

# Planning Committee Meeting

13 April 2017

Agenda Item 9:

**SDNP/17/00554/ Manor House, North Lane, Buriton,**

**GU31 5RT**

**FUL & SDNP17/00595/LIS**

**Proposed Conversion of Tithe Barn, Monks Walk and  
the Garage building to form 5 dwellings (net increase  
of 4 units).**

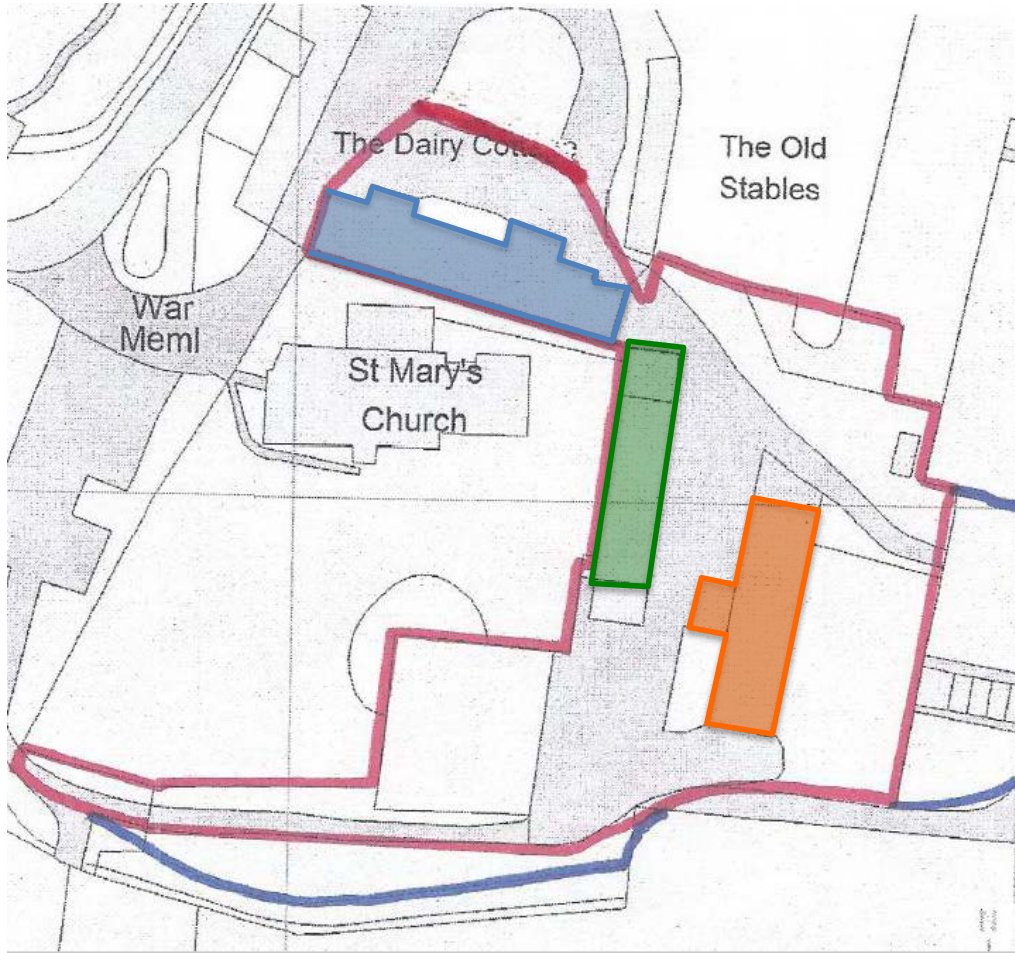


# Format

- Introduction
- Previous reasons for refusal:
  - Heritage impact
  - S106 use of the Tithe Barn
  - Southern access and impact on CA & village character
- Other issues
- Conclusion and Recommendation



# Site plan



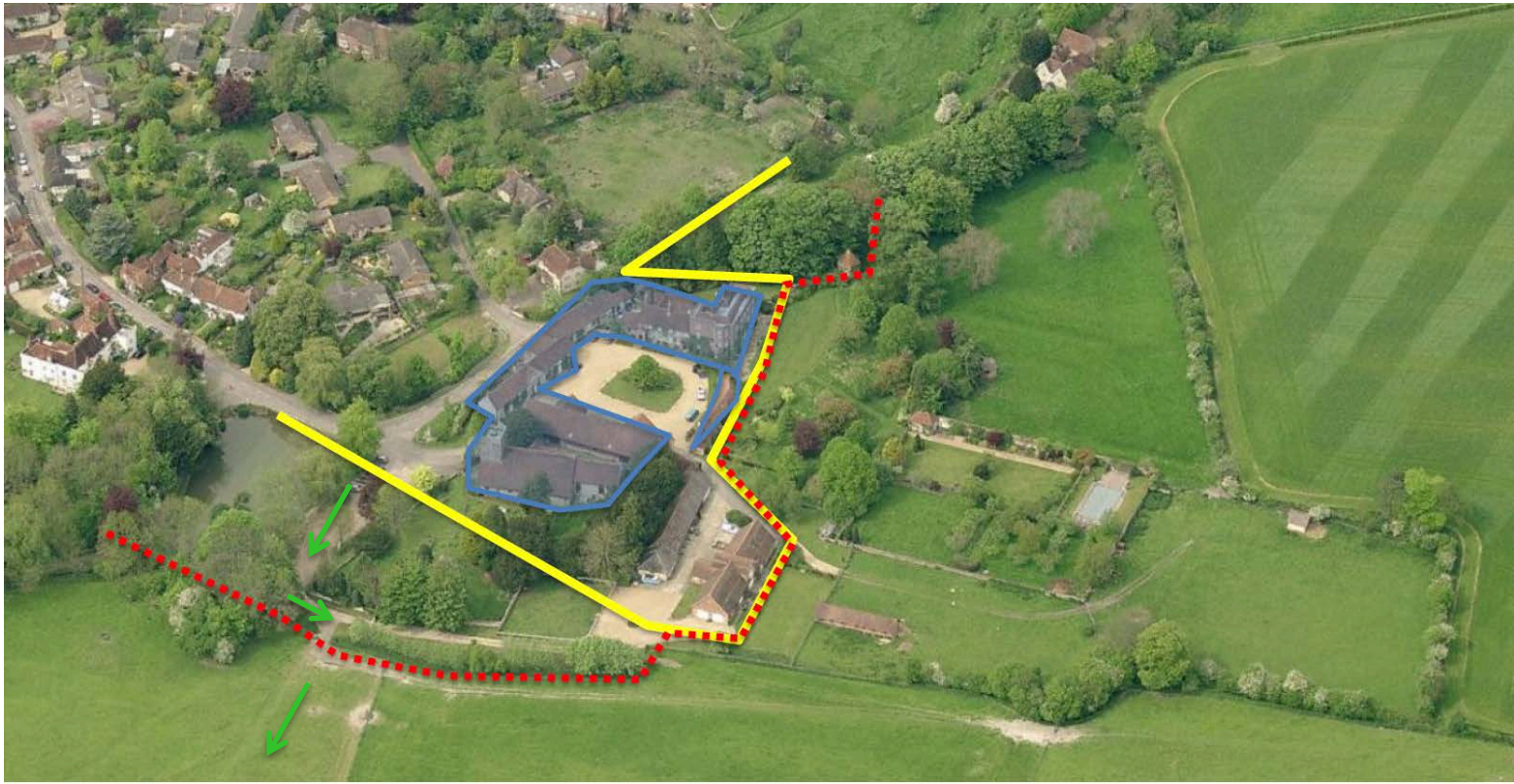
## Proposal

**Tithe Barn** – 1 dwelling

**Monks Walk** – 3 dwellings (net increase 2)

**Garages** – 1 dwelling

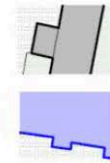




Boundary of Buriton Conservation Area



Settlement Policy Boundary



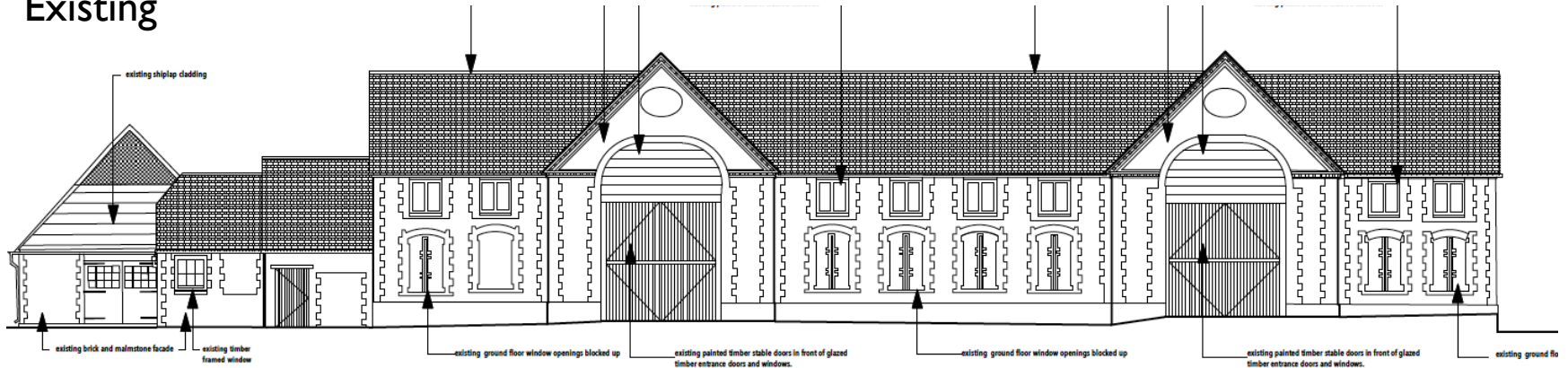
Buildings not specifically cited in records as listed

Listed Buildings (see listing noted)



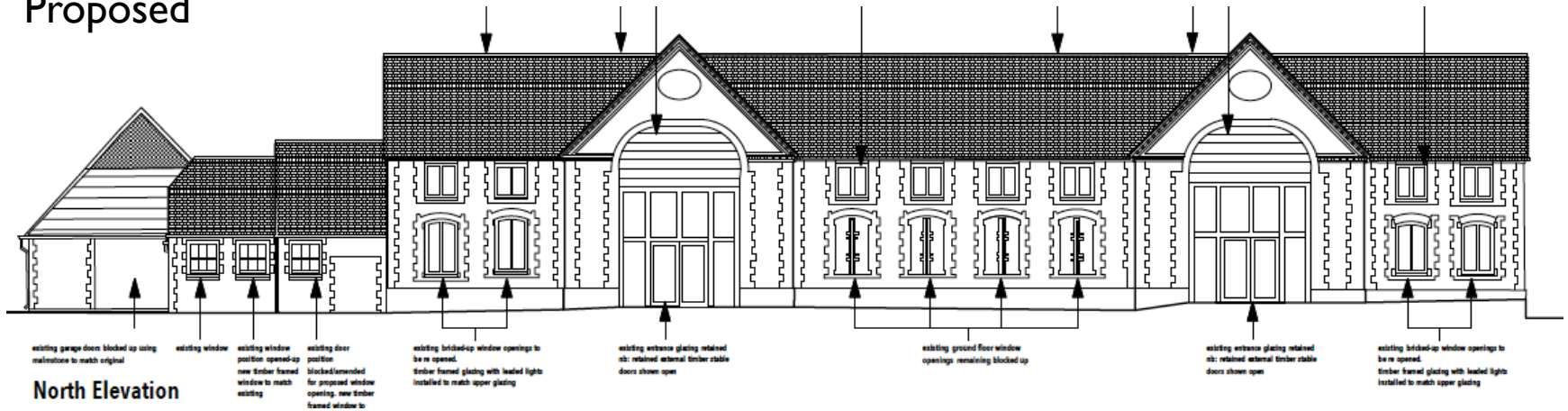
# Tithe Barn – North Elevation

Existing



North Elevation

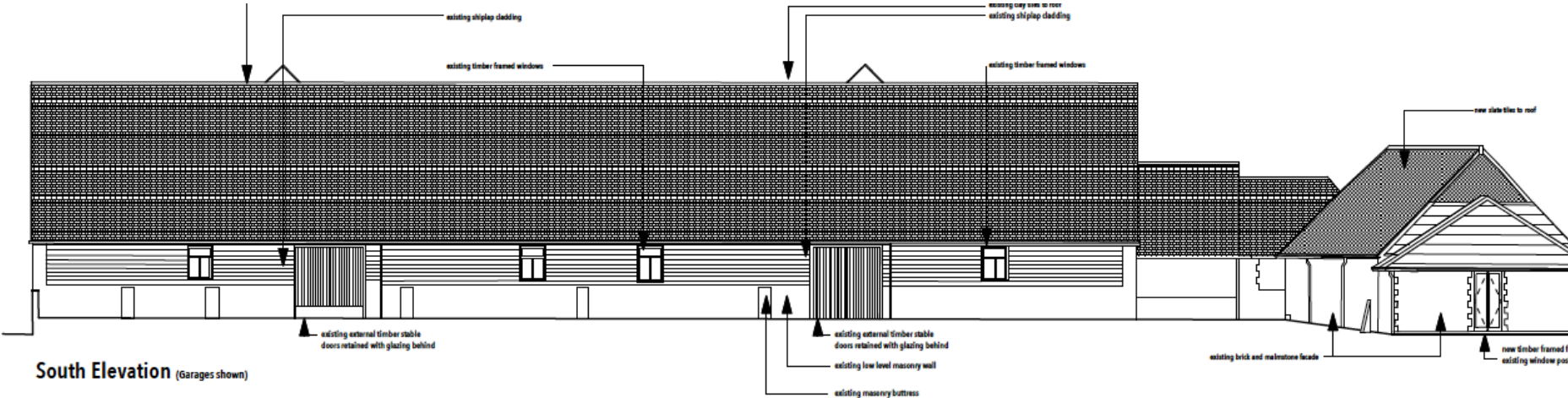
Proposed



North Elevation

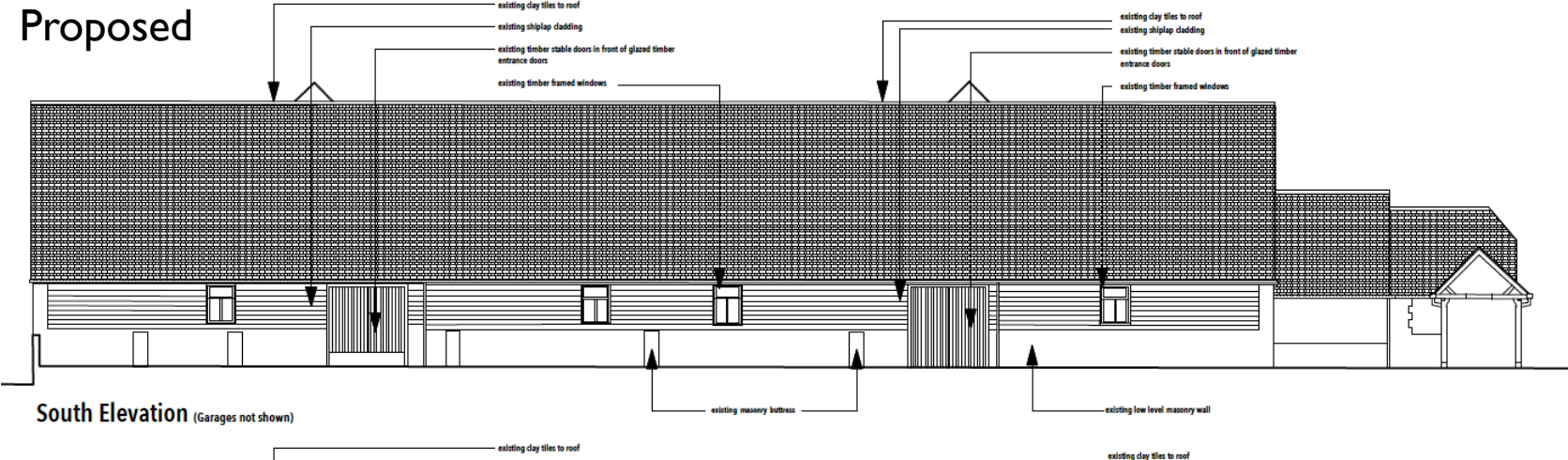
# Tithe Barn – South Elevation

Existing



South Elevation (Garages shown)

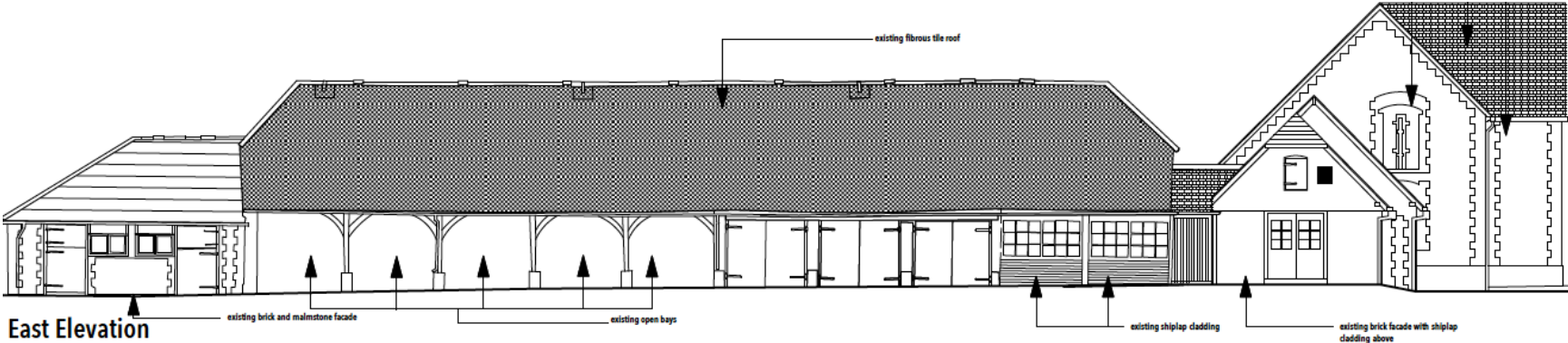
Proposed



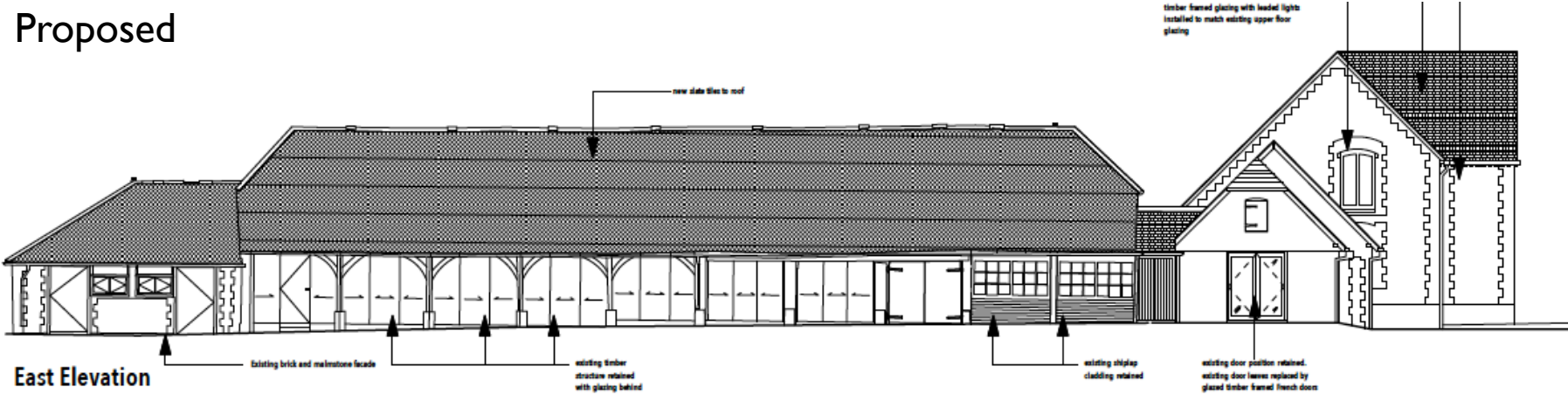
South Elevation (Garages not shown)

# Garages and Tithe Barn – East Elevation

## Existing



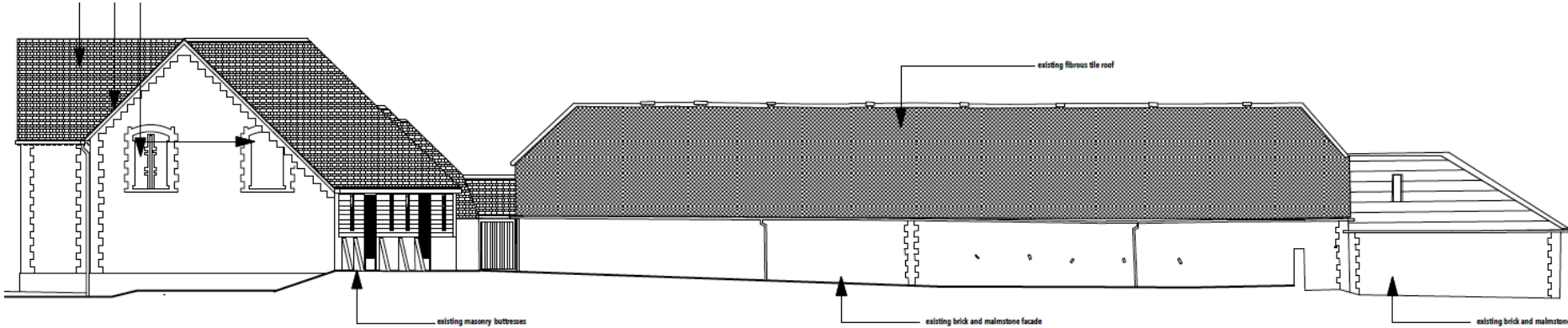
## Proposed





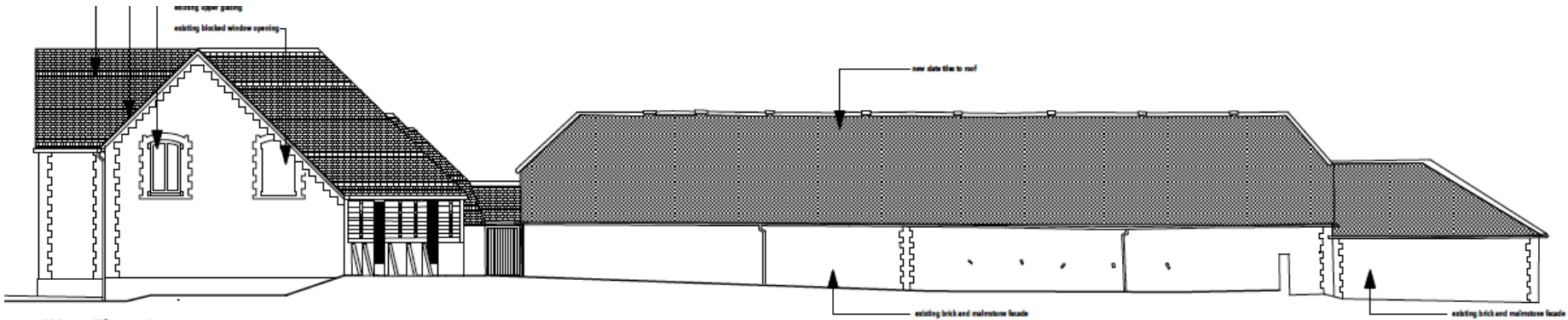
# Garages – West Elevation

Existing



West Elevation

Proposed



West Elevation

# Monks Walk – West Elevation

Existing



Proposed



# Monks Walk – East Elevation

Existing



Proposed



# North Elevation

Existing



Proposed



# South Elevation

Existing



Proposed



# Previous Reasons for refusal – January Committee 2017

1. It has not been demonstrated [...] that the proposals would represent the optimum viable use of the Tithe Barn. In the absence of a meaningful marketing exercise to thoroughly explore the optimum viable use...
2. In the absence of a S106 relinquishing the use of the Tithe Barn as a function venue [...] the proposal would result in an unacceptable degree of vehicular activity through the existing Community Car Park...
3. It has not been demonstrated [...] in relation to areas to the south west of the site by the southern access, that the proposal would not have a detrimental impact on the landscape character of the site and surrounding area and [...] character of the Conservation Area.



# Reasons for refusal 1

- Marketing exercise undertaken since May 2016
- Written assessment of OVU (Feb 2017)
- Further written justification for residential use (April 2017)

# Paragraph 134 of the NPPF

- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.



# Planning Practice Guidance

- **What is meant by the term public benefits?**
  - ... may follow from many developments and could be anything that delivers economic, social or environmental progress
  - ... should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Paragraph: 015 Reference ID: 18a-015-20140306





# Planning Practice Guidance

*...Public benefits may include heritage benefits, such as:*

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- reducing or removing risks to a heritage asset*
- securing the optimum viable use of a heritage asset in support of its long term conservation*

Paragraph: 020 Reference ID: 18a-020-20140306



# Planning Practice Guidance

- The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.
- It is important that any use is viable, not just for the owner, but also the future conservation of the asset. It is obviously desirable to avoid successive harmful changes carried out in the interests of repeated speculative and failed uses.

Paragraph: 015 Reference ID: 18a-015-20140306



## Reasons for refusal 2

- If residential use is considered the OVU – S106 to be agreed to relinquish extant D2 use
- Resulting in substantial reduction in number of vehicle movements capable of being generated, despite net increase in number of dwellings
- Request for financial contributions under S106 – would not meet tests of reasonableness



## Reason for refusal 3

- Landscaping plan simplified from original proposals
- Condition recommended to secure further details of landscaping to ensure management of potential impact on CA

# Landscaping



## Tithe Barn

- Lawn and 2 parking spaces in manor courtyard
- Garden area to the east

## Garages

- Amenity area to the south
- One garage parking space and one opposite

## Monks Walk

- Hedging of gardens
- parking on west elevation

## Access

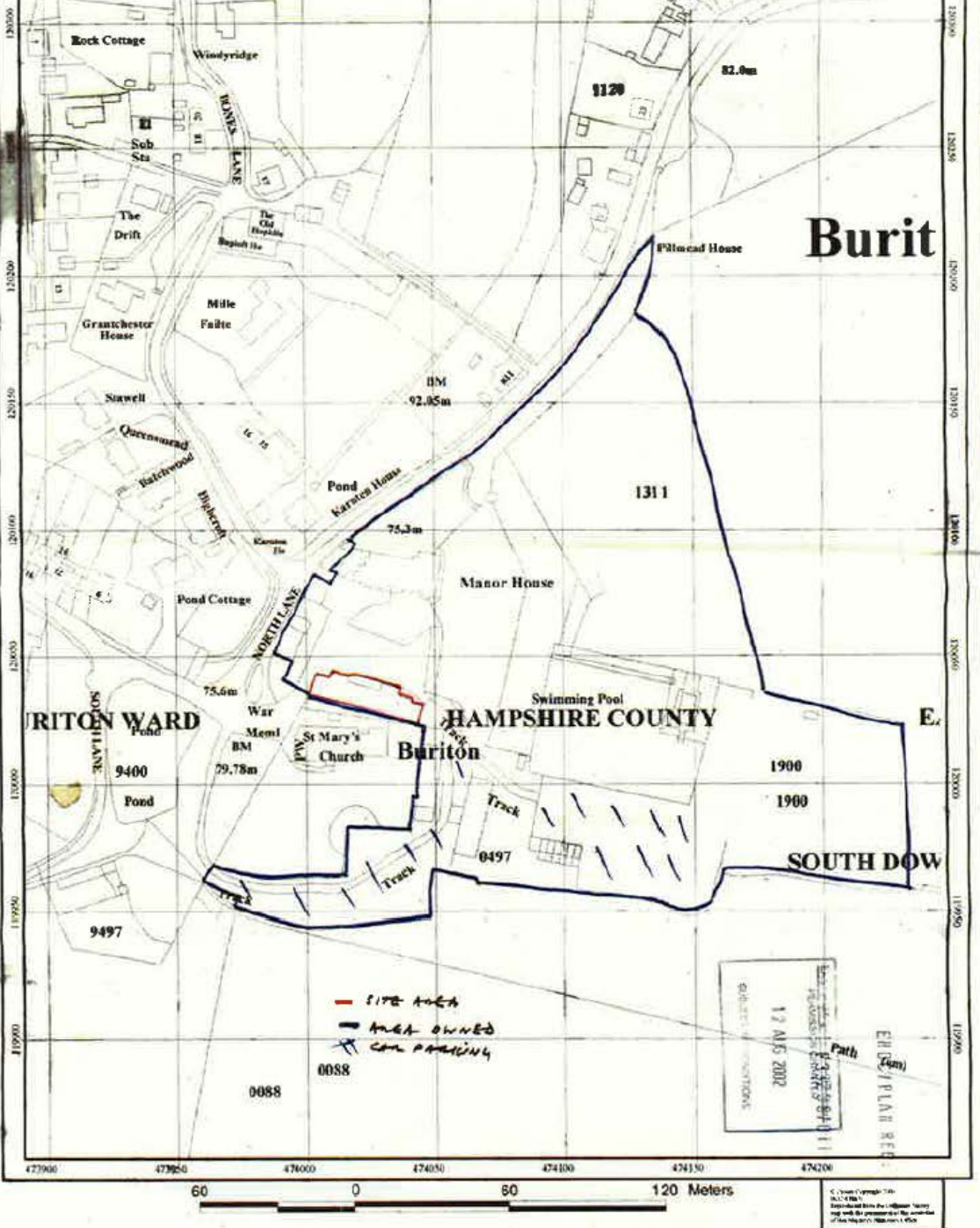
- Retain/enhance paddock adjacent to churchyard
- Use of post and rail fencing
- Additional planting



# Recommendation

It is recommended that planning permission and listed building consent be granted subject to the conditions set out in this report and update sheet and subject to the completion of a S106 Agreement to relinquish the rights to use the Tithe Barn as a function venue.





# Buriton

RITON WARD

HAMPSHIRE COUNTY

E.

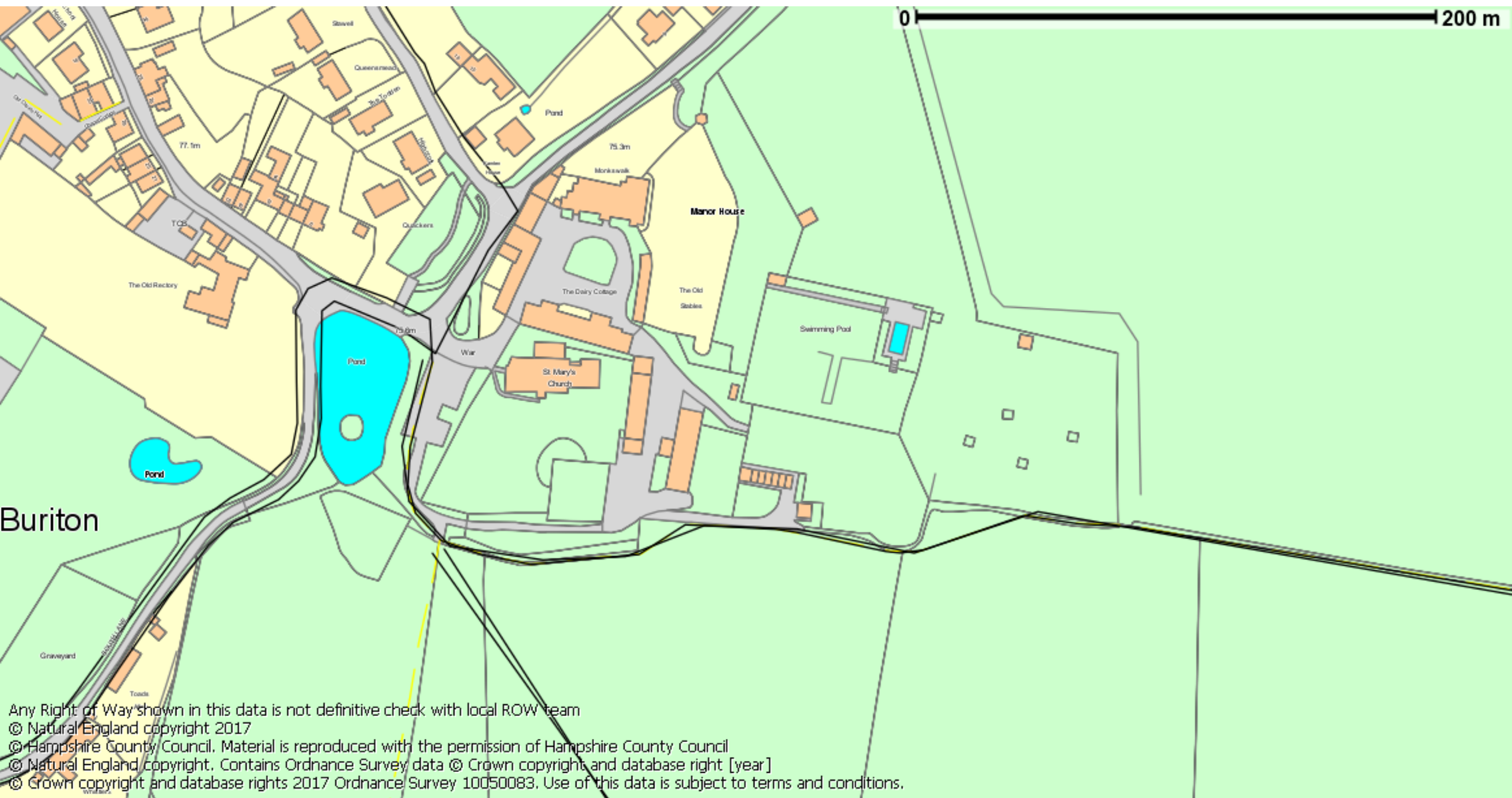
SOUTH DOW

Path  
(5m)

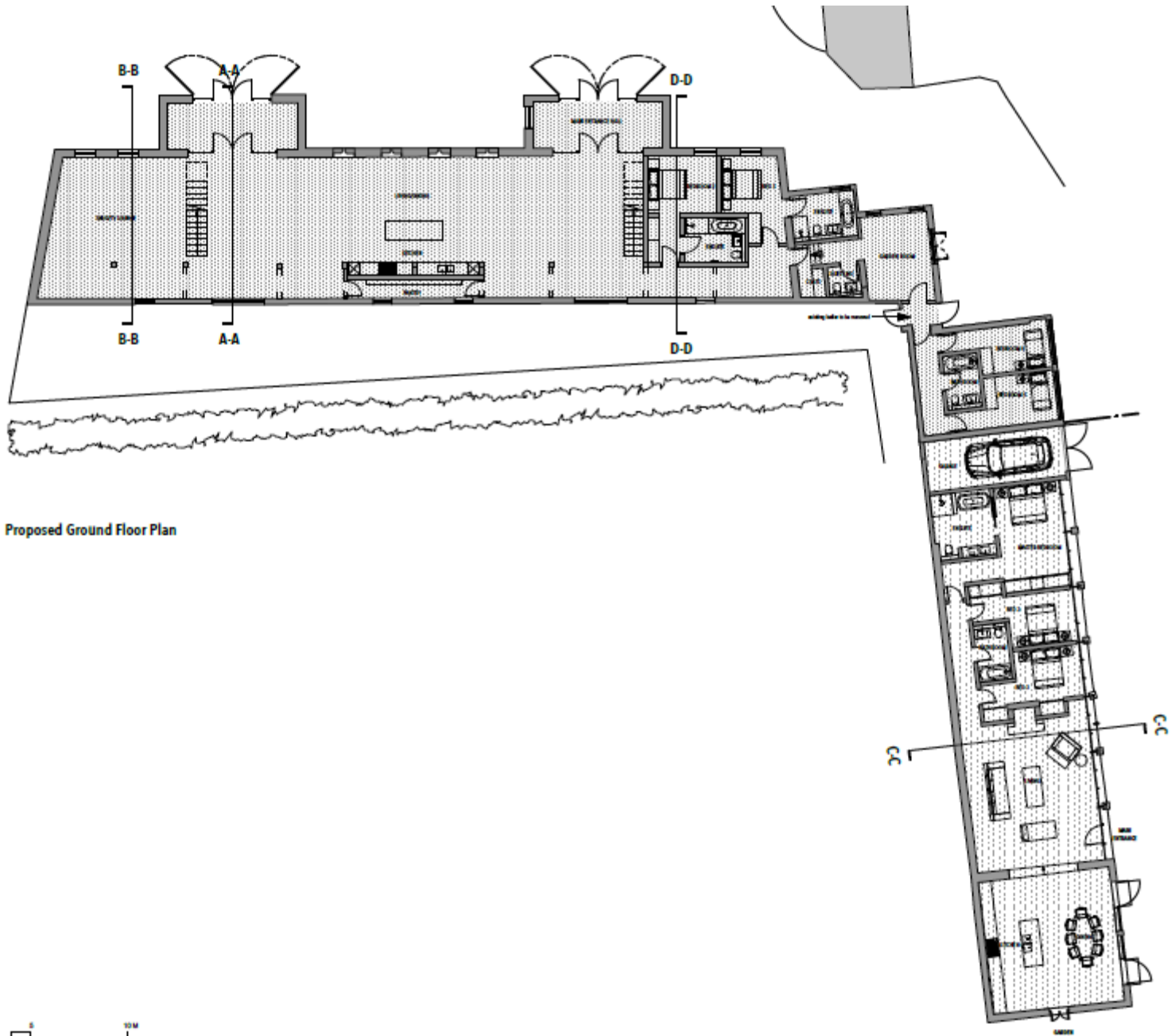
60 0 60 120 Meters

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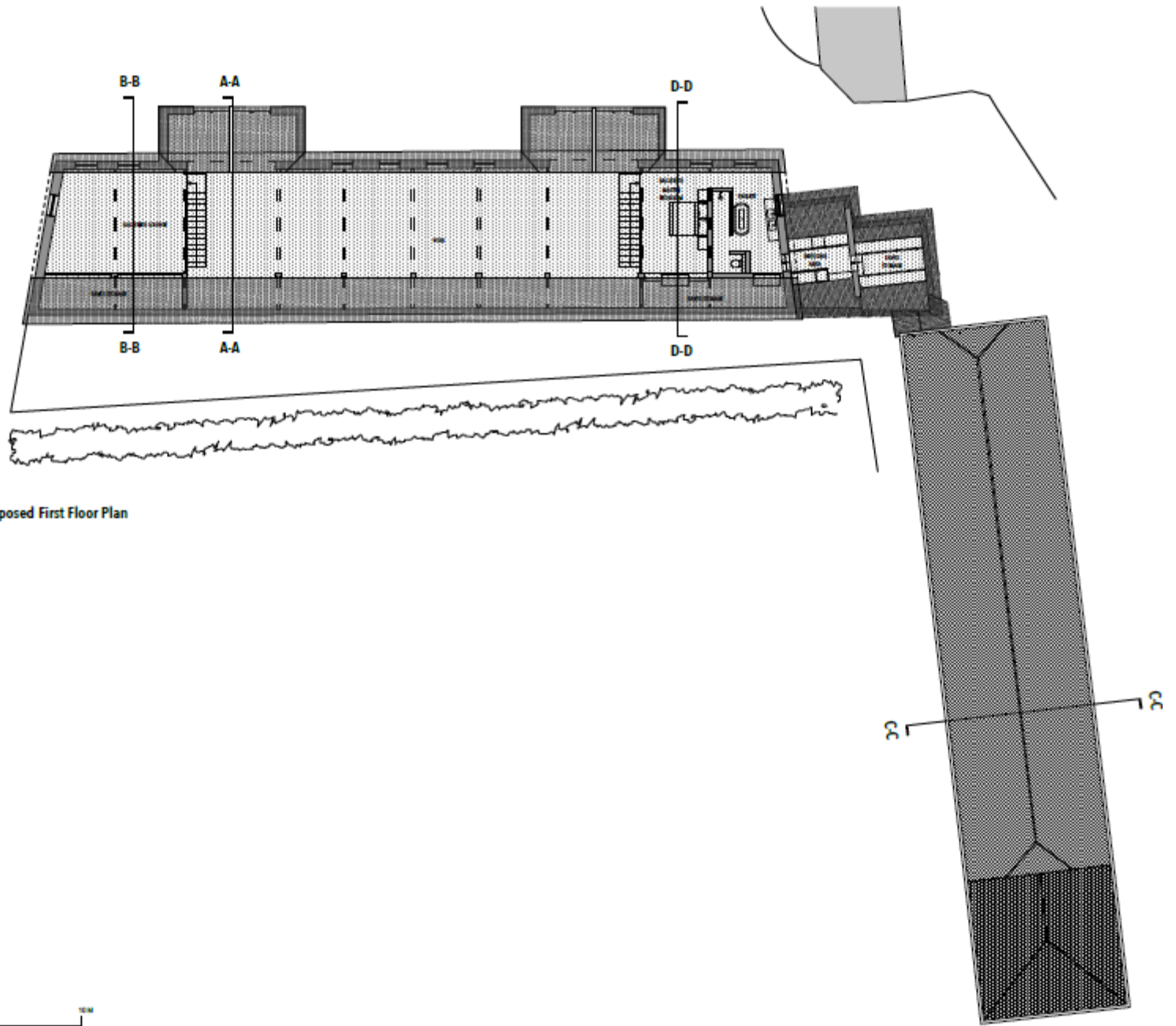


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Proposed Ground Floor Plan





Proposed First Floor Plan



