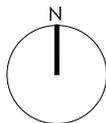


Unless indicated otherwise, this drawing is for information only
 Do not scale from this drawing. Use figured dimensions only. All dimensions to be checked on site.
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Item 3 Tealby

SITE LOCATION PLAN



PLANNING

Planning	06.10.2015	01
Planning	04.09.2015	00
Issue - Amendment	Date	Rev

Project **Tealby Thorpe**
Lincolnshire

JONATHANHENDRYARCHITECTS Ltd

Holton Business Park
Holton-le-Clay
Lincolnshire
DN36 5EE

T. 01472 828320
F. 01472 826081
W. www.jonathanhendryarchitects.com

Subject Existing Site Location Plan
Scale 1:1250 Date 04.09.2015

Original Size A4
Drawing No. EX_100¹ Revision 01

Officers Report

Planning Application No: 133466

PROPOSAL: Planning application to erect 1no. exemplar single dwelling, including outbuilding and new access drive.

LOCATION: Land adj to Thorpe Farm Thorpe Lane Tealby LN8 3XJ
WARD: Market Rasen

WARD MEMBERS: Councillors Marfleet, J McNeill and Smith
APPLICANT NAME: Mr Robert Addison

TARGET DECISION DATE: 01/12/2015 (extension of time agreed to 11/3/2016)

DEVELOPMENT TYPE: Minor - Dwellings

CASE OFFICER: Fran Bell

RECOMMENDED DECISION: Grant planning permission with conditions.

Introduction:

A pre Committee site visit took place on Monday 22nd February to gain an appreciation of the site context for this proposal and where the dwelling would be sited in relation to the woodland, the paddock and the host dwelling.

Description:

The application seeks consent for a single dwelling, set into an existing woodland on the edge of a paddock. It is near the hamlet of Tealby Thorpe and within sight of Thorpe Farm, a Grade II listed farmhouse. It is within an Area of Great Landscape Value and within sight of the Lincolnshire Wolds Area of Outstanding Natural Beauty. It would include a new access drive to run to the side of the field and an outbuilding at the north east of the site.

The dwelling consists of three, two storey, vertical cylindrical forms of varying heights to reflect the varying height of the tree canopy of the wood, with a rectangular single storey element to the rear. The dwelling will be clad in vertical timber lats at first floor level. The base of the building is glazed. The line of the glass is chamfered like the edge of a leaf. The building sits on a plinth which takes into account the slope of the land and delineates the paddock from the house, stopping sheep getting into the domestic setting. There will be photovoltaic panels on the roof along with an air source heat pump. The roof will be grass, providing a good level of insulation. Rainwater harvesting will be incorporated. The Design and Access Statement states that local products and trades will be used wherever possible to increase the sustainability.

Relevant history:

132294 Pre application discussion regarding principle of this proposal. Advised unlikely to gain consent except if exemplar design under paragraph 55 of the NPPF.

Design Review Panel Meeting held on site 15th December 2015. Response attached at Appendix A – In summary “The Panel considered the scheme to be intelligent, sensitive and strong and [has] the potential to achieve the parameters set out in paragraph 55 of the NPPF for sustainable development in rural areas.”

Representations:

Chairman/Ward member(s): None received to date

Tealby Parish Council:

- The location of this application is of concern, which will be situated in the grounds of a listed building.
- It is in an area of AONB.
- It is also in a Conservation Area.
- Any new development or building should enhance the character of the village, and should be designed of a high standard, with local characteristics reflected within the development.
- Designs should be in sympathy with the style and scale of existing buildings. Whilst some councillors felt that the contemporary design was impressive, it was not considered appropriate, given the highly protected status of the location.
- We would like to acknowledge that it is outside of the village development curtilage.

Tealby Society: We wish to object to the above planning on the grounds that it does not fit in with a village comprising mainly of old stone and brick buildings.

Local residents: Objections received from Thorpe Mill, Waterside Cottage, Stone Cottage and Ford Cottage. Points summarised below. (NB. Not all points raised by each objector.)

- No objection to building a new eco friendly house on the proposed site, however, strongly object to the current proposed design.
- It is too close to and will have an adverse impact on the Tealby Thorpe Conservation Area, the Lincolnshire Wolds AONB and the Grade II listed farmhouse, Thorpe Farm, all of which are under 100 metres from the proposed building.
- Despite the site being just outside the present conservation area what is built there must harmonize with what already exists.
- Surprised applicant has plans to build such a proposal on the ancient, pre Enclosure Act pasture land known as Dial Garth, when he has taken care on the restoration of Thorpe Farm.
- The Conservation Area protects the historic interest of this ancient agri-industrial settlement, with its listed buildings, from detrimental development. It is known world-wide by mill historians and industrial archaeologists.
- The Conservation Area Appraisal document states that only development that is essential in the interests of agriculture or some other special local need will be allowed and new uses will only be granted permission if it is considered that the proposed use will not

detract from the appearance and character of the Conservation Area (WLDC 1979)

- Thorpe Farm is the only elevated building with the rest of the settlement down by the waterside. Any development that will be seen from Sandy Lane would be detrimental to the listed building and the rest of the settlement.
- Existing buildings in this area are of stone/brick and slate/tile construction with pitched roofs. Glass walls and wooden clad walls do not exist, nor do flat roofs with what we have heard described as having three upturned toilet rolls on top of part of them. It is not in harmony with the traditional properties of the Conservation Area.
- Very concerned about the amount of light pollution resulting from the design of the house. There are no street lights in Tealby or Tealby Thorpe so at present light pollution is minimal. The amount of light shining out from the glass box that constitutes the ground floor of the house will ensure that it stand out like a sore thumb making it totally at odds with its surroundings.
- The large glazed areas on 2 floors will create significant light pollution especially in winter after the trees have lost their leaves, impacting on residents of Tealby Thorpe and the numerous walkers using Thorpe Lane and the public footpath barely 50 metres from the property.
- Vector analysis and photographs submitted imposing proposal onto landscape with comments (see website).
- If the property is granted consent, additional tree planting is required to the north east and east of the site. Additional TPO's should be made on the small copse at grid reference TF 14971 89981.
- The applicant cites several precedents elsewhere in the country as justification for building and success will be a precedent for more inappropriate properties in and around Tealby including Tealby Thorpe. It should be noted that none of the precedents quoted were within 100 metres of a Conservation Area, an AONB or a Grade II listed building. At least one of the properties was built after demolishing recently disused farm buildings.
- There are only five properties in Tealby Thorpe, one of which is let by the applicants. Whilst the volume of correspondence is not large, due to the locality, it does not make the opposition less valid.

LCC Highways: Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable. Accordingly, Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) does not wish to object to this planning application.

Conservation: I think that the architect has responded sensitively to the site, and has designed an elegant and understated house that addresses the context well. Through its singular language and form as an innovative living solution, I believe that it also meets the policy criteria for an exemplar country residence.

The key to the projects is the building's simplicity and its discernible links to the natural environment. The use of thin, vertical timber cladding takes from the trees that screen the site, whilst the silo-like elevated elements do acknowledge the modern agricultural structures in the local area. The rounded form is also sympathetic to natural curves generally, and redolent of great oaks etc. When there is so much timber on show, it is good that the architects have opted to specify local timber species for this.

There is a limit, of course, to how many new such dwellings can be accommodated within Tealby Thorpe, being such a small hamlet. However, a great deal of thought has been put into the siting and screening of the new house and the impact of a one-off dwelling will be minimal. The development is very low density and will make use of energy-saving technologies such as solar and rainwater harvesting. I did a page search on "biomass", but it doesn't look like a biomass heating system is being looked at. Considering the amount of trees in the vicinity, and the significant numbers of them that will be sacrificed for this project, this is perhaps an omission.

The plinth will also need careful consideration, as will the landscaping generally – it would be good to preserve as many of the undulations and variable topography of the site as possible. It may be an idea to remove permitted development in order to prevent garages etc. springing up on the site in future. I would rather take issue with Opun's contention that the nearby listed building should not be a significant driver for the design, looking at the surroundings it would seem to be a constraint.

All in all, however, this is a conscientious example of how we should be living now, and in the future - in a low-energy, individually crafted structure, close to nature and responsive to it. I see that there is a public footpath nearby and walkers may get a view of the house in winter – hopefully they can take away some impressions of why this is a good piece of architecture, and can then apply and interpret this thinking elsewhere.

Recommendation: APPROVAL, with materials conditions and maybe others for lighting, access road etc.

Environmental Protection: The applicant's attention should be drawn to General Binding Rules (GBRs) concerning septic tanks and sewage treatment plants. Otherwise I have no comment.

Archaeology: Although there is no archaeological impact associated with this development, it is very close to the Grade II listed Thorpe Farm and as such may affect the setting and / or curtilage. I recommend that further advice on this matter is sought from your conservation officer.

Relevant Planning Policies:

National guidance

National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

National Planning Practice Guidance

<http://planningguidance.communities.gov.uk/>

West Lindsey Local Plan First Review 2006 (saved policies - 2009).

This plan remains the development plan for the district although the weight afforded to it is dependent on whether the specific policies accord with the principles contained within the National Planning Policy Framework. In terms of the proposed development, the named policies are considered to still be relevant:

STRAT1 – Development Requiring Planning Permission

<http://www2.west-lindsey.gov.uk/localplan/written/cpt3a.htm#strat1>

STRAT3 - Settlement Hierarchy

<http://www2.west-lindsey.gov.uk/localplan/written/cpt3a.htm#strat3>

STRAT12 – Development in the Open Countryside

<http://planning.west-lindsey.gov.uk/planning/localplan/written/cpt3b.htm#strat12>

SUS7 – Building Materials and Components

<http://planning.west-lindsey.gov.uk/planning/localplan/written/cpt4.htm#sus7>

RES1 – Housing Layout and Design

<http://www2.west-lindsey.gov.uk/localplan/written/cpt6.htm#res1>

NBE9 – The Lincolnshire Wolds Area of Outstanding Natural Beauty

<http://www2.west-lindsey.gov.uk/localplan/written/cpt11.htm#nbe9>

NBE10 – Protection of Landscape Character and Areas of Great Landscape Value

<http://www2.west-lindsey.gov.uk/localplan/written/cpt11.htm#nbe10>

NBE14 – Waste Water Disposal

<http://www2.west-lindsey.gov.uk/localplan/written/cpt11.htm#nbe14>

NBE18 – Light Pollution

<http://www2.west-lindsey.gov.uk/localplan/written/cpt11.htm#nbe18>

NBE20 – Development on the Edge of Settlements

<http://www2.west-lindsey.gov.uk/localplan/written/cpt11.htm#nbe20>

Further Draft Central Lincolnshire Local Plan 2015

The Further Draft of the CLLP has finished one consultation phase (Oct/Nov 15), will be the subject of another consultation in late spring 2016 and will be the subject of a Local Plan Examination before adoption. As a result policies could be deleted or modified. In accordance with paragraph 216 of the NPPF it is considered that the policies of the Further Draft can only be given limited weight. The policies that are considered applicable are:

LP1: A Presumption in Favour of Sustainable Development

LP2: The Spatial Strategy and Settlement Hierarchy

LP3: Level and Distribution of Growth

LP17: Landscape, Townscape and Views

LP23: Biodiversity and Geodiversity

LP24: The Historic Environment

LP25: Design and Amenity

http://central-lincs.objective.co.uk/portal/central_lincolnshire/further_draft/fdlp?tab=files

Main issues

- Principle including design
- Setting of heritage assets
- Impact on locality including AGLV and AONB
- Ecology
- Drainage and flooding
- Highways

Assessment:

Principle including design

The site is in a small woodland to the east of the main farmhouse of Thorpe Farm, a grade II listed building. It is outside the Tealby Thorpe Conservation Area. In settlement hierarchy terms, the site is in open countryside, where development is restricted to that which is essential (policy STRAT12). However, the NPPF was published following the adoption of the Local Plan and carries more weight than the Local Plan. Paragraph 55 of this document states,

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.

Such a design should:

- be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
- reflect the highest standards in architecture;
- significantly enhance its immediate setting; and
- be sensitive to the defining characteristics of the local area.”

This proposal seeks to comply with the exceptional quality of design element of the NPPF. As this is the first of its type in the District, it was considered necessary to seek independent design advice and a Design Review Panel

was held on site on 15th December 2015. The Panel's findings are attached at Appendix A.

The Design and Access Statement explains the process behind the design. Trees, both in the woodland, along field edges and in occasional groups are a key element in the immediate landscape. There are also tall agricultural silos found in such a landscape, often on the edge of woodland. The house seeks to replicate the forms found in the wood, with more solid structures above open structures, such as a canopy and trunks. The main part will be three cylinders of varying heights, clad in vertical larch lats at first floor, left to weather to silver grey, with chamfered glazing set back beneath with an additional single storey wing to the rear. The projection of the first floor over the glazing will also create solar shade when required and will give depth and shadow to this level, than glass on one plane would. A terrace will include additional cylindrical shapes that are meant to be similar to the self-set trees at the edge of woodland. These will include seating areas and a wood fired oven. There will be an outbuilding and garage set in the north east corner of the site, accessed from a new driveway, to the edge of the paddock. The building will be set on a plinth, partly to provide a level surface and partly to delineate between domestic and agricultural use, such as a ha-ha wall. This will stop the sheep getting into the domestic setting but the paddock to the front will continue to be grazed. The larch lats will be thin and will stretch above the roof line. This will enable the photovoltaic panels on the sedum roof to be screened from view. Terraces will be hidden behind the larch screens at first floor, also hiding the glazing for the rooms, to overcome the impact conventional window shapes would have on such a design. In order to achieve this, every other larch lat will be missed out to allow views through whilst maintaining the overall vertical wood appearance.

The design, whilst not traditional, is considered to sit neatly on the edge of the woodland and is considered to meet the criteria required under paragraph 55. It is innovative, incorporating wood cladding with the unusual shape and many sustainable features. It is a high standard of architecture, with a well thought out design process behind it, reflecting the characteristics and shapes of the area. The woodland will be managed; by letting more light through the canopy to the woodland floor, more flora will become established, enhancing the biodiversity on site. Whilst some of the defining characteristics of the area are stone, brick and pantile buildings, the milling history of the village and farm buildings, another characteristic is the amount of trees, woodland, along field edges and in occasional groups, enabling this development with the curved elements and wood cladding to reflect the immediate forms found on site.

Judgements on what constitutes good design is subjective by nature and is not simply a matter of whether one likes it or not. It is important to consider whether it has been carefully thought through including in terms of incorporation of quality materials, a high level of sustainability and a good relationship between form and function. It is considered that this design does this and is therefore, considered acceptable.

Many sustainable elements have been incorporated into the design. The glazing along the south elevations will enable solar gain to take place with low level winter sun yet the overhanging second storey will provide solar shade in the summer. The windows will also be double glazed and will allow cross ventilation through the building. The walls will be an insulated timber construction that will exceed current building regulations with its U-value and will help the building to keep a stable temperature. The roof will be sedum, using species found at ground level and providing further insulation. The construction elements and design will all reduce the need for heating or artificial cooling with air conditioning units.

Concrete will be used for some elements including the plinth. Whilst this is not thought of as a sustainable product, it will be locally sourced, including locally sourced aggregate and will have a long lifespan. It can also be recycled as hardcore or aggregate.

The use of locally sourced materials that in themselves have a long lifespan increases the sustainability of the project, as does the use of local trades and businesses, reducing the travel distance to site.

Rainwater harvesting will be incorporated into the design and this, together with the sedum roof that will hold a large volume of water, will reduce the need for mains water. Photovoltaic panels will be situated on the roof, hidden from view by the parapet. The aim is to provide sufficient electricity to meet the needs of the house and sell any excess back to the grid, making the dwelling carbon neutral.

Heating will be via an air source heatpump, which will still produce heat even in cold temperatures. This type of heatpump does not require excavation or pipework underground. Unlike a biomass boiler, it will not require a fuel store either, for which the architect considers there isn't a suitable space on site.

Lighting across the site will have low energy light fittings reducing the electricity demand.

Whilst the location of the dwelling is not sustainable, the sustainability of the proposal is still considered to be high, due to the design, materials and use of local labour.

Setting of heritage assets

The Grade II listed Thorpe Farm is to the east of the site. Although the listed building will be seen from the site, the buildings will be separated by approximately 57 metres and will be within separate settings, with the existing house and converted farm buildings sitting within an established garden with more formal tree planting to the front (south) and the main approach from the east whereas the proposed dwelling will sit within the woodland setting beyond the paddock and will be approached from the south. The Design Panel did not consider that the proposal would have an adverse impact on the listed building.

The site is outside the Conservation Area and the boundary runs around the edge of the Thorpe Farm garden. It is not thought that the proposal will adversely affect the setting of the Conservation Area. It will be glimpsed from Thorpe Farm and will not be seen from the hamlet due to the topography and other trees within the view.

It is noted that the Conservation Area Appraisal states that development should be essential to agriculture or other special local need. This was written in 1979. Subsequently, there have been several changes in planning policy, and whilst the Conservation Area Appraisal is still a material consideration, the NPPF is more up to date and takes precedence.

Impact on locality including AGLV and AONB

The site is within the AGLV but the boundary of the Lincolnshire Wolds AONB is the other side of the road. Whilst the building will be seen within the context of both landscape designations, given the material palette and design, it is not thought that it will have an impact on the appearance or enjoyment of the landscape, as the dwelling will not stand out within its context.

There are several footpaths in the area, which is popular with walkers. However, the proposal will not have an impact on the footpath network. Whilst it will be seen, the woodland around the proposal will be a backdrop, so that the dwelling will not sit starkly against the landscape. A footpath runs near the rear of the site. It may be possible to see the garage / outbuilding but the dwelling will be largely screened by the rest of the wood.

Ecology

The site is a mixture of woodland to the north and grassland to the south. The better management of the woodland will include the clearing of many of the young self-seeded saplings allowing the better quality trees to mature. Additional native tree planting is proposed, the details of which can be conditioned as can the detail of which trees will be cleared.

Drainage and flooding

The River Rase is to the north west of the site. The north west corner of the site is within flood zone 3 but the site of the dwelling is in flood zone 1 and there would be access away from the site in a flood situation.

The intention is for no surface water to require drainage away from the site as it would be used in the sedum roof and the rainwater harvesting.

The foul drainage would be to a package treatment plant on site

It is not considered that the proposal will adversely affect the flood risk of the site or the surrounding area or the drainage of the land, due to the permeability of the materials proposed.

Highways

A new access will be formed through a gap in the hedge. The Highways Authority has no objection to the proposal, as, even though the visibility splays

are less than standard (2.4m x 106m looking to the right and 2.4m x 115m looking left) they are better than the existing junction 90m to the east (2.4m x 115m looking right and 2.4m x 35m looking left.)

Conditions relating to the approval of details for the new access point will be added to the consent, including how the ditch will be bridged. There will also be conditions requiring the design of the access to take account of the tree roots nearby.

Other matters

One of the objectors expressed surprise that such an application had been put forward on this ancient pasture. Planning applications can be submitted on any land, regardless of its historic status.

Light Pollution has been raised by objectors as a potential issue. It is noted that there are no street lights in Tealby Thorpe or Tealby. However, the ground floor is set back under the first floor, allowing shadows to fall across the glazing and minimizing the uplighting effect. Some light will be seen, but the majority of the surrounding vicinity will still be dark, minimising the impact of the ground floor. The light from the first floor will be baffled by the positioning of the larch lats. Unlike the photomontages submitted by an objector, the dwelling will be set more within the woodland than within the paddock and it is not considered that it will be prominent within the setting. It is not thought that light will be seen from the village, due to the topography, the siting of the dwelling and the existing trees, that even in winter, will shield the development.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report

Recommendation: Grant planning permission subject to the following conditions:

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

2. No development shall take place until details of the external facing materials including the width of the larch lats, the colour and profile of the aluminium frames and plinth to be used have been submitted to and approved in writing by the local planning authority

Reason: To ensure a satisfactory external appearance of the development in accordance with the National Planning Policy Framework and saved Policy STRAT 1 of the West Lindsey Local Plan First Review.

3. No development shall take place until the details relating to the vehicular access to the public highway and the access track, including materials, method of protecting the tree roots, final surface, specification of works and construction method have been submitted to the Local Planning Authority for approval. The approved details shall be implemented on site before the dwelling is first brought into use and thereafter retained at all times.

Reason: To ensure the safety of the users of the public highway and the safety of the users of the site in accordance with the National Planning Policy Framework and saved Policies STRAT 1 and RES 1 of the West Lindsey Local Plan First Review.

4. No development shall take place until a landscaping scheme to include details of the size, species and position or density of all trees and shrubs to be planted and any fencing and walling, details of the trees to be removed including self-sown trees and measures for the protection of trees to be retained has been submitted to and approved in writing by the local planning authority. The scheme shall also include a timetable for the implementation of the landscaping and a methodology for its future maintenance including the existing woodland.

Reason: To ensure that an appropriate level and type of soft landscaping is provided within the site to accord with the National Planning Policy Framework and saved policies STRAT 1, RES 1, CORE 10 and NBE20 of the West Lindsey Local Plan First Review 2006

5. No development shall take place until details of any external lighting to include type, position and light intensity has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is minimal light spill from the site which would have an impact on this mostly unlit night environment and in accordance with the National Planning Policy Framework and saved policies STRAT1, RES1 and NBE10 of the West Lindsey Local Plan First Review 2006.

Conditions which apply or are to be observed during the course of the development:

6. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: TT_001 Rev 02 Sketch Scheme Site Plan, TT_100 Sketch Scheme Plans, TT_101 Sketch Scheme Elevations, TT_102 Sketch Scheme Elevations, TT_103 Sketch Scheme Outbuilding, TT_104 Section A-A, Roof Plan.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and saved Policy STRAT 1 of the West Lindsey Local Plan First Review 2006.

7. The development shall be carried out only using the materials approved in condition 2 of this permission and shall be so retained.

Reason: In the interests of the visual amenity of the area and to accord with the National Planning Policy Framework and saved Policy STRAT 1 of the West Lindsey Local Plan First Review 2006.

8. No works shall take place involving the loss of any hedgerow, tree or shrub between 1st March and 31st August in any year until a detailed survey shall be undertaken to check for the existence of nesting birds. Where nests are found, a 4 metre exclusion zone shall be created around the nests until breeding is completed. Completion of nesting shall be confirmed by a suitably qualified person and a report submitted to and approved in writing by the Local Planning Authority before any works involving the removal of the hedgerow, tree or shrub take place.

Reason: In the interest of nature conservation in accordance with the National Planning Policy Framework and saved policy NBE10 of the West Lindsey Local Plan First Review 2006

Conditions which apply or relate to matters which are to be observed following completion of the development:

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the

interests of the visual amenities of the locality and in accordance with the National Planning Policy Framework and saved policies STRAT 1, STRAT 12 and CORE 10 of the West Lindsey Local Plan First Review 2006.

10. Notwithstanding the provisions of Classes A, B, C, D, E, F, G and H of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no satellite dishes shall be affixed to the dwelling, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage of the dwellings unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable any such proposals to be assessed in terms of their impact on the architectural integrity of the development and to safeguard the character and appearance of the building and its surroundings and in accordance with West Lindsey Local Plan First Review Policies STRAT1, RES1, NBE9 and NBE10.

Notes to the Applicant

1. Prior to the submission of details for any access works within the public highway you must contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information.

2. Please note that whilst the woodland is in the applicant's ownership, a felling license may be required from The Forestry Commission. adminhub.eem@forestry.gsi.gov.uk or 01842 815544

Appendix A – Design Review Panel Response. See below



Jonathan Hendry Architects
10 Nickerson Way
Peacefields Business Park
Holton le Clay
Lincolnshire
DN36 5HS

Monday 21st December 2015

Dear Jonathan,

**Re: Opun Design Review Panel (121) – Tuesday 15th December 2015
Design Review of Land adjacent to Thorpe Farm - Tealby Thorpe (Our Ref: DR2015-048).**

We write following the design review of Land adjacent to Thorpe Farm in Tealby Thorpe, Lincolnshire and would like to take this opportunity to thank the team for utilising the Opun Design Review Service. We hope that they found the process to be a constructive one, which will be of benefit to the team in taking the project forward.

The Opun Design Review Panel reviewing the scheme consisted of Nils Feldmann (Panel Chair), Fiona Heron and Dharmista Patel (Panel Manager) and followed the ten principles of Design Review.

Site Context

The site is located in Tealby Thorpe in Lincolnshire. The site is rectangular in shape and is bounded to the north by open landscape and the River Rase beyond including footpath, to the east by Thorpe Farmhouse (Grade II), Thorpe Lane and cluster of buildings, to the south by Sandy Lane and open landscape beyond and to the west by open landscape.

The site itself includes a woodland to the north of the site, a stream to the south and west boundaries of the site and mature landscaping to the boundaries including both hedgerows and trees. The topography of the site falls slightly from east to west.

The Proposal

The scheme proposes a new family home and is seeking to provide a development that is of architectural exemplar.

The proposed house is located to the north of the site on the edge of the woodland. The house

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Opun | South Annex | PERA Business Park | Nottingham Road | Melton Mowbray | Leicestershire | LE13 0PB
| w: www.opun.org.uk | e: info@opun.org.uk



is of contemporary design taking the form predominantly of a three cylinders vertical forms of various heights and scale depending on function (two storeys) and a square form (single storey). The building proposes living accommodation and two bedrooms to the ground floor including outdoor spaces and three bedrooms with terraces and bathrooms to the first floor. The building is accessed from Sandy Lane along a driveway to the eastern edge to an outbuilding connected to the house by a pathway. The material proposed for the building is hardwood timber, glazing and a sedum roof.

The Parameters of NPPF Paragraph 55 Approval

As the scheme is within an Area of Great Landscape Value and within sight of the Lincolnshire Wolds Area of Outstanding Natural Beauty the development will be covered by Paragraph 55 of the National Planning Policy Framework issued by the Department for Communities and Local Government in March 2012. Paragraph 55 states that;

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- The essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- The exceptional quality or innovative nature of the design of the dwelling.
- Such a design should:

- be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
- reflect the highest standards in architecture;
- significantly enhance its immediate setting; and
- be sensitive to the defining characteristics of the local area.

The Panel's Comments

The Panel make the following comments and recommendations for your consideration:

Design Philosophy and Site Analysis

The team was praised for the coherent philosophy / design concept, quality of information, comprehensive site analysis in particular referencing and reinforcing the geometry of the grain silos, woodland canopy and field patterns. The information presented demonstrated a good

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understanding of the site context which has played a key role in informing what the Panel believe to be a strong, elegant, bold project of exceptional design.

Architecture

The Panel highlighted the importance of introducing a new building into the countryside, (inparticular a non- traditional building) and the impact of the building citing Paragraph 55 of the NPPF which states a design should 'significantly enhance its immediate setting'. The Panel commended the quality and contribution that the building will make to the site and considered the scheme to have the potential to achieve the highest standards in architecture.

The language and form of the design were considered to be an effective and strong concept referencing the geometry and characteristics of other structures that have been added to the local landscape over time. The team were encouraged to provide clarification on which of the two forms (grain silos and woodland canopy) is driving the design to assist in further reinforcing the design concept.

The team were also recommended to undertake additional work to refine the design suggestions included: further consideration to the proposed plinth and exploring whether the building should sit on a plinth, the visibility of the plinth or whether the building should be embedded into the site; strengthening the approach to the building by connecting / relating the driveway with the water course which runs parallel to the site boundary and extending the woodland along the driveway; and clarification on the juncture between the square single storey and the curved two storey forms i.e. exploring whether the forms should be more separate to each other or connect more strongly utilising the staircase. In addition, there was recognition that the proposed palette of materials (timber) to be appropriate for the site.

The positioning / siting of the dwelling was considered to be sensible and the Panel felt that the building benefited from not being hidden / tucked away in the site.

Landscape Strategy

The Panel commented on the need to develop a comprehensive landscape strategy to demonstrate how the building connects and interacts with the landscape to ensure a strong relationship between the built and natural form. The team was encouraged to undertake the same level of rigour and narrative for the landscape as for the building i.e. a detailed site analysis of the existing green infrastructure including the stream, woodland, hedgerows, tree species, ground flora etc. which will assist in evidencing an in-depth understanding of the green character and special qualities of the site.

In terms of the woodland the Panel encouraged for a management plan to be produced which provides a short, medium and long term approach identifying where existing areas of the woodland / specific trees should be allowed to reach maturity, where selective felling should be

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undertaken i.e. non traditional species; where new / replacement trees will be planted including potentially extending the area of woodland by planting along the driveway which would also assist in strengthening the sense of arrival to the house i.e. driving through a woodland, and how the management plan / scheme will assist in enhancing the woodland i.e. planting of traditional species.

With regard to the building further consideration should be given to what happens at the building edges e.g. Is this a building that sits within the landscape? How does the building plinth relate to the ground / landscape?; clarifying the design approach for the proposed open space areas to the house e.g. how are these spaces accessed? How do they relate to each other and the wider landscape strategy?; ensuring that the quality of the building is incorporated into the landscape with the proposed materials utilised for the hard landscaping i.e. pathway to the house, and how the boundaries will be treated specifically the existing hedgerow between the farmhouse and new dwelling the Panel questioned whether this would be substantial enough to provide privacy and if the land were to be retained for grazing how would the fencing be treated.

The Panel guarded against providing landscape that is not characteristic to the area i.e. a wildflower meadow, Acer trees and also did not consider it necessary to plant multiple trees within the open space and suggested one mature native tree would be more appropriate.

Listed Farmhouse

As proposed the Panel did not consider the Grade II listed building to be a significant design driver and that both the new building and farmhouse can exist together on site. Additional information needs be provided to explain how the dwelling responds and relates to the farmhouse.

Meeting the Parameters of Paragraph 55

The proposal was considered to be exciting, of high quality and very promising in terms of its design approach and architecture and to have the potential to achieve the parameters set out in paragraph 55 of the NPPF for sustainable development in rural areas. The Panel felt that more work needed to be done in strengthening the overall justification for the scheme including highlighting the aspirations for sustainable living making clear reference to building being 'green'; detailed explanation of the design concept and site analysis; how the scheme responds to the listed building / farmhouse and how the proposal contributes to and improves the setting of the landscape etc.

Summary

The Panel thanked the team for an informative site visit and presentation, and for the opportunity to comment on the scheme.

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In summing up, the Panel considered the scheme to be intelligent, sensitive and strong and the potential to achieve the parameters set out in paragraph 55 of the NPPF for sustainable development in rural areas.

A number of issues were highlighted to be addressed which include the provision of a comprehensive the landscape strategy to ensure a robust relationship between the natural and built form i.e. how the building edges interact with the landscape, the provision of a management plan for the woodland; undertaking design refinements to the architecture and building form i.e. exploring whether the plinth is the best approach, the relationship between the single and double storey forms etc. and providing justification to demonstrate on how the scheme meets the Paragraph 55.

We trust that the feedback provided within this letter will prove to be of benefit to you in seeking a successful resolution and outcome for this scheme and provide an opportunity for further discussions with the determining authorities. We would be happy to provide further design advice on the project including detailed design elements and, where possible, we will seek to ensure that the composition of the Panel remains the same throughout any ongoing review process.

Yours sincerely,

Dharmista Patel
Head of Opun Design Support Services
On behalf of the Opun Design Review Panel

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Opun Design Review adheres to Design Council CABE's ten principles for design review as follows:

1. Independent: It is conducted by people who are separate from the scheme promoter and decision-maker, and it protects against conflicts of interest.
2. Accountable: It records and explains its advice and is transparent about potential conflicts of interest.
3. Expert: It is conducted by suitably trained people who are experienced in design and know how to criticise constructively. Review is usually most respected where it is carried out by professional peers of the project designers, as their standing and expertise will be acknowledged.
4. Advisory: It does not make decisions. It acts as a source of impartial advice for decision-makers.
5. Accessible: Its findings are clearly expressed in terms that decision-makers can understand and use.
6. Proportionate: It is used on projects whose significance warrants the public investment of providing design review at national, regional and local level, as appropriate. Other methods of appraising design quality should be used for less significant projects.
7. Timely: It takes place as early as possible in the life of a design because this saves the most time and costs less to make changes. If a planning application has already been made, it happens within the timeframe for considering it. And it is repeated when a further opinion is required.
8. Objective: It appraises schemes in the round according to reasoned, objective criteria rather than the stylistic tastes of individual panel members.
9. Focussed on outcomes for people: It asks how this building or place can better meet the needs of the people using it, and of the public at large who are affected by it.
10. Focussed on improving quality: It constructively seeks to improve the quality of architecture, urban design, landscape, highway design and town planning.

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