

**Conversion of barns to three dwellings
(resubmission of previously
approved application 16/00347/FUL)**

Yew Tree Farm
Middleton
Manchester
M24 6XJ

Planning Statement/Design and Access Statement

February 2025

Prepared by Gemma Kennedy BA (Hons) MA Town Planning



WBW Surveyors Ltd
Skipton Auction Mart
Gargrave Road
Skipton BD23 1UD
+44 01756 692 900
www.wbwsurveyors.co.uk

Application site

The application site is Yew Tree Farm located off Oaken Bank Road on the northern outskirts of Middleton. The planning proposals relate to an L Shaped group of traditional brick built agricultural barns situated across the farmyard from the farmhouse.

Proposal

Planning permission was previously granted for the conversion of the barns into three dwellings in 2016, with various planning conditions subsequently discharged in 2019. The planning permission was not implemented within the required three year period and this application therefore lapsed.

This application is a resubmission of the previously approved scheme. It proposes the conversion of the full run of L shaped barns to form 2 No. 4 bedroom dwellings and 1 No. 3 bedroom dwelling. Parking and garden areas would be formed to the east and south of the dwelling, making use of an existing access to the barns which is separate to the access serving the farm.

The traditional construction and layout of the barns is such that whilst they are in some limited agricultural use, they are not suitable for modern farming purposes. The farm instead now benefits from a range of modern agricultural buildings to the south of the farmhouse. The proposal would enable the underused agricultural buildings to be put into a more suitable use.

Planning History

16/00347/FUL – Conversion of existing agricultural barn into three dwellings together with external alterations with associated external landscaping and provision of off road parking spaces. Approved 24/06/2016.

18/01100/DOC – Submission of details to comply with conditions 3 (materials), 4 (SI), 5 (sample wall panel), 6 (acoustic protection measures), 7 (window and door details), 9 (bin stores) and 15 (demolition method statement) of planning permission 16/00347/FUL. Condition 3 partially discharged, condition 4 discharged, condition 5 not discharged, condition 6 discharged, condition 7 not discharged, condition 9 discharged and condition 15 discharged - 6/02/2019.

Planning Policy

The application falls to be assessed under the following Development Plans and Policies;

Places for Everyone Joint Development Plan (Adopted 21st March 2024)

Policy JP-P1 'Sustainable Places'

Policy JP-H1 'Scale, Distribution and phasing of New Housing Development'

Policy JP-H2 'Affordability of New Housing'

Policy JP-H3 'Type, Size and Design of New Housing'

Policy JP-G1 'Landscape Character'

Policy JP-G9 'The Green Belt'

Policy JP-C8 'Transport Requirements of New Development'

Adopted Rochdale Core Strategy (2016)

SO2 'To create successful and healthy communities'

C1 'Delivering the right amount of houses in the right places'

SO3 'To improve design, image and sense of place'

P1 'Improving image'

P2 'Protecting and enhancing character, landscape and heritage'

P3 'Improving design of new development'

SO4 'To promote a greener environment'

G7 'Increasing the value of biodiversity and geodiversity'

G9 'Reduce the impact of pollution, contamination and land instability'

SO5 'To improve accessibility and delivery sustainable transport'

T2 'Improving access'

DM1 'General Development Requirements'

The application also falls to be considered against the policies contained within the National Planning Policy Framework (NPPF).

Principle of Development

Rochdale Core Strategy Policy C1 seeks to create successful, inclusive and mixed communities to meet the housing needs of the Borough, with a focus on development in sustainable locations with good access to local services and facilities including schools, shops and public transport. Yew Tree Farm is located within 1 mile of a range of shops and services including secondary school St Anne's Academy, and is 45 metres from a bus stop on the nearest public transport route. Furthermore, in granting planning permission for the conversion of the barns in 2016 the principal of sustainable development on this site was established with the officer's report noting the proximity of the site to established housing and bus services.

PfE Policy JP-G9 'The Green Belt' reflects the National Planning Policy Framework (NPPF) with regards to the five purposes of the Green Belt. One of the five purposes of the Green Belt is to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. The conversion of the existing barns at Yew Tree Farm will recycle traditional agricultural buildings which are no longer suitable for modern agricultural purposes. The application does not propose any extensions to the existing barn, ensuring that there will be no encroachment into the countryside, and no harm to the openness of the Green Belt.

Paragraph 154 of the NPPF sets out that development in Green Belt is inappropriate, unless a specific exception applies. The exception listed under paragraph 154(h)(v) allows for the re-use of buildings in the Green Belt provided that the buildings are of permanent and substantial construction, as is the case in this application.

Core Strategy Policy P1 'Improving Image' sets out that new development will improve the image of the borough by, amongst other things, promoting the development and re-use of under-used land and buildings, maximising the potential for heritage assets to provide a

sense of place and image. The conversion of the traditional buildings at Yew Tree Farm would be in compliance with this objective, and the development will contribute to the sense of place and image in the Borough. The proposed development would also accord with paragraph 84 of the NPPF which sets out that planning policies and decisions should support the re-use of redundant or disused buildings and enhance the immediate setting of those buildings.

Design considerations

Paragraph 135 of the NPPF sets out that planning policies and decisions should ensure that developments will function well, are attractive and will add to the overall quality of the area. Core Strategy Policy DM1 'General Development Requirements' sets out that all development proposals will be expected to demonstrate a range of requirements, including being of a high quality design which takes the opportunity to enhance the quality of the area. Core Strategy Policy P3 'Improving design of new development' sets out a range of design principles stating, amongst other things, that development should respect context where it is positive, having regard to factors including the scale, density and layout of surrounding buildings.

The application proposes a series of sympathetic alterations to the existing barns. The proposed plans are the same as those previously submitted to and approved by the Council, and demonstrate that the barns can be converted in a manner which will respect their character and the character and appearance of the surrounding area.

As agreed via a discharge of condition application following the previous planning approval on site, the roofs to all dwellings shall be finished in Greys Artstone Slates as per the image below, with further information on the product found here;

<http://www.greysartstone.co.uk/reproduction-stone-products.html>



As these details are provided within this application, we would respectfully request that a planning condition is imposed to require the use of Greys Artstone Slates (or an alternative to be agreed in writing) in place of a request for the submission of further roofing details.

Neighbouring amenity

Matters of neighbouring privacy and amenity both in relation to current and proposed occupants were considered in detail in the previous application and were found to be acceptable. This resubmission proposes the same details as previously approved, and would result in no changes to the previously accepted situation in terms of matters of privacy and amenity.

In the previous application a planning condition (condition 6) was imposed requiring the submission of a scheme to protect the proposed dwellings from noise generated by the surrounding agricultural uses. An Acoustic Survey and Assessment was subsequently submitted and discharged via a discharge of condition application in February 2019. This application is submitted with the approved Acoustic Survey and Assessment which we trust removes the need for condition 6 to be reimposed.

Highways

Core Strategy Policy T2 'Improving accessibility' seeks to locate development where good access to public transport is available, and where the need to travel by car can be minimised.

The submitted plans are identical to those previously approved, with the proposal using an existing access – separate to the farm - to serve the barn conversions. In the previous application Highways and Engineering considered that the level of parking proposed was ideal for the size and nature of the proposed development in the given location, that there would no be significant negative impact on highway safety, and no adverse issues in relation to refuse collection or highways drainage.

Ecology

The application is submitted with an updated bat survey, incorporating emergence surveys, which demonstrate that although bats were observed foraging around the site, there are no roosting bats within the barns.

With regards to Biodiversity Net Gain, this application is supported by a statement from Pennine Ecological setting out that the proposed development is exempt from BNG under the de minimus exemption.

Contamination

Following a condition relating to potential contamination imposed on the previous grant of consent, the relevant condition was discharged through the submission of a Preliminary Risk Assessment (PRA). The approved PRA is submitted with this application and we would respectfully request that any contamination condition imposed takes into consideration the approved PRA and is worded such that this document isn't required for further resubmission.

Bin Storage

This application is submitted with details of bin storage and locations, previously submitted and approved as part of the previous discharge of condition application. As these matters have previously been considered as acceptable to the Council, we would respectfully request that the submission of further information in relation to bin storage design and locations is not imposed on any grant of planning permission.

Conclusion

The proposals are identical to those previously approved by the local planning authority, and would provide three houses in a sustainable location, making use of existing buildings that are not suitable for modern agricultural purposes. The proposals would contribute to the character and appearance of the surrounding area, and would not result in any adverse impacts with regards to neighbouring privacy or amenity, highway safety, or biodiversity. Rochdale Borough Council are respectfully requested to approve this application.