

Item Number: 7
Application No: 20/00696/LBC
Parish: Sproxton Parish Meeting
Appn. Type: Listed Building Consent
Applicant: A Wainwright and Son
Proposal: Conversion and alteration of farm buildings to form a mixed use events and venue barn (wedding ceremonies and reception and small conferences etc..) with associated facilities, landscaping and parking
Location: Sproxton Hall Farm Main Street Sproxton Helmsley YO62 5EQ

Registration Date: 28 September 2020
8/13 Wk Expiry Date: 23 November 2020
Overall Expiry Date: 06 July 2021
Case Officer: Alan Goforth **Ext:** 43332

BACKGROUND:

The application was reported to Planning Committee for determination on 11 May 2021. At the meeting Members resolved to defer the consideration of the application to a later date to allow the applicant additional time to respond to concerns raised in relation to highways and noise related matters.

This update report should be read in conjunction with the substantive report published in advance of the 11 May Planning Committee meeting. A copy is appended to this update report.

UPDATES:

The following documents submitted on behalf of the applicant in relation to the application for planning permission have been the subject of a further re-consultation with the Environmental Health Officer and the Highways Officer:

1. Email & attachments from Cheryl Ward in relation to passing places and carriageway widths (received on 11 June 2021)
2. Email & attachments from Ryedale Testing in response to Apex Acoustics report and detail in relation to mechanical ventilation and air handling units (received on 10 June 2021)
3. Acoustic report & noise data (received on 15 June 2021)

In addition all third parties who previously made comments on the application have been informed of the further information and given the opportunity to make further comments.

No further details or documents have been submitted in relation to the application for listed building consent although the Council's Building Conservation Officer has been made aware of the mitigation proposed by the noise impact assessment.

CONSULTATION RESPONSES:

Building Conservation Officer: *'The archway is a very prominent and important part of the listed buildings. Any sound proof door should be set well back against the rear reveal and in timber not in metal. Although this may cause some harm to the special interest of the listed building, the degree of harm is likely to be on the low end of less than substantial and in my opinion the economic re-use of the other buildings would balance this harm.'*

REPRESENTATIONS:

No further representations have been received from members of the public in relation to this application for Listed Building Consent

APPRAISAL:

The Building Conservation Officer has responded in relation to the proposed noise attenuation in the form of sound proof doors which would affect the listed building. In light of the comments made it is considered prudent to add Condition 8 to the schedule of conditions previously published (see below).

RECOMMENDATION: Approval subject to the following conditions

1. The development hereby permitted shall be begun on or before ^IN;

Reason: To ensure compliance with Section 18(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

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

Site Location plan dated 13 October 2020

Proposed Site Layout, drawing number D420004/04 revision A, dated July 2020

Proposed Elevations, drawing number D420004/06 revision B, dated July 2020

Proposed Floor Plans, drawing number D420004/05 revision D, dated June 2020

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

3. Before the removal of the existing roof tiles, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policy SP12 of the Ryedale Plan.

4. Prior to the installation of windows, details of all windows and, doors, including material, means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policy SP12 of the Ryedale Plan.

5. Unless otherwise agreed in writing all rainwater goods shall be of cast iron construction finished and maintained in a colour to be agreed in writing with the Local Planning Authority before they are installed.

Reason: To ensure a satisfactory external appearance.

6. Before the removal of existing mortar, details of re-pointing and mortar mix are to be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the listed building and comply with Policy SP12 of the Ryedale Plan.

7. Unless otherwise agreed in writing by the local Planning Authority, all rooflights shall be of a conservation type and be top opening'

Reason: To preserve the listed building and comply with Policy SP12 of the Ryedale Plan.

8. Prior to the installation of any sound proofing doors on the archway forming part of the listed building details of the method of installation, materials, means of opening and external finish shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policy SP12 of the Ryedale Plan.

INFORMATIVE:

1. The grant of this Listed Building Consent does not convey any approval of planning permission.