

**Email from Alison Last to Paul Milne at RCC Planning, copied to Clerk**

Dear Mr Milne

I have just been onto the planning website to post my objections to the above revised planning application but I now cannot access the revised plans so would like to submit my objections by email.

**Objections to the Revised Plans for the proposed Change of use of Barn to ancillary residential accommodation: Church Farm, 6 Church Lane, Barrowden LE15 8ED 2018/1342/FUL**

The barn sits prominently on the western edge of Barrowden and can be seen clearly from the Jurassic Way which runs behind it and from the Churchyard. It is a sensitive site, being part of Church Farm and surrounded on three sides by other listed buildings, the Church (grade II\*), the former rectory (4 Church Lane), Church Farm Cottage (8 Church Lane) and within a short distance of 5 further listed buildings, one of which is Durant Farmhouse (grade II\*), considered to be the oldest property in the village, dating back to the 1600s.

Public views of this former farmstead (Church Farm) and its relationship to the landscape and surrounding heritage assets should be taken into consideration if change of use of the Barn is given and it is developed. It is important to conserve the character and significance of the barn. Any development should have a positive contribution to its rural context and I feel the design which is planned doesn't do that, particularly the windows, and especially on the western side. They compromise the buildings external appearance and therefore its intrinsic importance. Therefore, I have to object to the design of the barn in the present application as it contravenes Policy CS22 in the Core Strategy:

**The historic and cultural environment** - *The quality and character of the built and historic environment of Rutland will be conserved and enhanced. Particular protection will be given to the character and special features of: a) listed buildings and features; b) conservation areas; c) scheduled ancient monuments; d) historic parks and gardens; e) known and potential archaeological sites. All developments, projects and activities will be expected to protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features. Development should respect the historic landscape character and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features. The adaptive re-use of redundant or functionally obsolete listed buildings or important buildings will be supported where this does not harm their essential character.*

and SP20 in RCC's Local Development Plan, with particular reference to Re-use of historic buildings.

I would also mention, in the consent Rutland County Council gave for a previous planning application for Church Farm in 2008 (LBA/2008/0532) it was stated that *the use shall be solely ancillary to the principal dwelling and shall not be sold, let or occupied separately from the principal dwellinghouse*. If consent is given I would like this to be applied to any further development of buildings at Church Farm.

Access to Church Farm is up a narrow short section of road which spurs off Church Lane, this short section has two other drives coming off it (nos. 4 and 8 Church Lane). Mr and Mrs Jones do let their present ancillary accommodation and have advised me that the new development would be used for occasional letting as well. *Mr Robyn Green, Highways Engineer, has not objected to the proposed development - is this on the grounds of the accommodation being ancillary to the principal dwellings? Has he considered that the three dwellings could all be occupied at the same time which could mean a significant amount of traffic travelling in and out of a restricted entrance? Has anyone from Rutland County Council Highways Department been out to take a look?*

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09.03.19