

EXMOOR NATIONAL PARK PLANNING COMMITTEE

Application No: **6/42/13/106**

Grid Ref. 284827 135544

Applicant: Mr J Hankey, Three Weirs
Withypool, Minehead, Somerset

Location: Garliscombe Corn Mill, Withypool, Minehead, Somerset

Proposal: **Proposed re-construction of flood damaged single storey lean-to buildings attached to mill. As per amended plan 18.06.13. (Full)**

Introduction: The application property is a Grade II listed former corn mill which dates back to the early-to-mid 19th century. It is situated at the eastern edge of Withypool and accessed by land adjoining Barle Cottage and Mill Bridge. The mill is approximately 35m south of the main road which is part of the Two Moors Way.

Land to the north, east and south of the mill is agricultural. There are stone outbuildings directly west. These are under the same ownership as Barle Cottage approximately 23m to the north west. Pennycombe Water runs southwards under Mill Bridge and bounds the north eastern elevation of the mill. There are mature trees along its banks. A redundant mill race bounds the site to the south while the the River Barle is further south. The application site lies within Flood Zones 2 and 3.

Garliscombe Mill is a one and a half storey building with stone walls under a pitched natural slate roof. The remains of the mill wheel are to the south. There are two dilapidated lean-to structures attached to its northern and eastern elevations and these are joined with a hipped section.

The walls and roof of the eastern lean-to, a stable, were constructed of corrugated iron however only the southern elevation and part of the northern elevation remains. The southern elevation features a stable door.

The northern lean-to, a shed, has a stone northern elevation; however, approximately one third of this has collapsed. The western elevation and the roof are corrugated iron. There are two roof lights on the northern elevation. A doorway on the western elevation provides access.

This application proposes the removal and reconstruction of the stable building and shed. The roof pitch and height would be as existing. The existing stone, corrugated southern elevation and rooflights would be reused for the proposed works. The proposed roofing is corrugated iron. The northern elevation of the shed would be rebuilt in stone. The walls of the stable would be constructed of horizontal timber boarding. Two stained timber windows would be installed on the eastern elevation, two on the northern elevation and one on the north eastern elevation. The existing doorway on the western elevation would be widened to accommodate double doors.

An application for listed building consent was also submitted.

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The agent attributes the partial collapse of the buildings to the flooding of December 2012.

Consultee Response:

WITHYPOOL & HAWKRIDGE PARISH COUNCIL: The view is that the Old Mill was Built in 1850's made out of stone, timber and slate roof and we are guessing the lean to was also made of these materials, but when we had the floods in 1952 before planning permission, the lean to was made good with corrugated iron, which is an real eye sore. This planning application is for like to like, but they believe that the Old Mill and Lean to should be put back to its original materials, as everybody who arrives into Withypool from combers cross can see this building and unsightly mess of corrugated iron. The Exmoor National Park insist of using natural materials, for example replacing metal windows back to wood. This Lean to should also be put back to natural materials. So we oppose this planning permission

WEST SOMERSET COUNCIL: No comment received.

SCC - ENVIRONMENT DIRECTORATE: No comment received.

ARCHAEOLOGIST - ENPA: No comment received.

HISTORIC BUILDINGS OFFICER - ENPA: No additional comments to those made for 6/42/13/105/LB.

[Previously commented on 6/42/13/105/LB as follows- The lean-to structures are later additions and do not enhance the special interest of this listed mill. That said, if we accept their presence then the net impact of the proposed rebuilding would essentially be neutral, once the new buildings have weathered down. I therefore have no objections, but would suggest that if consent is granted samples of the external materials are submitted and a sample panel of the rebuilt stone wall made available.]

Public Response:

None to date.

RELEVANT HISTORY

6/42/13/105LB **Listed Building Consent for the proposed re-construction of flood damaged single storey lean-to buildings attached to mill. As per amended plan 18.06.13.**

Listed Building

Same Site

Most Relevant Development Plan Policies:

EXMOOR NATIONAL PARK LOCAL PLAN 2001-2011

S1 Defined Settlements

LNC1 General National Park Policy

LNC15 Scheduled Ancient Monuments and Other Important Archaeological Sites

CBS 8 Alterations to Listed Buildings

CBS9 Settings of Listed Buildings

CBS10 Preservation of Listed Buildings and their Features and Settings

CBS12 New Development

U7 Flood Risk Areas- Location of New Development

The NPPF is also a material consideration.

Observations:

This report covers both the planning and listed building applications.

The key planning considerations in this instance relate to the proposal's potential impact on visual amenity, flood risk and the desirability of preserving the building or its setting, or any features of special architectural interest which it possesses.

Local Plan Policies CBS8 and CBS9 state that alterations which adversely affect the character or setting important to the character of listed buildings will not be permitted. Proposals for listed building consent should have full regard to the scale, design, materials, architectural detailing and historic integrity of listed structures.

The proposed works are relatively minor involving the reconstruction of existing stable and shed buildings which have partially collapsed.

In considering the potential impact on the historic character and fabric of Garliscombe Mill the Historic Buildings Officer advised that the lean-to structures are later additions which do not enhance the appearance of the mill; however, as existing buildings the proposed works would essentially have a neutral impact once the materials have weathered down. The National Park Authority Archaeologist stated that the proposed works appear to be appropriate in relation to the application for Listed Building Consent.

Withypool Parish Council did not object to the Listed Building Consent application but in relation to the planning application it opposed the proposed development on the grounds that the stable and shed were presumably constructed of stone, timber and slate to match the mill initially and only repaired with corrugated iron after the flooding of 1952. The Parish Council also stated that the Authority insists on the use of natural materials and the lean-to structures should therefore be reinstated with natural materials in this case.

Policy CBS12 of the Local Plan states that development should reflect and reinforce local distinctiveness through the use of traditional materials and, where appropriate, re-use materials from existing buildings.

Aerial photography and historic mapping of the site do not clearly show when the lean-to structures were added and what materials were originally used. Notwithstanding that, corrugated iron and timber boarding are commonly found on historic outbuildings on Exmoor. The existing stone, skylights and, where possible, corrugated sheeting are to be salvaged for reuse for the proposed works. The proposed windows and doors would be stained timber to match the mill building. The applicant has agreed to use stone to reconstruct the wall of the northern elevation of the shed as opposed to stone and timber boarding as originally proposed.

In terms of visual impact it is judged that the proposed materials would result in buildings which are clearly subservient to and historically distinct from the listed mill.

No comments were received from members of the public or the occupants of the neighbouring Barle Cottage. The potential impact on neighbouring amenity is considered

to be limited and acceptable.

The application property lies within flood zones 2 and 3. The applicant submitted a brief Flood Risk Assessment with the application which states that the proposed development would replace existing buildings with no increase to their size or shape. Floor levels would not be changed and there would be no electricity supply. This is judged to comply with the standing advice of the Environment Agency.

The proposed development accords with the relevant policies of the Local Plan and preserves the character, appearance and fabric of the listed building. A grant of planning permission and Listed Building Consent is therefore recommended.

Recommendation:

Approve subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
 2. The works hereby approved shall not be carried out except in complete accordance with drawing numbers 6899.5, 6898.4 and 6899.6 date stamped 24th April 2013, and drawing number 6898.3B date stamped 18th June 2013.
 3. A period of 14 days notice will be given in writing to the National Park Authority Conservation Officer (Historic Environment), Exmoor National Park Authority, Exmoor House, Dulverton, Somerset, TA22 9HL, before any excavation/ building work commences, to enable the archaeologist or a nominated representative to visit the work in progress.
 4. Prior to commencement of works on site a sample panel of the natural stone for the northern elevation and part of the western elevation of the works hereby permitted shall be submitted to and be approved in writing by the Local Planning Authority. The sample panel shall show the bonding and finish of the mortar joints and, once approved, the work shall match the approved panel.
 5. Prior to commencement of the works hereby approved samples of external materials shall be submitted to and approved in writing by the Local Planning Authority. Once approved the work shall be carried out in accordance with the approved materials.
 6. The windows hereby approved shall be timber-framed and stained to match the existing windows of Garliscombe Mill unless otherwise approved in writing by the Local Planning Authority.
 7. The doors hereby approved shall be timber and stained to match the existing windows of Garliscombe Mill unless otherwise approved in writing by the Local Planning Authority.
 8. The rooflights hereby approved shall be flush with the roof slope and the same size as the rooflights on the north elevation of the existing lean-to building unless otherwise approved in writing by the Local Planning Authority.
1. In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990, (as amended by the Planning & Compulsory Purchase Act 2004).

2. For the avoidance of doubt and to ensure that the works accord with the approved details.
3. To help protect the archaeological heritage of the National Park.
4. To ensure that the stone work is sympathetic to the character and appearance of a listed building.
5. To ensure that the external materials are sympathetic to the character and appearance of a listed building.
- 6, 7. To ensure that the proposed development does not have an adverse effect on the appearance of the original building.
8. To protect the fabric, character and setting of a listed building.

Notes to Applicant:

MONITORING OF DEVELOPMENT

The applicant/developer is reminded that it is their responsibility to ensure that the requirements of each planning condition are met and that development is undertaken in accordance with the approved plans. Any failure to meet the terms of a planning condition or work which does not accord with the approved plans leaves the applicant/developer liable to formal action being taken. The National Park Authority endeavours to monitor on site the compliance with conditions and building works. This has benefits for applicants and developers as well as the National Park. To assist with this monitoring of development the applicant/developer is requested to give at least fourteen days notice of the commencement of development to ensure that effective monitoring can be undertaken. The Planning Section can be contacted at Exmoor National Park Authority, Exmoor House, Dulverton, Somerset, TA22 9HL or by telephone on 01398 323665 or by email plan@exmoor-nationalpark.gov.uk.

CONDITIONS AND INFORMATIVES AND THE SUBMISSION OF FURTHER DETAILS

Please check all the conditions and informatives attached to this Decision Notice. Please ensure that development complies with the approved plans so as to avoid the possibility that works are unauthorised and liable for enforcement action.

Please also note that due to other decisions of the High Court it is now not normally possible for the Local Planning Authority to agree to minor amendments to approved applications on an informal basis. The Department of Communities and Local Government has introduced a process whereby it is now possible to apply for a non-

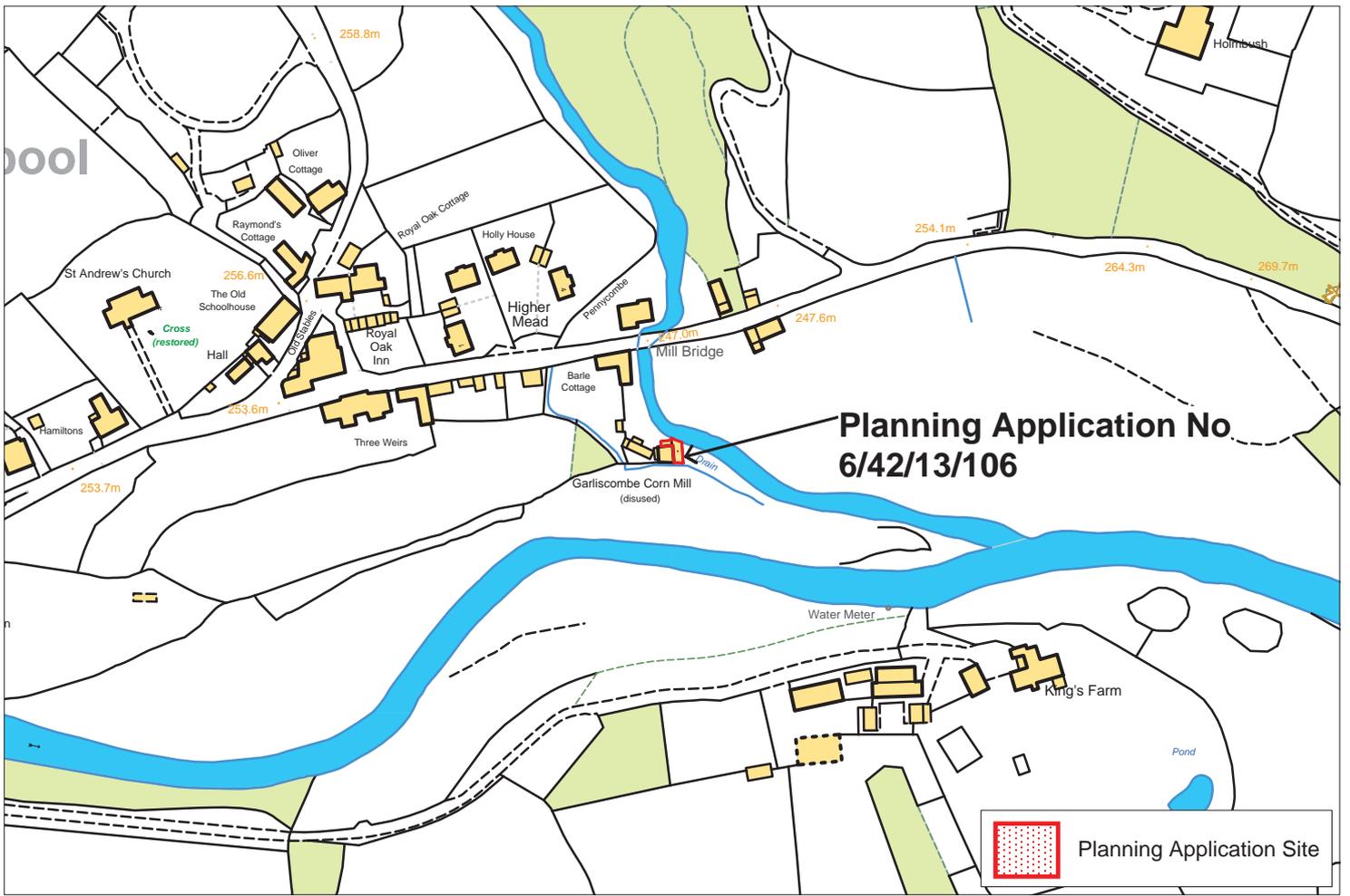
material amendment to a permission. This can address changes to plans which do not fundamentally alter the form of permission but are a variation to the approval. The relevant form is available from Exmoor House or from the National Park Authority's website. Applications can be made via the Planning Portal.

SUMMARY OF REASON FOR GRANTING PLANNING PERMISSION

The Local Planning Authority, having regard to all planning considerations material to the determination of this application, including impact on visual amenity and flood risk and all consultations and representations made in connection with the application, concludes that the proposal accords with the provisions of the development plan as applicable to it, including the policies and proposals noted below, and there are no grounds which justify its refusal.

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended), in determining this application Exmoor National Park Authority has worked positively and proactively with the applicant in the following ways:

The Authority met with the agent on site and maintained contact throughout the process.



**Planning Application No
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Site Map
1:2500

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**Planning Application No
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Overview Map
1:20000

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