



Conversion & Re–use of Rural Buildings as Dwellings Draft Policy

Summary of Main Issues

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Conversion & Re-use of Rural Buildings as Dwellings: Summary of Main Issues

1 Introduction

- 1.1** This document provides a summary of the main issues raised during the public consultation on the North Norfolk Conversion and Re-use of Rural Buildings to Dwellings Draft Policy. It fulfils the requirements of Regulation 30(e)i of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 that upon submission of a development plan document for examination the local planning authority must send the Inspector a statement of the number of representations made together with a summary of the main issues raised during consultation.
- 1.2** A copy of this document is available on the Council's website (www.northnorfolk.org/ldf), at the Council offices and local libraries.

The Conversion and Re-use of Rural Buildings Draft Policy

- 1.3** The Conversion and Re-use of Rural Buildings Draft Policy (incorporating Proposals Map Amendments) single issue review of the Core Strategy is scheduled for formal submission to the Secretary of State on 5 March 2010.
- 1.4** A six-week consultation period ran from 2 October 2009 to 13 November 2009 during which representations were invited on the Draft Policy prior to submission. During this period, copies of the Draft Policy and supporting documents were made available for inspection at the Council's offices, at local libraries, and published on the Council's website.
- 1.5** Advertisements outlining the Draft Policy, the places where it could be inspected, and the means by which representations could be made, were published in local newspapers and many bodies and individuals were either sent copies of the submission document or notified of the consultation period and how to view the documents and make representations.
- 1.6** The Council has considered the representations that were made and notwithstanding it's view that the document is sound it will request that the inspector appointed to examine the Policy makes a number of amendments to the document. These amendments are described in a 'Schedule of Minor Modifications' which can be viewed on the Council's website.
- 1.7** This document provides a summary of the main issues raised in the representations received on the Conversion and Re-use of Rural Buildings Draft Policy. It is prepared under Regulation 30(e)i of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008, which requires that a local planning authority must send to the Secretary of State when submitting a Development Plan Document a statement setting out:
1. If representations were made in accordance with Regulation 28(2), the number of representations made and a summary of the main issues raised in those representations; or
 2. that no such representations were made.
- 1.8** Details of the representations received in response to the Regulation 27 consultation are set out below. A summary of the main issues raised is provided in tabular format in section 2 of this document.



Statement of the Total Number of Representations Made - Regulation 30 (e)

1.9 In total 82 representations were made from 64 individuals, parish and town councils and other organisations. Of these 16 supported the policy, 20 made comments and 46 objected to the soundness of the policy. All representations received are available to view using our online consultation system: http://consult.north-norfolk.gov.uk/portal/planning/barns/rural_buildings. In addition they are available to view in paper format in the Conversion & Re-use of Rural Buildings as Dwellings Draft Policy Report of Representations document.

Copies of the Representations - Regulation 30 (f)

1.10 The full list and content of representations is available on the Council's website (<http://consult.north-norfolk.gov.uk/portal>). A separate document containing all of the representations made has been placed in local libraries and at the Council offices in Cromer and Fakenham.

2 Summary of Main Issues

Summary of the Main Issues Raised - Regulation 30 (e)

- 2.1** The following is the District Council's own summary of the main issues raised by consultees regarding the soundness of the Conversion and Re-use of Rural Buildings Draft Policy. It is not a comprehensive list of all of the issues raised, nor does it represent the Inspector's view of the key issues or matters for examination. The original representations should be viewed for a complete understanding of all issues raised.
- 2.2** The table below summarises the comments made, identifies the person or organisation making the comment and provides the unique reference number of each representation. The unique reference number enables individual representations to be located and viewed either via the LDF online Planning Portal or in the Report of Representations paper document. Where several consultees have raised similar issues these have been grouped together under a single summary. Where a key issue has resulted in the Council requesting that the Inspector considers a minor change to the policy, the Schedule of Minor Modifications document is referred to along with the relevant modification ID reference.

Conversion and Re-use of Rural Buildings as Dwellings

MAIN ISSUE 1 - The policy approach is too restrictive and does not address the needs of all rural communities	Change ID No.
<p>Summary of representations</p> <ul style="list-style-type: none"> Policy should apply across the whole district which was the approach supported by many at the time of the earlier consultation. Representation relating to the range and number of services used in the selection of villages. More communities would benefit if two rather than three key services were a prerequisite / account should be taken of other social facilities e.g. village hall, church, sports and social clubs. <p>Ms Nichola Harrison rep no. 3, David Ramsbotham rep no. 10, Mr Anthony Faulkner rep no. 13, Gimingham Parish Council rep no. 31, Mr Chris Allhusen rep no. 35, Mrs Claire McNamara rep no. 39, Mr Michael Sidebotham rep no. 41, Mr & Mrs Andrew, Fiona Moncur & Thompson rep no. 52, Anglian Farmers Ltd rep no. 55, Aylmerton Parish Council rep no. 71, Southrepps Parish Council rep no. 72, Gunthorpe Parish Council rep no. 70, Mr James Spencer Ashworth rep no. 77, Mrs Elizabeth Purdy rep no. 85.</p>	-
MAIN ISSUE 2 - The policy area comprising a 1km zone around selective settlements is not justified	
<p>Summary of representations</p> <ul style="list-style-type: none"> A number of representations suggest alternative approaches to identifying where the policy should apply e.g. 250m, 2km reasonable walking/cycling distance, 3 miles (in excess of this distance children qualify for free travel to school) <p>Mr Roger Stanton rep no. 40, Mrs Pamela Gibbard rep no. 49, Broadland District Council rep no. 60.</p>	-
MAIN ISSUE 3 - The approach to building type is overly restrictive	
<p>Summary of representations</p> <ul style="list-style-type: none"> All types of buildings should be allowed to convert. In addition the sub-division of existing dwellings and ancillary buildings should be allowed, would make better use of the existing building stock and would contribute to new housing in rural areas. <p>Mr John Cox rep no. 37, Mr Mike Terry rep no. 46, Mr Michael Foale rep no. 74.</p>	MM2 & MM6



Conversion & Re-use of Rural Buildings as Dwellings: Summary of Main Issues

MAIN ISSUE 4 - Economic re-use of rural buildings	
<p>Summary of representations</p> <ul style="list-style-type: none"> The use of rural buildings for non-residential purposes, particularly for holiday uses, is not viable or sustainable. Many traditional farm buildings are no longer required for modern farming and require expensive renovation/maintenance. Small farms cannot support the upkeep of these rural buildings unless they are sold off for residential or long term rental use. Permanent residential use has greater/longer term local benefit than holiday/second home use. Benefit could be secured by imposing a local occupancy condition/restriction. <p>Ms Mary Cubitt rep no. 23, Mr Roger Stanton rep no. 40, Mr Paul Stevenson rep no. 75, Mrs Sharon Austin rep no. 79.</p> <ul style="list-style-type: none"> Agricultural buildings need to remain affordable and available for rural rural enterprise. If the majority of buildings are allowed to convert to residential, their value will increase beyond the means of most rural enterprises. Provision must be made for small business enterprises to be able to buy or rent rural properties so as to ensure that the rural economy is not heavy with residential need. The Thatching Information Service rep no. 15. 	
MAIN ISSUE 5 - Permanent residential use of buildings already converted to a holiday use should be allowed	
<p>Summary of representations</p> <ul style="list-style-type: none"> Permanent occupation of these buildings should be allowed. Policy should be explicit as to how planning applications for the removal of existing holiday restrictions will be assessed. Hugh Ivins rep no. 22, Mrs Pamela Gibbard rep no. 49. 	MM3
MAIN ISSUE 6 - Securing the quality of conversion schemes	
<p>Summary of representations</p> <ul style="list-style-type: none"> The CRPE (rep no. 29) refer to schemes needing to respect the 'intrinsic character' of a building and setting – English Heritage (rep no. 36) have suggested specific reference to the consideration of impact on the 'wider landscape' and that in relation to the conversion of traditional farm buildings more detailed guidance should be available/cross referenced. Representation advocating 'high quality scheme' as a policy requirement. Mrs Claire McNamara rep no. 39. PD rights should be automatically removed and referred to in policy. English Heritage rep no. 36, Mike Terry rep no. 47. 	MM4
MAIN ISSUE 7 - Affordable housing requirement may be excessive and unreasonable	
<p>Summary of representations</p> <ul style="list-style-type: none"> Will significantly increase the costs associated with barn conversions. Unrealistic in any financial climate. Imperative that the policy is applied flexibly and financial viability needs to be given significant weight. <p>Mr C Marsden rep no. 25, Mrs Claire McNamara rep no. 39, Mr Mike Terry rep no. 47, Mrs Elizabeth Purdy rep no. 83, Little Snoring Parish Council rep no. 50, Church Commissioners for England rep no. 54, Mr James Spencer Ashworth rep no. 77.</p>	
MAIN ISSUE 8 - Clarification of the terms used in the policy	
<p>Summary of representations</p> <ul style="list-style-type: none"> a 'suitably constructed' building. Lanpro Services rep no. 25 'appropriate scale' (policy criteria 4). Lanpro Services rep no. 25 'loss of a significant number of jobs (policy, para.3). Mr Mike Terry rep no. 48 Clarification sought regarding buildings Listed by association and the application of para. 2 of the Policy. Mrs Elizabeth Purdy rep no. 82 	MM7