

**WARD:** Bowdon

**94048/FUL/18**

**DEPARTURE:** Yes

**Demolition of existing Dutch barn and the construction of a double garage to form a farmyard/forecourt to Onion Farm. Erection of a cottage outside the curtilage of Onion Farm, existing pigsty to be converted to a refuse store with the installation of new fencing to enclose the site.**

Onion Farm, Warburton Lane, Warburton, WA13 9TW

**APPLICANT:** Mr & Mrs Beckmann

**AGENT:** Indigo Planning

**RECOMMENDATION: GRANT SUBJECT TO CONDITIONS**

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Members will recall that a resolution was made on the above application at the meeting on September 13<sup>th</sup> 2018, which was contrary to officer recommendation. The decision to grant the application subject to conditions was based on very special circumstances in relation to the demolition of the Dutch Barn and the view taken by Members that this would outweigh the harm of this inappropriate development in terms of Green Belt policy and any impact it would have on the openness of the Green Belt.

No conditions were discussed or agreed at the meeting and it is therefore necessary to bring this application back to Committee for their agreement. The conditions are set out in full below.

A notice of intention to include pre-commencement conditions has been served on the agent and they have confirmed in writing their agreement to these.

**RECOMMENDATION:**

**GRANT subject to the following conditions:-**

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 725/01/01A, 725/01/02A, 725/01/03, 725/01/04, 725/01/05A, 725/01/06A, 725/01/07, 725/01/08A, 725/01/10, 725/01/11, 725/01/12 and 725/01/13.

Reason: To clarify the permission, having regard to Policies L7, R1, R2 and R4 of the Trafford Core Strategy and the National Planning Policy Framework.

3. Before any works first take place on the erection of the dwelling hereby approved the existing barn shall be demolished and all materials used in its construction and contained within it shall be removed from the site.

Reason: In the interests of the character and openness of the Green Belt and the setting of the listed building having regard to Policies L7, R1 and R4 of the Trafford Core Strategy and the National Planning Policy Framework.

4. No above ground works shall take place until a scheme to enhance the biodiversity value of the site has been submitted to and approved in writing by the Local Planning Authority. This shall include integral bat boxes to be installed within the new building in accordance with the recommendations of the bat survey submitted with this application (dated December 2016). Development shall be carried out in accordance with the approved details.

Reason: In order to protect any bats that may be present on the site having regard to Policy R2 of the Trafford Core Strategy and the National Planning Policy Framework.

5. No above ground works shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings (including rainwater goods and joinery details of windows and doors) hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory external appearance in the interests of visual amenity, having regard to Policies L7 and R1 of the Trafford Core Strategy and the National Planning Policy Framework.

6. No development works above ground level shall take place until detailed drawings to a scale of not less than 1:20 and samples and/or manufacturer's specifications of the design and construction details listed below have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indications as to these matters which have been given in the application. The development shall thereafter be carried out solely in accordance with the approved details.
  - i) All external window and door systems, including garage doors (including technical details (mullions and transoms, methods of openings), elevations, plans and cross sections showing cills and reveal depths/colour at scale 1:10;
  - ii) Design and material of all main entrances including surrounds;
  - iii) Rainwater goods (including locations, fixing, material and colour) and;
  - iv) Boundary treatment, including gates
  - v) Refuse storage area

Reason: To ensure a high quality standard of development and to safeguard and the visual amenities of the locality, in accordance with Policy L7 of the Trafford Core Strategy.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2 Part 1 and 2 (or any equivalent Order following the amendment, re-enactment or revocation thereof)
- (i) no external alterations shall be carried out to the dwelling
  - (ii) no extensions shall be carried out to the dwelling
  - (iii) no garages, carports or other outbuildings shall be erected within the curtilage of the dwelling
  - (iv) no vehicle standing space shall be provided within the curtilage of the dwelling
  - (v) no buildings, gates, walls, fences or other structures shall be erected within the curtilage of the dwelling
  - (vi) no means of access or areas of hard surfacing shall be constructed in the curtilage of the dwelling
  - (vii) no windows or dormer windows shall be added to the dwelling other than those expressly authorised by this permission, unless planning permission for such development has first been granted by the Local Planning Authority.

Reason: In the interests of the character and openness of the Green Belt and the setting of the listed building and to protect the residential and visual amenities of the area, having regard to Policies L7, R1 and R4 of the Trafford Core Strategy and the National Planning Policy Framework.

8. (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.
- (b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.
- (c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location, the nature of the proposed development and having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework.

9. The residential curtilage for the proposed dwelling shall not extend beyond the green line marked on the site plan enclosed with the decision notice.

Reason: In the interests of the character and openness of the Green Belt and visual amenity and in compliance with Policies L7, R1 and R4 of the Trafford Core Strategy and the National Planning Policy Framework.

10. No development shall take place until details of existing and finished site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of amenity and in compliance with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

11. No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March-August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site. The mitigation strategy shall be implemented as approved.

Reason: In order to prevent any habitat disturbance to nesting birds having regard to Policy R2 of the Trafford Core Strategy and the National Planning Policy Framework.

12. No development shall take place unless and until details of the full detailed drainage design and all relevant documents to limit the proposed peak discharge rate of storm water from the development to meet the requirements of the Council's Level 2 Hybrid Strategic Flood Risk Assessment (SFRA) have been submitted and approved in writing by the Local Planning Authority. The development shall not be brought into use until such works, as approved, are implemented in full and they shall be retained and maintained to a standard capable of limiting the peak discharge rate as set out in the SFRA and FRA thereafter.

Reason: To prevent the risk of flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with Policies L4, L7 and L5 of the Trafford Core Strategy and the National Planning Policy Framework. The condition requires the submission of information prior to works starting on site because the approved details will need to be incorporated into the development at design stage.

13. No development shall take place unless and until full details of the Sustainable Drainage Scheme, which shall include a maintenance and management plan for the

site, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented during the development, and thereafter managed and maintained in accordance with the approved details.

Reason: To prevent the risk of flooding by ensuring that surface water can be satisfactorily stored or disposed from the site having regard to Policies L4, L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

14. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution having regard to Policies L4, L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

15. The development hereby permitted shall not be brought into use until the means of access and the areas for the movement, loading, unloading and parking of vehicles have been provided, constructed and surfaced in complete accordance with the plans hereby approved.

Reason: To ensure that satisfactory provision is made within the site for the accommodation of vehicles attracted to or generated by the proposed development, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

16. Notwithstanding the plans hereby approved and prior to the creation of the parking area, a scheme identifying a porous material to be used in the hard standing (for the car parking area) or a scheme directing run-off water from that hard standing to a permeable or porous area or surface within the curtilage of the dwellinghouse, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development hereby approved.

Reason: To prevent localised flooding in accordance with Policies L7, R3 and L5 of the Trafford Core Strategy and the National Planning Policy Framework.

17. Development shall not be carried out other than in accordance with details of all external doors and associated glazing, pitching eaves and windows (at a scale of not less than 1:10) that have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a high quality standard of development and to safeguard and the visual amenities of the locality, in accordance with Policy L7 of the Trafford Core Strategy.

18. No development shall take place until arrangements have been made for an archaeological watching brief to monitor development groundworks and to record any

archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the local planning authority. The development shall only take place in accordance with the watching brief proposals agreed pursuant to this condition and shall be carried out by a suitable qualified investigating body approved in writing by the Local Planning Authority.

Reason: Having regard to Policy R1 of the Trafford Core Strategy and in accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible.

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