

Application Number: 23/10458 Listed Building Alteration
Site: ELLINGHAM FARM, ELLINGHAM VILLAGE, ELLINGHAM
BH24 3PJ
Development: Proposed conversion of former stables to farm shop, cafe and
shop (class E), outdoor seating, car parking, landscaping and
associated works (Application for Listed Building Consent)
Applicant: THE SOMERLEY ESTATE
Agent: CPL Architecture Ltd
Target Date: 29/06/2023
Case Officer: Vivienne Baxter
Officer Recommendation: Grant Subject to Conditions
**Reason for Referral
to Committee:** Contrary Parish Council view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) The impact of the works on the curtilage listed building.

2 SITE DESCRIPTION

The site forms part of the Somerley Estate and is situated close to Ellingham Farmhouse and Ellingham Parish Church. At present, there is no vehicular access to the site from Ellingham Drove which provides access to the church, associated vicarage and church hall, a day nursery and a pair of cottages as well as access into the estate where there is a Gatehouse.

The building subject of this application sits alongside the road to the north end of the site with a mature hornbeam hedge forming the rest of the eastern boundary. The stable building forms three sides to a grassed courtyard and is of brick and slate construction.

Within the estate, the site is not physically separated from the adjacent access drive to the farmhouse. Between this access drive and road is a grassy area containing several mature trees.

3 PROPOSED DEVELOPMENT

The proposal is for works to the curtilage listed building in association with its conversion to a cafe, farm shop and additional retail unit which is the subject of an associated planning application.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
23/10457 Proposed conversion of former stables to farm shop, cafe and shop (class E), outdoor seating, car parking, landscaping and associated works			Item on Committee Agenda. Pending decision.
97/NFDC/62377 Cou of redundant building to retail unit	27/05/1998	Withdrawn by Applicant	Withdrawn

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

Supplementary Planning Guidance And Documents

None relevant

Relevant Legislation

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

Section 66 General duty as respects listed buildings in exercise of planning functions.

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework

Relevant Advice

NPPF 2023

NPPG

Constraints

Archaeological Site

Article 4 Direction

Aerodrome Safeguarding Zone

Small Sewage Discharge Risk Zone - RED

Avon Catchment Area

Listed Building Grade: Grade II

6 PARISH / TOWN COUNCIL COMMENTS

Ellingham, Harbridge & Ibsley Parish Council: PAR 4, Refusal with the following comments. These comments are for planning application 23/10457 and 23/10458:

- The Council is content with the principle of change of use of the building(s), and that the re purposing / renovation would respect their existing form and structure. The proposed felling of one plum and two ash trees was not considered an issue.

- However, Cllrs have some concerns about which they would like to receive further information. The Council will subsequently be happy to reconsider the application:
- Cllrs were not convinced by the evidence of the Transport Statement and comparability of this site with other establishments, particularly in regard to the potential capacity of indoor and outdoor catering proposed and available parking spaces on site;
- The Transport Statement does not seem to identify or assess the number of vehicle movements associated with the narrow time windows of set down and pick up from the day nursery, and/or sporadic Church / Church Hall events, and the contra flow traffic negotiating the single track length of Ellingham Drive to the Somerley Estate entrance;
- Control measures that would be put in place to ensure that the Church Hall, Ellingham Church and day school access/parking areas would not be used for over spill or convenience parking at any time;
- Proposed ingress into and compaction of the RPAs of the retained oak trees for parking provision. Future limb/crown reduction works that may be 'required? to be carried out on the trees as a result of health and safety / risk inspections;
- It was considered unlikely that deliveries to and from the retail area, café, farm shop and butcher would be confined to out of hours periods, with the attendant consequence on sufficient manoeuvring area being available for lorries and large vans with the car park in use;
- Though the former access to Ellingham Farm was a paved driveway from Ellingham Drive (see Google Maps Streetview), the replacement of an extensive area of what is now lawn area with a permeable hoggin surface is a significant loss;
- A Construction Management Statement would be helpful, advising the number of vehicle movements anticipated for the removal of concrete and other spoil, together with expected new material deliveries; the suitability of the proposed site access/exit for HGVs without trespassing onto the Church Hall parking area; remedial works proposed in the event of damage to this area;
- mitigation of large vehicles meeting other traffic on the single track length of Ellingham Drive to the Somerley Estate entrance;
- Any external lighting proposed should be submitted for approval to NFDC with luminaires / lamps / heights / locations and control system(s) identified;
- Proposed operating times and hours should not be treated as a reserved matter due to the potential impact on neighbouring premises and their activities, as well as residents.

Following re-consultation:

- The Council reiterates its belief that permitting the buildings to be brought back into use represents the most viable solution for preserving the buildings for the long-term, but the following concerns remain:

- Parking - the Council does not feel there is sufficient parking provision for staff (for three types of business operation) and visitors, and that the parking areas used by the church and church hall may well be used as overflow;
- Car park surface material . compacted hoggin is not thought to be compatible with the long-term sustainability and welfare of the Oak trees in the car park and now subject to a TPO. It was suggested that an area of the gravel drive serving Ellingham Farm could be provisioned for car parking;
- Highway access - Ellingham Drive is a single track road with ad hoc unadopted passing places. Without formalising these, it is felt the road is unsuitable for the additional traffic, including large delivery vehicles, that is likely to be generated;
- Site access . it is felt that the safe manoeuvring areas and turning paths required by large delivery vehicles accessing and/or leaving the site have not been sufficiently addressed, particularly when the proposed car park area is full;
- Visibility at the junction with the A338;
- Trees . there continues to be concern over the provision of car parking spaces under the crown of the larger of the retained Oak trees within the site. It is anticipated that in the event of any limb shed a crown reduction would be sought. This also applies to the other Oak tree in the site as its crown spreads. The potential long-term compromise of these trees would be a disappointing outcome;
- Email from agent to NFDC of 07 August 2023 - the Council is not persuaded by the justification put forward for the loss of .green space. on the site: *The area of green space presently laid to grass which will change to a permeable surface for parking use during trading hours is 776 SQM. The area of land under the control and ownership of the applicant is 27.342 Million SQM (2,734Ha). The % of land affected here is 0.000028 of the whole.* Ownership of other areas of green space, however extensive, does not mitigate for the loss of green space and potential harm arising;

If further attention is given to the matters raised above, the PC would be happy to consider the application again.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Conservation Officer: Overall support for new use for the barns

9 REPRESENTATIONS RECEIVED

None

10 PLANNING ASSESSMENT

Principle of Development

This application is for listed building consent only. Other planning considerations are set out in the associated planning report for 23/10458.

The building has been vacant for many years and whilst it appears to be in a good state of repair, in order to provide for the future maintenance of the property, it is preferable to have it in use. The proposed alterations would enable the long term use of the building. There are no objections to the principle of this in listed building terms, it being an approach supported by NPPF paragraph 190.

Listed Buildings

The stable building is curtilage listed in association with the Grade II listed farmhouse which lies approximately 18m away from the northern wing of the building. Since it was constructed as stables in the 19th century, it has also been used as a milking parlour but it is understood to have been vacant now for around 15 years.

Internally, the building has had many alterations undertaken such as concrete block walls and renewal of some roof trusses although many historic trusses remain. The proposal would provide two additional openings in existing walls within the north elevation of the south wing, both associated with the proposed farm shop/butchers and would enable access into a cold store and lobby area/WC facilities for visitors from the shop.

The proposal respects the external historic openings through maintaining windows with shutters or providing fully glazed panels in place of three doors. Two doorways within the east wing (west elevation) would be slightly widened and fitted with bifold doors to allow the proposed cafe to be able to open out onto the courtyard area. The access into the proposed farm shop/butchers on the north elevation of the south wing would also be slightly wider than the existing opening. Large scale details of the typical joinery details of these new window and doors can be required to be submitted and agreed by condition.

There are no new openings proposed to the external fabric of the building when viewed from the public highway which would remain as existing. Two staddle stones adjacent to the western end of the north and south wings are to remain in a similar position within a new block paved area replacing an existing concrete apron around the edges of the courtyard. The central open grassed area would remain along with the gravelled area to the west, currently part of the access drive to the Farmhouse which would be separated from the stable building by a new native hedge.

The existing boundary hedge would screen the proposed refuse collection point. This area would also allow for access into the proposed boiler room through an existing access door. There are no objections to the provision of this area in listed building terms.

The proposed physical changes to this curtilage listed building are limited and are considered to be sympathetic to the features of the building which would not adversely affect the character of this 19th century structure. The impact of the proposal on the setting of the adjacent listed farmhouse is covered within the associated planning application, 23/10457.

11 OTHER MATTERS

The Parish Council's comments relate to both the associated planning application and this listed building consent. They mainly relate to issues which are not relevant to this listed building consent application and are addressed in the assessment on the associated planning application.

12 CONCLUSION / PLANNING BALANCE

The works to this attractive former stable building are minor in nature and would not adversely impact the character or historic interest of the building.

Listed Building consent is therefore recommended.

13 RECOMMENDATION

GRANT LISTED BUILDING CONSENT

Proposed Conditions:

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

Reason: To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

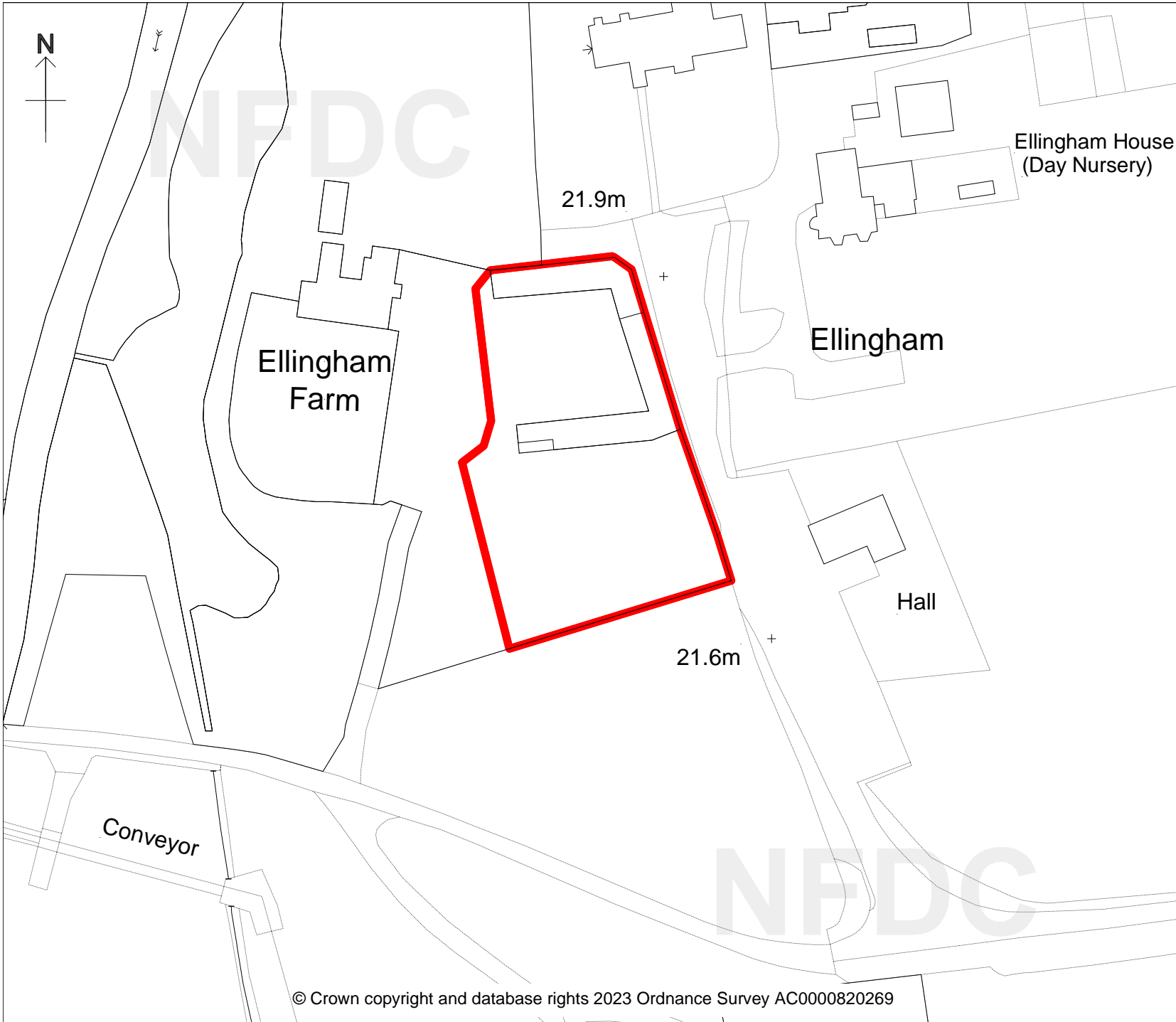
2. Before development commences, typical large scale joinery details of all windows and doors and the bat access hatch shall be submitted to, and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved prior to the occupation of the building which shall thereafter be retained as approved.

Reason: To protect the character and architectural interest of the Listed Building in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

Further Information:

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PLANNING COMMITTEE

December 2023

Ellingham Farm
Ellingham Village
Ellingham
23/10457 & 23/10458

Scale 1:1000

N.B. If printing this plan from
the internet, it will not be to
scale.