

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 25th July 2017

Application	1
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Application Number:	15/02826/FUL	Application Expiry Date:	20th January 2016
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Application Type:	Full Application
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Proposal Description:	Change of use of barn for use for social gatherings (being resubmission of planning application 15/00045/FUL, withdrawn on 19/05/15).
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At:	Barn Rear Of Cadeby Inn Main Street Cadeby Doncaster
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For:	Mr Gordon Jones
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Third Party Reps:	28	Parish:	Cadeby Parish Council
		Ward:	Sprotbrough

Author of Report	Mark Ramsay
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MAIN RECOMMENDATION:	GRANT
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1.0 Reason for Report

1.1 This application is being presented to planning committee due to the level of public interest

2.0 Proposal and Background

2.1 The proposal is to allow the change of use of a listed barn sited to the rear of the Cadeby Inn Public House for social gatherings on an ancillary basis to the public house. The site lies to the south of the Cadeby Inn and to the west is a farmyard. To the east is cul de sac of residential properties and open countryside to the south. The site is inside the village envelope of Cadeby and allocated for residential in the Unitary Development Plan

2.2 A previous application was withdrawn that proposed the building be used as a wedding venue. This application differs from the previous application as it also proposes to provide an additional/alternative access to the building on the north elevation allowing the main doors to be closed during evening events and customers migrating between the public house and the barn would be kept further away from adjacent houses. The entrance would also have double sets of doors to prevent noise emanating from the building. The roof is also proposed to be insulated along with glazing in the openings to keep noise from the building to acceptable levels.

2.3 The barn is grade II listed and as such an application for listed building consent has also been made and is also being presented to members. This would authorise specifically the alterations and works to the barn that require consent under the relevant regulations.

3.0 Relevant Planning History

3.1 15/00045/FUL Conversion of Barn for use for weddings, funerals, seminars and social gatherings - withdrawn on 19/05/15.

3.2 15/02828/LBC Listed building consent in connection with change of use of barn for use for social gatherings - pending consideration.

4.0 Representations

4.1 14 representations were initially received objecting to the proposal. The application was re-advertised in December 2016 after amended plans were received and another 14 representations were received.

4.2 The matters raised include the impact on local roads from extra traffic and parking, noise and disturbance and anti-social behaviour generated by the use of the building.

5.0 Parish Council

No comments

6.0 Relevant Consultations

Highways

6.1 No comments on this application, but the highway engineer did not raise objections to the previous proposal in conjunction with the existing public house.

Conservation Officer

6.2 The heritage significance of the building derives from its character as a single space agricultural building typifying farming practices in the early C19th as well as its local vernacular materials. The proposed use complements the heritage character of the building in that it makes use of the single large space that the listed building offers without the requirement to divide the space that many other uses necessitate.

6.3 Not only this, but the use as described in the application, retains the features and the character of the building including the natural stone walls which is seldom the case with most other uses. In particular, the most likely use in this location would be residential use which would necessitate subdividing the large space, insulating the external fabric and introducing intrusive services. For these reasons the proposal has conservation support as it retains the important heritage characteristics of this listed building and the steps taken for noise reduction do not harm its heritage significance

Ecology

6.4 A full ecology survey was carried out earlier this year and the report was found satisfactory by the Council ecologist subject to conditions requiring a method statement and Biodiversity enhancement plan to be produced prior to work commencing.

7.0 Relevant Policy and Strategic Context

7.1 The site is in a residential policy area.

National Planning Policy Framework

- 3. Supporting a prosperous rural economy
- 7. Requiring Good Design
- 12. Conserving the Historic Environment

Local Development Framework :Core Strategy

- CS14 Sustainable Construction
- CS15 Valuing our Historic Environment

Unitary Development Plan

ENV 54 Alterations to buildings
ENV 32 Retaining the character of Listed Buildings
PH12 Non-residential use

8.0 Planning Issues and Discussion

8.1 The proposal is to convert the barn so it can be used on an ancillary basis to the public house by enhancing its offering. The public house has a restaurant and bar on the ground floor and a function room in part of its roof space as well as seating areas outside to the rear and a garden area in front of the building.

8.2 The public house has a parking area to the rear which backs on to the backs of adjacent dwellings on Rosemary Grove and additional hardstanding is available in front of the barn. The matters raised by this application are the heritage significance of this building and the amenities of adjacent occupiers.

Heritage significance

8.3 The proposal is a grade II listed building and the conversion and addition of the new access does not harm the heritage significance of the barn. Paragraph 131 of the National Planning Policy Framework requires that Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservations and the positive contribution that conservation of heritage assets can make to sustainable communities and their economic vitality.

8.4 The Conservation Officer supports the proposal as it seeks to re-use a redundant building with heritage significance which will be retained without being altered. Its link to an existing commercial enterprise in a rural village improves its long term sustainability as it enhances the offering the business can make and being noted in national policy, makes this a material consideration in favour of the proposal.

Residential Amenity

8.5 The building sits within the village envelope of Cadeby and is designated as residential policy area. Policy PH12 of the Unitary Development Plan accepts that non-residential uses can be accommodated subject to the impact on amenities of adjacent land uses through things like noise, disturbance, traffic etc.

8.6 The proposal will be used as a building ancillary to the main public house so would be able to offer the building for meetings, seminars, gatherings etc. The applicant has trialed a wedding reception in order to assess the acoustic characteristics of the building. The roof and gaps around doors and windows proved to be a major issue and the logistics of hosting a wedding also has put the applicant off from attempting something similar in the future.

8.7 A noise report compiled by an acoustic engineer has provided detailed requirements of what is required to overcome acoustic problems caused by the building and the Environmental Health Officer and Conservation Officer are both satisfied that this is possible to implement and are required by planning conditions. The design has also been modified from the scheme that was withdrawn in that it provides for an alternative access closer to the public house and allows the main doors to be closed during events. This access also has a double set of doors acting as an 'air lock' further reducing the escape of noise.

8.8 The applicant provided a selection of uses with the application but this would be very restrictive and might cause problems of interpretation for enforcement purposes and might also lead to a constant to and fro to allow events not listed. It is considered better to apply constraints to the allowed uses through conditions which have more clarity and allow the applicant flexibility to work within.

8.9 Conditions requiring the use of the building being restricted by not allowing full sit down dinner service, requiring the main door to be kept shut in the evenings, fitting of a noise limiter so power is shut off if it is triggered and a curfew all limit the harm to the amenities of the neighbouring properties. This would still allow buffets to be served to support gatherings and/or presentations and reduce movements of people close to sensitive receptors

8.10 While anti-social behaviour of guests is noted from the representations, this cannot be controlled through the planning process and is a management issue. Complaints would be dealt with through the licensing system and the liability lies with the licensee which would extend to the barn if alcohol were to be served.

8.11 The site contains its own car park of approx. 25 spaces with space for another 15 spaces in front and next to the barn. The highways engineer has not raised objections to the original proposal which was more intensive which included the possibility of weddings. The intention of the applicant is that this is ancillary to the public house and an enhancement to its existing offering rather than an additional or alternative to the use of the pub. The management of the facility will need to take into account the capacity of the car park and the likely comings and goings it generates. The applicant has already taken steps to limit the amount of staff parking by organising transport into the site for staff.

8.12 The car park is screened from adjacent dwellings by a significant boundary wall which varies in height but for the most part is at least 6ft above the level of the car parking area.

9.0 Summary and Conclusion

9.1 The proposal is on the edge of a residential area. The proposal is supported as it retains and brings back into use a local heritage asset. The impact on the amenities of adjacent occupiers can be mitigated through using a new access to the building and providing sufficient insulation to the building. Limits on the uses of the building and its operation will see the building used on an ancillary basis enhancing the offering of the public house and improving its own sustainability and supporting a rural enterprise.

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

RECOMMENDATION

Planning Permission GRANTED subject to the following conditions.

01. STAT1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.
02. U50316 The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:
DRG No 2013 42 09 Rev B Scheme 3 Enlarged Details (windows and doors)
DRG No 2013 42 07 Rev C Plan as proposed
DRG No 2013 42 08 Rev B Elevations as proposed
DRG No 2013 42 10 Rev A Scheme 3 Enlarged Details (roof x section)
REASON
To ensure that the development is carried out in accordance with the application as approved.
03. U53890 Notwithstanding the details on the plans listed in condition 2 the following is required
- Sound insulation in the roof shall consist of one plasterboard layer, a 50mm fibre void, and a second layer of plasterboard supported on an independent frame as stated in the acoustic report (Dated 28th September 2016 by S&D Garritt Ltd)
- All glazing in the following openings shall be double glazing consisting of one pane of 6mm float glass and one pane of 8.8mm acoustic laminated glass with a 16mm air gap as recommended in the acoustic report for superior performance
o Former Ventilation Slots (Drawing No.2013 42 09)
o Upper Hatch on Large Former Opening Facing Dwellings (Drawing No. 2013 42 09)
o Large Former opening Facing Farmyard (Drawing No. 2013 42 07)
- Windows and frames shall be maintained and replaced as required to provide sound insulation in line with the glazing performance to the satisfaction of the Local Planning Authority.

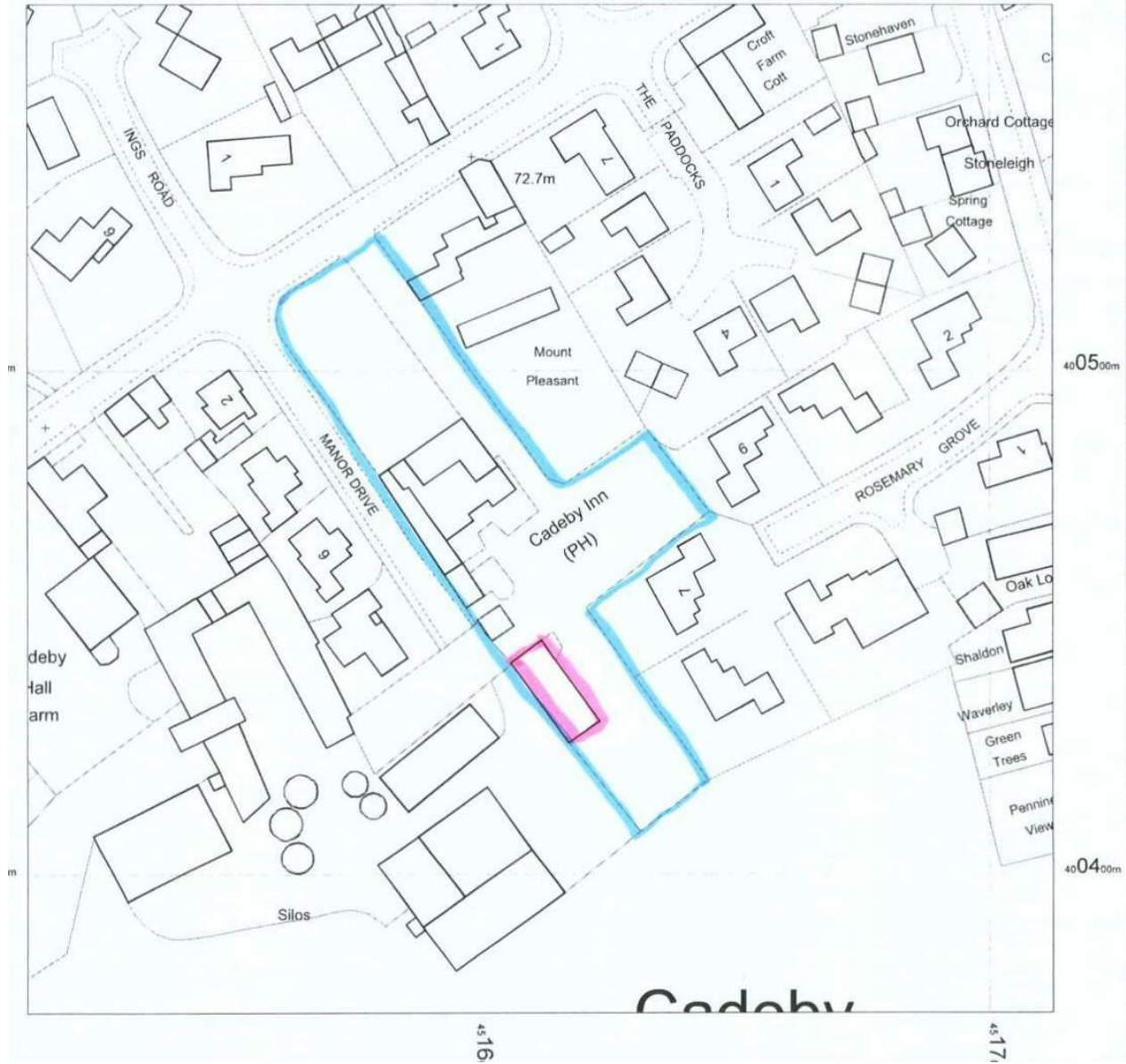
REASON

To ensure that the development is carried out in accordance with the application as approved.

04. U50317 The use of the building shall not commence before the following have all been completed;
- Installation of a Noise Limiter, the specification of which shall be agreed in writing with the Local Planning Authority.
 - Alterations required for insulation of roof and walls including those detailed in the approved plans and conditions and agreed by conditions on the associated Listed Building Consent (application No 15/02828/LBC).
 - Erection and installation of the new glazed entrance detailed in the approved plans
 - An acoustic test shall be undertaken to determine the achieved level of sound attenuation after completion of all relevant works. The format and scope of the acoustic test shall be agreed in writing with the Local Planning Authority in advance of the test.
- REASON
In the interests of the amenities of occupiers of nearby dwellings
05. U53851 The use of the building shall not include the performance of electronically amplified music unless otherwise agreed in writing with the Local Planning Authority.
- REASON
In the interests of the amenities of occupiers of nearby dwellings
06. U53852 The main doors to the building shall be closed at 7pm and remain shut. They shall not be used for access/egress except in emergency at any time after 7pm.
- REASON
In the interests of the amenities of occupiers of nearby dwellings
07. U53853 The permitted use of the barn shall cease not later than 10pm on any evening.
- REASON
In the interests of the amenities of occupiers of nearby dwellings
08. U53854 The barn shall not be used to for banquet or sit down meal service at any time.
- REASON
In the interests of the amenities of occupiers of nearby dwellings
09. U53855 Prior to the commencement of the relevant site works details or samples of external hard surfacing materials including details or samples of the new exit step materials shall be submitted to and agreed in writing by the planning authority.
- REASON
To preserve the special interest of the listed building in accordance with saved UDP Policy ENV32

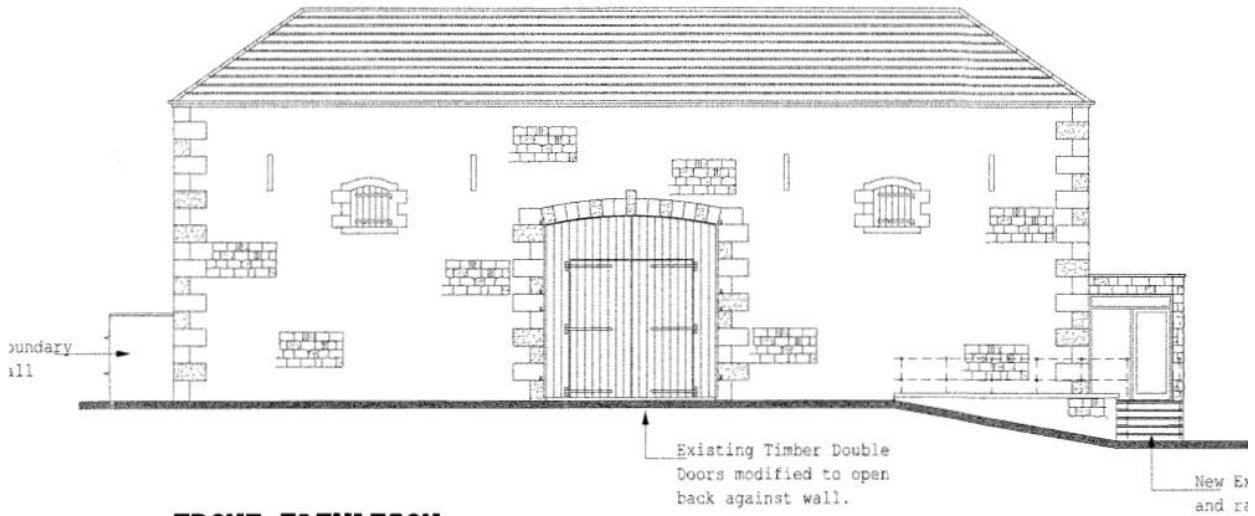
10. U53849 Prior to the commencement of development a detailed Method Statement indicating the measures taken to avoid and minimise impacts on bat roosts shall be submitted to the LPA for approval in writing. The Method Statement shall
- o Identify a named suitably qualified ecologist to take responsibility for implementation.
 - o Identify measures to avoid and mitigate impacts
 - o Identify procedures to deal with unexpected events.
- REASON
In the interest of the natural environment and protection of designated species
11. U53850 Within one month of commencement of the development an Enhancement Plan for bats shall be submitted to the LPA for approval in writing. This shall include:
- o enhancing habitat across the site. For example, through a planting scheme which includes night scented species to attract insects; and
 - o installation of additional bat boxes to enhance roosting opportunities at the site
 - o a lighting scheme that enhances foraging opportunities for bats in the vicinity of the building
- REASON
In the interest of the natural environment and protection of designated species

Appendix 1: Location Plan

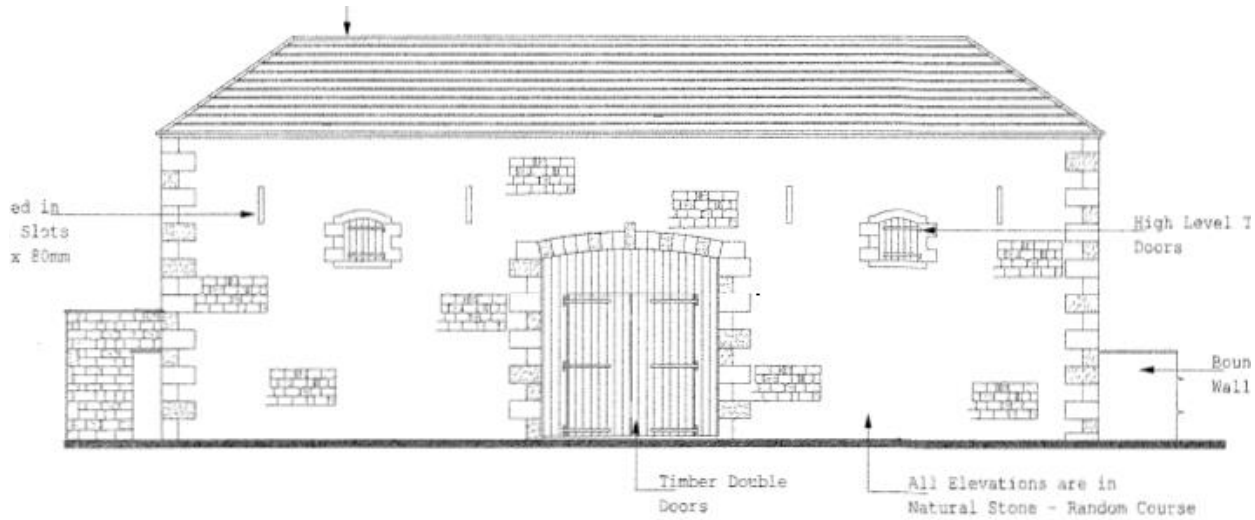
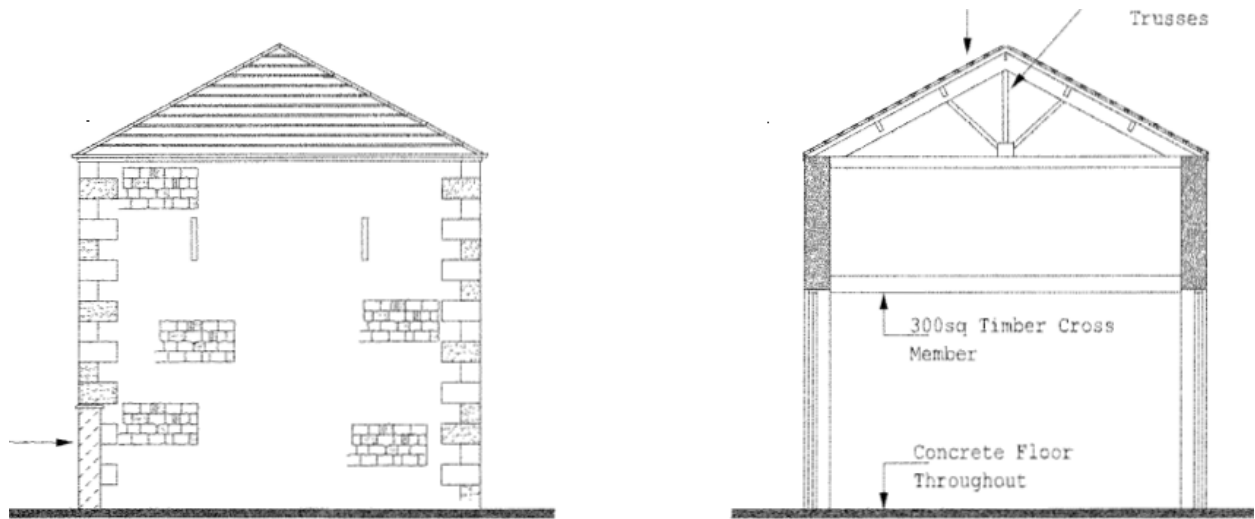




Appendix 3 Elevations



FRONT ELEVATION



REAR ELEVATION

Appendix 4 Detailed alterations

