



J J M Planning

Independent Planning Consultancy Services

PLANNING STATEMENT

ADDRESS:

Sheepy Parva Farm
Wellsborough Road
Sheepy Parva
Atherstone
CV9 3RF

PROJECT:

Conversion of existing agricultural buildings to form one dwelling, together with a detached garage, landscaping and associated works

CLIENT NAME:

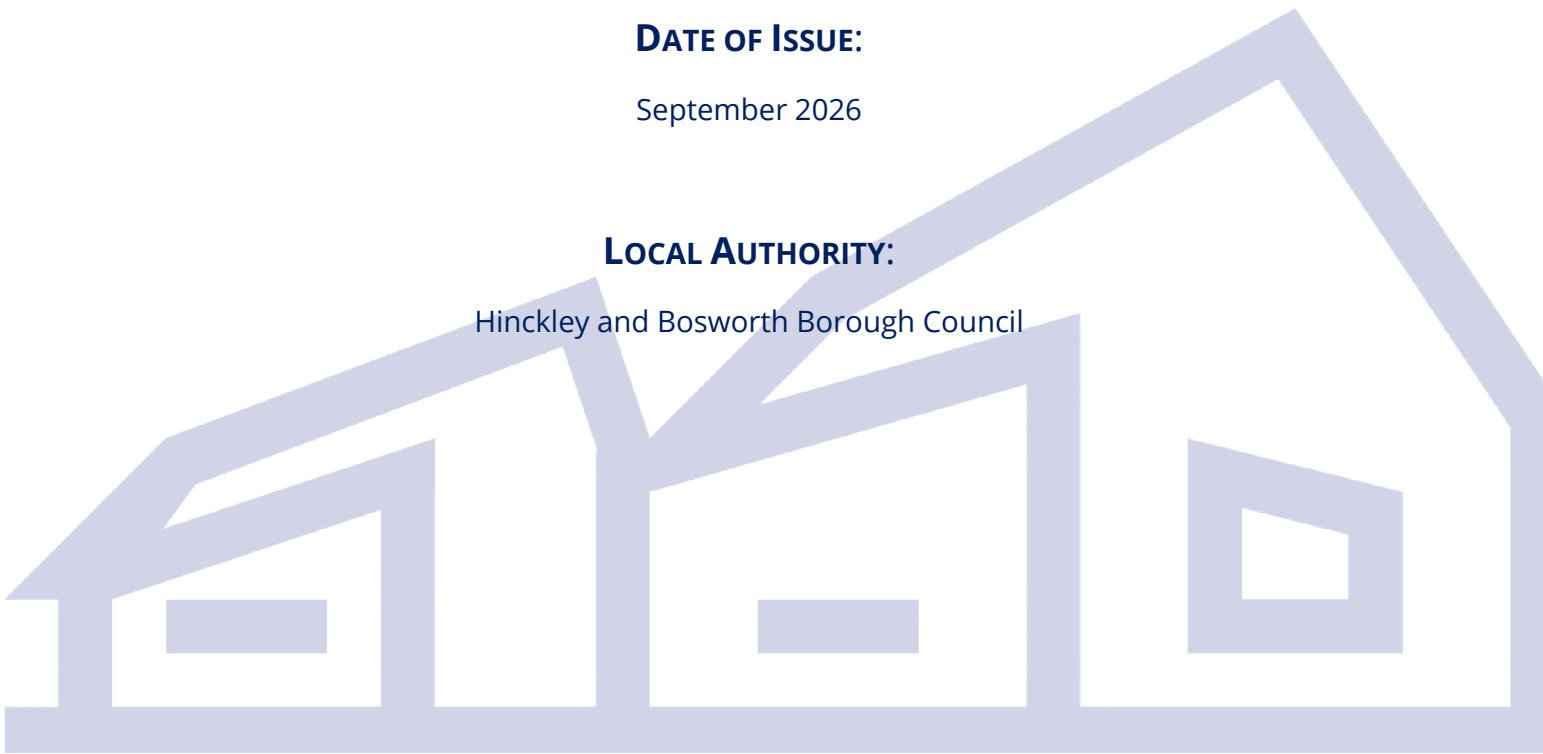
Mr Craig Miller

DATE OF ISSUE:

September 2026

LOCAL AUTHORITY:

Hinckley and Bosworth Borough Council





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1.0 INTRODUCTION AND SITE DESCRIPTION

1.1 This Planning Statement has been prepared on behalf of Mr Craig Miller in support of a full planning application for the conversion and change of use of the existing traditional agricultural buildings at Sheepy Parva Farm, Wellsborough Road, Sheepy Parva to form one dwelling. The proposal includes a detached double garage, associated hard and soft landscaping and domestic amenity space.

1.2 This statement should be read in conjunction with the accompanying documents which include:

Plans and Drawings prepared by David Granger Architectural Design Ltd;

Building Condition Survey prepared by Sansom Hamilton & Co;

Bat Report prepared by Alca Ecology Ltd; and

Application Forms.

1.3 This statement describes the site and proposal and assesses the development against the adopted Development Plan and the national decision making policies contained within the National Planning Policy Framework published in August 2026.

1.4 Sheepy Parva Farm lies on the eastern side of Wellsborough Road at the eastern edge of Sheepy Parva. The site forms part of an established farmstead containing the farmhouse and a range of traditional and more modern agricultural buildings. The application buildings form a compact courtyard immediately adjoining the farmhouse and are set well back from Wellsborough Road behind existing vegetation and the established farm access.



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- 1.5 The traditional buildings comprise four connected or closely related brick structures arranged around the courtyard as shown in Figure 1 below. They are predominantly constructed in traditional red brick, with pitched roofs historically finished in plain clay tiles or agricultural sheeting. Their scale, form and materials are characteristic of the agricultural origins of the site and make an important contribution to the identity of this part of Sheepy Parva.

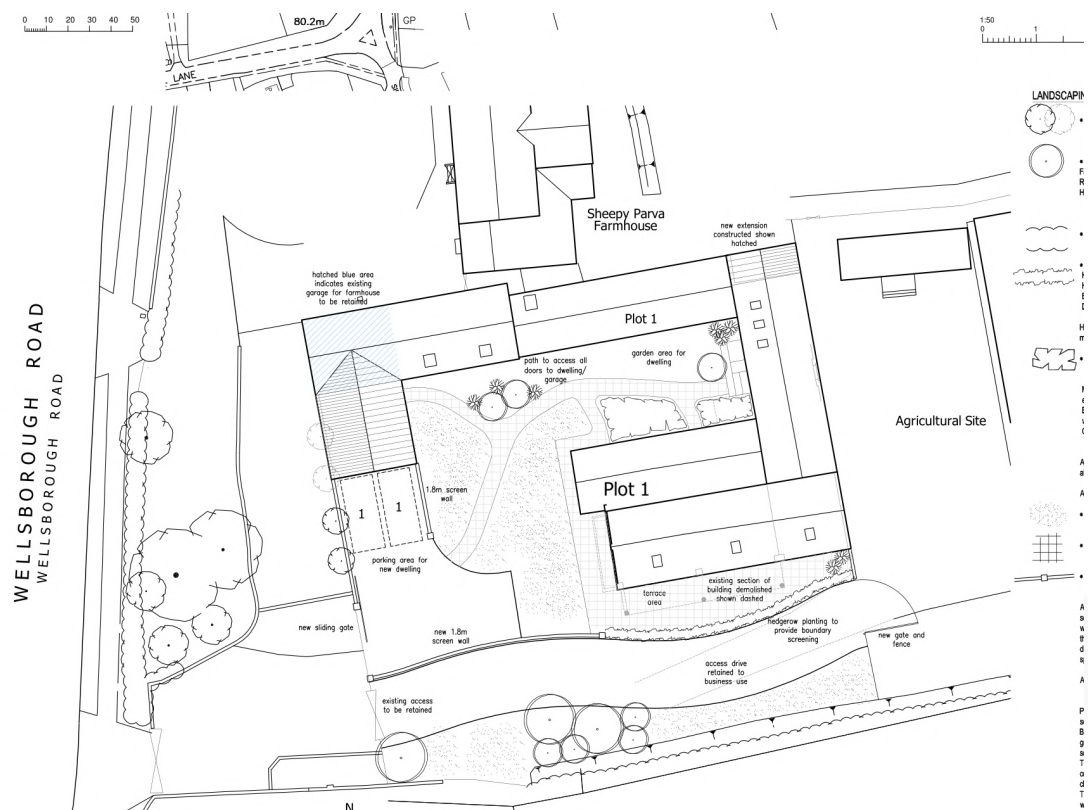


Figure 1 - Extract from Proposed Site and Roof Plan (Source: David Granger Architectural Design Ltd)

- 1.6 The Sheepy Parish Neighbourhood Plan character assessment specifically identifies Sheepy Parva Farm and Manor Farm as forming part of the eastern edge of the village and recognises the agricultural character created by the farm buildings.



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- 1.7 Most recently, planning permission was granted under reference 19/01261/FUL for the change of use and extension of two of the barns to form office accommodation. This permission was not implemented and the buildings remain in agricultural or storage use.





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2.0 PLANNING HISTORY

2.1 According to the Council's previous officer report and online planning records, the application site has been subject to the following relevant applications:

Reference	Description	Decision & Date
90/01227/4	Conversion of agricultural buildings to form 5 dwellings	Refused 02/01/1991
97/00826/FUL	Conversion of barns to 2 dwellings	Refused 07/01/1998
99/00035/FUL	Conversion of barn to single dwelling	Refused 05/12/2001
09/00414/FUL	Change of use and extension of existing barns to form 4 B1 office units with associated car parking and erection of double garage for use by existing farmhouse	Planning permission granted 31/07/2009
19/00932/CRGDO	Change of use from agriculture to a flexible commercial use	Prior approval granted 08/10/2019
19/01261/FUL	Change of use and extension of barns to form 2 B1 office units with associated car parking (Units 2 and 4)	Planning permission granted January 2020

2.2 The Council's officer report for application 19/01261/FUL is provided in Appendix 1.



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3.0 PROPOSED DEVELOPMENT

- 3.1 The proposal is for the conversion and change of use of the existing group of traditional agricultural buildings to form one four bedroom dwelling. The accommodation would extend to approximately 3,975 square feet and would be arranged principally at ground floor level, with limited first floor accommodation within the taller existing part of the building.
- 3.2 The proposed site layout has been designed around the established courtyard arrangement and is shown on Figure 2 below. The existing buildings would be retained around the courtyard, with the detached garage positioned within the established developed area to the west. Parking and turning would be provided within the site and the existing access from Wellsborough Road would be retained without alteration.

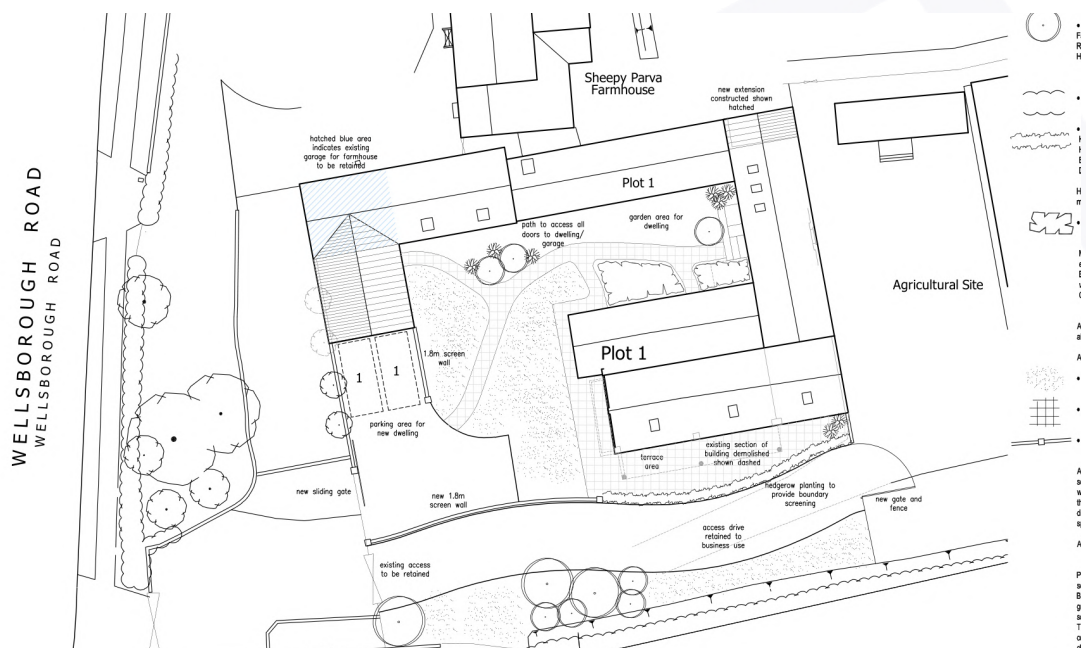


Figure 2 - Proposed Site and Roof Plan (Source: David Granger Architectural Design Ltd)



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3.3 The proposed floor plans are shown on Figure 3 below. The principal living accommodation, including the kitchen, dining and living areas, would be arranged around the courtyard at ground floor level, together with bedrooms and ancillary accommodation. Limited first floor accommodation would be contained within the taller existing part of the building. The layout therefore makes efficient use of the existing built form while retaining the established courtyard arrangement.

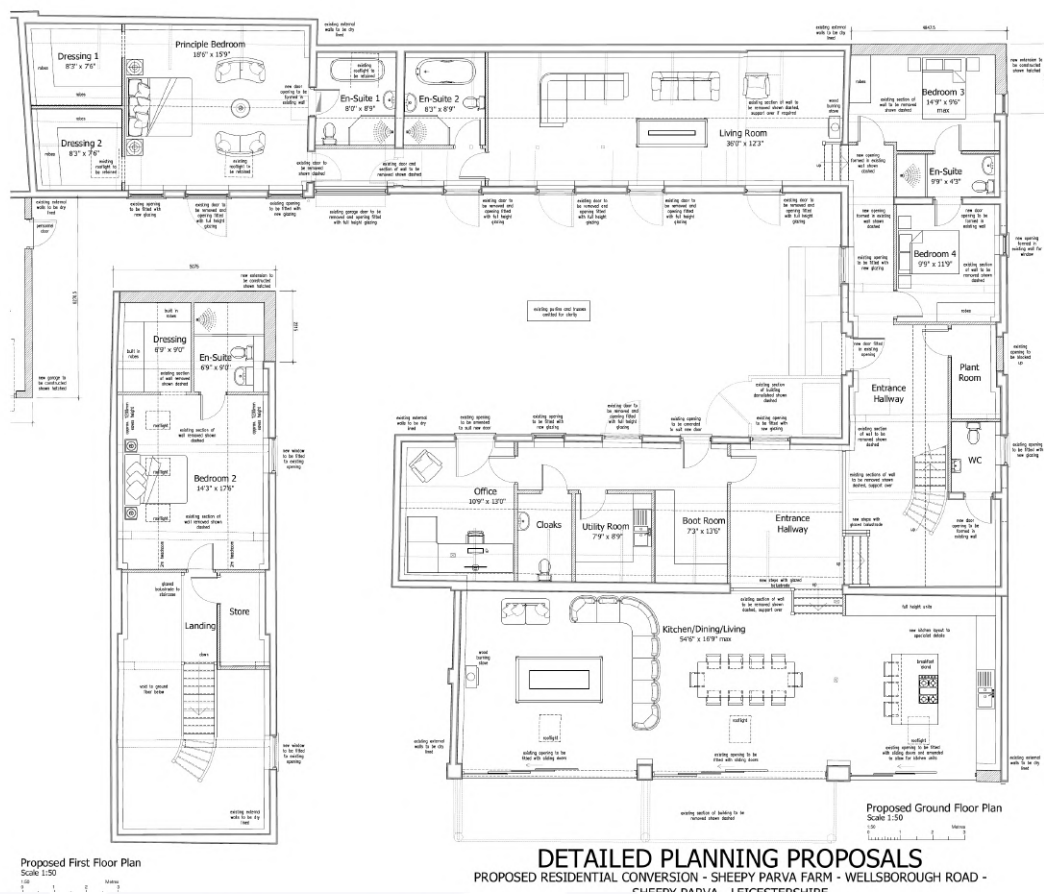


Figure 3 - Proposed Ground and First Floor Plans (Source: David Granger Architectural Design Ltd)

3.4 The proposed elevations are shown on Figure 4 below. The scheme retains the traditional red brick character and pitched roof forms of the buildings. The materials schedule identifies reclaimed facing brickwork, plain tiles, rooflights,



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aluminium sliding doors, composite doors and residential windows. Contemporary glazed elements are concentrated within existing or agricultural scale openings and are intended to provide a clear but sympathetic distinction between retained historic fabric and new interventions.



DETAILED PLANNING PROPOSALS

Figure 4 - Proposed Elevations (Source: David Granger Architectural Design Ltd)

- 3.5 A detached double garage is proposed within the established developed area of the site. The garage would be contained behind the existing roadside enclosure and within the wider farmstead rather than extending built form into the adjoining open countryside.



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- 3.6 The existing access from Wellsborough Road would be retained without alteration. The proposed layout provides parking and turning within the site so that vehicles can enter and leave in a forward gear. No new access is required.
- 3.7 No existing building is proposed to be removed. The proposal instead provides for repair, refurbishment and conversion of the existing structures. The submitted Building Condition Survey identifies the works required to individual buildings and confirms that the main fabric of the group remains structurally sound and capable of conversion to habitable accommodation.
- 3.8 The 3D visualisations at Figure 5 illustrate how the converted buildings would retain the appearance of a coherent traditional farmstead. They demonstrate the relationship between the retained buildings, courtyard, garage, boundary treatment and landscaping and show that the proposal would remain contained within the established developed footprint of Sheepy Parva Farm.



Figure 5 - Proposed 3D Visualisation - Sheet 1 (Source: David Granger Architectural Design Ltd)



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4.0 MAIN ISSUES

- 4.1 Section 70(2) of the Town and Country Planning Act 1990 requires that, when dealing with an application for planning permission, Local Planning Authorities must have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions on planning applications should be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 Having regard to the nature of the proposal, the planning history and the current national policy framework, the main issues are considered to be:
1. the principle of development
 2. the design of the conversion and the effect on the character and appearance of Sheepy Parva and the surrounding countryside;
 3. residential amenity;
 4. highway safety and accessibility; and
 5. ecology and protected species.
- 4.3 The planning policies most relevant to these issues are identified in Section 5.0 below.



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5.0 PLANNING POLICIES

- 5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, an application for planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The National Planning Policy Framework (August 2026) (NPPF) sets out the Government's policies for plan-making and for making decisions on development proposals in England. The national decision-making policies (NDMP) within the NPPF are material considerations of critical importance and should be read alongside the policies of the Development Plan. Annex A confirms that the August 2026 policies apply to decision-making from the date of publication.

Site Allocations and Development Management Policies DPD (July 2016) (LP)

- 5.3 The Site Allocations and Development Management Policies DPD was adopted in July 2016 and contains the local policies of greatest relevance to this application. The policies considered most relevant include:

Policy DM1 - Presumption in Favour of Sustainable Development

Policy DM4 - Safeguarding the Countryside and Settlement Separation

Policy DM6 - Enhancement of Biodiversity and Geological Interest

Policy DM7 - Preventing Pollution and Flooding

Policy DM10 - Development and Design

Policy DM15 - Redundant Rural Buildings

Policy DM17 - Highways and Transportation

Policy DM18 - Vehicle Parking Standards.



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Sheepy Parish Neighbourhood Plan Review (May 2022) (NP)

- 5.4 The Sheepy Parish Neighbourhood Plan Review was made in May 2022 and forms part of the Development Plan. The policies considered most relevant to this application include:

Policy S1 – Countryside

Policy S5 - Ecology and Biodiversity

Policy S8 - Design.

National Planning Policy Framework (August 2026) (NPPF)

- 5.5 The August 2026 NPPF replaced the December 2024 Framework. The national decision-making policies of particular relevance to this application include:

Policy S3 - Presumption in favour of sustainable development

Policy S5 - Principle of development outside settlements

Policy DM3 - Determining development proposals

Policy DP3 - Key principles for well-designed places

Policy P3 - Living conditions

Policy TR3 - Sustainable transport and movement

Policy N2 - Improving the natural environment.



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Other Policy and Guidance

- 5.6 Other material guidance relevant to the determination of the application includes the National Planning Practice Guidance, the National Design Guide and relevant technical guidance relating to protected species and biodiversity.





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6.0 PLANNING ASSESSMENT

The Principle of Development

- 6.1 The starting point for the determination of the application is the Development Plan. The application site lies outside the defined settlement boundary and comprises an established group of traditional agricultural buildings at Sheepy Parva Farm which are proposed to be converted to form one dwelling. The National Planning Policy Framework (August 2026) is also a material consideration of critical importance. Annex A confirms that Development Plan policies, or parts of policies, which are materially inconsistent with the national decision making policies should be afforded very limited weight. The relevant LP and NP policies must therefore be considered alongside the current NDMPs, particularly NDMP S5 which establishes the national policy approach to development outside settlements.
- 6.2 LP Policy DM4, LP Policy DM15, NP Policy S1 and NDMP S5 are the principal policies relevant to the principle of development. LP Policy DM4 identifies the reuse or change of use of existing buildings as a form of development which can be sustainable in the countryside where it leads to an enhancement of the immediate setting and satisfies the wider landscape criteria of the policy.
- 6.3 NP Policy S1 provides specific support for this approach at neighbourhood level. The policy applies to land outside the defined Settlement Boundaries and identifies the reuse and adaptation of buildings in accordance with LP Policies DM14 and DM15 as a form of development which may be considered sustainable



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in a countryside location. The proposal therefore falls within a type of development expressly contemplated by both LP Policy DM4 and NP Policy S1.

- 6.4 LP Policy DM15 relates specifically to the reuse and adaptation of redundant or disused rural buildings. In summary, the policy requires the applicant to demonstrate that the building is no longer viable in its current use; that it is structurally sound and capable of conversion without significant rebuilding or alteration; that any extensions or alterations are proportionate to the original building and contained within its original curtilage; and that the development satisfies the relevant design and heritage policies. The policy also requires the reuse of a rural building to result in an enhancement of its immediate setting.
- 6.5 NDMP S5 establishes the current national decision making approach to development outside settlements. NDMP S5(1)(c) expressly provides for the reuse, extension or alteration of an existing building where the building is lawful, permanent and substantial and where any extension or alteration would not result in a disproportionate increase in size. Development falling within NDMP S5(1) should be approved unless its benefits would be substantially outweighed by adverse effects when assessed against the other NDMPs.
- 6.6 The proposal is materially different from the construction of a new dwelling on an undeveloped countryside site. It comprises the comprehensive reuse of an established group of traditional agricultural buildings within an existing farmstead. All four buildings would be retained and the proposed residential accommodation would be provided principally within the existing building group. The proposal would therefore secure a long term use for the buildings without extending residential built form into the adjoining countryside.



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- 6.7 The application is supported by a Building Condition Survey prepared by Sansom Hamilton & Co following an inspection on 26 February 2026. The survey updates an earlier inspection undertaken in April 2019 and concludes that the main fabric of the farm buildings remains structurally sound and capable of conversion to habitable accommodation. Notwithstanding localised deterioration resulting principally from water ingress, the overall condition of the buildings remains similar to that identified in 2019.
- 6.8 Building 1 retains predominantly sound roof timbers and reusable roof tiles. Its walls are principally stable, with localised brick replacement, repointing, stitching and support works required. Building 4 is similarly described as structurally stable, with predominantly sound roof timbers and the majority of the existing roof tiles capable of reuse.
- 6.9 Building 3 retains its principal brick walls and supporting brick piers with no evidence of significant movement. Localised brick repairs, repointing and strengthening of the roof structure are required, together with replacement of the existing corrugated roof covering with a traditional tiled finish.
- 6.10 Building 2 requires the greatest level of intervention. Its roof was previously removed for safety reasons and the gable brickwork has also been lost. Importantly, however, the external and internal brick walls remain and are described within the structural survey as generally level and intact with no evidence of significant movement. The required works principally comprise reinstatement of the roof, rebuilding of the gable ends and localised repair of the surviving structure. The proposal does not therefore amount to the demolition and replacement of Building 2.



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- 6.11 The previous planning assessment provides particularly strong site specific support in relation to the requirements of LP Policy DM15. LP Policy DM15 was expressly identified as a relevant Development Plan policy when application 19/01261/FUL was determined and planning permission was granted.
- 6.12 The Council recorded that the main structures were generally sound and capable of conversion and that the remedial and repair works were relatively limited when considering the group of buildings as a whole. The officer specifically considered the rebuilding of parts of the gable walls and the provision of new roof construction and concluded that these works were not so extensive as to warrant refusal. The principle of the change of use was consequently accepted in this countryside location.
- 6.13 This previous conclusion is directly relevant to the current application. The 2026 Building Condition Survey confirms that the buildings remain in a similar overall condition to that previously considered acceptable by the Council. The present proposal does not therefore rely solely upon a theoretical ability to convert the buildings. There is a previous site specific planning assessment accepting that the substantial surviving structures are capable of conversion notwithstanding the localised rebuilding and roof works required to part of the buildings.
- 6.14 The buildings are also plainly permanent and substantial for the purposes of NDMP S5(1)(c). They comprise long established traditional brick agricultural buildings which retain their established footprints, principal external walls and overall agricultural form. There is no proposal to demolish the group and construct a replacement dwelling. The residential conversion would instead retain and adapt the substantial existing fabric.



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- 6.15 The physical works are also proportionate to the existing buildings. No existing building would be removed and the dwelling would be accommodated within the established group. The detached garage is a modest ancillary building positioned within the existing farmstead and would not alter the fundamental character of the proposal as the reuse of the existing buildings.
- 6.16 In respect of LP Policy DM15, the structural, physical and design related requirements of the policy are therefore satisfied. The buildings are capable of genuine conversion without such extensive rebuilding as would amount to replacement development, the proposed alterations are proportionate and the development would secure the repair and enhancement of the traditional farmstead.
- 6.17 LP Policy DM15 also requires an applicant to demonstrate that a building is no longer viable in its current use. That requirement was formulated before publication of the August 2026 NPPF. NDMP S5(1)(c) contains no equivalent requirement to demonstrate that an existing use is no longer viable before the reuse of a lawful, permanent and substantial building can be supported. National policy instead focuses upon the nature and physical substance of the existing building and the scale of the works proposed.
- 6.18 There is therefore a material inconsistency between the two policy approaches. To the extent that the viability requirement within LP Policy DM15 would operate as an absolute restriction upon a form of development which falls squarely within NDMP S5(1)(c), that element of the older policy is materially inconsistent with the current national decision making policy and should be afforded very limited weight in accordance with Annex A. This does not diminish the weight to be



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afforded to the remaining requirements of LP Policy DM15, which are consistent with the NPPF and are satisfied by the proposal.

- 6.19 The proposal therefore represents the sustainable reuse and adaptation of an established group of permanent and substantial rural buildings. It would secure their repair and long term future, retain their substantial existing fabric and enhance their immediate setting. The proposal accords with LP Policy DM4 and the continuing relevant requirements of LP Policy DM15, together with NP Policy S1 of the Sheepy Parish Neighbourhood Plan. It also falls squarely within the form of development supported by NDMP S5(1)(c). The principle of the development is therefore supported by both the Development Plan and the national decision making policies of the NPPF.

Design, Character and Landscape

- 6.20 LP Policy DM4, LP Policy DM10, NP Policy S8 and NDMP DP3 are the principal policies relevant to design, character and landscape. Together they require development to respond positively to its context, preserve the character of the countryside and achieve a high standard of design in terms of scale, form, materials and architectural detailing.
- 6.21 The central design objective has been to retain the agricultural identity of Sheepy Parva Farm. The proposal does not seek to introduce a conventional new dwelling into the countryside. Instead, the existing courtyard group would remain the dominant built form and the residential accommodation would be contained within the established buildings.



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- 6.22 The use of reclaimed facing brickwork and plain tiles reflects the traditional palette already present on the site. Rooflights are used selectively and the more contemporary glazed elements are concentrated within existing or agricultural scale openings. This approach allows the buildings to be adapted for residential occupation without disguising their agricultural origins.
- 6.23 The 2019 officer report is also relevant to the design assessment. The Council previously concluded that the conversion and reconstruction works would maintain the general agricultural appearance of the barns, that existing architectural detailing could be retained and that the glazed treatment of larger openings represented an appropriate method of adaptation.
- 6.24 The current scheme follows the same design approach. The submitted visualisations demonstrate that the completed development would continue to read as a coherent collection of traditional red brick farm buildings arranged around an enclosed courtyard. The detached garage would be subordinate in scale and contained within the established developed area of the farmstead.
- 6.25 The proposal also responds to the Sheepy Parish Neighbourhood Plan character assessment, which identifies the importance of retaining the agricultural character, architectural detailing and materials of the traditional buildings at Sheepy Parva Farm. Existing vegetation along Wellsborough Road would continue to filter views into the site and the proposed landscaping would soften the domestic use of the courtyard without extending residential built form into the adjoining countryside.
- 6.26 The scale, form, materials, siting and landscape treatment would preserve the agricultural character of the farmstead and the rural setting of Sheepy Parva. The



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proposal therefore complies with LP Policies DM4 and DM10, NP Policy S8 and NDMP DP3.

Residential Amenity

- 6.27 LP Policy DM10 and NDMP P3 are the principal policies relevant to residential amenity. These policies require development to provide acceptable living conditions and to avoid unacceptable effects on the amenity of neighbouring occupiers.
- 6.28 The creation of a single dwelling within the existing buildings would not introduce a scale or intensity of activity which is incompatible with the surrounding rural and residential context. The main areas of private amenity space are contained within the established courtyard and are separated from neighbouring properties by the existing building group, boundaries and intervening distances.
- 6.29 The proposed openings principally address the internal courtyard or make use of existing openings within the external elevations. The conversion would not result in an unacceptable loss of privacy, daylight or outlook to neighbouring occupiers and would not have an overbearing effect.
- 6.30 The proposed single residential use would also be less intensive than the office accommodation previously approved across the buildings, particularly in relation to staff, visitor and servicing activity.



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- 6.31 The proposal would provide acceptable living conditions for future occupiers and would not cause unacceptable harm to neighbouring residential amenity. The scheme therefore complies with LP Policy DM10 and NDMP P3.

Highways, Access and Movement

- 6.32 LP Policies DM17 and DM18 and NDMP TR3 are the principal policies relevant to highway safety, access, parking and movement. These policies require development to provide safe access and appropriate parking arrangements and apply a proportionate approach to the transport effects of development having regard to its context and scale.
- 6.33 The existing vehicular access from Wellsborough Road would be retained without alteration. Parking and turning would be provided within the site so that vehicles can enter and leave the highway in a forward direction.
- 6.34 In connection with application 19/01261/FUL, Leicestershire County Council as Highway Authority raised no objection to use of the existing access for the approved office development. The officer report also records that there had been no personal injury collisions in the vicinity of the access and that adequate parking and manoeuvring space was available.
- 6.35 The current proposal is for one dwelling and would generate materially fewer vehicle movements than the previously approved office accommodation. It would not generate a significant amount of movement in the context of the area and the more onerous sustainable location requirement in NDMP TR3(1)(a) is therefore not engaged.



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- 6.36 The proposal would retain a safe established access, provide appropriate on site parking and turning and generate only a limited level of movement. The scheme therefore complies with LP Policies DM17 and DM18 and NDMP TR3.

Ecology, Protected Species and Biodiversity

- 6.37 LP Policy DM6, NP Policy S5 and NDMP N2 are the principal policies relevant to ecology, biodiversity and protected species. LP Policy DM6 requires development proposals to conserve and enhance features of nature conservation value, whilst NP Policy S5 requires development to have appropriate regard to the local ecological network. NDMP N2 similarly seeks to protect and enhance the natural environment and avoid unacceptable harm to biodiversity.
- 6.38 The application is supported by a Bat Report prepared by Alca Ecology Ltd. A Preliminary Roost Assessment was undertaken on 22 July 2026 followed by a nocturnal emergence survey on 3 August 2026. Buildings B1 and B4 were assessed as having low potential for roosting bats, while Buildings B2 and B3 were assessed as having negligible potential.
- 6.39 No evidence of bats or bat roosting activity was identified during the internal survey. The emergence survey recorded foraging activity by common and soprano pipistrelle, noctule and brown long eared bats in the wider area, but no bats were observed emerging from or entering any of the application buildings. The ecologist therefore concludes that the proposed works can proceed without further bat mitigation.



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- 6.40 The report recommends the normal precaution that works should cease and an experienced ecologist should be contacted if bats are unexpectedly discovered during construction. No evidence of nesting birds was recorded and breeding birds are not identified as a constraint, subject to the standard protection of any active nest which may subsequently be found.
- 6.41 The application site measures approximately 0.15 hectares and is below the 0.2 hectare site area threshold for the statutory Biodiversity Net Gain requirement. No priority habitat is identified as being affected by the development. The proposal is therefore exempt from the statutory Biodiversity Net Gain requirement and a biodiversity metric is not required.
- 6.42 The submitted ecological evidence demonstrates that the development can proceed without harm to an identified bat roost or other protected species interest. Subject to the precautionary measures identified within the Bat Report, the proposal would conserve the ecological interests of the site and therefore complies with LP Policy DM6, NP Policy S5 and NDMP N2. The statutory Biodiversity Net Gain exemption also applies.



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7.0 PLANNING BALANCE AND CONCLUSION

- 7.1 The statutory starting point is the Development Plan. LP Policies DM4 and DM15 and NP Policy S1 support the reuse and adaptation of existing rural buildings where the buildings are suitable for conversion, the works are proportionate and the proposal protects or enhances the immediate setting. The August 2026 NPPF is also a material consideration of critical importance and confirms that materially inconsistent Development Plan policies, or parts of policies, should be afforded very limited weight.
- 7.2 The proposal falls within NDMP S5(1)(c) as a form of acceptable development outside of a settlement. The buildings are lawful, permanent and substantial and the development comprises their reuse and alteration without a disproportionate increase in size. All four buildings would be retained and the dwelling would be accommodated principally within the established building group. NDMP S5 therefore provides a tilted balance in favour of the proposed development.
- 7.3 The Building Condition Survey confirms that the main fabric of the buildings are structurally sound and capable of conversion. Although Building 2 requires reinstatement of its roof and gable ends, its substantial external and internal brick walls remain. The Council previously considered materially similar works under application 19/01261/FUL and accepted that the buildings were capable of conversion. The updated structural evidence confirms that the buildings remain in a similar overall condition.
- 7.4 The structural, physical and design related requirements of LP Policy DM15 are satisfied. The only material tension is its requirement to demonstrate that the



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buildings are no longer viable in their existing use. However, this element of the policy would be materially inconsistent with the current national policy and should be afforded very limited weight in accordance with Annex A.

- 7.5 The detailed design would preserve the agricultural character of Sheepy Parva Farm, retaining the established courtyard form, traditional red brick appearance and pitched roofs. The proposal complies with LP Policies DM4 and DM10, NP Policy S8 and NDMP DP3. It would also provide acceptable living conditions and retain a safe existing access, with materially fewer vehicle movements than the previously approved office use. The scheme therefore complies with LP Policies DM10, DM17 and DM18 and NDMP Policies P3 and TR3.
- 7.6 The ecological evidence identifies no bat roost within the buildings and concludes that the works can proceed without further bat mitigation, subject to the identified precautionary measures. The proposal complies with LP Policy DM6, NP Policy S5 and NDMP N2. The application site extends to approximately 0.15 hectares, no priority habitat would be affected and the development is exempt from the statutory Biodiversity Net Gain requirement.
- 7.7 The proposal would secure the repair and long term future of the traditional farm buildings, retain substantial existing fabric and embodied materials, enhance the immediate setting and provide an additional dwelling through the reuse of existing built form. No adverse effect has been identified which would substantially outweigh those benefits. Taken as a whole, the proposal accords with the relevant provisions of the Development Plan and is positively supported by NDMP S5(1)(c). Planning permission should therefore be granted subject to appropriate planning conditions.



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Appendix 1 Hinckley and Bosworth Borough Council Officer Report – Application 19/01261/FUL

Delegated Report

Planning Ref: 19/01261/FUL
Applicant: Mr C Miller
Ward: Twycross Sheepy & Witherley

Site: Sheepy Parva Farm Wellsborough Road Sheepy Parva

Proposal: Change of use and extension of barns to form 2 No. B1 use office units with associated car parking (units 2 and 4)



Hinckley & Bosworth
Borough Council

1. Recommendations

- 1.1. **Grant planning permission** subject to
- Planning conditions outlined at the end of this report.

2. Planning Application Description

- 2.1. The proposal relates to the conversion and extension of two redundant agricultural barns (Units 2 and 4) to an office use within Use Class B1. The site area measures some 0.15 hectares and would involve some 486m² of floor area over two floors in Unit 2 and a single floor in Unit 4.
- 2.2. The buildings are constructed from red brick. Unit 2 currently has no roof and the scheme includes building a new gable and small section to the rear of this building which would square off the development. The new roof would comprise of plain tiles. Unit 4 would also involve the rebuilding of the south side gable wall. Unit 4 is currently open fronted to the south and it is intended to provide glazed panels to this elevation. The barns are set back from the highway and screened by mature hedging and small trees which are not affected by the proposals. 20 parking spaces (including 2 disabled spaces) and a turning area are shown to be provided as part of the development.
- 2.3. Planning permission was granted under ref: 09/00414/FUL in 2009 for the conversion and extension of four agricultural buildings along with the construction of a double garage for the farmhouse. This permission included Units 1 and 3. Prior notification was approved in 2019 for the conversion of Units 1 and 3 to an office use within Use Class B1.

3. Description of the Site and Surrounding Area

- 3.1. The agricultural unit lies on the eastern edge of Sheepy Parva and is accessed via an access road off Wellsborough Road. The unit comprises of a range of traditional and modern agricultural buildings of varying age, scale and form along with the farmhouse and associated agricultural land. The land surrounding the application site comprises of open countryside which gives the area its rural character.
- 3.2. The application buildings are small brick-built buildings which form a courtyard and are located on the western side of the cluster of buildings. The buildings have been used for agricultural storage.

4. Relevant Planning History

97/00826/FUL	CONVERSION OF BARNs TO TWO DWELLINGS	Refused	07.01.1998
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99/00035/FUL	CONVERSION OF BARN TO SINGLE DWELLING	Refused	05.12.2001
09/00414/FUL	CHANGE OF USE AND EXTENSION OF EXISTING BARN TO FORM 4 NO. B1 USE OFFICE UNITS WITH ASSOCIATED CAR PARKING AND ERECTION OF DOUBLE GARAGE FOR USE BY EXISTING FARM HOUSE	Planning Permission	31.07.2009
19/00932/CRGDO	Change of use from agriculture to a flexible commercial use	Prior Approval Granted	08.10.2019
90/01227/4	CONVERSION OF AGRICULTURAL BUILDINGS TO FORM 5 DWELLINGS	Refused	02.01.1991

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site. No letters were received during the statutory consultation period.

6. Consultation

- 6.1. No objections, some subject to conditions, have been received from:
- HBBC Environmental Services (Pollution)
 - LCC as Highway Authority – subject to conditions
 - HBBC Waste Management – subject to a condition
 - Sheepy Parish Council
 - Cadent Gas

7. Policy

- 7.1. Sheepy Parish Neighbourhood Plan 2018-2036
- S1: Countryside
 - S8: Design
 - S15: Rural Economy
 - S16: Communications Infrastructure
- 7.2. Core Strategy (2009)
- None relevant





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- 7.3. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM4: Safeguarding the Countryside and Settlement Separation
 - Policy DM7: Preventing Pollution and Flooding
 - Policy DM10: Development and Design
 - Policy DM15: Redundant Rural Buildings
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
- 7.4. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2019)
 - Planning Practice Guidance (PPG)
 - National Design Guide (2019)

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Assessment against strategic planning policies

- 8.2. Paragraph 2 of the National Planning Policy Framework (NPPF) identifies that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 2 of the NPPF also identifies that the NPPF is a material planning consideration in planning decisions. Paragraph 12 of the NPPF states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where planning applications conflict with an up-to-date plan, development permission should not usually be granted unless other material considerations indicate otherwise.
- 8.3. The development plan in this instance consists of the Core Strategy (2009), the Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016) and the Sheepy Parish Neighbourhood Plan.
- 8.4. The site is situated outside of any defined settlement boundary. Policy DM4 of the SADMP is therefore applicable and states that the countryside will first and foremost be safeguarded from unsustainable development. However, development in the countryside will be considered sustainable where:
- It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
 - The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
 - It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
 - It relates to the provision of stand-alone renewable energy developments in line with policy DM2: Renewable Energy and Low Carbon Development; or



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- It relates to the provision of accommodation for a rural worker in line with Policy DM5: Enabling Rural Worker Accommodation.
and:
 - It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
 - It does not undermine the physical and perceived separation and open character between settlements; and
 - It does not create or exacerbate ribbon development;
- 8.5. The development does fall under one of the categories of sustainable development as identified in Policy DM4 in that the proposal would involve the change of use of existing buildings. Policy S1 in the Sheepy Neighbourhood Plan also states that the re-use and adaptation of buildings in countryside locations may be considered sustainable development.
- 8.6. A structural survey has been submitted with the proposal which indicates that the main structures are generally sound and capable of conversion subject to carrying out the recommendations of the report. It goes on to say that the items of remedial and repair work are relatively minimal when considering the complex of buildings as a whole and despite the requirement for rebuilding part of the gable walls and a new roof construction to Units 2 and 4, it is not anticipated that major rebuilding would be required in other areas. Planning permission has been approved for this proposal in 2009. The structural survey states that the buildings have not deteriorated since this approval. Indeed, the Council's Building Control Officer advised in 2009 that given the condition of the buildings there would be a need for some localised repair and rebuilding works to be carried out as part of the proposed conversion. However, it was concluded that the works involved would not so extensive as to warrant refusal of the application.
- 8.7. Therefore, the principle of a change of use is accepted in this countryside location subject to the proposal leading to the enhancement of the immediate setting and not having a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside. The impact on the character of the area will be assessed below.
- Design and impact upon the character of the area
- 8.8. Policy DM4 of the SADMP requires that change of use proposals should lead to the enhancement of the immediate setting. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. Policy S8 in the Sheepy Neighbourhood Plan requires that proposals should respond to the features of their setting which does not exclude innovative design where appropriate.
- 8.9. The existing agricultural storage buildings are sited within a rural area to the south of a traditional farmhouse known as Sheepy Parva Farmhouse. Further agricultural buildings lie to the east of the site. Units 2 and 4 the subject of this application form a courtyard. The areas towards the front boundary with Wellsborough Road and the southern boundary with Manor Farm House consist of native vegetation with some trees which would be retained. The frontage vegetation screens part of the site from Wellsborough Road. In addition, there would be landscaped areas within the site and sympathetic materials would be used for hard surfaces, walls and fences.
- 8.10. The current deteriorated state of the two units detracts from the setting of these traditional red brick agricultural buildings with plain roof tiles. The majority of the materials required to rebuild the roof and part of the gable wall on Unit 2 remain on site. Unit 4 would have its tin roof replaced with a more traditional plain tile roof to



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match Units 1 and 3. Indeed, the conversion and re-construction work would maintain the general appearance of agricultural barns whilst providing viable levels of commercial accommodation. The converted barns would retain existing architectural detailing whilst new works would be sympathetic to their overall form and age. New openings are kept to a minimum (limited principally to rooflights) and the use of existing openings would be maintained at their current size. The large openings on Unit 4 would be glazed so as not to detract from the character of these former agricultural buildings.

- 8.11. The only outside storage required for the B1 use would be a small bin store area. This would be screened by a 1.8 metre high brick wall which would also screen a cycle store. The majority of car parking would be contained within this internal courtyard and would be utilised by Units 1 and 3 which have the benefit of a prior approval as well as Units 2 and 4 which form part of this proposal. Three further car parking spaces would be provided along the southern boundary. The parking areas would be landscaped along the southern and western boundaries.

- 8.12. Based on the above assessment the proposal would not unacceptably harm the character or appearance of the area and would accord with Policies DM4 and DM10 of the SADMP and Policy S8 of the Sheepy Neighbourhood Plan.

Impact upon neighbouring residential amenity

- 8.13. Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties.

- 8.14. The property of Manor Farm and its residential curtilage does lie in close proximity to the existing agricultural buildings. A B1 use in close proximity to this residential property has the potential to cause noise and disturbance to the occupiers of this dwelling. The closest unit to this property would be Unit 4 which is some 50 metres away from the Farmhouse. The use would be contained within the buildings and the hours of working proposed are Mondays to Fridays 0730 – 1930 and Saturdays 0800 – 1800. There would be no working on Sundays and Public Holidays. A planning condition could be imposed to ensure that the use is restricted to these hours of working. The car parking area would be accessed off the existing vehicular access which is shared with the agricultural operation and with Sheepy Parva Farmhouse. In view of the intervening distance between the buildings and the closest residential property, the current use of the area for agriculture and the proposed hours of working it is not considered that the proposal would cause undue noise and disturbance to the occupiers of this neighbouring dwelling and would be in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.15. Policy DM17 of the SADMP states that all new development should be in accordance with the highway design standards. Policy DM18 ensures that development provides appropriate parking provision. The application site would be accessed via an existing access drive off Wellsborough Road. This road is a classified B road subject to a 30 mph speed limit. The proposal includes increasing the effective width and radii of the access so that it is appropriate for a B1 use. Following the submission of additional information Leicestershire County Council Highways has stated that they have no objections to the proposal and that the access would be designed in general accordance with the Leicestershire Highway Design Guide. The current proposal would retain the agricultural buildings to the rear of the site which the existing access would continue to serve. The applicant has confirmed that its use would remain and that vehicle movements would be in the region of 4-5 movements two way per week. There have been no recorded Personal Injury Collisions in the vicinity of the site access and the Highway





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Authority has confirmed that they would not seek to resist the application based on the road safety data. They also confirm that the level of parking provision is acceptable based on the Leicestershire Highway Design Guide for B1 uses which would require 19 spaces and the proposal involves 20 spaces (which includes 2 disabled parking bays).

- 8.16. As such it is considered that there is ample parking and manoeuvring space adjacent to the buildings. The wider site also generates agricultural machinery traffic in relation to both the agricultural enterprise and vehicles are able to leave the site in a forward direction. It is considered that the proposed change of use would not materially increase the use of the access to the site and so the application is recommended for approval subject to conditions in accordance with Policies DM17 and DM18 of the SADMP.

9. Equality Implications

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3. There are no known equality implications arising directly from this development.
- 9.4. The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1. The application site is located outside of any settlement boundary. However, the proposal for a change of use of an existing building is included in Policy DM4 of the SADMP and Policy S1 of the Sheepy Neighbourhood Plan where development of this type may be considered sustainable. The amount of new building work proposed to be carried out as part of the conversion proposal is considered to be acceptable. Therefore, the principle of the proposed change of use is accepted.
- 10.2. The proposal would not unacceptably harm the character or appearance of the area and would improve the condition of the existing site as the scheme respects the scale and design of the traditional barns in this countryside location. In addition, the proposal would not have any significant adverse impacts upon residential amenity, or on vehicular or pedestrian safety. It is considered that the proposed development



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would be in accordance with Policies DM1, DM4, DM10, DM17 and DM18 of the SADMP.

- 10.3. Having regard to Policy DM1 of the SADMP and the presumption in favour of sustainable development along with taking into account the relevant Development Plan policies and material planning considerations, it is considered, on balance, that the proposed development constitutes sustainable development. Therefore, the proposal is recommended for approval subject to conditions.

11. Recommendation

11.1. Grant planning permission subject to

- Planning conditions outlined at the end of this report.

11.2. Conditions and Reasons

1. The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the submitted details: Drw No: Site Location Plan received by the local planning authority on 08 November 2019 and Drws No: 07.2300 29, 30 and 31 received by the local planning authority on 20 November 2019.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the SADMP (2016).

3. No part of the development hereby permitted shall be brought into first use until such time as the access arrangements shown on Planning Proposals drawing number 07.2300.29 have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with Policy DM17 of the SADMP (2016).

4. The development hereby permitted shall not be brought into first use until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 10 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with Policy DM17 of the SADMP (2016).

5. The development hereby permitted shall not be brought into first use until such time as the parking and turning facilities have been implemented in accordance with Planning Proposals drawing number 07.2300.29. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking



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problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with Policy DM10 of the SADMP (2016).

6. The use hereby approved shall not take place other than between the hours:
0730 – 1930 Monday – Friday
0800 – 1800 Saturdays
For the avoidance of doubt there shall be no working on Sundays and Bank Holidays.

Reason: To protect the amenities of the occupiers of neighbouring residential properties from unsatisfactory noise and disturbance in accordance with Policies DM7 and DM10 of the SADMP (2016).

7. The materials to be used on the external elevations of the extension and alterations shall match the corresponding materials of the existing buildings.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the SADMP (2016).

8. No development above foundation level shall take place until a schedule and annotated drawings drawn to a scale of not less than 1:20 fully detailing the joinery details for the proposed windows, doors and rooflights have been submitted to and agreed in writing by the local planning authority. The approved works shall be installed/carried out in accordance with the approved details.

Reason: To protect the special character and architectural interest and integrity of the buildings in accordance with the requirements of Policies DM4 and DM10 of the SADMP (2016).

9. Notwithstanding the provisions of Article 3, Schedule 2, Part 7 Classes F and G 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), no enlargement, improvement or other alteration to the dwelling shall be carried out unless planning permission for such development has been granted by the Local Planning Authority.

Reason: To safeguard the amenities of this countryside location in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

10. All planting and seeding as shown on the approved details of landscaping as shown on Drw No: 07.2300.29 received by the local planning authority on 20 November 2019 shall be carried out in the first planting and seeding seasons following the occupation of the building and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the SADMP (2016).

11.3. Notes to Applicant



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1. Planning permission does not grant approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
2. The bin storage area hereby approved shall be implemented in accordance with the approved plans prior to the occupation of the units.
3. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.

