

PYMAN BELL HOLDINGS LTD

ERECTION OF CONFERENCE EVENTS AND WEDDING SUITE, CONVERSION OF OUTBUILDING TO TOILETS, REINSTATEMENT OF GLASSHOUSE AND TEMPORARY ERECTION OF TWO TENTS AT WOODLANDS CASTLE, RUISHTON

Grid Reference: 326049.124795

Listed Building Consent: Works

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

It is considered that the proposal is in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and line with PPS5 and Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and policy CP8 of the Taunton Deane Core Strategy in respect of proposals relating to listed buildings.

RECOMMENDED CONDITION(S) (if applicable)

1. The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by S51(4) Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A1) DrNo 22912/001/100 Rev B General Arrangement
(A4) DrNo 694B/01 Location Plan
(A1) DrNo 694B/02B Existing Site Plan
(A1) DrNo 694B/03C Proposed Site Plan including Landscaping
(A1) DrNo 694B/04 Existing Lower Ground Floor Plans
(A1) DrNo 694B/05 Existing Ground Floor Plans
(A1) DrNo 694B/06 Existing First Floor Plans
(A1) DrNo 694B/07 Existing Elevations 1/2
(A1) DrNo 694B/08 Existing Elevations 2/2
(A1) DrNo 694B/09 Existing Sections
(A1) DrNo 694B/10 Proposed Lower Ground Floor Plans
(A1) DrNo 694B/11 Proposed Ground Floor Plans
(A1) DrNo 694B/12 Proposed First Floor Plans
(A1) DrNo 694B/13 Proposed Elevations 1/2
(A1) DrNo 694B/14 Proposed Elevations 2/2
(A1) DrNo 694B/15 Proposed Sections

(A1) DrNo 694B/19 Proposed Temporary Marquee

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No boundary wall works to the walled garden shall begin until a panel of the proposed stone/brickwork measuring at least 1m x 1m has been built on the site and both the materials and the colour and type of mortar for pointing used within the panel have been agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of preserving the listed building, its setting and any features of historic or architectural interest that it possesses, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and guidance contained in Planning Policy Statement 5.

4. Before any works on the building are undertaken a precise schedule of the repairs shall be submitted to and approved in writing by the Local Planning Authority, with such approved schedule including timing being strictly adhered to in the implementation of the approved work, unless any variation thereto is first agreed in writing by the Local Planning Authority.

Reason: In the interests of preserving the listed building, and any features of historic or architectural interest that it possesses, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and guidance contained in Planning Policy Guidance note 15.

5. Prior to commissioning, specific details of the following shall be submitted to and approved in writing by the Local Planning Authority, with such approved details being strictly adhered to in the implementation of the approved works, unless any variation thereto is first agreed in writing by the Local Planning Authority: glass house; glazed link; covered walkway; staircase in estate equipment store; new window to male wc's; doors; architraves; glazing to function room; platform lift; finished treatment/s for all joinery/ timberwork.

Reason: To ensure the use of materials and details appropriate to the character of the Listed Building, in accordance with Section 16 of the Planning (listed Buildings and Conservation Areas) Act 1990, Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and guidance contained in Planning Policy Guidance note 15.

Notes for compliance

PROPOSAL

The proposal forms a comprehensive scheme to develop the existing business for conferences and weddings at the site of Woodlands Castle. The works involve providing two temporary tents/marquees for a limited period to allow for sufficient funding to replace them with a permanent building. This temporary period of four and a half years would also be used to fund the other works to the listed building including restoration work, roof repairs, conversion of the outbuildings to toilets and storage and provision of a glazed link to the house with provision of a lift and access to a disabled toilet. The larger of the temporary structures would be 20m x 16m and 5.8m to the ridge, while the intended permanent building would be 28.5m x 14.5m and 5.8m to the ridge.

SITE DESCRIPTION AND HISTORY

The application site consists of a Grade II listed house set in extensive grounds and surrounding parkland. The house is 3 storeys and rendered with a slate roof and dates to around 1810.

Originally a dwelling listed building consent for office conversion was granted in 1997 (31/97/015LB) and 2002 (31/02/019LB). Permission was refused for conversion of the building to close care retirement flats in 2005 (31/04/028LB). Permission for retention of two marquees for conference and functions use was refused in 2007 (31/07/0017) and a refusal for conversion to conference and function use and conversion of outbuildings to toilets was refused in 2008 (31/07/0030LB).

Permission for conversion to provide function facilities, disabled toilet and tanking of basement was submitted in November 2008 and granted in January 2009 (31/08/0028LB). A further application for internal alterations for changes to the toilets and installation of tanking system in the basement was granted consent earlier this year (31/11/0008LB).

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations.

RUISHTON & THORNFALCON PARISH COUNCIL - The Parish Council have the following concerns:

- noise nuisance to near neighbours;
- the impact of the 'tents' on the listed building preferring to see a properly built extension to the property;
- not enough parking spaces to accommodate 300 people plus staff and exhibitors;
- volume of traffic having to use Ruishton Lane.
- It is noted that they are already advertising the use of the conference/exhibition suite before planning permission is granted.

HERITAGE LEAD - Submission accords with pre-application discussions.

Submitted Planning Statement - Section 7 - Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 cited, which is relevant to the

con-current planning application, with Section 16 (which is not cited), being relevant to the LB application. Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review not cited but relevant.

Proposals supported on the basis that the tents will only be in place for the period stated. If consent recommended, please include Conditions covering the following:

- Schedule of repairs.
- Sample brick panel for walled garden.
- HE16 - insert - glass house; glazed link; covered walkway; staircase in estate equipment store; new window to male wc's; doors; architraves; glazing to function room; platform lift; finished treatment/s for all joinery/ timberwork.

Representations

2 objections on grounds of

- additional development outside settlement limits that would be reliant on private vehicles for its needs contrary to policy,
- the application contravenes EC6 and EC7 as the temporary tents are not compatible with the rural character of the area and the parkland setting, due to design and the footprint is twice the size of the existing building and is out of proportion with the LB,
- the proposal would harm residential amenity due to increased traffic,
- noise and disturbance at night.

PLANNING POLICIES

PPS4 - Planning for Sustainable Economic Growth,
PPS 5 - PPS5 Planning for the Historic Environment,
PPS7 - Sustainable Development in Rural Areas,
STR1 - Sustainable Development,
S&ENPP9 - S&ENP - The Built Historic Environment,
S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
CP8 - TD CORE STRATEGY - ENVIRONMENT,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

DETERMINING ISSUES AND CONSIDERATIONS

The main consideration with the application is the impact on the character, appearance and fabric of the listed building and whether the works comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires that in considering whether to grant listed building consent, the Local Planning Authority "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

The proposed works involve a permanent building set into the walled garden which would be 28.5m x 14.5m and 5.8m to the ridge. The contemporary design of the

function room building will involve a zinc roof and cedar boarded sides. This function room would be linked to the main house by two routes, a glazed link to the kitchen and secondly a means of disabled access with a glasshouse against the high wall replacing the existing pergola and providing covered access to a new lift down to courtyard level. The outbuildings at the rear would be converted to toilets and storage use and sections of damaged garden walls will be reinstated. The Conservation Officer supports the scheme subject to conditions of construction details and removal of the temporary tents as stated.

The temporary tents are required initially to secure adequate funding to support the proposed scheme. Not allowing the temporary tents would prevent the development from happening. Previous refusals for tents including a successful appeal and enforcement action has been taken at this site. The previous refusals however were not based purely on listed building grounds but also involved highway issues. Previous concern over the marquees related to their siting and appearance and stemmed from the effective permanence of the structures.

While the siting of the current tents would give a different appearance and thus impact than the permanent building, this impact is a temporary one in relation to the setting and does not impact on historic fabric of the building. Justification for these temporary structures has been submitted with the application and on the basis that they are temporary structures which will be removed the proposal is considered to have benefits for the long term maintenance of the listed building and it is therefore considered it can be supported.

Conclusion

The proposed new building is considered an acceptable contemporary design that sits within the confines of the walled garden and is not considered to detract from the setting of the listed building. The long term benefits of the scheme to the listed building are considered to outweigh the short term visual issue of the temporary tents and the proposal is therefore recommended for approval.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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