

Planning Committee Meeting

10 May 2018

Agenda Item 8

SDNP/17/03717/FUL

Blakehurst Farm & Maggot Farm, Warningcamp BN18 9QG

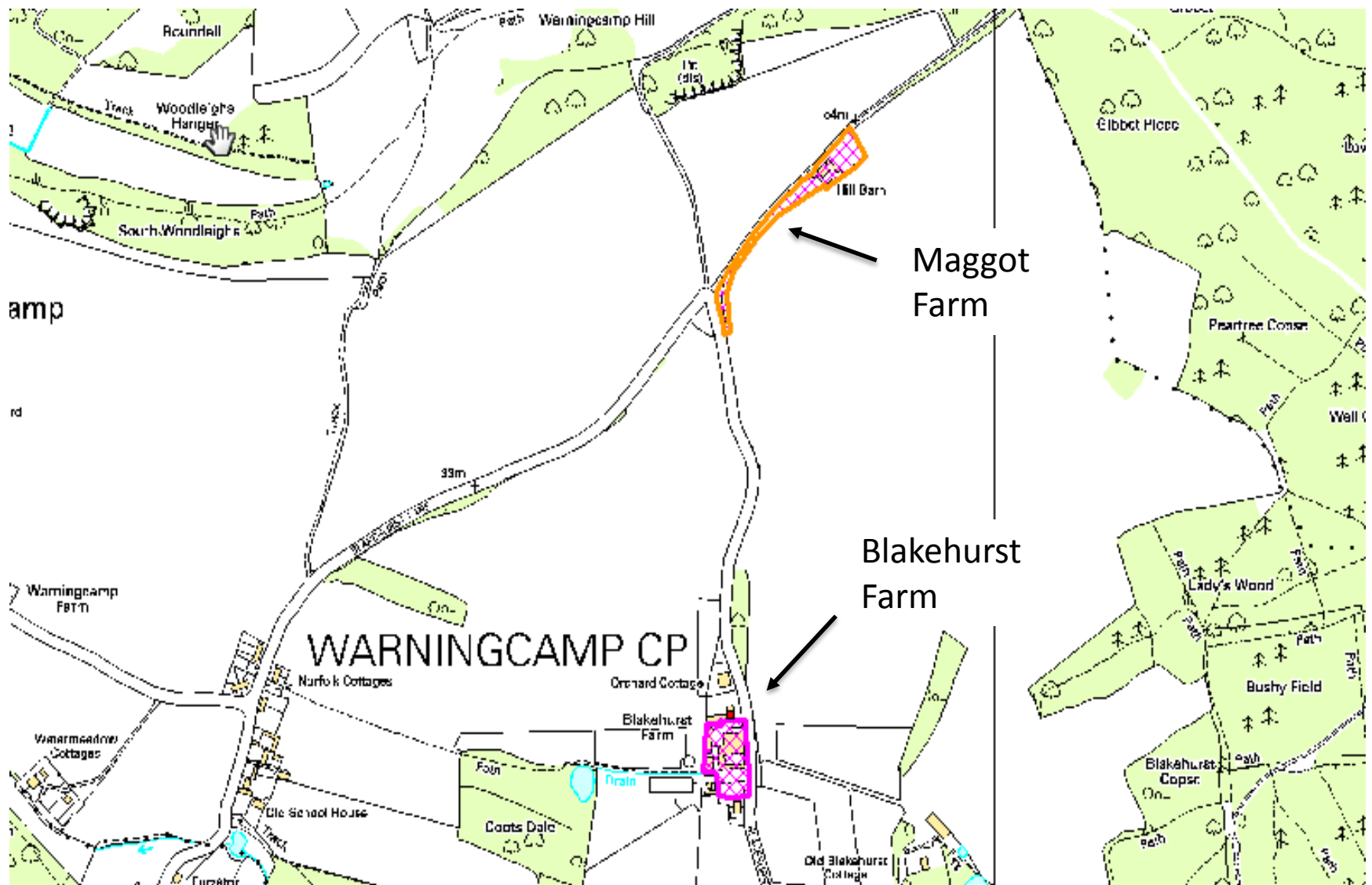


Considerations

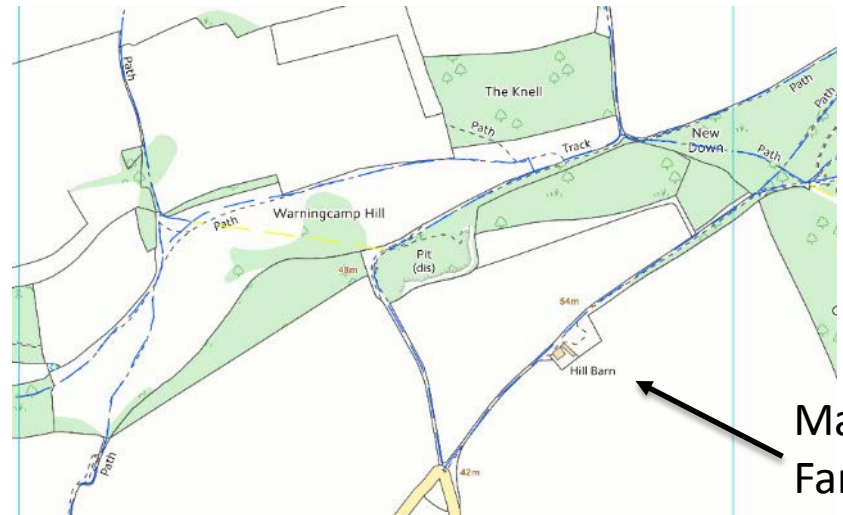
- 2 proposals have been included in a single application, and each element has been considered separately
- No issues with provision of new barns
- Principle of residential conversion is acceptable
- However, heritage and landscape objections due to harm to historic character and setting of curtilage listed farm buildings and traditional farmstead, and setting of Grade II listed farmhouse



Site Layout

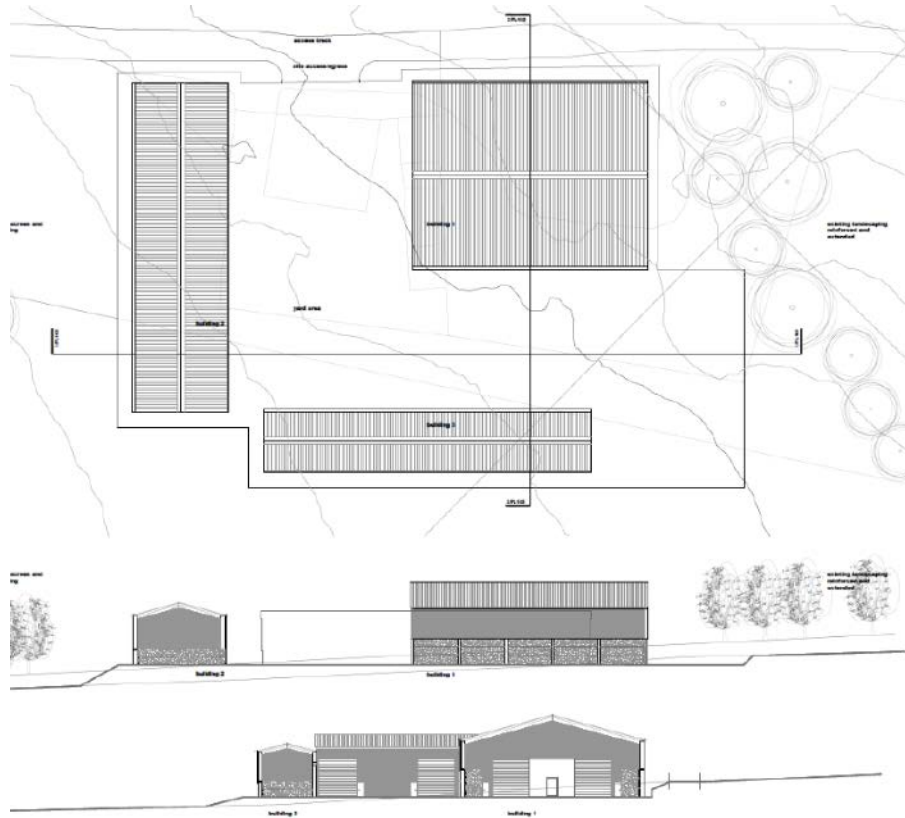


Maggot Farm - Existing

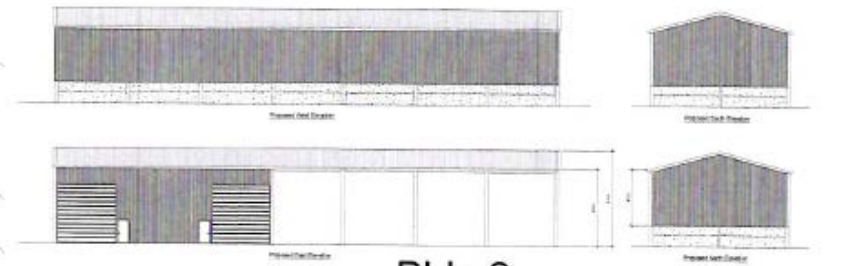


Maggot
Farm site

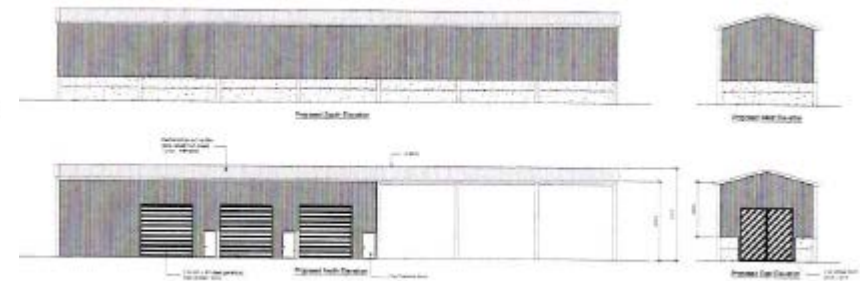
Maggot Farm –Proposed



Bldg 1



Bldg 2



Bldg 3

Blakehurst Farm – Existing/Proposed



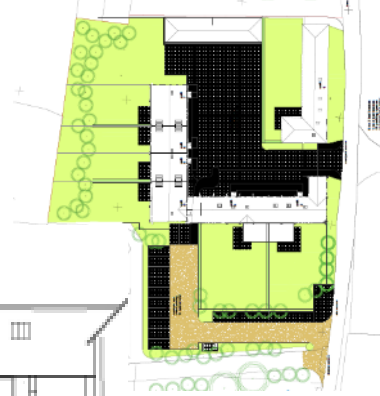
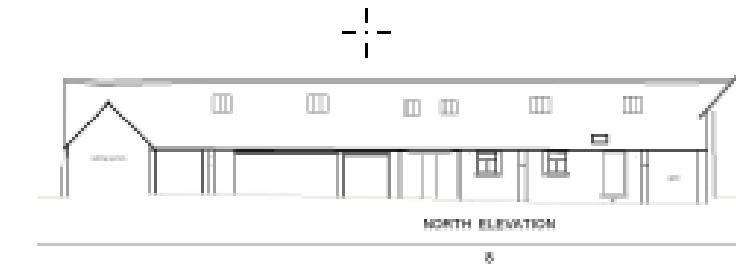
Threshing Barn - Existing



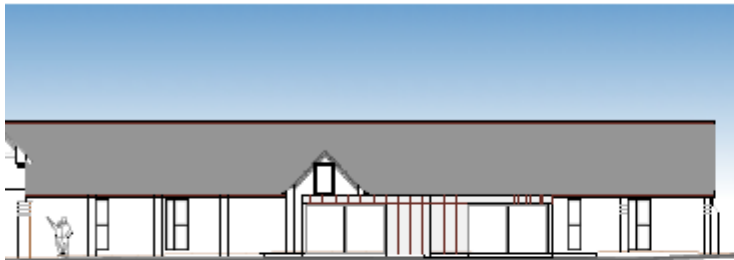
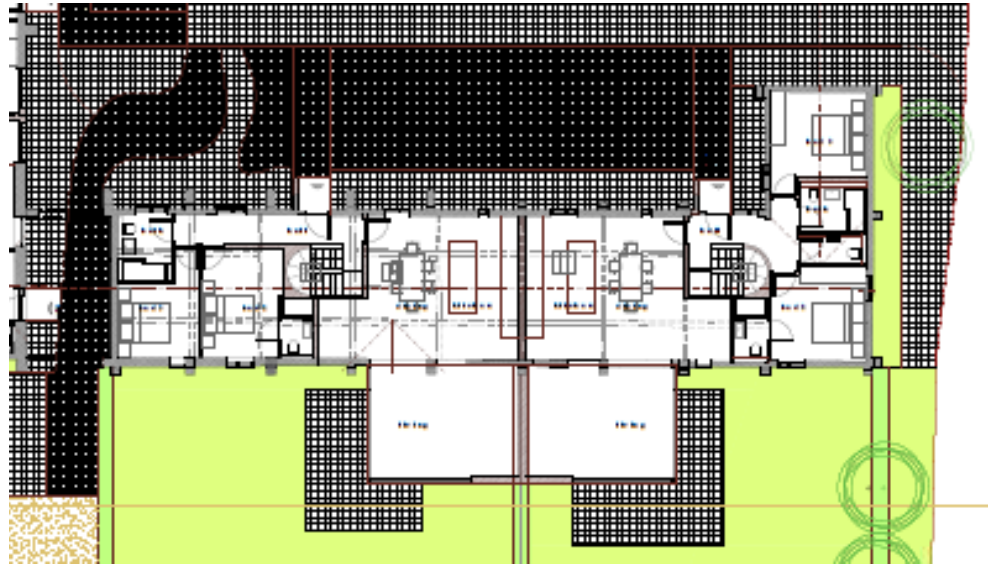
Threshing Barn – Proposed



Cow Shed - Existing

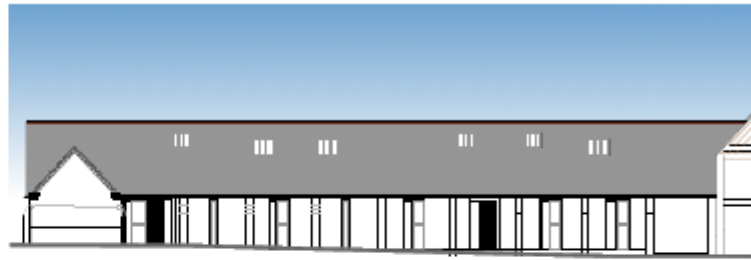


Cow Shed - Proposed



south elevation : no282

1. The building is a long, low structure with a gabled roof and a small dormer. The elevation is labeled 'south elevation : no282'. The building is surrounded by a green area, and there are trees and a fence indicated. The plan is drawn in black lines on a white background, with some areas highlighted in green.



north elevation : no283



east elevation : no2



west elevation : no282



section : no283

Footpath No 2188 Diversion



Key Points for Consideration

- Agricultural justification
- Benefits accrued through sustaining the farm business
- Listed buildings are worthy of retention
- Viability



Key Points for Consideration

- Heritage and Landscape objections due to impact to curtilage listed buildings and erosion of traditional character
 - Subdivision of cowshed into 2 units and tithe barn into 4 units – loss of internal sense of space
 - Extension and domestic additions to the buildings
 - Suburbanisation of key spaces
 - Diversion of public footpath

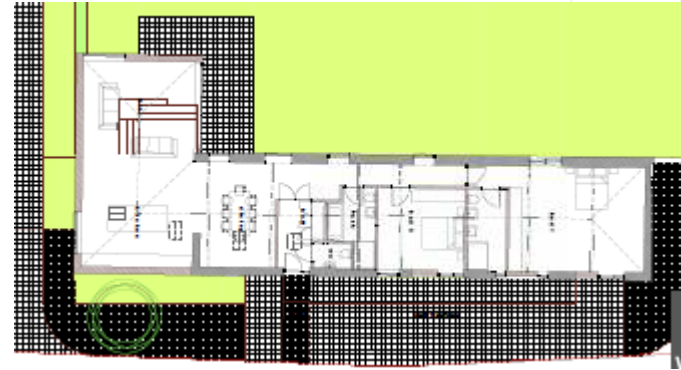


Recommendation

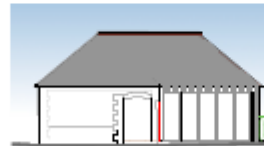
That the application be refused for the reasons
set out in the update sheet for the 10 May 2018
Planning Committee



Coach House – Existing/Proposed



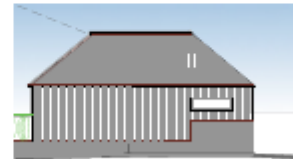
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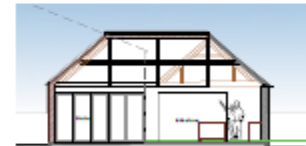
north elevation : not



west elevation : not



south elevation : not

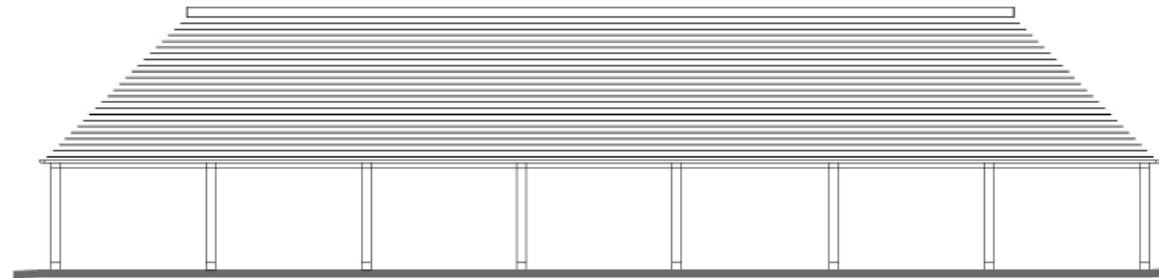


section : not

Listed Farmhouse



Proposed Garage Building



east elevations



west elevations

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plain clay tiles to pitched roofs

timber post and frame structure

brick plinth

horizontal timber cladding

