

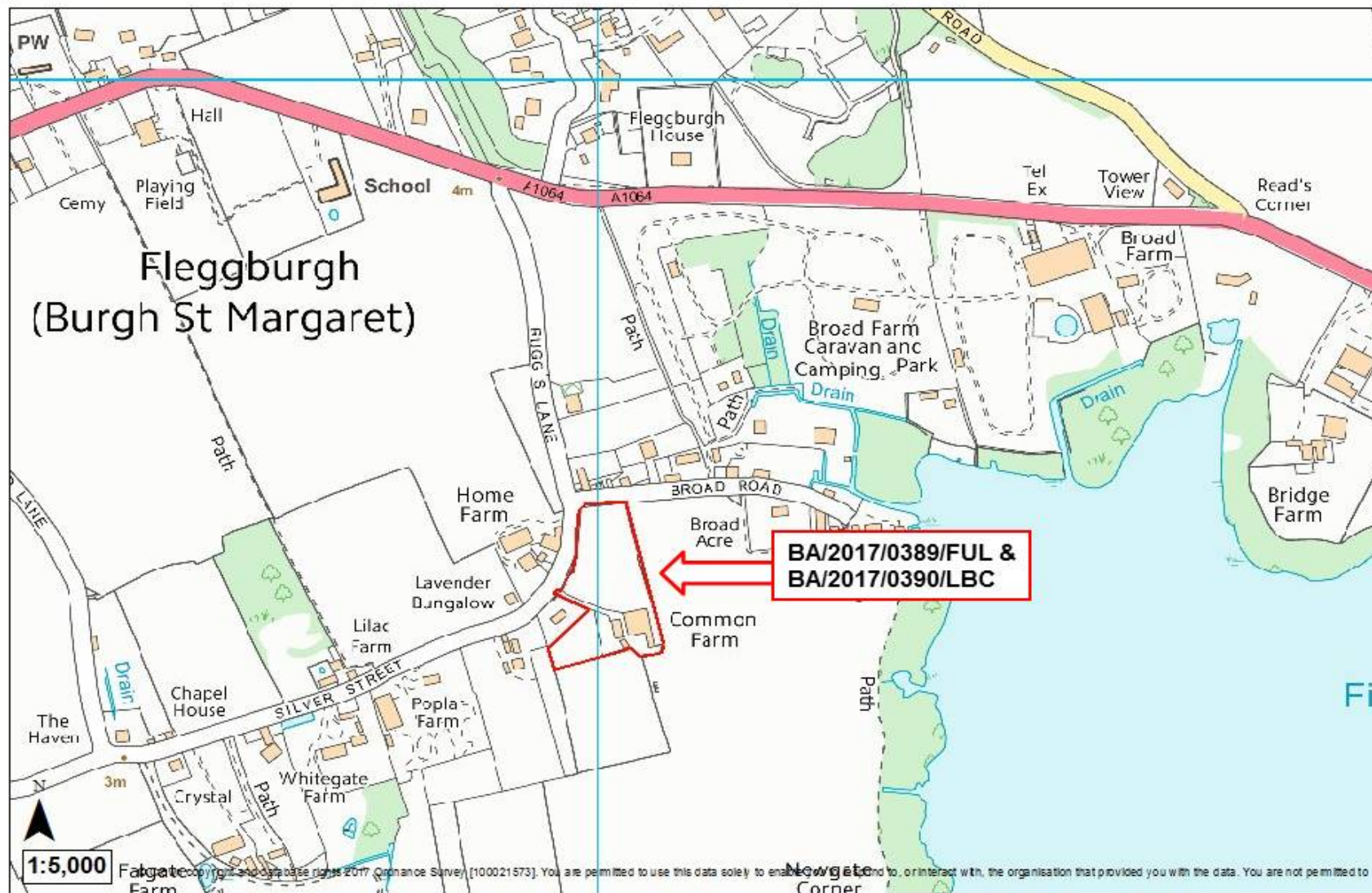
Reference:

BA/2017/0389/FUL and BA/2017/0390/LBC

Location

Common Farm, Silver Street, Fleggburgh

BA/2017/0389/FUL & BA/2017/0390/LBC - Common Farm, Fleggburgh



Application for Determination
Report by Planning Officer

Parish	Fleggburgh
Reference	BA/2017/0389/FUL Target date 16 January 2018 BA/2017/0390/LBC
Location	Common Farm, Silver Street, Fleggburgh, NR29 3DB
Proposal	Demolition of workshop building, renovation of farmhouse and construction of single story link extensions to farm buildings, convert to domestic use. Replacement cattle shed and farm storage buildings.
Applicant	Mr Peter Flowerdew
Recommendation	Site Visit
Reason for referral to Committee	Director discretion

1 Description of Site

- 1.1 The subject comprises an area of buildings and land within the north-western corner of Common Farm, a working farm located to the south of the village of Fleggburgh and to the west of Filby Broad. The main part of the village is located to the north of the A1064, to the south of the A1064 the landscape gives way to large arable fields, with a string of farms and residential properties running east to west along Broad Road, Ruggs Lane, and Silver Street. Access to Common Farm is via Silver Street and then Ruggs Lane (which leads directly south of the A1064) and there are two accesses, one off each road, one of which is a field access and the other, located a short distance to the south, accesses the farm buildings.
- 1.2 The farm comprises approximately 16 hectares of land with a mixed arable, pasture and cattle use. The subject site covers an area of 0.72 hectares and comprises the farm buildings and an area of adjacent pasture land. The farm buildings were traditionally in a horseshoe configuration with a central yard, but this has been interrupted by the introduction of a large barn/workshop and surrounding concrete hardstanding in the central yard sometime in the 1980s. The original farmhouse lies on the western side of the horseshoe. It is a Grade II Listed building dating from the mid18th Century and is currently in a very poor state of repair and is included on the Broads Authority Heritage At Risk Register under risk category A. Adjacent to the farmhouse is a small cart

shed and outside toilet, whilst the northern side of the horseshoe features a hay barn, and to the eastern side is the Great Barn which is also Grade II Listed, adjoining this is a further cart shed and store.

- 1.3 The eastern boundary of the site is adjacent to Filby Broad, with the arable fields being separated from the Broad by a strip of trees and scrub. The Broad itself is within the designated Trinity Broads Site of Special Scientific Interest (SSSI) and Broads Special Area of Conservation (SAC).

2 Proposed Development

- 2.1 The proposal is for the following works to the existing farm buildings:

- Repair and renovation of the Listed farmhouse
- Conversion of small cart shed and outside toilet to a farm office, with glazed link from the farmhouse
- Single storey extension to the northern flank of the farmhouse
- Infill/linking extension between the farmhouse and hay barn
- Conversion of hay barn to form part of the extended farmhouse
- Removal of 1980s large barn/workshop
- Removal of raised concrete hardstanding
- Reinstatement of original central yard ground levels
- Construction of raised terrace to north of yard
- Remainder of yard to comprise gravel, brick paving, and granite setts
- Gravel driveway to north of farm buildings with provision of 2 parking spaces

- 2.2 The proposal is for the following works on land adjacent to the farm buildings:

- Large single farm building providing feed and farm equipment stores on land to north-west of existing farm buildings, running parallel to Silver Street, and adjoining the eastern flank a single cattle store building
- Solar panels to the southern roof slope of the cattle store
- 1.8m tall close boarded timber access gate to existing field access
- Hard surfaced access to the stores building with crushed concrete hardstanding to front of stores
- Ground source heat pump to west of the farmhouse

- 2.3 The primary purpose of the application is to restore the dilapidated Grade II Listed farmhouse and bring it back into residential use, with conversion of existing structures and a mix of contemporary and traditional extensions to provide a level of accommodation suitable to modern living.

- 2.4 A secondary purpose is to tidy up the site through the removal of problematic late 20th Century additions, and in providing farm equipment storage, to remove the profusion of farm equipment which is stored in open air around the existing buildings and gives certain parts of the site an untidy appearance.

- 2.5 In addition a new cattle handling and accommodation building will allow for the existing cattle at the farm to be housed over winter.
- 2.6 The planning application under ref BA/2017/0389/FUL runs parallel to an application for Listed Building Consent under ref BA/2017/0390/FUL.

3 Recommendation

- 3.1 It is recommended that a site visit is carried out in advance of the applications being considered by the Planning Committee.

List of Appendices: Location Plan

Background papers: Application Files BA/2017/389/FUL and BA/2017/0390/LBC

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