

CARROW BARN – PROPOSED PLANNING SUBMISSION

MEETING NOTES

Avon Dassett Parish Council – Proposed Planning Submission re Carrow Barn held via Zoom on Monday 25th September 2023 at 5.30pm.

Attendees

Avon Dassett Parish Council Cllr Darrell Muffitt – Chair
Cllr Trevor Gill – Vice Chair
Cllr Mike Blakeman
Cllr Alex Jackson
Jo Jarman – Parish Clerk

Applicants Mark Worrall
Richard Worrall

Apologies Cllr Liz Hirst
Luke Worrall

1. Introductions

2. ADPC Legal Protocol for dealing with developers in respect of pre-application discussions

DM confirmed that in accordance with the Protocol the notes of the meeting will be published on the website. The clerk will circulate the notes of the meeting for review prior to upload to the website.

3. Applicant's presentation of the proposals

MW referred to the housing needs survey 4 years ago and the previous planning application refusal which was also refused on appeal. He noted that the principle of a residential development was not objected to but that the problems were around the conservation area and the crowding effect on the Carrow. A pre-application meeting was held with SDC, The Council felt that a farmhouse style dwelling in a tight plot would not respond well to the existing character of the settlement, but advised they would not object to the principle of a 'mock conversion', subject to the fine details.

The following are the key points of the proposed planning application:

- The application is now for just one local market dwelling at the front of the site. In reducing the built form to one house and moving it to the front of the site, the proposed plans greatly reduce any impositions to the Carrow. The land directly opposite the Carrow has been designated as a Biodiversity Zone, so the Carrow residents can take great comfort from this protection.
- The building style will be that of a Dutch Barn conversion; this will retain links to the site's agricultural past and maintain the roofline shape as you approach the site.
- The proposed house and garden sit within the existing footprint of the Dutch barn (and are lower in height).
- The design has gone to great lengths to minimise the impact (in terms of privacy and light pollution) of the building on the surrounding area and maintain a retiring feel as you progress out of the site away from the village. Natural materials such as local Hornton stone and untreated larch cladding will be used.
- The stone garage will be retained; the existing Dutch barn and concrete garages will be taken down as will the Nissan hut and native hedging and trees will be put in.
- The agricultural theme will be retained.
- The mass on site will be considerably less than what is there at the moment and there will be an overall improvement to the landscape.
- Provision of a local needs dwelling which have a positive effect on the region both in environmental and economic terms.
- Heritage Consultants have concluded it will have a positive impact on Conservation Area and no harm to nearby listed buildings

- Aspect Landscape Planning concluded there would be an overall improvement to the character and appearance of the area including the Conservation Area and SLA

4. ADPC – Questions

MB made the following comments:

- The existing barn could have been reclad under permitted development regulations.
- It would be difficult to argue that containing the house within the existing footprint would take up any more space. It was noted that the external wall will be further away than the Dutch barn.
- An arboricultural survey will need to assess the impact on trees along the north side and assess if any trees will be lost due to ash dieback. The residents will need to be reassured that there is no risk to trees. RW confirmed that there will be a tree management plan in place and the plan is to enhance the planting.
- Every property sold in the village in the last 3 years has been to people from outside the village which questions the validity of the housing needs survey. RW confirmed that the reason they have kept to a 4-bed dwelling is so that there is more likelihood of meeting local housing needs.

TG commented that this is a very good plan, within the footprint of the barn and that this is an opportunity to move this forward.

DM had represented the Parish Council at the last planning meeting and noted the disappointing reasons for the refusal; DM gave the view that these reasons have been addressed. The advice of experts has been taken on board and the lowering the platform addresses the drainage issues.

DM confirmed that the Parish Council has not yet made a decision to support the application but noted that there is a view in the village that the site is an eyesore and needs developing. RW felt that there was a level of support in the village for the last application and hoped that those in support of this application would add their support to the planning portal.

MW confirmed that they want to be accessible to the residents to discuss the plans. A discussion followed on a potential public consultation. *It was noted that a public consultation is not being proposed at this stage, but the applicants are available to answer questions or present plans on an individual basis. Contact details can be sought from the Parish Council.*

MB summarised that the issues raised against the last application have been addressed and that it is difficult to see what more they can do; the concern is that if nothing is done then the barn will fall into disrepair and become a danger. RW confirmed that there will be a construction management plan in place.

5. Next stage

The plans will be available when the application has been submitted.

6. Any other business

None.