

Officer Report

Application Number:	P/LBC/2023/00884		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	Crookers Farm Crookers Farm Lane Twyford Dorset SP7 0JF		
Proposal:	Demolition & removal of 2no. timber sheds attached to listed building		
Applicant name:	Dorset Council		
Case Officer:	Lucie Bruce		
Ward Member(s):	Cllr Somper		
Publicity expiry date:	9 December 2023	Officer site visit date:	Desk assessment
Decision due date:	19 January 2024	Ext(s) of time:	19 January 2024
No of Site Notices:	2		
SN displayed reasoning:	One on gate, one on building		

1.0 Reason for Committee

Property owned by Dorset Council

2.0 Summary of recommendation:

GRANT subject to conditions

3.0 Reason for the recommendation:

- There is not considered to be any significant harm to the listed building

4.0 Key planning issues

Issue	Conclusion
Principle of development	Not applicable (demolition)
Scale, design, impact on character and appearance	Positive impact – demolition of neglected and modern outbuildings
Impact on amenity	Positive impact – better reveal the character of the listed building

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Impact on landscape or heritage assets	Positive impact
Economic benefits	Not applicable
Access and Parking	Not applicable
EIA (if relevant)	See biodiversity

5.0 Description of Site

- The farm is situated in a remote location, at the end of a lane from road I/C138/115
- The closest accessible village is Twyford
- The site is used as an active farm
- The farm comprises a main farmhouse: Crocker's Farmhouse, Grade II listed, an outbuilding at the south-west corner, Grade II listed, and several modern farm buildings. The historic farmhouse and outbuilding are at the centre, surrounded by the functional farm buildings.
- The two sheds are adjacent to both listed buildings: one of the shed is adjoining the thatched outbuilding, the other shed is adjoining the main listed farmhouse;
- There two trees along the lane leading to the farmhouse, no tree is close to the outbuilding;
- A watercourse runs along the site.
- The site is not in a conservation area nor in a National Landscape (AONB).

6.0 Description of Development

Demolition of sheds.

7.0 Relevant Planning History

2/1989/9006 - Decision: GRA - Decision Date: 02/03/1989

Demolish existing porch, erect new porch

8.0 List of Constraints

OUTBUILDING MEETING THE SOUTH-WEST CORNER OF CROCKER'S FARMHOUSE listed building Grade II. HE Reference: 1172418 - Distance: 0

CROCKER'S FARMHOUSE listed building grade G2. HE Reference: 1324585 - Distance: 0

Dorset Council Land (Freehold): County farm land in Fontmell Magna - Reference 08838 - Distance: 0

Site of Special Scientific Interest (SSSI) impact risk zone; - Distance: 0

Radon: Class: Less than 1% - Distance: 0

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Grade II listed building (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

9.0 Consultations

No consultee responses received.

Consultees

1. W - Beacon Ward- no response.
2. P - Compton Abbas PC- no response.

Representations received

No comments received

Total - Objections	Total - No Objections	Total - Comments
0	0	0

10.0 Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

The Planning (Listed Buildings and Conservation Areas) Act 1990- section 16 requires that in considering whether to grant listed building consent, special regard is to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

11.0 Development Plan, Relevant Policies

- North Dorset Local Plan, Policy 5 Historic Environment

Material Considerations

- National Planning Policy Framework in particular section 16, paras. 195-214, includes that '*great weight*' should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 199). Paragraph 200 states that: "*any harm to, or loss of, the significance of a designated heritage asset, should require clear and convincing justification*".
- National Planning Practice Guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990- section 66 'Conserving and Enhancing the Historic Environment' includes a general duty to

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have 'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

Other material considerations

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

12.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of these policies would not prejudice the Human Rights of the applicant or any third party.

13.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have "regard to" and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty. There would be no impact on persons with protected characteristics because of this proposal.

14.0 Financial benefits

N/A

15.0 Environmental Implications

Presence of bats: see Biodiversity Diversity Mitigation Plan

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16.0 Planning assessment

Policy 5 of the Local Plan states that any development proposal affecting a heritage asset (including its setting) will be assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation. For any designated heritage asset, great weight will be given to its conservation when considering any proposal that would have an impact on its significance.

The proposal is for the demolition and removal of two timber sheds attached to the listed outbuilding.

These sheds are modern and do not hold any architectural or historical merit. They are now unsafe and pose a hazard to the residents.

As such their demolition and removal is acceptable and seen as an enhancement to the setting of both listed buildings, these being the main farmhouse and the outbuilding.

One of the sheds is adjoining the listed thatched outbuilding and re-thatching will be needed. The agent has clarified that the entire thatch roof will have to be redone and will be part of another application. In the meantime, the necessary infill is considered as a repair and would not need listed building consent.

The proposal would comply with the requirements of Policy 5 of the Local Plan and the relevant sections of the NPPF.

17.0 Conclusion

The proposal would not lead to harm to the historic fabric, character or setting of the listed buildings. It would preserve and enhance the setting of the listed building.

18.0 Recommendation, grant, subject to conditions:

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The works hereby permitted shall be carried out in accordance with the following approved plans:

92 Existing & proposed block plan – received 17/02/2023

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03 Existing & proposed floor plans – received 17/02/2023
01 A1 Location plan – received 17/02/2023
02 Proposed elevations – received 30/08/2023

Reason: To preserve the architectural and historical qualities of the building.

3. Details of 2 bat boxes shall be submitted to and agreed in writing by the Local Planning Authority which shall be erected as agreed prior to first occupation or use of the development hereby approved.

Reason: To enhance or protect biodiversity.

4. Prior to first occupation or use of the development hereby approved the mitigation measures as detailed in the Biodiversity Mitigation Plan dated 06/10/2023 shall be completed in full.

Reason: To minimise impacts on biodiversity.

Informative Notes:

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

-The application was acceptable as submitted and no further assistance was required.

2. The applicant is reminded of their responsibility to submit photographic evidence of compliance with the Biodiversity Plan or LEMP to Dorset Natural Environment Team in order to comply fully with requirements of condition 4.