Can This application be withdrawn please ES.

Eleanor Shaw

From: Nigel Teale [n.teale@homecall.co.uk]
Sent: 20 July 2009 10:39
To: Eleanor Shaw
Subject: New Parks Farm - Application Withdrawal

Dear Eleanor,

I have now spoken to my Client, and he has requested that I write to you and formally withdraw the application (Ref: 09/00171/FUL).

Regards

Nigel

Nigel J. Teale MRICS, ABE
Bramble Farm,
Naunton,
Upton-upon-Severn,
Worcestershire
WR8 0PZ

Tel: Office 01684 593984, Mobile 07973 625636

From: Eleanor Shaw [mailto:Eleanor.Shaw@hinckley-bosworth.gov.uk]
Sent: 13 July 2009 11:07
To: n.teale@homecall.co.uk
Subject: RE: New Parks Farm

Good Morning Nigel,

Following consideration of your Alternative Use Report, i still do not feel confident in appraising and justifying your application. Based on the information provided, i am not convinced that residential is the most viable alternative use. Accordingly i feel it necessary for further justification be provided concerning the viability of converting the buildings into offices. I feel this necessary, for having dealt with a considerable number of applications for conversion of barns to this use; i am assuming there is some kind of viability, or the developments would fail to proceed. Further, you have also failed to provide justification as to residential re-use, which will need including. I also feel, due to the developments proximity to Mallory Park, there may be some scope for conversion to holiday cottages. Consequently, this will also need to be investigated and appraised. In your amended report, it would also be helpful if the sources of your figures, and methodology used were included. I apologise if you feel that i am being pernickety, however due to the strict wording and intent of the policy against which this application will be appraised, it is vital that the development is comprehensively justified. In addition, although the amended scheme has been improved, i feel it would be greatly beneficial if the scheme could be assessed further by the Councils Design and Conservation Officer.

Resultant of the strict timescales to which i work, and the additional information required, i do not feel that there is sufficient time remaining to enable the proposal to be considered in a favourable light. Accordingly I consider it would be in your best interests to withdraw the current application, and resubmit once the alternative uses have been comprehensively appraised, and the design has been considered and agreed with the Council. This would ensure that the application would progress smoothly and would be determined in a timely manor. If you decide to follow this route; to avoid further delay i would arrange a site meeting with our Conservation and Design Officer at your earliest convenience.

Please let me know your thoughts concerning these issues, and whether or not you wish to proceed with the current application.

Many thanks,

Eleanor Shaw.

Area Planning Officer
Hinckley and Bosworth Borough Council

From: Nigel Teale [mailto:n.teale@homecall.co.uk]
Sent: 08 July 2009 10:26
To: Eleanor Shaw
Subject: RE: New Parks Farm

Dear Eleanor,

Further to our conversation last week, please find the amended drawings and Alternative Use Report attached.

If you have any queries, please do hesitate to contact me.

Regards

Nigel

Nigel J. Teale MRICS, ABE
Bramble Farm,
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WR8 0PZ

Tel: Office 01684 593984, Mobile 07973 625636

From: Eleanor Shaw [mailto:Eleanor.Shaw@hinckley-bosworth.gov.uk]
Sent: 29 June 2009 16:29
To: n.teale@homecall.co.uk
Subject: New Parks Farm

Good Afternoon Nigel,

I have this morning conducted my site inspection at the above property, and during this a number of issues were raised, which require clarification.

On the submitted plans there is no garden/amenity space identified. For a property of this size, the minimal space required is 80m2, accordingly this needs to be shown, and the amended plan submitted.

Secondly, although the proposed parking is identified to the front of the site, the individual parking bays are not delineated. Further, in respect of parking; is the area identified the only option? for the Councils design guide discourages development with car dominated frontages. Further as no garaging has been provided, there is the risk that the future occupants may seek approval for a garage, which would also be discouraged in this location. In respect of barn conversions, the Council encourages use of existing buildings for ancillary needs such as garaging, to avoid the need for new build in the countryside. Accordingly, would there be any scope to incorporate garaging within Barn 'B' , alongside a smaller proportion of ancillary accommodation?

In respect of the design of the scheme, i have a few concerns with the proposed fenestration. The Councils design guidance encourages the use of existing openings and discourages new openings, further where existing openings are enclosed, this should be done in such a way as to preserve the character and readability of the building. For example, the glazing could be recessed slightly, to retain the form of the original aperture. Within Barn 'B' a number of large new openings have been proposed to the East elevation, this gives the building an appearance of a cart store, and thus does not retain the validity of the building in respect of its original use. Accordingly i would encourage you to rethink the design of this elevation, utilising the existing openings as much as possible. Further, on the western elevation of the building you propose to enclose the existing opening. In my opinion this would be better glazed, or partially glazed, to retain the readability of the building. On a similar theme, the patio doors to the northern elevation of barn 'A' also fail to capitalise on the existing opening, and thus i would recommend that they be redesigned, taking advantage of its width.

I apologise for the slightly negative content, and length of this email; however i feel that the above points need to be dealt with and revised, in order to secure a high quality scheme.

Should you have any further queries, please do not hesitate to contact me. In the mean time, if i have any further thoughts, i will contact you.

Regards,

Eleanor Shaw
Area Planning Officer
Hinckley and Bosworth Borough Council

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