

ADDENDUM REPORT

Planning Committee



ITEM NUMBER: 6.2

SITE: HOOE BARN

PLANNING APPLICATION NUMBER: I3/00264/FUL

APPLICANT: MR AND MRS TRUSCOTT

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Additional consultation responses:

The Environment Agency considers that further details about flood resilience and higher ground floor levels are required to ensure that this proposal maximises the opportunities presented by redevelopment to secure improvements in terms of flood risk. The flood level information does not appear to have been translated to flood risk on the site or how these risks will be appropriately managed, although it is noted that the Flood Risk Assessment does refer to some flood mitigation measures. Nonetheless, if the Planning Authority is minded to approve this application as it is currently submitted it recommends that conditions are included on subsequent permission to ensure the implementation of flood resistance and resilience measures (as proposed in the Flood Risk Assessment) as well as the appropriate investigation and management of contaminated land and unsuspected contamination. It recommends a condition requiring submission of a scheme to minimise flood damage by using flood resilient construction techniques. It also recommends further land quality investigation.

Officers consider that a condition should be attached regarding flood resilience, but notes that land quality conditions are already required.

Condition: Flood resistant and resilient construction

(18) No development approved by this permission shall be commenced until a scheme to minimise flood damage to the proposed development by utilising flood resilient construction techniques to an appropriate level has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and maintained in accordance with the approved details.

Reason: To minimise the damage to the building from flood events in accordance with policy CS22 of the Plymouth Local Development Framework Core Strategy 2007 (2006 – 2021).

The Society for the Protection of Ancient Buildings (SPAB) comments that the impact of the opening in the north elevation may be overpowering as currently designed and it may therefore be beneficial to consider reducing its scale. A reduction in the size of the opening might help to retain the agricultural character of the barn. For the same reason it could also be suggested that the impact of the car parking and the commercial treatment of the area created by the demolition of the garage might adversely affect the setting of the barn if it is not handled sensitively. SPAB recognises that there is a need for inclusive access and parking for disabled visitors, but more

could be done to soften the area around the barn so that the barn is clearly read as the main feature of interest on the site. Care will be needed to ensure that the site does not end up with an overly commercial character. The use of materials with a more rugged and agricultural feel could help in this regard. Similarly, where other slit windows exist they should be retained as such. They would suggest that as the animal stalls are an important part of the building's heritage then consideration should be given to ways of imaginatively re-using the stalls elsewhere. Overall, SPAB's main concern is that the barn should not become overtly commercial in terms of its appearance.

The agent, on behalf of the applicant, has prepared a detailed planning statement in response to issues raised in the letters of representation. In summary, it makes the following key points: the listing description for Hooe Barn does not refer to the attached garage; the proposals will introduce a more formal arrangement for parking and traffic movements on site compared to the existing situation; a single community use is unsustainable given the level of funding required to restore the barn; the size of the proposed new window on the north elevation has been reduced from the previous application and has been designed to provide an important link between the outside and inner functions.