

Date: Tuesday, 15 September 2020

Time: 2.00 pm

Venue: THIS IS A VIRTUAL MEETING - PLEASE USE THE LINK ON THE AGENDA TO LISTEN TO THE MEETING

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NORTHERN PLANNING COMMITTEE

SCHEDULE OF ADDITIONAL LETTERS

NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting

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NORTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 15th September 2020		
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Item No.	Application No	Originator
6	20/02256/OUT	SC Conservation Manager.
<p>In considering the proposal due regard to the following local policies and guidance has been taken, when applicable: CS5 Countryside and Green Belt (if applicable), CS6 Sustainable Design and Development and CS17 Environmental Networks, MD2 Sustainable Development, MD13 Historic Environment and with national policies and guidance, National Planning Policy Framework (NPPF) published February 2019.</p> <p>The site is not in a Conservation Area nor within the setting of a Listed Building but is within the curtilage of Four Ashes Farm, and its associated farmstead. The farmstead was first identified and classified by the Historic Farmsteads Characterisation Project, 2008 – 2010, (ESA6427), largely from the digital version of the c.1900 OS large scale mapping. At that time it was described: Loose Courtyard comprising an L- Plan range with detached buildings to the third side of the yard. Additional Plan Details: Covered Yard. Date Evidence from Farmhouse: 19th Century. Date Evidence from Working Building(s): None. Position of Farmhouse: Detached, side on to yard. Farmstead Location: Hamlet. Survival: Partial Loss - less than 50% change. Confidence: High. Other Notes: Large L-range farm buildings, part of roof structure ruinous/to be converted to dwelling. Separate covered yards demolished, replaced by house. No longer in agricultural use.</p> <p>In the early and mid 2000's the farm buildings gained consent to be converted to two dwellings.</p> <p>We would consider Four Ashes and the farmstead previously associated with it to be non-designated heritage assets (as defined in Annex 2 of the NPPF) as they are still a legible farmstead group and retain the farmstead character and traditional construction materials.</p> <p>Whilst we do not wish to comment in great detail on this application we would note that the application is for a dwelling with garaging, however, the indicative house type and site plans do not show how a garage would be accommodated on the site whilst responding to the farmstead character and appearance and is likely to further crowd the site. Further thought should be given to the design of the dwelling and in this farmstead context and how it may also achieve garaging.</p>		

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