

## PROPOSED AGRICULTURAL BARN, CHURCH FARM HOUSE, COMPASSES ROAD, PATTISWICK

Appeal reference:

Application: **25/02017/FUL**

Previous Application: 25/00565/FUL

Bradwell with Pattiswick Parish Council commented on the previous application with no objection in principle, but a concern regarding the overall scale of the development.

Bradwell with Pattiswick Parish Council noted a reduction in the scale of the proposal in application 25/02017/FUL and was satisfied, so offered no further comment.

We were surprised when the application was refused.

No objections were raised by BDC Ecology, ECC Highways or Place Services (Essex County Council, Historic Buildings and Conservation Advice) nor anyone else.

There is clearly significant support from local residents to the restoration of an historic barn. Pattiswick is a small scattered rural village, there are about half a dozen dwellings within 500m of Church Farmhouse and six Pattiswick residents wrote to BDC in support of this application, so the level of support is commendable.

The Case Officer appears to have ignored the Bradwell with Pattiswick Neighbourhood Plan in her report. The Bradwell with Pattiswick Neighbourhood Plan 2017-2033 was made in July 2019. The Plan is currently being refreshed (2024-2041) and is at Regulation 16. The relevant policies which support this application are unchanged in the revised Plan.

*Policy 2 - Development proposals within the Blackwater River Valley or the Silver End Farmland Plateau Landscape Character Areas identified within Figure 6 should demonstrate that the proposal will:*

- i. protect and enhance the special features and the overall character of the Landscape Character Area;*
- ii.*

Restoration of a previous agricultural barn associated with a Grade II Listed Farmhouse is consistent with this policy

*Policy 5: Protecting and Enhancing the Historic Environment*

*Development proposals should protect and where appropriate enhance non-designated heritage assets, including those identified in Figure 8. Any proposal which could impact on a non-designated heritage asset should demonstrate how the significance of the asset has been acknowledged and addressed.*

Church Farmhouse is one of the properties identified in Figure 8. Restoration of a previous agricultural barn associated with a Grade II Listed Farmhouse meets this policy objective and the proposal is also supported by Place Services Essex County Council.

## Policy 8: Economy

- a) *Employment generating development proposals will be supported which:*
- i. enable new small-scale businesses to locate within the Parish, particularly related to self-employed skilled trades and home-working businesses;*
  - ii. protect and support existing businesses within the Parish;*
  - iii. provide benefits to the local economy and community which outweigh any harmful impacts of the proposals;*
  - iv. are located in areas which are accessible to the surrounding transport network without having a significantly detrimental impact on levels of traffic or congestion in the Parish;*
  - v. will not result in a significant increase in HGV traffic on non-strategic routes within the Parish;*
  - vi. will not detrimentally impact upon residential amenity, health, and quality of life of existing residents;*
  - vii. contribute positively to the existing rural character and appearance of the area as described in the Village Design Statement;*
  - viii. would not result in significant harm to heritage assets (designated or non-designated) in the surrounding area;*
  - ix. protect and enhance important features of the natural environment and biodiversity of the site and its surrounds; and*
  - x. use materials which preserve and enhance the character of the area.*

The application meets all of the above policy objectives.

- i. The application enables a small scale business to locate within the Parish. The clients of this business are the farmers of the Parish. Locating this business outside the Parish would entail unnecessary travel on the already congested A120.
- ii. The application will support the farmers in this and adjacent Parishes.
- iii. The application will provide benefits to the local economy for example, fuel may be purchased without leaving the Parish
- iv. The site is located centrally for contract farming on the adjacent land and accesses fields using the local road network. If this business were to have to relocate outwith the Parish, travel into the Parish would increase congestion on the already over-loaded major trunk network (A120)
- v. The application will not result in a significant increase in HGV traffic
- vi. The application will not detrimentally impact upon residential amenity, health, and quality of life of existing residents; indeed, six residents have written to Braintree District Council supporting this application
- vii. The design restores the barn in its original style, which is consistent with the aims of the Village Design Statement and Policy 10 - Design
- viii. The design will not result in significant harm to the adjacent heritage asset – confirmed by Place Services Essex County Council
- ix. Not applicable
- x. The proposal uses materials which preserve the character of the original barn

The Parish Council is in favour of this development and would ask the Planning Inspector to grant this appeal.

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