

Planning Committee 21st March 2023
Report of the Head of Planning (Development Management)

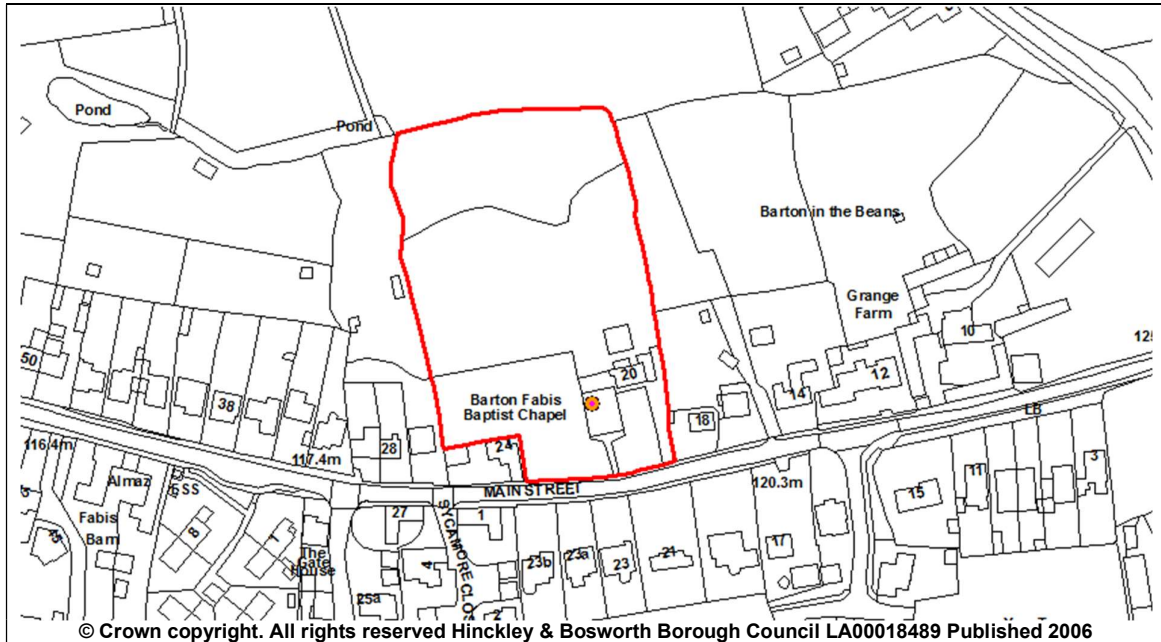


Hinckley & Bosworth
Borough Council

Planning Ref: 22/00962/FUL
Applicant: Mr John Shepherd
Ward: Cadeby Carlton M Bosworth & Shackerstone

Site: Baptist Chapel, 22 Main Street, Barton in the Beans

Proposal: Proposed single storey extension and erection of 3 glamping pods



1. Recommendations

1.1. Grant temporary planning permission subject to:

- Planning conditions outlined at the end of this report
- That the Head of Planning be given powers to determine the final wording of planning conditions

2. Planning application description

- 2.1. This application seeks full planning permission for a proposed single storey extension to the existing detached cabin and erection of 3 glamping pods to the rear of the existing chapel and associated buildings.
- 2.2. The existing detached cabin provides four rooms each with its own bathroom facilities, providing accommodation for young people to visit the area, benefiting from the adjacent countryside and visitor attractions in the borough.
- 2.3. The extension to the detached cabin will be 3m deep and stretch the width of the existing cabin, 8.7m. The roof will be an extension of the existing flat roof, which is 3m. The extension would be finished in the same materials as the existing detached cabin.

- 2.4. The extension would provide two rooms each with their own bathrooms facilities. The two rooms will provide separate accommodation inside the existing detached cabin, allowing adults to ensure the safety of young people on residential visits.
- 2.5. The proposed glamping pods will be 4.9m long, 2.4m wide and 2.6m tall. They would be clad in treated wood, with double doors to the front and a window to the rear. The roof will be covered in bitumen shingles.
- 2.6. The proposed glamping pods will provide accommodation for helpers and volunteers who cook for and provide activities for young people.

3. Description of the Site and Surrounding Area

- 3.1. The proposed single storey extension would be added to the north side of the existing detached cabin. The existing detached cabin is to the rear of the existing schoolrooms.
- 3.2. The existing Schoolrooms, a Grade II Listed building, are set approximately 30 metres from the road and are surrounded by open fields to the north and west. The field is bounded by hedgerows and woodland on all sides. The Baptist Chapel, which is a Grade II Listed building, sits to the south-west of the site with the burial grounds further to the west.
- 3.3. The access is achieved from Main Street with the associated parking to the front of the Schoolrooms. Residential properties are located either side of the site and opposite. The closest neighbouring dwelling is at least 45 metres from the closest proposed pod.

4. Relevant Planning History

18/00226/FUL

- Single storey detached cabin to the rear of the chapel to provide holiday accommodation
- Planning Permission
- 25.06.2018

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. Five letters of objection have been received, raising the following concerns:
 - Overdevelopment
 - Traffic and Parking
 - Impact upon character of the area
 - Impact upon residential amenity
 - Impact upon ecology.

6. Consultation

- Shackerstone Parish Council – no response.
- HBBC Drainage – no objection.
- LCC Highways – no objection.
- LCC Drainage – no objection.
- Historic England – no objection.

7. Policy

7.1. Core Strategy (2009)

- Policy 13: Rural Hamlets Centres Stand Alone
- Policy 23: Tourism Development

7.2. Site Allocations and Development Management Policies (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM8: Safeguarding Open Space, Sport and Recreational Facilities
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards
- Policy DM24: Cultural and Tourism Facilities
- Policy DM25: Community Facilities

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2012)
- Planning Practice Guidance (PPG)
- Section 72 (1) of the Planning (Listed Buildings and Conservation Area) Act 1990

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area and Grade II Listed Building and its setting
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Other issues

Assessment against strategic planning policies

8.2. Paragraphs 11 - 13 of the National Planning Policy Framework (NPPF) state that the development plan is the starting point for decision taking and that it is a material consideration in determining applications. The development plan in this instance consists of the adopted Core Strategy (2009) and the SADMP.

8.3. Policy DM1 of the SADMP and the NPPF provide a presumption in favour of sustainable development. The application site is located within the settlement boundary of Market Bosworth where there is a presumption in favour of development.

8.4. The application site is a designated community facility within the SADMP and the proposed extension and glamping pods would be sited just within the settlement boundary of Barton in the Beans, albeit on the existing open space.

8.5. Policy DM24 of the SADMP seeks to support the development of new cultural and tourism facilities across the borough and would seek to resist the loss or change of use of cultural and tourism facilities. Policy DM25 of the SADMP seeks to support the retention of existing community facilities. Although the proposal would not result in

the loss of, or development of a new facility, overall it would help retain, support and future proof the long term viability of the existing community facility.

- 8.6. Policy 23 of the Core Strategy states that tourism development for new and extended visitor attractions including major and holiday accommodation including bed and breakfast accommodation, holiday lodges, and tenting fields will be encouraged in suitable locations where:
- The development can help to support existing local community services and facilities and
 - Is of a design and at a scale which is appropriate to minimise impact and assimilate well with the character of the surrounding area with acceptable landscaping and
 - The development adds to Hinckley & Bosworth's local distinctiveness and
 - Complements the tourism themes of the borough and
 - The development adds to the economic wellbeing of the area

8.7. The proposed development is located in the centre of Barton in the Beans, close to all existing services, providing economic benefits to the immediate surrounding area. In addition to this, the proposed development is in close proximity to tourist attractions in the area including Market Bosworth Water Park, The Battlefield and Twycross Zoo. The proposed development would therefore be in accordance with Policy DM24 of the SADMP and Policy 23 of the Core Strategy.

8.8. The proposal would therefore be considered acceptable subject to all other material planning considerations.

Design and impact upon the character of the area and Grade II Listed Building and its setting

8.9. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when determining applications for development which affects a listed building or its setting, to have special regard to the desirability of preserving the listed building's setting and any features of special architectural and historic interest which it possesses. Section 72 of the Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

8.10. Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment and heritage assets. All proposals for the change of use, extensions and alterations of listed buildings and development affecting the setting of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building and its setting. Development proposals should ensure the significance of a conservation area is preserved and enhanced. Proposals which seek to improve identified neutral and negative areas inside designated conservation areas, which lead to the overall enhancement of the conservation area, will be supported and encouraged.

8.11. Section 12 of the National Planning Policy Framework provides the national policy on conserving and enhancing the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (paragraph 132). The Setting of Heritage Assets guidance published by Historic England is also given due consideration during the determination of this application as the document sets out guidance on managing change within the setting of heritage assets.

- 8.12. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.13. The Schoolrooms is a grade II listed building described by Historic England as
“Schoolroom. Circa 1841. Red brick with slate roof. One storey. 3 tall small-pane windows with cast iron glazing bars and round arches. Square-headed door to right. Each gable end has a window of similar type to those at the front. Very plain interior. Included with group value (the adjacent Baptist Chapel is also listed at grade II).”
- 8.14. These elements provide the building with special historic and architectural interest and thus significance. A flat roof extension was added to the east and north of the building in the mid-20th century, but it is of a character and appearance that does not contribute to the special interest and significance of the Schoolrooms.
- 8.15. The land to the north of the Schoolrooms is currently used as the school field. Apart from an open southern boundary to the Chapel burial ground, the field is bound on all other sides by small plantations of woodland with mature trees. It could be considered to mark the transition between the built form of the rural village of Barton in the Beans and the open countryside. The extent of the field and its open and undeveloped character allows for a reasonable appreciation of the Schoolrooms located within a predominantly rural and verdant setting. This would previously have been a full appreciation before the erection of the extension to the Schoolrooms which does detract slightly in views back towards the village from the north.
- 8.16. Siting the cabin extension and glamping pods in their proposed positions ensures that the open countryside to the north is retained. Views of the proposal from Main Street will also be limited.
- 8.17. The proposed development would ensure the continued use of the existing chapel and schoolrooms and would provide additional economic benefits to the borough.
- 8.18. By virtue of the chosen siting of the proposal and the materials to be used in its construction, it will have a location and appearance that will ensure that it reasonably blends into the immediate environment surrounding the Schoolrooms and it reflects the rural character of the wider area. It will allow for a continued appreciation of the Schoolrooms from its immediate and wider setting.
- 8.19. The existing log cabin is temporary in nature and subject to a planning condition, allowing the temporary siting of the building for 5 years. Upon visiting the site, the existing log cabin is in good condition and not in a state of deterioration.
- 8.20. Given the temporary nature of the proposed cabin extension and glamping pods, a condition is recommended to allow the temporary siting of the proposal elements for 5 years. In addition, this will allow the applicant to demonstrate that the proposed use, and associated economic benefits, is compatible with the setting of the listed building. A permanent cabin building should be sought prior to the expiry of this permission which reflects the characteristics of the adjacent listed buildings.
- 8.21. Overall the proposals can be considered to have a neutral impact on the significance of the grade II listed Schoolrooms and consequently the proposal is compatible with the significance of the Schoolrooms and its setting and the character of the surrounding area.

- 8.22. It is considered the proposal would comply with Policies DM10, DM11 and DM12 of the SADMP, section 12 of the NPPF and the statutory duty of section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

Impact upon neighbouring residential amenity

- 8.23. Policy DM10 of the adopted SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties.
- 8.24. The proposed cabin extension is sited to the rear of the login cabin, to the north of the existing Schoolrooms building and adjacent the far end of the rear garden serving no. 18 Main Street. The proposed use would be in connection with the existing schoolrooms and activities on the site and it is not considered that the proposed provision of overnight accommodation would result in a significant increase in noise and disturbance to the adjacent property. The siting away from the adjacent dwelling and the immediate private amenity area would alleviate any adverse impacts resulting from the proposed development.
- 8.25. Given the distance, it is not considered that the proposed development would result in a significant adverse impact upon the residential amenity of any other properties.
- 8.26. Noise and disturbance during construction is considered to be limited and short term in nature given that the proposed building is already built and merely requires delivering to the site.
- 8.27. Therefore the proposal is considered to comply with Policy DM10 of the adopted SADMP.

Impact upon highway safety

- 8.28. Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 requires new development to provide an appropriate/justified level of parking provision.
- 8.29. The proposed development would cater for groups of young people visiting the site, staying overnight and exploring the local area. At present, the groups arrive together and are dropped off by coach and subsequently picked up by coach. Given that the process of 'dropping off' and 'picking up' is a relatively quick activity, it is unlikely that the proposed development would result in a severe adverse impact upon highway safety to warrant refusal. The LHA has no objections to the proposed development subject to a condition regarding surfacing of the access.

Other issues

- 8.30. It is not considered that the proposed development would result in any significant anti-social behaviour that would warrant refusal of the application.

9. Equality Implications

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3. There are no known equality implications arising directly from this development.

10. Conclusion

10.1. The proposal is considered to be acceptable in principle as it would result in additional economic benefits contributing to the viability and vitality of the borough. The proposed scheme and finishes and materials would preserve the character and appearance of the adjacent Listed Building, its setting and the surrounding area and would not result in any adverse impact on neighbours or residential amenity or highway safety. The proposed development is considered to comply with the relevant policies of the adopted Core Strategy, the adopted Local Plan and national planning guidance and is therefore recommended for approval subject to conditions.

11. Recommendation

11.1. **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report.

11.2. Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan. Drg No TQRQM18073100234283 (received on 07/10/2022).
- Floor Plan and Elevation. Drg No AA-PL01 (received on 07/10/2022).

Reason: To ensure a satisfactory impact of the development to accord with Policies DM1, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document.

3. The materials to be used on the external elevations of the proposed extension and alteration shall accord with the approved drawings and details included within the submitted Planning Statement, all received by the Local Planning Authority on 07/10/2022.

Reason: To ensure that the development has a satisfactory external appearance to accord with Policies DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document.

4. A Start Notice must be submitted prior to commencement of development hereby permitted. The planning permission hereby granted is temporary for a period of 5 years from the date of the start of development as shown on the submitted Start Notice. After such time the use shall cease, and the structures

and all associated equipment shall be removed and the land returned to its former condition within a period of 6 months from the date of cessation unless a further planning permission has been granted by the Local Planning Authority.

Reason: The materials used in the construction of the structures make it unsuitable for a permanent permission and to enable the Local Planning Authority to review the position at the end of this period in accordance with Policies DM1, DM10, DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document.

5. The development hereby permitted shall not be occupied until such time as the access drive has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 10 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021)

11.3. Notes to Applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.