

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	24th September 2008
Application Number	08/01968/LBC & 08/01969/COU
Site Address	The Cartshed, Derriads Farm, Derriads Lane, Chippenham.
Proposal	Internal and External Alterations to Listed Building and Change of Use From Agricultural to Community and Leisure Use and Erection of Two Extensions.
Applicant	Chippenham Without Parish Council.
Town/Parish Council	Chippenham Without Parish Council.
Grid Ref	389668 172828
Type of application	Change of Use and Listed Building Consent

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because more than 5 letters of objection have been received and because the Council is the landowner. This application has also been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 at the request of Councillors Singlehurst and Hutton.

Summary of Report

This application proposes to convert a curtilage-listed former agricultural building to form a community and leisure centre. The site is within the Cepen Park south housing estate, and has been identified in the Local Plan for community and leisure uses, and the key points to consider are as follows:

- Implications on DC Core Policy C3 and Housing Policy H3
- Effect of proposal on the curtilage-listed building
- Effect on the residential amenity of existing properties
- Impact on traffic and parking in the local area

Officer Recommendation

Delegated to the Implementation Team Leader for conditional approval subject to satisfactory response from Environmental Health officer and receipt of satisfactory revised plans.

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Proposal and Site Description

The site is part of the former farmyard of Derriards Farm and lies within the Cepen Park residential development area. The cartshed which is the subject of this proposal dates from late C19/early C20, 9.7m x 6m and is stone-built with open gables and a clay tiled roof. It is the smaller of two curtilage-listed farm buildings in the former farmyard area: the other being a more substantial early C19 barn with later additions, including an attached farm building of similar size to the cartshed.

The site is broadly rectangular, with the buildings centrally-positioned and orientated north/south across the former farmyard. Access from the north is via Derriards Lane, which becomes a cul de sac immediately to the north east of the site. There is residential development abutting the north west and north boundaries, and the north-west corner of the cartshed's gable elevation is only 2.5m from the south east corner of a house. To the east an area of open land (formerly part of the farmyard) separates the site from the historic residential curtilage of the Grade II listed Derriards Farmhouse (this site now contains 4 dwellings). The south boundary is defined by Drake Crescent, and immediately opposite this is an open area of land containing wetland/ponds which is used as a natural resource for educational purposes, with housing each side of the open land.

The land and associated former farm buildings were conveyed to North Wiltshire District Council approximately 10 years ago by the Cepen Park developers under a S106 agreement, with the intention that they be developed for community use. Both structures were in poor condition at the time of acquisition and since then have been the subject of vandalism. Various schemes for conversion have been prepared, but the resources have not been made available to carry out any scheme because of the costs of repair and conversion.

This application only relates to the northern half of the site and proposes to use the cartshed as a single large space. As the building is only modest, it is necessary to provide two extensions which are proposed to accommodate ancillary spaces for kitchen, storage, w.c's etc, and a small office for use by the Parish Council. The larger extension is c3m from, and runs parallel to the adjacent house. The extensions would be constructed in natural stone with clay tiled roofs. The Cart Shed itself would have glazing to the upper section of the gables set within substantial timber framing with stone at lower level to the North elevation. Off-road parking for 8 vehicles is provided immediately to the east of the other house adjacent to the site, with disabled parking adjacent to the cart shed.

Planning History		
Application number	Proposal	Decision
N98.1359F & N98.1360LB	Change of use of redundant farm building to community centre & Alterations and extension to barn	withdrawn

Consultations

Chippenham Without Parish Council are the applicants, and consequently have no comments, but register their concern at spending £200 - £250,000 to provide a facility for between 50 to 60 people if they cannot extend to provide additional facilities and a Parish council office. Unless the application is approved, they would not proceed with a scheme.

Wiltshire County Council Highways have no objections subject to conditions.

Environmental Health points out that the north gable wall of the cart shed, which is intended to be glazed, is only a couple of metres from the nearest dwelling house and is a possible route for noise transmission and possible light pollution. He expresses concerns that the parking is right up against a neighbours fence, and may cause noise, but points out that people may not drive to the site, and the scale of the building is small, but as long as the proposed hours are rigorously enforced and activities on site are sensitive to a residential area with noisy activities such as music, band practice or discos

banned/discouraged then this could be a suitable use for this building. There is a second building adjacent to the cart shed which is much further away from adjoining houses and may be considered as a better alternative although the car parking issue would remain the same.

Assets, Design & Regeneration: Applauds the use of glazing to each of the exposed gable ends, but considers the structural timber elements to each of the gables to be extremely heavy and obtrusive. Considers the main extension wing to be disproportionately large having regard to the limitations of the original building; and to be unnecessarily dominant and intrusive. Feels it is unfortunate that the Parish are not apparently prepared to consider the use of the main barn which is by far the more important of the two surviving buildings and which could presumably accommodate all the facilities currently proposed within the extended cart shed without the need for external extension. It would be regrettable if the concentration of both effort and funds on the less important building on the site led and contributed to the practical redundancy of the barn.

Representations

30 letters of objection that have been received.

Summary of key points raised:

1. Traffic problems will be caused by additional cars on roads; these are narrow and already dangerous – particularly when visitors' cars are parked beside the road.
2. There will be increasing danger to pedestrians (especially children) and motorists.
3. People will drive rather than walk to the site – there is inadequate parking, leading to parking on the streets.
4. Disturbance to neighbours from noise, particularly late at night.
5. It will cause problems of vandalism, litter and waste.
6. The land is currently used as a play area by children – this facility will be lost
7. The proposal should include cycle parking.
8. No provision on site for areas to store/aid collection of waste
9. None of the activities set out in the Parish Council's recent questionnaire, or any others which would be feasible in this space, would require late hours – it should be 9.00pm.
10. The community centre isn't wanted – how can the results of the Parish Council's consultation exercise be used to justify it? None of the immediate neighbours was consulted and the consultation figures are therefore inaccurate.
11. The 3 local primary schools and 2 secondary schools rent facilities for meetings, parties etc an. There was 13% response rate, of which 16% objected; and only 10 % of those consulted wanted the community centre.

Planning Considerations

Principle of development

This site and the associated buildings were acquired by NWDC with a view to providing community and leisure facilities to serve the residential development at Cepen Park. The barn at Derriads is expressly safeguarded for community/leisure type use under Policy CF1, although this does not refer specifically to the cartshed. Under this policy proposals also need to take account of the other policies in the Local

Plan, including those protecting amenity of adjoining properties and the area in general. An application to convert the two buildings for this use was submitted in 1998, but was withdrawn because of financial and other issues.

It would be preferable if the Parish Council could be persuaded to convert the whole or part of the barn, which is the principal building on site. However, it is appreciated that this is in poor condition and the cost of repair and conversion is too costly for the Parish Council to take on, although their supporting documentation advises that this scheme is considered to be the first phase in the long-term renovation of the buildings; and once viable demand has been established they will turn their attentions to the barn

Impact on amenity

Policy C3 advises against development that would have an adverse impact upon residential amenity from noise/light/vibration et al. There are concerns about the proximity of the extended building and the associated car-park/turning area to existing residential properties (a little over 3.0m to the nearest property) and the possibility for noise and other disturbance. The relatively small scale of the building would not completely mitigate against such concerns.

Issues have been raised by Environmental Health re: potential adverse effect to the neighbouring properties through noise and light pollution, although further advice re: the potential noise is being sought. Alterations to the design of the building (especially the gable elevation) may help overcome any harm caused by activities within the building. It will also be necessary to reconsider the proposed parking arrangement, to ensure that parking is taken further from the two neighbouring dwellings. It is considered that a planning condition should be imposed to control the type of activities within the building, and also the hours of use.

Impact on Listed Building

The principle of converting this cartilage-listed building is supported; although there is some concern that the enlargement and conversion of this modest building may diminish the potential to find a viable and beneficial new use for the larger and more important barn.

The cart shed is a small structure, and in order to be able to use it as a single space, the application proposes two extensions. Whilst there are no objections to the principle of some limited extension, the larger extension is disproportionately large in relation to the host building. During preliminary negotiations, the applicants have been asked to reduce the length of the main extension by approximately 50%; since the application was submitted officers have repeated this advice; and suggested that the remaining areas could be widened slightly and the internal space re-organised to make more efficient use of the space. A response to this is awaited.

Highways and Access

WCC Highways have no objections

Parking

Potential concerns have been raised in respect of the impact on the neighbours but this could be addressed by relocation. This would however have a greater impact upon the setting of the principal listed building on the site.

Recommendation and Proposed Conditions/Informatives

Subject to further advice from the Environmental Health officer, and following further negotiation on the design of the extensions, subject to appropriate conditions, the Development Control Manager be authorised to GRANT Planning Permission and Listed Building Consent.

Reason for Decision

In respect of 08/01969/COU:

The proposed development complies with Policies CF1, C3 and HE4 in the North Wiltshire Local Plan 2011.

In respect of 08/01968/LBC:

The proposed internal and external alterations preserve the special historic interest of the listed building in accordance with the Planning (Listed Building and Conservation Area) Act 1990.

Informatives

1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan References

Drawings A4 location plan, A33/1, 2, 3 and 4 all received by the local planning authority 15/08/08

Appendices:	NONE
Background Documents Used in the Preparation of this Report:	1.03, 1.21, 2.02, 3.03, 3.04, 4.02, 4.04, 4.07, 5.01, 6.03