

**SOUTHERN AREA PLANNING COMMITTEE 26TH JANUARY 2012
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

Agenda Item 7a

**Plan List Item 1 S/2011/1395 – Change of use of land from lime yard to a B2/B8 mixed use with B2 use constrained to the existing crushing plant area
At The Lime Yard, Crockford, Crockford Corner, West Grimstead,
Salisbury. SP5 3RH**

The following correspondence has been received since the writing of the Committee Report:

Third party representations:

Two further letters of objection, copied in full as an appendix to this sheet. (**Appendix 1 and Appendix 2**)

Appendix 1

Response to County Principal Ecologist's comments on Ahern Ecology report, correspondence with Case Officer, and agent's letter to Case Officer dated 3rd Jan 2012

With the exception of the agent's letter, which has been on the website since the 6th Jan, I have only been able to view the other sources since 9.30 a.m. today, Wednesday 25th January, i.e. the day before the meeting. This was due to the intervention of Cllr Britton, for which I am grateful, but it leaves very little time to prepare a proper response and it is still not available to the general public.

1) The Principal Ecologist expresses concern that the area of scrub marked on the Phase 1 Habitat Map (Fig 3) is less than that shown on aerial shots available on Google maps. In his letter, the agent says that the area of scrub in the map is accurate 'some having been removed since aerial photographs were taken'. Is there any assurance that still more has not been removed?

2) The Ecologist recommends that the Ahern ecology report's recommendations for Great Crested Newts should be implemented. I reproduce below the relevant comments from the report, with highlighting and inserted letters made by me for further comment:

'Though connected by woodland to possible GCN breeding ponds (a) in Oakridge Copse LWS it is considered unlikely that GCN are using the site (b). More suitable terrestrial habitat is available to GCN within the adjacent woodland and core terrestrial habitat is given as 200m from the breeding pond. Suitable habitats for GCN are to be retained through development proposals. If GCN are encountered on site work should cease pending consultation with a suitably qualified ecologist (c). At this stage it would be necessary to apply for a licence from Natural England.

Great-crested newts are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010. This legislation protects the animals themselves as well as their places of shelter, which include breeding ponds/ditches and shelters on dry land. It is considered that the primary foraging and refuge sites for great-crested newts generally occur within 250m of the pond. However, great-crested newts can use land within 500m of breeding ponds for dispersal or migration (a) (Natural England, 2001).

(a) I observed great crested newts in the Oak Ridge Copse pond in July 2011. Two other larger and longer established breeding ponds exist within 400 metres of the site. As stated in the report, they can, and in my experience certainly do, travel 500 metres from the breeding ponds.

(b) I consider it virtually certain that great crested newts are using the site. They are found all over my property, only 50 metres from the site. Newts love some sort of protective cover and unlike human beings would have no aesthetic objection to sheltering under the abandoned vehicles and rubble currently on the site. If anyone wants me to show them a great crested newt, the simplest method I know is to put down a piece of corrugated iron or old carpet, and within 24 hours there are likely to be several underneath.

(c) 'If great crested newts are encountered on the site work should cease' sounds reassuring, but will the driver of a bulldozer notice a newt before he runs it over?

Would he or she recognise a great crested newt? Will the heap of rubble be carefully picked over piece by piece to ensure there are no newts in the crannies?

3) The agent's letter mentions proposals for reptiles but adds in great crested newts under the same heading. Newts are amphibians not reptiles, and would not be contained or excluded by a fence. They can climb vertical walls, go up and down steps, travel through mole runs (of which there are many in the vicinity) and also drainage pipes. We regularly find them inside buildings and have no idea how they could have got in.

To summarise, I am most concerned that there is no effective safeguarding for creatures that should receive the highest form of protection under the Wildlife and Countryside Act 1981.

Lindy Paramor
Hollyville,
West Grimstead,
Salisbury SP5 3RQ

Appendix 2

Rec.	25 JAN 2012
Adm.	
Copy to	WS
Action	

24/01/12

Dear Sirs,

I write with further representations for application **S/2011/1395** Limeyard, West Grimstead.

- Having read the committee report and representations made by third parties, I believe that some of the key points as to why neighbours have objected have been missed, one of these is the factual inaccuracies in the application documentation particularly surrounding details concerned with current vehicular movements, current use and current noise levels.
- The site has had very little activity in the last few years due to the business moving to Lyme Regis, there have never been 70 vehicle movements a day and in the last few years not even one every day. There has been no assessment nor have any records been produced to show these to be correct, therefore there can be no comparison with existing and proposed vehicle movements to be able to conclude that there will be no increase.
- Due to the inactivity of the site there has been little noise from the site in recent years **BUT** on the few occasions vehicles have been on site the noise has been very disturbing to local residents. Baring in mind the village has a large number of retired residents who enjoy the quiet rural environment in which they live, pottering in their gardens or walking and enjoying the countryside, with the proposed 7am to 7pm 6 days a week there will be but a few hours in the summer when there will be any quiet daylight for people to still enjoy this.
- Many villagers have lived in West Grimstead for many years and have chosen to do so due to the quiet relaxing environment but with the proposed development this **WILL** change and **WILL** completely alter for the future this village life for others to enjoy. If people wanted to hear saw mills or other B2 uses they would live near/in a town or industrial estate.
- The committee report paragraph 2 of item 9.4 states that the nearest residential property is only 50m away, to say that this development will have no adverse affect on the life of these immediate neighbours is surely unreasonable.
- Many of the other villagers are farmers or people who spend as much time outdoors as possible, again for all these people the peace and quiet will be spoilt forever, the noise on the odd occasion over the last few years can be heard from over a mile away, so it is not just having an effect on the immediate neighbours but also others in the surrounding area. The prevailing wind will always take the noise towards these neighbouring properties. There will be no more of the quiet sitting in the garden listening to the bird song but listening to the whine/clanking and drone of machinery!
- It must be stated that the village is not against development but due to the fact this application has no end user and therefore an uncertain destiny, there is only fear as to what the future brings, if the applicant could only put in an application with a defined clear end use with a clear plan of exactly who and what will happen then they may look more favourably on the change. Why the application had to be for a B2 use and could not be for a less aggressive form of development such as B1 use or keep it

agricultural as was originally agreed is a real shame. It is also a real shame that although the applicant wants to bring business to the village that he never actually consulted those locals who have supported him for many years to find something which would be in keeping with the area and not to bring such a destructive use.

- Having looked into traffic orders for other sites it appears that it is virtually impossible to enforce against any breaches to the traffic orders therefore it is all very well imposing a condition to limit the routes vehicles can take but if it is unenforceable than there is no point in bothering in the first place
- Conditions limiting hours is not enough, noise from 7am to 7pm 6 days a week will be all daylight hours except for the summer, if approved the hours should be far more limited and exclude weekends totally, for those of us who have to work Monday to Friday we need to enjoy our rural lifestyle on our weekends.
- 9.2 of the committee report concludes there will be no problems with highway safety however with no end user how is it possible to say there will be no implications on highway safety
- All vehicles going to and from site should use A36, not just lorries, with no end user who knows what type and how many vehicles will travel to and from the site. The mitigation has provided nothing for those coming from A30, with their rat run through Pitton and Farley, this application will have a massive impact on these parishes as well as West and East Grimstead.
- 9.4 para 6 of the committee report, what measures have been taken to prove this development won't affect neighbours, yes keep the B2 inside the building but the building is open sided so how is this to contain the noise particularly with the prevailing wind?
- 9.5 of the committee report, ecology is very important and having conditions to stop any impact on the wildlife is imperative but with no compliance officer at Wiltshire Council, how will these be enforced, you can impose any conditions you like but with no guarantee that they will be adhered to, with issues such as wildlife and protected species there should be no messing about, once their habitats have gone so have they.
- Again as per the ecology, having a condition with regard to contamination is important but what is there to stop the applicant just hiding it, there is no advantage to them to declare it and have to pay out for a contamination report
- As many comments from neighbours included concerns for wildlife, why was the ecology survey only put on web over a month after it was received and why has there been no updated comment from ecology, the last comment on the web is that the ecologist objects but there is no written summary/comments to view on the web from the ecologists to indicate they have reviewed the document and no longer have objections. This should all be in the public domain and items should not be withheld if part of application documentation,
- Many are also concerned as to future development of the site, once one small thing is granted there is nothing to stop application after application being submitted and the site to grow and grow, the applicant owns lots of land adjacent to the application site, we do not want another Westfields of Dinton site which has caused much distress and unhappiness to the villagers there.
- There may be future applications for external lighting, West Grimstead by being a rural environment does not have street lighting, the only light we want and need is

natural light from the night sky, external lighting will take this away and ruin the natural light, if we wanted artificial light we could go and live in a town

- There are many incorrect points within the Travel Statement, mainly in that it is based on guess work and not on facts, they have taken the applicants word that there are currently 70 vehicle movements a day with no facts to prove this, it uses hypothetical numbers for proposed vehicle movements, they have compared the B8 area at the Limeyard with a much larger site on their system which are commercial warehouses, how is this a comparison, with no end user they can still confidently assume that all trips will be made by the trunk road (A36)!!
- The travel statement also states that footfall is negligible along the Grimstead Road, it would be useful to know where they got this information and what they mean by negligible, many people walk, cycle and horse ride along this stretch of road daily, even today driving home from work I witnessed a couple who had to jump on the verge to get out of the way when vehicles travelling in opposite directions passed, this is not a safe road for travel at the best of times so increased traffic will only exacerbate the problem, this also applies to any future employees where numbers are uncertain due to no end user known whether they will walk, cycle or drive to the site

To conclude this site needs to be used for something but it should not be the B2/B8 use proposed the effects on neighbour amenity are far too great for it to be viable. The assumptions and hypothetical figures produced for a site with no end user are pointless and for want of a better word crazy and cannot in any reasonable situation be used as grounds to approve an application of this nature. If this application is approved it will change the nature of the village and the living conditions for the residents beyond repair.

H Clark
Wilderhope
West Grimstead
Salisbury
SP5 3Rf

**Plan List Item 2 S/2011/1606 – New dwelling adjacent to and alterations and extensions to No. 8 The Poplars
At 8 The Poplars, Barford St. Martin, Salisbury. SP3 4AR**

Third party representations:

Further letter of support, copied in full as an appendix to this sheet. **(Appendix 3)**

Appendix 3

The Chairman of the Planning Committee
Wiltshire Council
PO Box 2281
Salisbury
Wilts

16th December 2011

Dear Chairman

New house, 8 The Poplars, Barford St Martin (reference S/2011/1606/FULL)

I write in respect of the application for a new family dwelling in the village of Barford St Martin. I have been told by your planning officers that this application will be decided at a planning committee in January.


Unfortunately I will be out of the country at the time of the planning committee but I would like my short statement read to the committee if that is possible.

" My name is James Hewlett and I have lived in Barford St Martin for many years and I operate a landscaping business which employs a number of people. At present most of my staff have to commute to work. This application for a new small family house is exactly what this village needs if it is to keep any of the facilities which it has left. We have already lost the local school and I am concerned that other local amenities will follow unless new houses are allowed by the Council although I also agree that the number of new houses should be controlled.

I would therefore wish to offer my support to this application which I believe will bring a much-needed modest family dwelling to the local market which I know would be of interest to some of my employees and their families."

Many thanks for allowing statement read out

Yours faithfully


Mr James Hewlett

WILTSHIRE COUNCIL DEVELOPMENT SERVICES	
Rec	20 DEC 2011
Acknowledged	
Copy to	
Action	AB

**Plan List Item 3 S/2011/1734 – Demolition of existing dwelling and erection of two four bedroom dwellings
At Downsway, Brook Street, Fovant, Salisbury. SP5 5JB**

The following correspondence has been received since the writing of the Committee Report:

Third party representations:

One further letter of objection, which is produced in full as an appendix to this sheet.
(Appendix 4)

Legal agreement in respect of contributions towards affordable housing and recreational open space:

The landowner has now returned the completed legal agreement in respect of financial contributions required under policy R2 of the adopted local plan and Core Policy 3 of the SWCS.

Appendix 4

Mr and Mrs N Wyatt
The Lodge
Brook Street
Fovant
Salisbury
SP3 5JB

Andrew Guest
Area Development Manager
Development Services
Planning Department
Wiltshire Council
PO Box 2281
Salisbury
SP2 2HX

Date 21st January 2012

Dear Sir
Ref: **S/2011/1734/Full** – Downsway, Fovant.

Thank you for your letter dated 13th January 2012.
Unfortunately due to a prior commitment we are unable to attend the meeting on the 26th January.

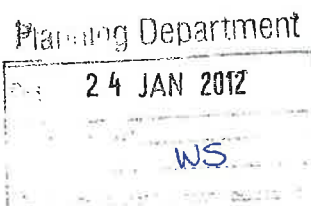
We would like to reiterate the point as direct neighbor's to Downsway that the proposed development will have a major impact on our privacy and light. If anyone were to look in detail at our property you will note that we have a dual aspect lounge that looks directly at the new development. In addition we have a bedroom window that looks directly at the new development. One of the proposed dwellings is so close to our boundary as to have a major impact, not only once completed but during the construction as well.

Should permission be granted some consideration should be given to the boundary in order that some privacy can be assured?

Yours sincerely



Nigel Wyatt.



**Plan List Item 5 S/2011/1782 – Erection of 1 x 4 bed dwelling and creation of new access
At Boot Inn, High Street, Tisbury, Salisbury. SP3 6PS**

The following correspondence has been received since the writing of the Committee Report:

Third party representations:

Richard Norgan has written in addressing a number of issues raised. The letter is attached in the appendix to this late correspondence.

The owner of 'Hendre House' has written to confirm their objection to the application and raised the following concerns:

My main living area, main bedroom and only private sitting out area are just a few meters from the boundary. I have a very small strip of garden and pathway around and between my house and the borders of my property on the South the East and just a pathway on the North side.

The new footprint of the proposed dwelling is very close to my boundary.

The increased height of the proposed dwelling will dramatically cause shadow and loss of light on the South aspect of my property. This would have an invasive effect and claustrophobic I already suffer that effect on the south west side as the bicycle shop is very close to me.

An Arial view of the site would show that on the South Boundary there is no bordering property for at least three blocks away until the Doctors surgery.

It would seem incomprehensible that a plan would be approved with a new dwelling built less than 5 meters from my side patio leaving 80 meters to any building in a Southerly direction.

Further to the points just mentioned

The very narrow access which again is so close to my border could be a cause for conflict between owners of the Public House and the proposed dwelling.

Consultee responses:

Comments from the Highways Officer:

An additional condition has been recommended since the completion of the initial committee report;

The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

Appendix 5

Conclusion

Patrick Fairweather's objection is the basis for Calling In this application 1782. The Area Development Manager recommends planning permission is granted in the report to Council Committee.

The objection contains no references to policy and lacks 'material consideration'. Lacking policy grounds, the objection seeks to criticize unjustifiably, procedure, Council staff and the Council's transparency.

The objection also seeks to undermine an HBAS report that the objector noted as missing in a previous application and which was well received by Council staff and now forms the basis of information and compliance with saved policy in this application.

Calling it in

Patrick Fairweather's written objection requests that the application is called in.

Councillor Deane's Call-in form has not requested refusal and appears to be neutral. The report to Committee does list scale, relationship to adjoining properties environmental/highway impact, and car parking as the reasons for call in. The report to Committee covers each of these subjects.

It seems right therefore to address the issues before Committee by examining the content of Patrick Fairweather's letter.

The Objection letter

Application has been Called-in on the basis of Sir Patrick's letter which states,

'The application should be called in for proper consideration by democratically elected representatives.'

Patrick Fairweather's objection is addressed to application S/2011/1783, which is an application for Listed Consent. For this reason it has remained within that file and was not shown on the web-site for 1782/FULL until today, 24th January 2012.

Application 1783 (Listed Building Consent) is approved.

Sir Patrick's earlier objection to s/2011/132 is full of references to Policy stating:-

'The proposal runs contrary to advice contained within PPS5 and remains directly at variance with the requirements of saved policies G2, H16, CN5 and CN8 of the Local Plan.'

'There is an obligation on the Council to determine applications in accordance with up-to-date policies in the Adopted Local Plan and relevant National Planning Policy advice.'

In contrast to the objection to 132 detailed above and which referred to Policy, Patrick Fairweather's objection to s/2011/1782, now before the committee, contains no references to Policy at all. It is hard to see what 'material consideration' it contains that would warrant further examination by Committee, other than Sir Patrick's desire for democracy, Something he did not insist upon in the earlier application 132.

It will be clear from the Recommendation to Committee that the policies listed in objection to 132 are the very advice and policies PPS5, G2, H16, CN5, and CN8 that officers have considered for this application and conclude are in accordance with saved policies.

The officers of the Council have completed exactly what Sir Patrick required of them, 'to *determine applications in accordance with up-to-date policies in the Adopted Local Plan and relevant National Planning Policy advice.*'

The Reasons for Refusal of 132 have all been carefully studied by me and addressed as part of the process of pre-application advice in the preparation for this application. In that process your officers have been helpful, precise and to the point. Almost all of the failings of application 132 were obvious, without need of reference to your officers. It lacked; the Archaeology report, previously requested, The Historic Asset report requested by Conservation department, Highways front parking reorientation of 90 degrees, the R2 agreement and the DAS was not in the correct form.

Sir Patrick Fairweathers current objection letter has several sections.

- Extra Parking to the Rear of the Boot.
- Criticism of the HBAS report
- Serious concern on Procedural matters

Procedure

It may be best to address the most serious aspect of the letter first. The letter contains veiled threats and accusation directed at the Planning Department.

'The department does not come well out of this'

'Procedural aspectsa matter for serious concern'

'Inaccuracies and lack of transparencywhether deliberate or not

'prepared to make observations to MP, Ministry and Ombudsman.....

.....

should be called in for proper consideration by democratically elected representatives.

It is most unfair to make implied accusation that the Department deliberately lacks transparency and is deliberately inaccurate. Sir Patrick does not state why he believes officers would deliberately lack transparency or be inaccurate.

When examined in detail, the grounds for such accusations are of no real planning policy consequence and seem to be; Arundell House was not on the neighbour list, despite the fact that notices were sent to a property Barn Cottage in the grounds of Arundel House which Sir Patrick states is owned by Arundel and is 'inalienable' from it; and (B1) that Arundel's internal boundaries are not shown correctly. I consider this something more to do with OS mapping than anything else. In any event there is no doubt that he did receive information and was not inhibited from responding.

I am reminded that Arundell House is a considerable distance away (90m) from the proposed house subject of this application.

Sir Patrick's flimsy basis for his accusations make them all the more shocking and contrast sharply with the applicants own conduct.

When refused permission on his application 132, Mr Turner did not make accusations that Sir Patrick's objections were too well advised for a letter from his own knowledge or that he was favoured because of title. Certainly, Mr Turner did not ask a Councillor to Call it in. Mr Turner simply sought advice, from me, on what was wrong with his application 132 and I corrected it and applied again.

Having no policy argument left Sir Patrick has sought to criticize the Council officers who on a previous occasion had supported his grounds for refusal. He has also criticized the HBAS report he said was missing and has now been provided.

For the avoidance of doubt, I have had conduct of application 1782, I have never had the pleasure of meeting Mr Hatt, I met Mr Minting at the Council offices for consultation on pre-app advice. I have not met or indeed do not know who the senior officers of the Department are. I have seen Councillor Deane at Tisbury meetings because I live there and on another occasion spoken to him on the telephone about the Calling-In. There has been considerable information and detail sent from me by email delivered to the Dept in preparation for this application.

Extra Parking for the The Boot In

The first paragraph of the objection letter is about extra parking to the rear of the Boot Inn which by agreement with Highways is now removed from the plans and is acknowledged in the Committee Report, comparison of plan 1554-23B and amended plan 1554-23C illustrates the position and is attached.

The Report to Committee states:

9.4.....'The additional parking located to the rear of the existing outbuilding to serve the Boot Inn has been removed and as such any issues regarding a significantly higher traffic flow including turning adjacent to adjoining properties has been removed.'

The objection of Mrs Gillian Knight (Hendre), supported by Patrick Fairweather (Arundel House) to noise from this extra pub parking is therefore no longer an issue.

HBAS Assessment

Sir Patrick's claim that the HBAS report is defective is confined to a repeat of the nature of Barn Cottage and the internal layout of Arundell's garden. (OS again not planners) The fact that 'views' are commented upon also seems to cause concern.

I am reminded that the lack of the HBAS report is something complained of by Sir Patrick in his objection to 132, he now complains that it is expensive, defective and badly-argued, but Sir Patrick significantly fails to detail any defect of substance.

In contrast the Conservation Department in the consultation response stated;

'Followingthe detailed heritage appraisal,.....the scheme has been amended so that the impact on the character of the Tisbury Conservation Area and the setting of the adjacent listed building is significantly lower than previously. I therefore have no objection to..... the scheme'. The HBAS is a comprehensive and detailed appraisal that successfully informed and guided both the applicant and the Department on all aspects of Historic Asset appraisal for The Boot Inn.

Richard Norgan for and on behalf of Ron Turner the applicant

**Plan List Item 6 S/2011/1790– Convert existing cob barn and reinstate former thatched roof covering and attached stores to provide 2 bed dwelling. Repair existing and rebuild collapsed yard walls to form enclosed garden area
At Bowles Barn and Yard, The Portway, Winterbourne Gunner
Salisbury. SP4 6JL**

REPRESENTATIONS

Additional information from applicant

The Conservation Architect, Robert Nother, has revisited the site and assessed the condition of the barn. Report attached (**Appendix 6**)

CONSULTATIONS

Highways

Following a request from applicant to clarify reason for refusal, the highways officer comments as follows:-

The development site lies outside of the Housing Policy Boundary and on that basis is considered contrary to policy (PPG13). Each application is considered on its own merits and cannot comment on other sites.

BOWLES BARN, WINTERBOURNE GUNNER

ASSESSMENT OF CURRENT CONDITION

ASSESSMENT UNDERTAKEN ON 22 JANUARY 2012

BACKGROUND

During September and October 2010, a report was prepared which included an assessment of the condition of Bowles Barn, its historical and architectural significance and its potential for adaptation and repair. A conclusion of the report was that the building is worthy of heritage asset status. Possibly, it should be listed and there is little doubt that it would be worthy of such designation had it retained its thatched roof. Within the report, the need was stressed to carry out repairs urgently. This was in order to avoid the building having to face another winter in its then poor state of repair due to the increasing risk of collapse. However, to date, no urgent repairs have been carried out. Therefore, there is a need to review the condition of the building in order to assess whether it still has the potential of being repaired without more than minimal loss of its historic fabric.

CURRENT CONDITION

A visual assessment was carried out on Sunday 22 January 2012 and a comprehensive photographic survey undertaken. The following comments are based on the visual assessment and comparison of the current photographs with the comprehensive range taken during September and October 2010.

All wall surfaces were inspected closely and only very minor further surface erosion through weathering could be detected, including the horizontal indentations at the cob walling lift lines.

The top of the underpin course remains virtually level and in the same position as noted at the inspection carried out during 2010. At that earlier inspection, some of the underpin external facings, mostly flints on the north elevation, had fallen away, but at the January 2012 inspection the condition of the underpin had not worsened noticeably. Neither were there any additional animal (rats or rabbits) holes on the actual wall surface, although no record could be made of holes within the depth of the wall. The fact that there is no evidence of wall settlement indicates that there is still sufficient walling material in place to carry the load of the structure above.

Vertical cracks in the cob walling have not worsened noticeably, indicating that the roof structure continues to be reasonably sound and the corrugated iron roof covering continues to provide an effective level of protection to the external walls. The inspection of the deep vertical cracks near the corners included a search for material that had dropped into and become wedged within the cracks. No such material was evident. The reason for checking this is because such material can have an effect upon the seasonal movement of

the cob walling and, if allowed to accumulate, could cause an increased outward lean of the wall near the corners. In fact, the walls have very little outward lean and are no worse than at the previous inspection.

Nor is there any detectable increase in the outward lean in the external walls anywhere along their length. This is another factor which indicates that the roof structure remains adequate.

Joints in the roof structure could not be inspected at close quarters, but an overall visual inspection, coupled with the inspection of the external walls, indicates that structural integrity is maintained.

The internal faces of the cob walling, together with the intermediate timber floor, show no signs of deterioration since the previous inspection.

The exposed cob walls of the structure formerly adjoining Bowles Barn also were inspected visually. In spite of their exposure to the elements, these showed very little sign of further deterioration since the previous inspection. However, due to the exposure of the tops of these walls over a long period, it is not recommended that these are retained in-situ. Instead, the material of these walls is likely to be suitable for reconstitution and use in the repair work to be undertaken to Bowles Barn.

CONCLUSION

The January 2012 inspection reveals that the further deterioration of Bowles Barn since the 2010 inspection is minimal. In spite of a severe winter in 2010/2011, the building appears to have held up well. Provided that the appropriate skills are applied, the building remains sufficiently sound to take repairs using matching material for the walls and avoiding the need for extensive replacement of walling elements.

However, it is recommended that urgent attention is given to implementing the repairs, as delay will place the building at increasing risk. Possibly the greatest risk from delay is from animals burrowing in the base of the cob walls. Probably the earliest opportunity for starting the repairs will be April 2012, subject to weather conditions. In the meantime, frequent checks should be undertaken, with particular attention being given to the condition of the roof covering, the state of the deep vertical cracks, the state of the underpin and number of animal holes in the wall base. A generous overhang of the roof covering should be maintained, together with the avoidance of leakage onto the top of the cob walls. Specialist structural advice should be sought immediately if further deterioration or additional animal holes are detected.

This report is intended as an update and supplement to the report issued in the Autumn of 2010. Subject to the adjustments on the structural condition of Bowles Barn arising from this report, the content of the earlier report still applies.

Robert Nother Conservation Architect

January 2012