

Item 6: DC/20/2976/FUL

Demolition of the existing playbarn and playbarn annex outbuildings which are to be replaced with a new build unit of tourist accommodation, including minor renovation of existing outbuildings to house a home gym and ancillary storage spaces for the farmhouse .

Manor Farm, Hall Road, Stratford St Andrew, IP17 1LQ.



Site Location Plan



Photographs – Google Earth

Little Stud Farm

Application site

Parham Airfield

A12/Stratford
St Andrew



Photographs – Google Earth



Bike Store

The Granary

Manor Farm

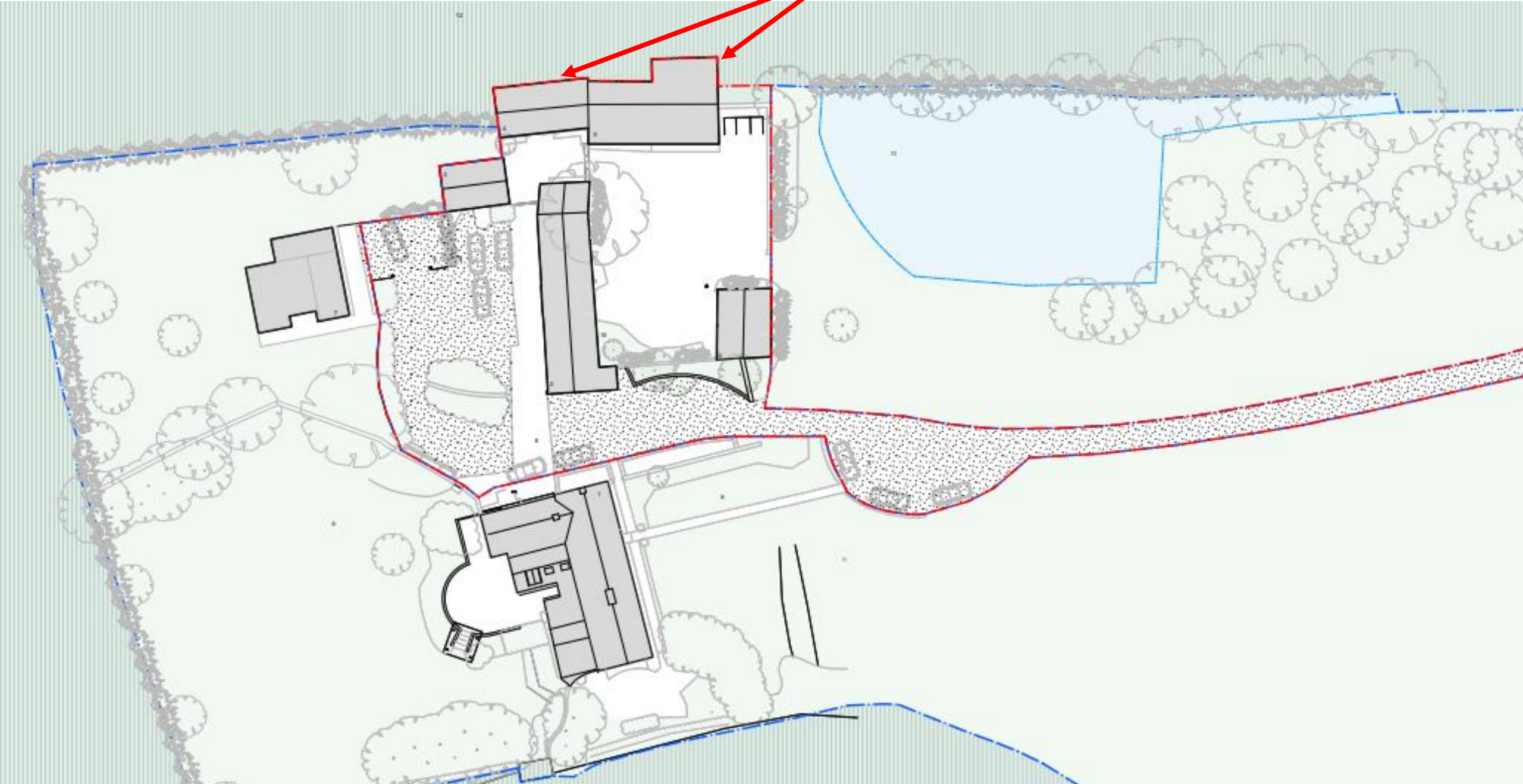
Garden Store

Longbarn

Buildings to be replaced

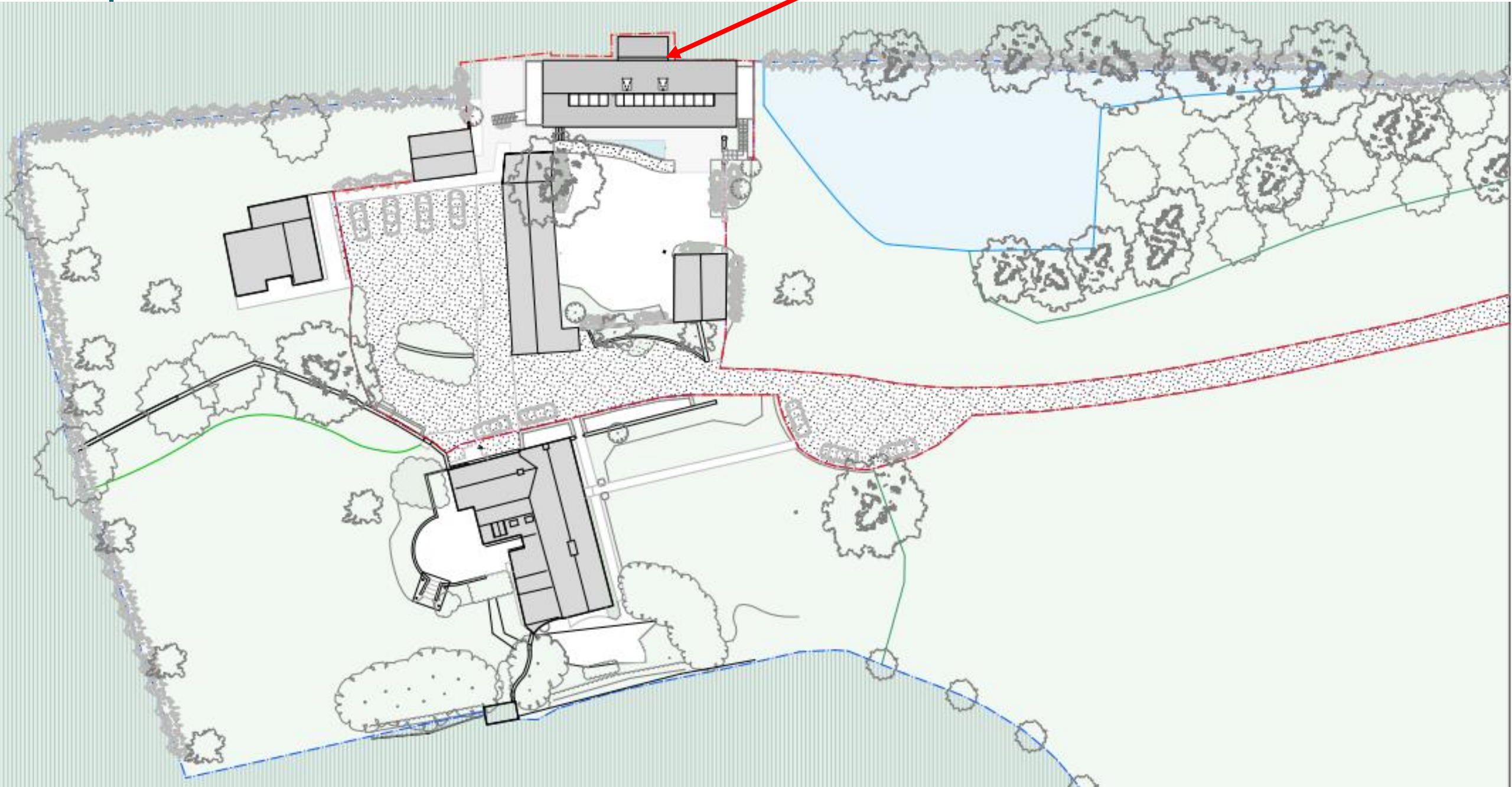
Existing Block Plan

Existing buildings to be replaced

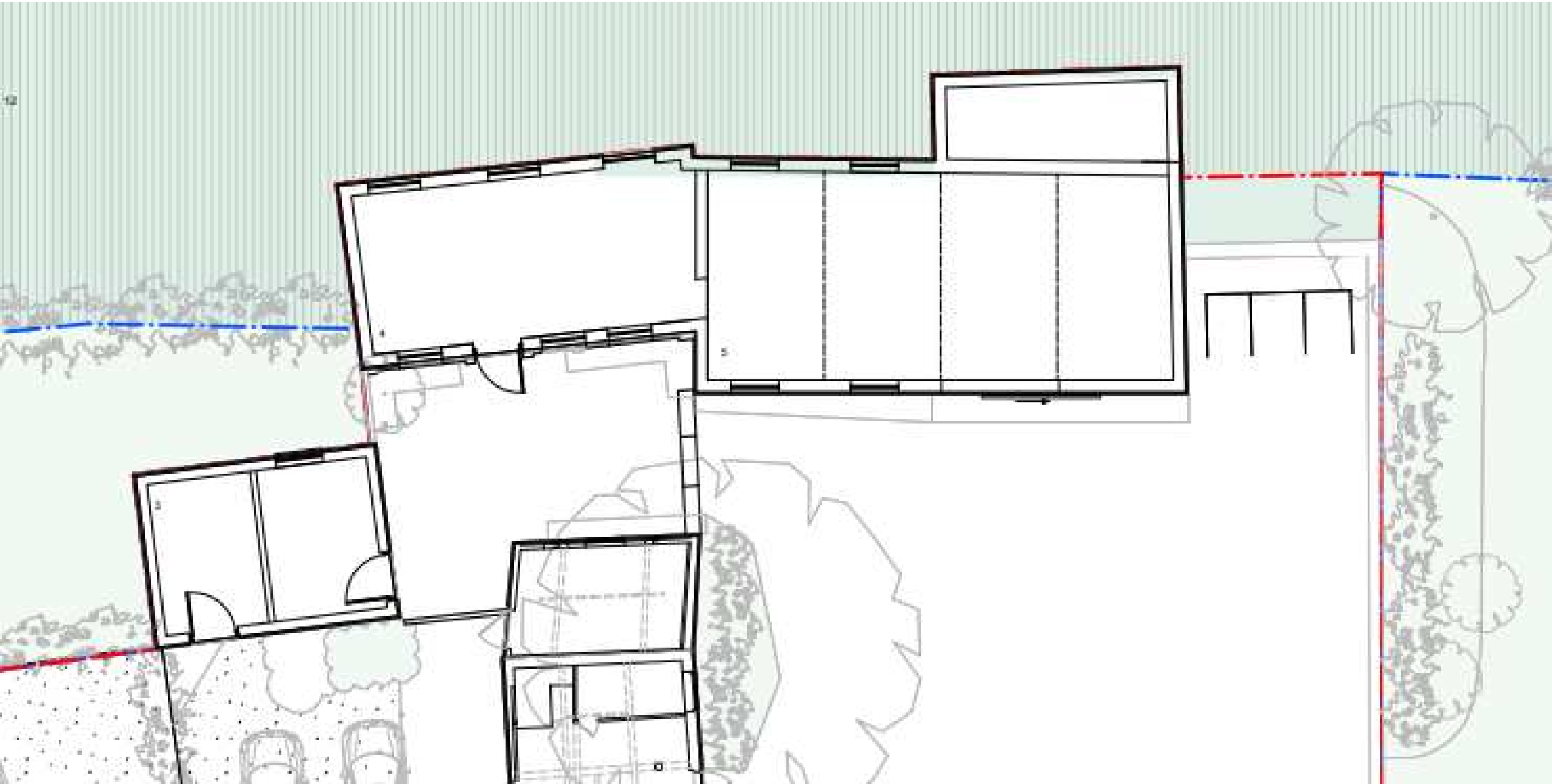


Proposed Block Plan

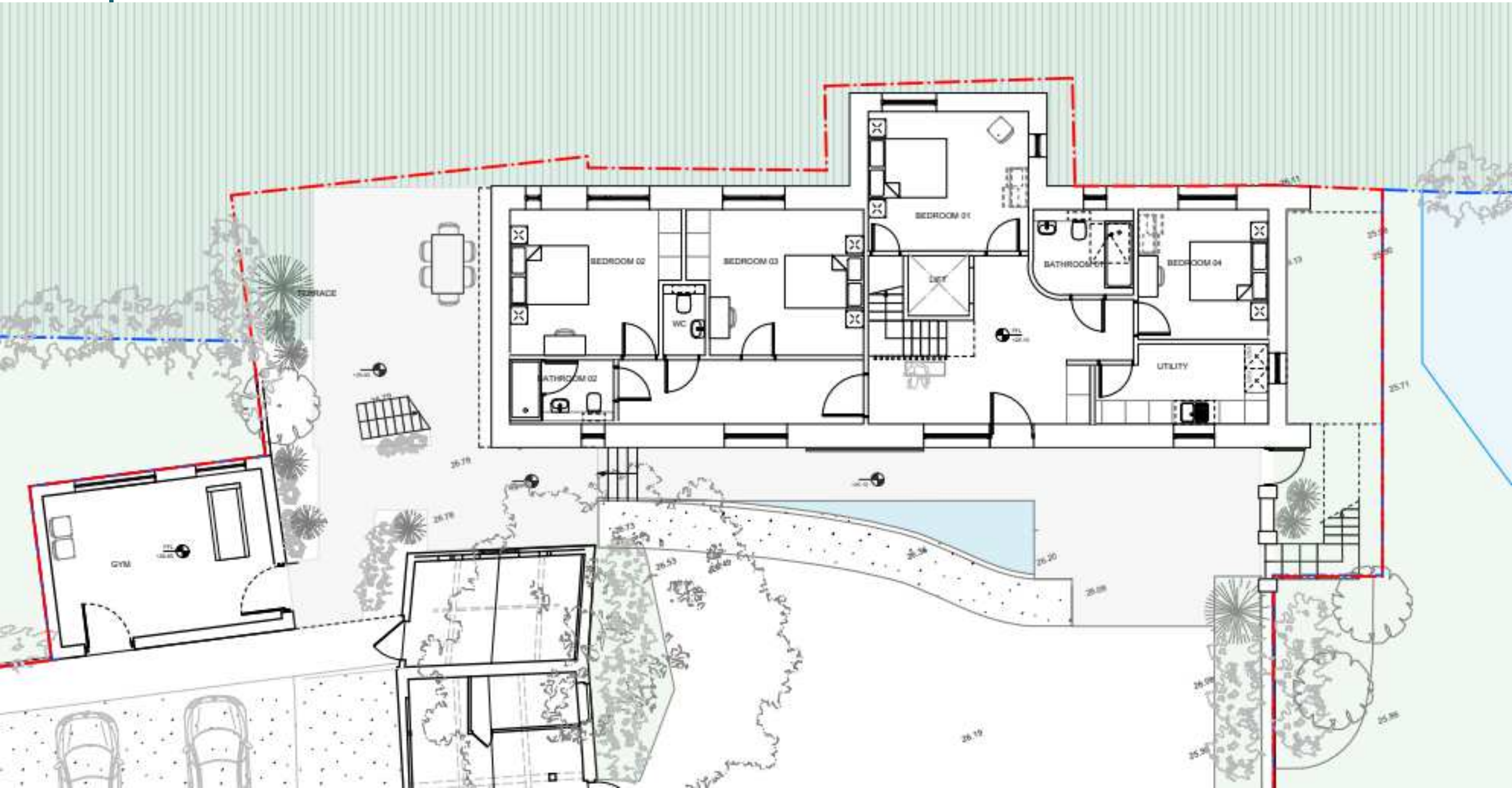
Proposed building



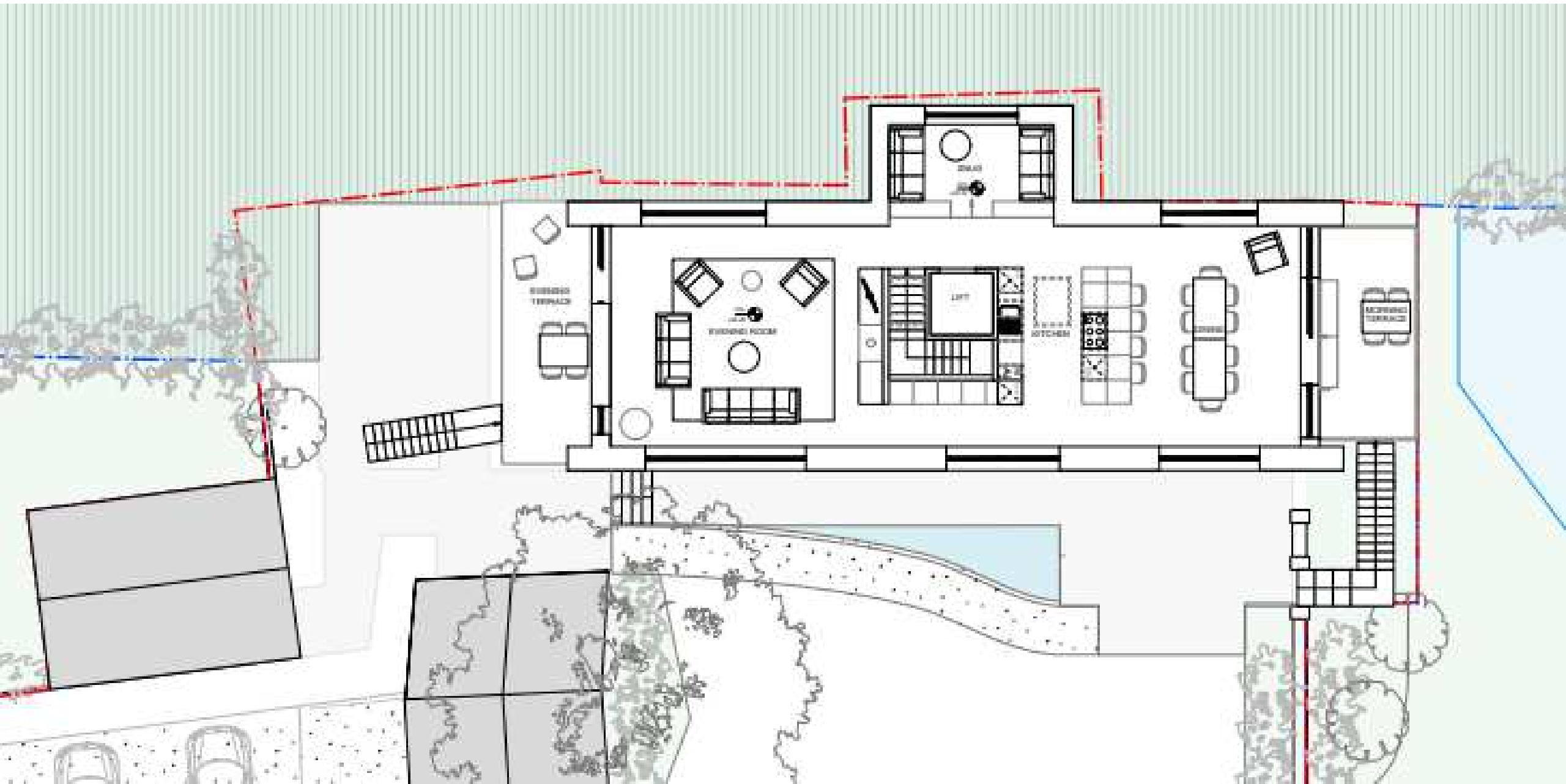
Existing Floor Plans



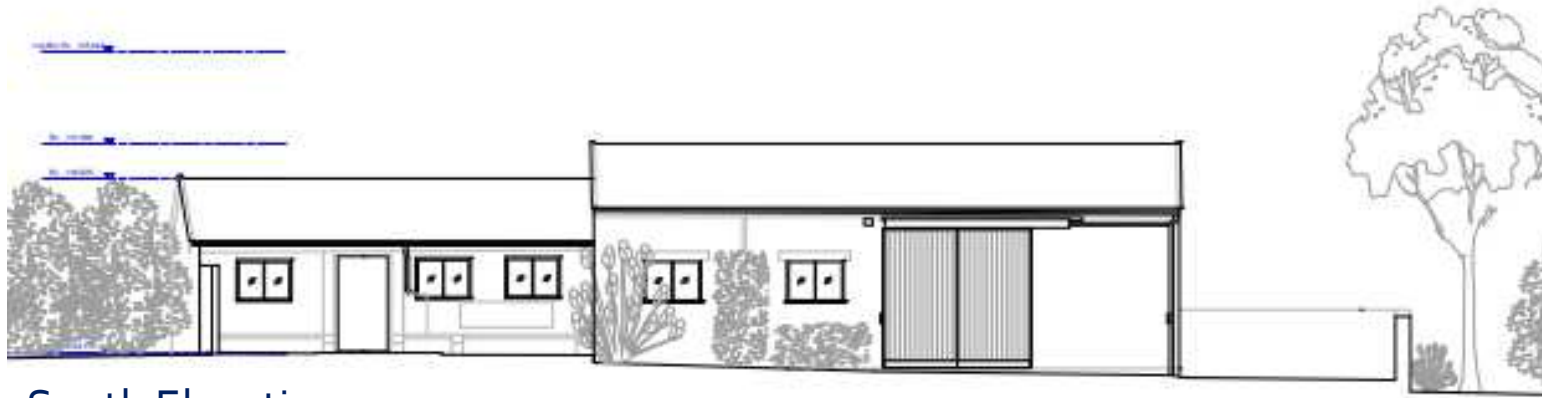
Proposed Ground Floor Plans



Proposed First Floor Plans



Existing North and South Elevations



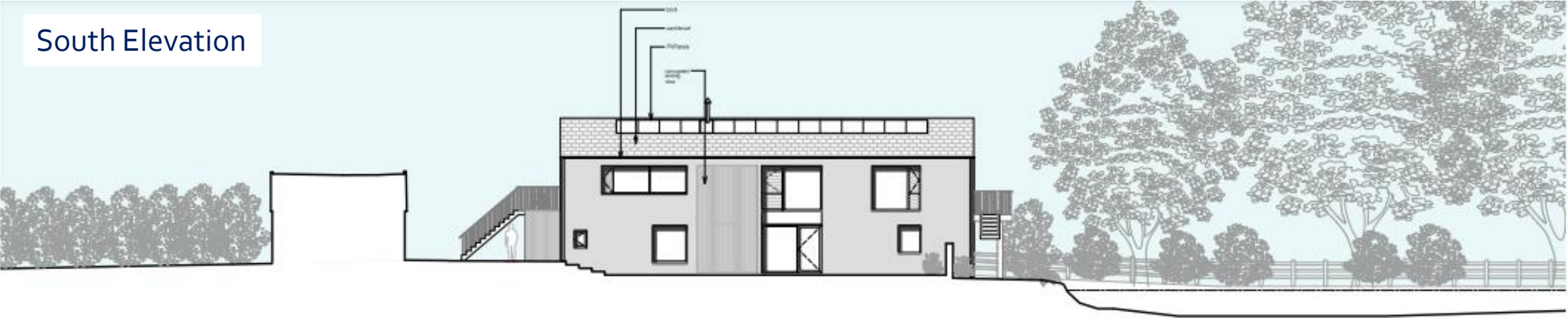
South Elevation



North Elevation

Proposed North and South Elevations

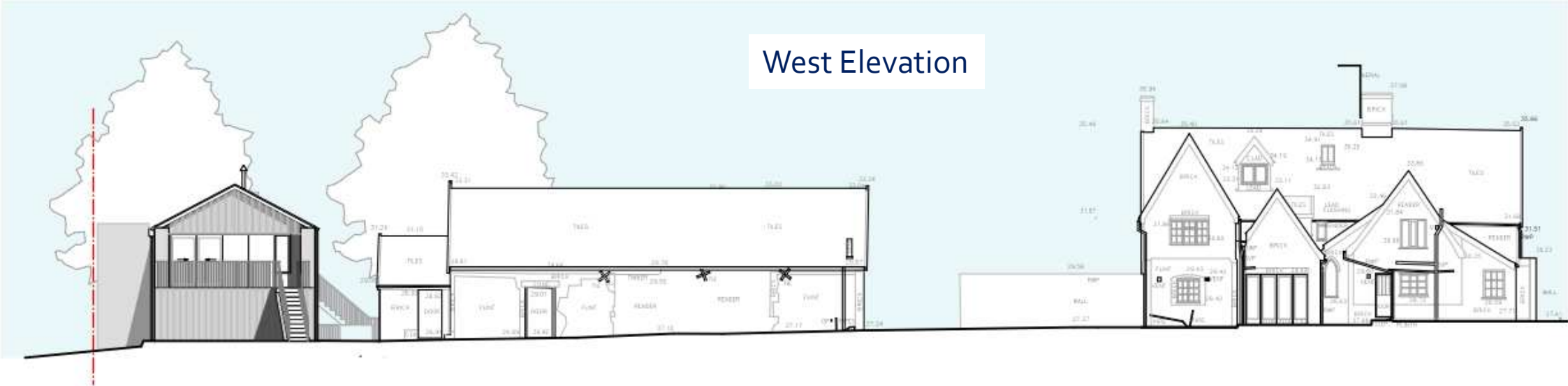
South Elevation



North Elevation



Proposed East and West Elevations

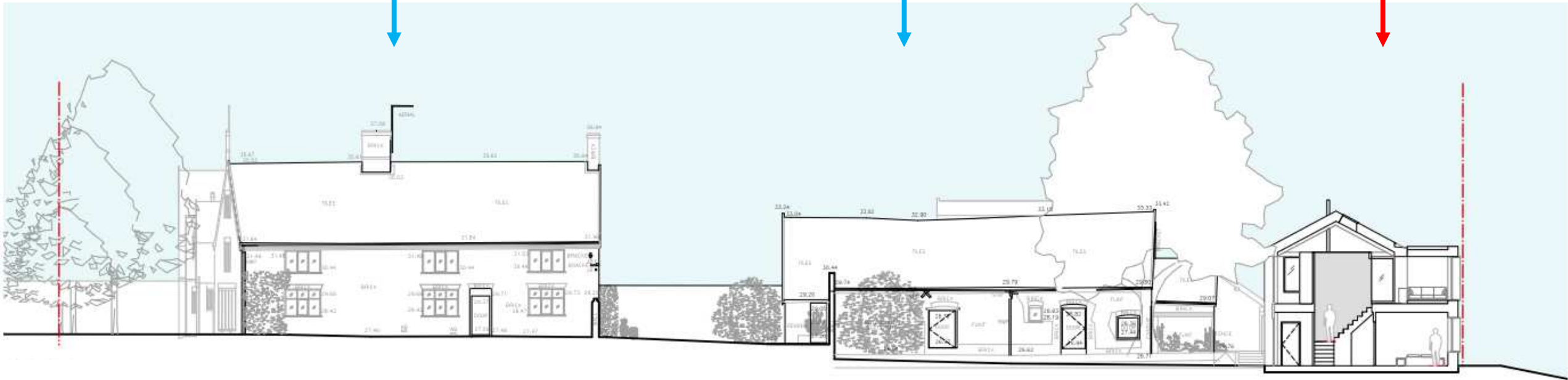


Proposed Site Section

Manor Farm

Longbarn

Proposed Building



Photographs of existing playbarn and playbarn annexe



Visualisation – from the private front meadow looking west



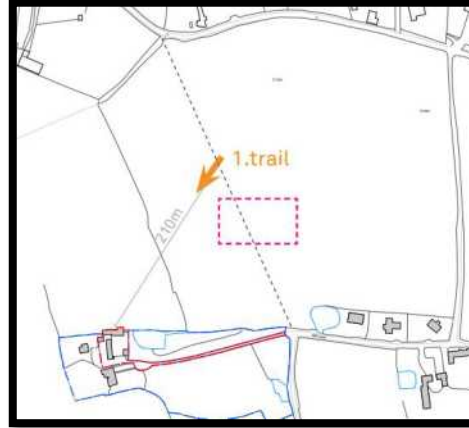
Visualisation – south elevation from the courtyard. The corrugated barn door shown open



Visualisation – east elevation




Existing and proposed view from public right of way (north)



Recommendation

Approve Planning Permission with conditions as outlined in part 8 of the Committee Report (summarised below);

- **Time limit**
 - **Development in accordance with the approved plans**
 - **Material finishes to be submitted**
 - **Ecological mitigation**
 - **No external lighting unless submitted**
 - **Ecological licenses to be submitted**
 - **Occupation restriction**
 - **Full suite of land contamination conditions**
- 
- A teal-colored decorative shape, resembling a stylized wave or a large triangle, is positioned at the bottom right of the slide, extending from the bottom edge towards the center.

Conditions

- **Time limit**

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- **Development in accordance with the approved plans**

The development hereby permitted shall not be carried out other than in complete accordance with Drawing No's 1808-A3000 and 1818-A3001 received 29/09/2020, 1808-L0101-PP01, 1808-E-001-PP01, 1808-A-1000-PP01 and 1808-A-1001-PP01 received 06/08/2020.

Reason: For avoidance of doubt as to what has been considered and approved.



Conditions continued

- **Material finishes to be submitted**


The construction of the new building shall not commence until details of the roof and wall materials to be used for the new holiday let, have been submitted to and approved by the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interest of visual amenity.

- **Ecological mitigation**

Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Ecology Report (MHE Consulting, September 2019) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.



Conditions continued

- **No external lighting unless submitted**

No external lighting shall be installed on site unless a "lighting design strategy for biodiversity" has been submitted to and approved in writing by the local planning authority. The strategy shall:

- a. identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting place

Any external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that impacts on ecological receptors from external lighting are prevented.

Conditions continued

- **Ecological licenses to be submitted**

The proposed development shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) details of a licence issued by Natural England pursuant to The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To safeguard biodiversity and protected species in accordance with SCLP10.1 of the Local Plan and National Planning Policy Framework .


Conditions continued

- **Occupation restriction**


The premises herein referred to shall be used for holiday letting accommodation and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 2020). The duration of occupation by any one person, or persons, of any of the holiday units shall not exceed a period of 56 days in total in any one calendar year, unless the Local Planning Authority agrees in writing to any variation.

The owners/operators of the holiday units hereby permitted shall maintain an up-to-date Register of all lettings, which shall include the names and addresses of all those persons occupying the units during each individual letting. The said Register shall be made available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the development is occupied only as bona-fide holiday accommodation, having regard to the tourism objectives of the Local Plan and the fact that the site is outside any area where planning permission would normally be forthcoming for permanent residential development.




Conditions continued

- Full suite of land contamination conditions consisting of:
 - Site Investigation;
 - Remediation Method Statement;
 - Implementation of Remediation;
 - Validation Report; and
 - A condition for the unexpected discovery of contamination
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- A teal-colored decorative shape, resembling a stylized wave or a triangle, is located in the bottom right corner of the slide.

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- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide, extending from the bottom edge towards the right side.