

CLIENT

Private Client

PROJECT NAME

Tern Farm

LOCATION

Longdon on Tern, nr Telford

SOLUTIONS IN PLANNING FOR

Planning permission

**the problem**

Hunter Page Planning were employed by the landowner to advise on how best to deliver a scheme involving the conversion of a number of historic traditional farm buildings.

Constraints included:

1. the close proximity of the modern farm buildings and the associated activities taking place there;
2. the proximity of the main farmhouse and trying to ensure that it was not devalued;
3. planning policy which seeks to promote employment related uses rather than housing;
4. providing a scheme which did not harm the historic integrity of the site; and
5. the unsustainable location of the site.

The Council also claimed that the housing target figure had been met and the council Local Development Framework did not allow for barns to be converted to residential use and that no provision had been made towards affordable housing. This eventually led to an appeal being submitted against the council's one reason for refusal.

the solution

The client's objective from the outset was to maximise value, which meant providing a residential re-utilisation of the site. This was initially contended by officers to be contrary to local and national planning policy, but was overcome by our preparation of a viability report demonstrating that residential use was the only viable option, as supported by a short period of marketing for the site.

Advice on design was provided to help ensure that the historic integrity of the building was maintained and that constraints such as access into the site and sufficient garaging could be achieved to further maximise the site's value whilst overcoming planning policy constraints.

The proposed scheme involved seven residential 3 and 4 bed dwellings with alterations to the access. Dutch barns were retained, altered and relocated to provide suitable garaging for some of the units.

Despite not being listed, a historic analysis of the buildings was undertaken by Hunter Page to demonstrate their importance. For the appeal, this work was one of the key reasons for the Inspector approving the proposal.

In addition, our interpretation of the planning policy showed that the Local Plan was still to be used in the determination of the application, and furthermore, that it was irrelevant that the Core Strategy did not include reference to conversion schemes. The Planning Inspector dismissed the Council's interpretation of their own planning policy in favour of that put forward by Hunter Page Planning, which also meant not having to provide any affordable housing. The scheme for 7 open market dwellings was approved.