Local Plan”*. As previously stated the two new holiday cottages and barn would preserve and

enhance the surroundings and would be in accordance with the policies set out within the Swale Borough Local Plan 2008.

9.0 CONCLUSION

- 9.01 In my opinion the proposals are in accordance with the relevant saved policies within the Swale Borough Local Plan 2008 and the removal of the existing barn and replacement with two holiday cottages plus a small barn, will enhance the setting of the listed building and will preserve the surroundings of the Kent Downs AONB.

10.0 RECOMMENDATION – GRANT Subject to the following conditions:

CONDITIONS

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) Prior to the commencement of development, details of the external finishing materials to be used on the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity and to ensure that these details are approved before development commences.

- (3) Detailed drawings at a suggested scale of 1:5 of all new external and internal joinery work and fittings together with sections through glazing bars, frames and mouldings shall be submitted to and approved by the Local Planning Authority before any development takes place. The development shall be carried out in accordance with the approved details.

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area and to ensure that these details are approved before development commences.

- (4) No development shall take place until constructional details at a suggested scale of 1:5 of the eaves and ridges has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area and to ensure that these details are approved before development commences.

- (5) The new development should incorporate bird nesting and bat roosting opportunities and the existing barn is to be demolished outside of the breeding bird season unless an ecologist has examined the site prior to development.

Reason: in order to safeguard protected species that may be present within or adjacent to the building.

- (6) The holiday let accommodation hereby permitted shall be used solely for the purpose of holiday accommodation and shall not be let or occupied by any person or group of persons for more than four weeks in any calendar year.

Reason: In order to prevent the permanent residential use of the buildings and having regard to the rural location of the site.

- (7) Upon completion of the development hereby permitted, no extensions or external alterations to the holiday accommodation hereby permitted, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 or not, shall be carried out.

Reason: In the interest of visual and local amenity.

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by

- Offering pre-application advice.
- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance the application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.