



The Conversion of Farm Buildings Design Guidance Supplementary Planning Document

Derbyshire Dales District Council's Response to Representations made to the Conversion of Farm Buildings Design Guidance Consultation Draft Supplementary Planning Document

This statement has been prepared in order to comply with Regulation 18 (4) (b) of the Town and Country Planning (Local Development) (England) Regulations 2004, for the adoption of Supplementary Planning Documents by Local Planning Authorities

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1. The Conversion of Farm Buildings Design Guidance Supplementary Planning Document and accompanying Sustainability Appraisal were subject to a six week period of consultation which expired on Thursday 15 September 2005.

The draft SPD and Sustainability Appraisal were widely circulated to a number of individuals, groups and organisations including:-

- District Councillors
 - Conservations Advisory Forum Members
 - Adjacent Local Planning Authorities
 - Parish and Town Councils
 - English Heritage
 - Local civic societies
 - Agents and architects (who regularly submit application for this type of building).
2. The documents were made available at Council Offices, local libraries and on the Councils website. Notices were placed in local newspapers and supplemented by press releases.
 3. Representations were received from a total of 12 individuals and organisations, with 64 separate comments made during the consultation period. The schedule below summarises each representation and provides Officer comments and recommendations in respect of each one. The Council has now formally considered these representations, and resolved what action to take in respect of each one. It has resolved that on the basis of the representation received to make further changes to the draft Supplementary Planning Document. This statement has been prepared in accordance with Regulation 18 (4) (b) of the Town and Country Planning (Local Development) (England) Regulations 2004, for the adoption of Supplementary Planning Documents by Local Planning Authorities.
 4. The Town and Country Planning (Local Development) (England) Regulations 2004 requires the Council prior to adoption to have:
 - *“considered any representations received into the draft supplementary planning document; and*
 - *prepared a statement setting out a summary of the main issues raised in these representations and how these main issues have been addressed in the supplementary planning document which they intend to adopt”.*
 5. The schedule recommends that amendments be made to the SPD prior to adoption. It is considered appropriate that this forms the basis of the statement required under the Regulations.
 6. This document gives a full list of the changes to the text of the consultation draft Conversion of Farm Buildings Design Guidance Supplementary Planning Document. The Council has considered each representation received during the formal public consultation, and in response has made some changes to the document. All changes are made in sequence of the SPD.

The text that the Council propose to delete from the SPD is ~~crossed out~~

The new text that the Council propose to include in SPD is in *italics*

Each representation is divided into

Number	Objector	Paragraph / Page	Summary of Representation	Council's Response and Reasons
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Number	This a unique reference number given to the representation.
Objector	Name of person, agent or organisation.
Paragraph/Page	This is the original paragraph / page in The Conversion of Farm Buildings Design Guidance Consultation Draft Supplementary Planning Document – July 2005
Summary of Representation	This sets out a summary of the representation.
Council's Response and Reason	This sets out the Councils decision in respect of all the objections and their reason for each decision.

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This information is available, free of charge, in electronic, audio, braille and large print versions and other languages on request

No	Objector	Heading / Page	Summary of Representation	Council's Response and Reasons
1	Government Office for the East Midlands	Page 2	As the Local Plan which the SPD supplements has not yet been adopted you should ensure that the SPD is not adopted before the Local Plan.	<p>Noted</p> <p>Comment/Modification:</p> <p>Adoption of the SPD will only take place when the Derbyshire Dales Local Plan has been adopted.</p>
2	Government Office for the East Midlands	Page 2	The policy reference numbers to which the SPD refers have been listed, but it would also be useful to also include the policy names for clarity.	<p>Noted</p> <p>Comment/Modification:</p> <p>All policy titles to be included.</p>
3	Government Office for the East Midlands	Page 3	It would be desirable to clarify within the SPD that the guidance applies to buildings within the Derbyshire Dales District outside the Peak District National Park boundary	<p>A sentence at the beginning of the SPD could make reference that the design guidance is intended for farm buildings outside the Peak District National Park</p> <p>Comment/Modification:</p> <p><i>Include the following sentence in the Introduction as follows:</i></p> <p><i>The SPD applies to buildings within the Derbyshire Dales outside the Peak District National Park boundary.</i></p>
4	The Building Control Officer	Page 4, 3 rd column, 1 st paragraph	See recommendation	<p>Comment/Modification:</p> <p><i>Delete "almost certainly " from the 3rd column 1st paragraph And amend "the Building Control Officer" to "The Building Control Officer" as follows:</i></p> <p>With any proposed conversion scheme, building regulation approval will, almost certainly, be required for a variety of works. Requirements under the Building Regulations could have important and serious implications with conversion proposals and details. It will be expected that proposed works requiring building regulation approval will be designed, from the out-set, with those regulations clearly in mind. Any queries regarding the Building Regulations and their application should be made directly to Tthe Building Control Officer.</p>

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5	English Nature	Page 5	Between the Wildlife Section and the Chapter "External Elements" English Nature suggest a sentence that relates to the possibility of finding bats and nesting birds when working on roofs added to the roofs sections.	It is considered that this has been adequately addressed in the "Wildlife" section and the Sustainability Checklist. Comment/Modification: No further change
6	Dr Strange	Page 5 2 nd column	Amend sentence as follows: Here the buildings are of brick <i>work or exceptionally of timber framed construction</i> and their size, and form reflects a more intensified and affluent usage.	Noted Comment/Modification: Add additional words to the 2nd column on page 5 as follows: The Derbyshire Dales is diverse in its character ranging from the hard, robust and gritty northern part to the soft, fertile and gentle southern area. This diversity of landscape and materials is reflected in the buildings that are situated throughout the District. The northern area has a prevalence of stone which dominates as a building material, whereas the south relies on its local clays to make bricks and roofing tiles. Much of the landscape of the northern area is suitable, in part, only for sheep farming and the farm buildings reflect that usage in terms of their size, form and location. The southern area is abundantly fertile with dairy farming as its chief resource. Here the buildings are of brickwork <i>or exceptionally of timber framed construction</i> and their size, and form reflects a more intensified and affluent usage. Such differences and subtleties in the materials, form and usage of such buildings are integral to their character and appearance. This special character and appearance is considered to be an invaluable attribute and one that must be recognised and retained in any conversion proposal
7	Derek Trowell	Page 6 1 st column, 4 th bullet point.	<i>'Where the requirement for additional light levels can be justified, the installation of a rooflight (of the smallest size necessary) may be considered acceptable....'</i> This seems unnecessarily restrictive. Why should a rooflight be the smallest necessary? Why in context would a larger one <i>not necessarily</i> look better. Also attached to this is the issue of alternatives to rooflights. Rooflights themselves, an off the shelf product, are by their nature an intervention of negligible design input – but are of course perfectly adequate and aesthetically appropriate for many settings. In certain instances however, a more <i>designed</i> approach involving bespoke roof glazing can be a better option. There is no mention of this as a methodology in the document.	The examples of historic roof lights (in the form of a glazed sheet inserted amongst the tiles/slates) can be found on some farm buildings. The replacement of such roof lights with modern roof light systems could introduce elements that may alter the character of that roof. To this end the introduction of modern roof light systems (even conservation roof lights) could be considered as a detrimental alteration to the roof form, appearance and character. The upper floors to most farm buildings were never intended or designed to provide habitable accommodation and were primarily for storage only requiring minimal natural light. This is a fundamental characteristic of farm buildings.

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				<p>Where roof lights are considered acceptable their impact on the roof scape should be minimised to respect the external character of the roof. Sound justification for each new roof light will be required in every case. This will respect the existing character of the roof(s) and retain their character. Other roof glazing systems may be considered on a case by case basis.</p> <p>Comment/Modification:</p> <p>Delete 1st sentence of 4th bullet point on page 6 to read as follows:</p> <p>The introduction of rooflights will also, generally, be resisted. Where the requirement for additional light levels can be <i>soundly</i> justified, the installation of a rooflight (of the smallest size necessary) may be considered acceptable if sensitively and appropriately located. Rooflights should always be located <i>below</i> the centre of the roof slope and shall be low-profile 'conservation' type rooflights.</p>
8	The Building Control Officer	Page 6 1 st column, 4 th bullet point.	Where a mezzanine floor could be incorporated into a large floor space.	<p>Such proposals should be discussed at an early stage with Development Control Officers to consider design implications and implications for providing natural light.</p> <p>Comment/Modification: No further change</p>
9	Derek Trowell	Page 6 2 nd column, 7 th bullet point.	<p><i>'Rainwater goods should be of a traditional material and designed with gutters located on painted metal rise and fall brackets.'</i></p> <p>You might consider amending this to <i>should usually be located on metal rise and fall brackets</i>. Barns are not unknown to feature (original) fascia boards.</p> <p>The request for 'painted' rise and fall brackets is also perhaps a little over-the-top – what is wrong with galvanised ones? It is worth always bearing in mind that between now and the 19th century, the barns of the region did go through the twentieth century – and accumulated many new varieties of finish along the way. Why therefore can galvanising, widespread throughout agricultural implements <i>and</i> building stock not be considered part of the farming vernacular?</p>	<p>Historically external metal work was given a painted finish to resist corrosion. The introduction of galvanised metal, not requiring a painted finish is a relatively modern system. In certain circumstances the use of galvanised brackets may be considered appropriate, but this would be assessed on a case by case basis.</p> <p>Comment/Modification:</p> <p>Amend 1st sentence on 7th bullet point on page 6 to read as follows:</p> <p>Rainwater goods should be of a traditional material (cast-iron or timber) and designed with gutters <i>that should usually be</i> located on painted metal rise & fall brackets. Cast metal rainwater goods (such as aluminium), may be acceptable on unlisted farm buildings. Plastic rainwater goods, barge-boards to gables, boxed timber soffits and fascia boards to eaves will not be considered acceptable.</p>

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10	Dr Strange	Page 6 2 nd column	Add the following under Walling: <i>"Exceptionally farm buildings may be of timber framed construction"</i>	<p>Noted</p> <p>Comment/Modification:</p> <p>Add an additional sentence to the 1st paragraph under the Walling section on page 6 as follows:</p> <p>Walling</p> <p>Farm buildings are generally constructed from limestone, sandstone (or sometimes a mixture of both) and brickwork that reflect the indigenous materials and the local building tradition of the area they are in. <i>Exceptionally farm buildings may be of timber framed construction.</i> Occasionally, some farm buildings were part or fully rough-cast rendered. Many farm buildings of the later nineteenth century were invariably constructed from brickwork when this material became more widely available to rural areas that had once been reliant on stone. Many farm buildings can display varying degrees of potential structural inadequacy. This may be apparent in cracking, bowing or leaning to various parts of the building.</p>
11	Fisher German	Page 7	There is reference to a structural engineers survey. Here it should also be added that a chartered building surveyor would also be able to carry out such a survey. This should be added in to allow the applicant greater freedom in their choice of contractors.	<p>Reference to "Structural Engineers" to be deleted because there are other chartered professionals that could provide structural survey reports.</p> <p>Comment/Modification:</p> <p>Amend 2nd sentence 1st paragraph on page 7 To ensure that this does not occur, potential conversion schemes should be accompanied by a detailed structural engineer's survey report and report on the building(s).</p> <p>Amend 1st bullet point on page 7 as follows: A detailed structural engineers report, and accompanying recommendations for all stabilisation methods for the building prior to.....</p> <p>Amend 7th bullet point on page 7 as follows: Grouting of walls (internal or external) will be considered acceptable where this does not cause damage to, or accelerates, the collapse of any walls and does not alter the external character or appearance of the walls. (an experienced structural engineers advice and recommendations on the,</p>

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				<p>necessary, scope and extent of such works should be sought on this issue).</p> <p>Amend 8th bullet point on page 7 as follows: Underpinning of walls (external and internal) may be considered acceptable where this will not cause the wall(s) to collapse, crack or bow as a result or consequence of the excavation works required for such an operation. (an experienced structural engineers advice and recommendations on the, necessary, scope and extent of such works should be sought on this issue)</p>
12	Derek Trowell	Page 7 2 nd column, 3rd bullet point	<p><i>'Proposals whereby large-scale reconstruction of a farm building(s) is required will be resisted.'</i></p> <p>This statement seems problematic. If for example hypothetically speaking, a structure was unsafe, unsalvageable, yet still legible as the form of building it was, <i>and</i> formed part of a group of buildings – or even a standalone building in its setting – why would it be wrong to reinstate it as a rebuilt structure?</p>	<p>The 3rd bullet point refers to farmbuildings which are beyond the definition of conversion. Conversion in this context view means a building that is substantially in situ. With regard to buildings in ruinous state, their reconstruction may be considered problematic as a result of potential conjectural reconstruction. All such schemes will be dealt with on a case by case basis and early discussions with Development Control officers are advocated.</p> <p>The nature of the condition of the existing buildings, outside the Settlement Framework, would need to satisfy Policy H6 which requires the buildings or group of buildings to be converted without extensive alteration, rebuilding or extension.</p> <p>Comment/Modification: No further change</p>
13	Dr Strange	Page 7 3 rd column,	<p>Add bullet point <i>"Specifications for repairs to timber framed structures should be prepared by an appropriately qualified Conservation Architect"</i></p>	<p>Noted</p> <p>Comment/Modification:</p> <p>Add new bullet point page 7, 3rd column as follows:</p> <p><i>Specifications for repairs to timber framed structures should be prepared by an appropriately qualified professional</i></p>
14	The Building Control Officer	Page 8, 2 nd column	<p>What about escape windows in 2 storey buildings?</p>	<p>Building Regulations would require the provision of escape windows or an alternative means of escape to a first floor. Provision of such should be considered by the designers at an early stage and the requirements discussed with the District Council</p> <p>Comment/Modification:</p> <p>Add a new bullet point, 2nd column as follows:</p>

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				<p><i>The provision of an escape (window(s) shall be considered by the designer and discussed with the District Council at an early stage.</i></p>
15	Dr Strange	Page 8, 2 nd column	<p>Amend sentence as follows</p> <p><i>“Some farm buildings have existing timber glazed or exceptionally cast iron glazed windows”</i></p>	<p>Noted</p> <p>Comment/Modification:</p> <p><i>Amend the 1st paragraph under the windows section of page 8 as follows:</i></p> <p>Some farm buildings have existing timber <i>glazed or exceptionally cast iron glazed</i> windows. These are predominantly of the agricultural type with a pivoting opening section (to all or part). In shape, they are generally horizontal rectangles and the timberwork is invariably painted. The palette of paint colours used seems to have been limited - the most common colours being various shades of grey and blue-grey, black (paint or tar) and a dark dull red. All existing historic windows are single-glazed. ‘Model’ farm buildings (architect designed) of the later 19th century may have examples/inclusions of casement windows (multi-paned) and other idiosyncratic or architecturally inspired window designs such as ovals or circles.</p>
16	Dr Strange	Page 8 3 rd column	<p>Add bullet point <i>“Where it is necessary to block original or later openings, blocking stonework or brickwork should be set back 40-60mm”</i></p>	<p>The inclusion of an additional bullet point about blocking up original openings would help preserve the historical detail of a farm building</p> <p>Comment/Modification:</p> <p><i>Add new bullet point under the Windows section on page 8 and Doors section on page 10 as follows:</i></p> <p><i>Should an existing opening be considered appropriate to block then that blocking should be set back 40-60mm. Sound justification for the blocking of existing openings will always be required.</i></p>
17	Derek Trowell	Page 8 and Appendix B – Sustainability Checklist Topic 6	<p><i>Single glazing</i></p> <p>The general proposed policy on single glazing seems over-archingly idealistic for the sake of a single aesthetic goal. Appendix B <i>Energy Efficiency</i> on page 23 is completely at odds with the design advice on single glazing. Windows and openings in a building are the single biggest cause of energy loss in a building, and in converted agricultural buildings the</p>	<p>Item 6 of Appendix B (Sustainability Checklist) is holistic in terms of energy efficiency with regard to farm buildings. With regard to glazing, specifically, the requirements under Part L and F of the Building Regulations is generally relaxed in relation to listed and curtilage listed buildings. To this end the characteristic and historical use of single glazing is considered an important element of such building. With regard to unlisted buildings see amendments under item number 19 below.</p>

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			<p>areas of glazing can be very large – a barn door, a cart house opening, the glazing in of an existing open passageway etc. To insist that not only windows but all glazed areas should be single glazed is environmentally irresponsible.</p>	<p>Comment/Modification: No further change.</p>
18	Derek Trowell	Page 8 Windows section – 1st bullet point	<p><i>Existing window frames (and glazing) should be retained and repaired wherever possible.</i></p> <p>This statement precludes the possibility that individual windows are of dubious providence. In many cases in farm buildings it is extremely ambiguous as to what constitutes an original window – farmers are pragmatic and have not necessarily included the qualities of beauty and/or historical authenticity when replacing their windows.</p> <p>It also ignores the issue of function. These buildings are not necessarily put to new agricultural uses, and for non-agricultural uses different kinds of window can be appropriate. There is no reason why a window designed for human usage, which for example opens fully as opposed to opening only via a pivoting cowshed top-light, cannot be accommodated in a barn. These buildings are utilitarian, they are all about function, they are not works of art! This rugged adaptability should be carried through into their new uses.</p>	<p>There is a desire to retain the existing evolved character of farm buildings. Existing windows can form an important element of that character. Where modern windows are considered to be of dubious provenance, these will be assessed and considered on a case by case basis.</p> <p>Comment/Modification: No further change</p>
19	Derek Trowell	Page 8 3 rd column 2 nd bullet point	<p><i>Where existing windows are beyond repair they should be replaced with exact like-for-like replicas. These should be painted timber and single glazed.'</i></p> <p>We feel strongly that the across-the-board adherence to painted frames and single-glazing is wrong.</p> <p>While we would agree that inappropriately gloss stained windows look terrible in many domesticated barns, it is worth pointing out that high performance wood stains in a range of opacities, are available now that provide a lower maintenance finish than paints. The advice on matching paint colours with the existing is also problematic. Firstly for the same reasons as outlined in the first paragraph of point (4) above, but also because we feel it should be perfectly possible for an owner of a building to select a colour of their choice – so long as it is approvable as broadly congruent with the buildings in question.</p>	<p>Research has shown that many windows have, historically, had a painted finish. Such finishes were generally undertaken on a pragmatic basis using a limited colour palette and paint type.</p> <p>The use of high performance wood stains may be appropriate in certain circumstances where that finish is considered to be appropriate. This would be considered on a case by case basis.</p> <p>Where no existing window frame survive in a farm building and no evidence of their previous form survives the introduction of new window frames may be considered appropriate. In certain circumstances the use of untreated traditional hardwoods such as oak may be considered appropriate. Assessment and consideration on case by case basis would be undertaken.</p> <p>Comment/Modification:</p> <p>Delete 2nd sentence on bullet point 2 on page 8 as follows:</p>

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			<p>Another finish that would be quite suitable for barns is the <i>unfinished</i> timber window. This is a window type that is gaining popularity with new technological advances – it is now possible for example to manufacture through lamination a natural unfinished oak window with small section timber. This is ecologically sound on two fronts: it can utilise coppiced renewable timber and does not require the repeated use of chemicals for its preservation. Furthermore the resulting natural, weathered appearance is entirely suitable for a rural setting, indeed there are historical precedents for unfinished timber as a general building in agricultural buildings. A fixation with painted windows would not allow for this interesting avenue of rural design to be explored</p>	<p>Where existing windows are beyond repair they should be replaced with exact like-for-like replicas. These should be of painted timber and single glazed.</p>
20	Fisher German	Page 8	<p>Page 8 gives reference to single glazed windows being used where the replacement of existing windows is required. This may contradict building regulations, and it is therefore suggested that this paragraph is reworded to avoid confusion.</p>	<p>Noted</p> <p>Comment/Modification:</p> <p>Delete paragraph, 2nd column on page 9 and replace with:</p> <p>Unlisted Farm buildings:</p> <p>All glazing to existing openings shall be single glazed set within painted timber window frames All glazing to (approved) new openings shall be single glazed set within painted timber window frames Secondary glazing, where appropriate and applicable would be considered acceptable Trickle vents to new window frames are considered to be untraditional and inappropriate introductions. Alternative methods of ventilation shall be explored and put forward</p> <p><i>It is desirable that existing and new windows are single glazed to maintain the character and tradition of historic farm buildings. However, the Building Regulations may require such elements to conform with Part F and L and such requirements could be considered on a case by case basis.</i></p>
21	The Building Control Officer	Page 9	<p>There are proposed changes to Parts F and L of the Building Regulations that come into force in April 2006</p>	<p>On listed and curtilage listed buildings the references made to secondary glazing and trickle vents will remain.</p> <p>Comment/Modification: No further change</p>
22	Derek Trowell	Page 9 – 1 st column 2 nd and 3 rd bullet point.	<p>'Chunkier frames' – we have noted that barn windows often have chunkier frames and thicker glazing bars than their domestic counterparts.</p>	<p>Research has identified that frames and glazing bars to farm buildings are generally compatible in size (but not necessarily in form and operation) to their domestic counterparts.</p>

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			<p>Page 9: <i>Reflectance of double glazed units</i> – it is true that double glazing creates a 'dull sheen', but we would question the significance of this when considering the wider benefits of double glazing. Furthermore, as covered above, the important qualities of barn windows could be considered more to be the disposition of window openings and their relationship with the mass of the walling. The depth, the darkness of a barn window, could just as easily be compromised by a coating of hay dust, or the smearing of cow manure for that matter, than by an argon filled glazing unit. We would suggest that a more important and reasonable thing to stipulate would be the depth of setback of the glass, rather than its surface quality.</p>	<p>Comment/Modification: No further change</p> <p>The creation of a dull sheen is one of the reasons why double glazing on listed and curtilage listed buildings is not appropriate</p> <p>The depth of set back of glass (or recess) is an important consideration and an amendment will be made to cover this point as follows:</p> <p>Comment/Modification:</p> <p>Add new bullet point (windows section) page 8 as follows:</p> <p><i>"The depth/recess of a window frame is an important element of the character of the farm building. The depth/recess of existing window frames should be used to inform the depth/recess of any new windows"</i></p>
23	Dr Strange	Page 9	<p>Add an appropriate paragraph for treatment of cast iron-frames</p>	<p>Noted</p> <p>Comment/Modification:</p> <p>Add new bullet point on page 9, 1st column as follows:</p> <p><i>"Where cast iron glazed windows survive proposals for their retention and repair shall be submitted as part of the proposed scheme"</i></p>
24	Internal comments	Page 10	<p>Page 10 gives reference to single glazed doors being used Where the replacement of existing windows is required. This may contradict building regulations, and it is therefore suggested that this paragraph is reworded to avoid confusion.</p>	<p>Noted</p> <p>Comment/Modification</p> <p>Delete paragraph on page 10 and replace with:</p> <p>Unlisted Farmbuildings:</p> <p>All glazing to existing openings shall be single glazed set within painted timber frames</p> <p>All glazing to (approved) new openings shall be single glazed</p> <p><i>It is desirable that existing and new windows are single glazed to maintain the character and tradition of historic farm buildings. However, the Building Regulations may require such elements to conform with Part F and L and such requirements could be considered on a case by case basis.</i></p>

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25	Rennie Partnership	Page 11	<p>Where larger openings are to be glazed, and where they have not been glazed before, the objector considers it should be double glazed as an energy saving measure, as part of a sustainable approach to design. If these openings have not been glazed previously, we cannot understand the logic of single glazing. The frame can be kept to a minimum, or recessed. In many such cases there are existing timber doors on hook and band hinges which open out and can be retained as external shutters.</p>	<p>In some circumstances large openings may need to be double glazed to comply with the conservation of fuel and power and in accordance with Part F and L of the Building Regulations.</p> <p>Comment/Modification:</p> <p>Add a sentence at the end of the 1st bullet point, 2nd column on page 11 as follows:</p> <p>Full or part glazing to large openings and cart openings will need to be carefully considered, designed and detailed to retain and respect the original character of the openings. The framing and glazing of such openings should be treated as outlined in the preceding sections. <i>However, on listed and curtilage listed farmbuildings the Council will assess a proposal for double glazing to such openings, in relation to its size and scheme design, on a case by case basis.</i></p>
26	Derek Trowell	Page 11 - second bullet point.	<p><i>Advice on 'Other openings'</i></p> <p>We take issue with the assertion on page 11 that a hatch door should be 'fixed in the open position'. There is no justification for saying they should be fixed in any position, it is surely better to leave such features operative – so they can for instance be used as security shutters. Fixing them open renders them ornamental.</p> <p>We would question why 'it is not desirable to make replicas' of lost hatch doors. If they were clearly originally part of structure, why should someone not be able to put them back if it suits them?</p>	<p>Noted</p> <p>Comment/Modification:</p> <p>Amend 2nd bullet point, 1st column on page 11 to read as follows:</p> <p>Where it is proposed to utilise the opening for additional light (i.e. glazed), the hatch door should be fixed in the open position <i>unless such an element is proposed to be used for security or other purposes</i>. The framing and glazing of such openings shall be treated as outlined and detailed in the previous section.</p> <p>Where hatch doors have been historically lost it would be undesirable to reinstate them if this is to be based on conjectural design.</p> <p>Comment/Modification:</p> <p>Add new bullet point on page 11 under "Other Openings" as follows:</p> <p><i>"Where evidence of their visual form and appearance can be ascertained such elements could be considered for reinstatement"</i></p>

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27	Derek Trowell	Page 11	<p><i>Advice on 'Large Openings (historically unglazed openings' (page 11)</i></p> <p>We reiterate our comments regarding the issue of double glazing.</p>	<p>In some circumstances large openings may need to be double glazed to comply with the conservation of fuel and power (Part F and L).</p> <p>Comment/Modification:</p> <p><i>Add a sentence at the end of the 1st bullet point on page 11 as follows:</i></p> <p>Full or part glazing to large openings and cart openings will need to be carefully considered, designed and detailed to retain and respect the original character of the openings. The framing and glazing of such openings should be treated as outlined in the preceding sections. <i>However, on listed and curtilage listed farm buildings the Council will assess a proposal for double glazing to such openings, in relation to its size and scheme design, on a case by case basis.</i></p>
28	Government Office for the East Midlands	Page 12	<p>New Services</p> <p>Whilst appreciating the desire to retain the character of buildings, the statement that security alarm boxes are unlikely to be considered appropriate appears not to give much weight to crime prevention considerations, particularly as many farm buildings are sited in isolated locations.</p>	<p>The Sustainability Appraisal of the consultation draft SPD recognises that many farm building conversions are in rural isolated locations and are at higher risk from crime.</p> <p>The design guidance recognises that the location of security alarm boxes is an important issue in terms of visual impact for listed and curtilage listed farm buildings.</p> <p>Comment/Modification: No further change</p>
29	Derek Trowell	Page 12 2 nd bullet point	<p><i>New Services</i></p> <p>Regarding the issue of external pipework, the advice is too general. Certainly new drainage should almost always be located inside the building, however there are certain instances where a more flexible approach is needed</p>	<p>The potential impact of new services must always be considered in relation to the character and appearance of the particular building. The SPD clearly sets out this approach</p> <p>Comment/Modification: No further change</p>
30	Dr Strange	Page 13 2 nd column, 7 th bullet point	<p>Bullet point referring to lime-ash floors. Suggest "Removal, because of their undulating character or minor hairline cracking will not considered sufficient justification.</p>	<p>Noted</p> <p>Comment/Modification: <i>Amend bullet point 8 on page 13 as follows:</i></p> <p>The removal of lime-ash floors will be strongly resisted. Proposals for their retention and repair should be submitted with any scheme for conversion. Any proposals for their removal would need to be fully justified on structural engineering grounds (confirmed by a conservation engineer's report). Removal, because of their undulating character or minor hairline cracking will not be considered sufficient justification.</p>

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31	Rennie Partnership	Page 13	<p>The objector generally agrees with the section on 'Interiors' and can see the planning interest in the interior of listed buildings. However their understanding is that for non listed buildings, the interior layout is not a planning matter except where it affects the external appearance.</p>	<p>Noted</p> <p>Comment/Modification:</p> <p><i>Amend title on page 13 as follows:</i></p> <p><i>Interiors – Listed and Curtilage Listed</i></p> <p><i>Add new paragraph after bullet point 11 on page 13 as follows:</i></p> <p><i>Unlisted Farm Buildings</i></p> <p><i>On unlisted farmbuildings it is desirable to respect and retain the internal character of the farm building. The Council would welcome early discussions about the internal proposals for such buildings in order to ensure a sensitive and appropriate scheme is put forward.</i></p>
32	Derek Trowell	Page 13	<p><i>Metal flue terminals</i></p> <p>Why should metal flue terminals “<i>always be painted black</i>”? Stainless steel ones look better, weather better and ironically in their reflectance – where they might be considered to melt into the sky – are probably better suited to ‘blending in’.</p>	<p>The painting in matt black will negate the metal work catching light and therefore drawing attention to the element.</p> <p>Comment/Modification: No further change</p>
33	The Building Control Officer	Page 13	<p><i>Metal flue terminals</i></p> <p>The position/ location of the flue terminal through a roof is covered by the Building Regulations</p>	<p>Where a flue terminal is proposed through a roof its location and height shall be in accordance with the Building Regulations.</p> <p>Comment/Modification</p> <p><i>Delete “and should not protrude above the existing ridgeline” from 10th bullet point 3rd column on page 13 as follows:</i></p> <p>Metal flue terminals (for free-standing stoves, ranges or boilers) should always be painted out matt-black. Where such terminals project through roof coverings they should be located on ‘hidden’ roof elevations and should not protrude above the existing roof ridgeline.</p> <p><i>Add new bullet point to page 13:</i></p> <p><i>It is desirable to locate flue terminals so that they do not project / protrude above the existing roof ridgeline,</i></p>

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				<i>however, such elements must comply with the requirements of the Building regulations and their location and height must be clearly indicated on any proposals.</i>
34	Fisher German	Page 13	Page 13 makes several references to the internal attributes of the building. This will make the conversion of an agricultural building to any use very onerous and potential applicants may refrain from converting agricultural buildings as a result, which would not be in the interests of re-using the building. Clearly if the building is Listed then the internal features are protected, however, if the building is not Listed then the Guidance should allow for maximum flexibility on the internal arrangement of any conversion.	<p>Noted:</p> <p>Comment/Modification: Amend title on page 13 as follows:</p> <p><i>Interiors – Listed and Curtilage Listed</i></p> <p>Add new paragraph after bullet point 11 on page 13 as follows:</p> <p><i>Unlisted Farm Buildings</i></p> <p><i>On unlisted farm buildings it is desirable to respect and retain the internal character of the farm building. The Council would welcome early discussions about the internal proposals for such buildings in order to ensure a sensitive and appropriate scheme is put forward.</i></p>
35	Derek Trowell	Page 14 2 nd column 5 th bullet point	<p><i>The building materials of any extension or addition shall, generally, match those of the principle building.'</i></p> <p>Rather than encouraging low key structures of perhaps contrasting materials (again usually standard new design in historic contexts practice) we are being encouraged to adopt a camouflaging technique that relies on replication. While this can often be a valid technique, there is also a danger in this of getting mired in a fakery whereby the boundaries of the old and the new become blurred, and the overall architectural integrity of the set piece loses its integrity. The design guide should also acknowledge the potential for the lightness of touch, afforded by contemporary building technology, to be at times a more intelligent option.</p>	<p>The choice of building materials for an extension or an addition is recognised as an important decision by the designer. Proposed buildings materials should be considered in association with the building on which it is to be attached. The bullet point recognises this issue.</p> <p>Comment/Modification:</p> <p>Add sentence to the 6th bullet point, 2nd column on page 14 as follows:</p> <p><i>The building materials of any extension or addition shall, generally, match those of the principle building. Where materials diverge from those of the principle building sound justification for their use would need to be given in every circumstance.</i></p>
36	Derek Trowell	Page 14 2 nd column 3 rd bullet point	<p><i>Extensions and Additions</i></p> <p>We find ourselves disagreeing with a lot of the guidance given in this section:</p> <p><i>'Proposals to construct "link" buildings or structures within the open spaces or gaps between separate and historically</i></p>	<p>The guidance sets out sound principles with regard to the issues of linking buildings to existing open spaces or gaps.</p> <p>These elements are particularly important to the character and form of historic farmsteads.</p> <p>Comment/Modification: No further change</p>

No	Objector	Heading / Page	Summary of Representation	Council's Response and Reasons
			<p><i>independent farm buildings will, generally, be resisted.</i>' – This flies in the face of current thinking about intelligent contemporary design in historic contexts. There is no reason why a well designed linking structure cannot join two formerly independent buildings while retaining the historical status and legibility as separate structures. Furthermore, the linkage of as-found buildings is often a crucial part in reinterpreting them in new uses. What are we to say when a client approaches us to design such a structure – after seeing something similar in say the ever more architecture literate press? That such things are not allowed in Derbyshire Dales?</p>	
37	Derek Trowell	Page 14 3 rd column, 3 rd bullet point	<p><i>'Conservatories, sun lounges, porches or porch canopies are considered to be alien and inappropriate to the traditional character and appearance of (most) farm buildings. Their form, material and details are in strong opposition to the agricultural theme.'</i></p> <p>It is wrong to right-off the possibility of some of these sorts of addition, integration can sometimes be achieved with <i>gentle opposition</i>, i.e. subtle <i>contrast</i> with the existing agricultural structures.</p>	<p>Such elements are alien and inappropriate to the character and appearance of (most) farmbuildings.</p> <p>Comment/Modification: No further change</p>
38	Derek Trowell	Page 14 2 nd column, 7 th bullet point	<p><i>'The extent and type of fenestration to an extension or addition shall be informed by the character of the principle building etc....'</i> –</p> <p>Again for the same reasons as above, not always! The 'Design Guide' closes down possibilities for the art of <i>contrasts</i>, the wit and charm of architecture.</p>	See No 35 above
39	Derek Trowell	Page 15 3 rd column 3 rd bullet point	<p><i>'The formation of fish ponds and larger bodies of water will generally be resisted.'</i></p> <p>Seems rather churlish, what could set off a farmstead better than a pond? A large 'duck pond' is a particularly agricultural landscape feature, one of a limited range of opportunities for landscape amenity that can be achieved without risking over-domesticating the curtilage of farm buildings.</p>	<p>The guidance refers to "ornamental" features as being inappropriate and therefore could be resisted.</p> <p>Comment/Modification: No further change</p>
40	Derek Trowell	Page 15 1 st column, 3 rd bullet point	<p><i>'Proposals to construct a new detached garage will generally be resisted'</i>, while <i>'Proposals to construct a new attached garage'</i> seem to be considered more acceptable.</p> <p>This seems a peculiar view - a detached garage, surely the most agricultural of domestic structures could be incorporated into a farmstead cluster more satisfactorily than a new structure abutting/integrating with an original building.</p>	<p>The 2nd and 3rd bullet point on page 15 (1st column) clearly sets out the way in which the Council will assess attached or detached garaging.</p> <p>Comment/Modification: No further change</p>

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			Farmsteads after all generally develop along these lines – with satellite structures developing as-and-when required, adjacent to the yard-centred core.	
41	Derbyshire Wildlife Trust	Page 17 3 rd column	The “Wildlife section does not mention other species and habitats that may be affected or state what the planning authority might require from an applicant. In order to be consistent with the checklist we suggested a further paragraph is added to this section on wider biodiversity issues to include species and habitats as stated in the checklist.	<p>Farm buildings provide habitats for a range of wildlife apart from bats and barn owls which need to therefore be reflected in the Wildlife section on page 17:</p> <p>Comment/Modification</p> <p><i>Include an additional paragraph to the “Wildlife Section” as follows:</i></p> <p><i>“Farm buildings can provide suitable habitats for protected species such as bats, great crested newts, dormice and badgers. Protected Species are now subject to strict licensing procedures when any development proposal is likely to result in the disturbance or killing of individuals or the destruction of the places that they use for shelter”</i></p>
42	English Nature	Page 17 / 18	To maintain consistency with Appendix B it may be useful to rename this section Biodiversity	<p>No changes to the “Wildlife” title on page 17 because this section mainly relates to Protected Species.</p> <p>Comment/Modification: No further changes</p>
43	English Nature	Page 18	English Nature would prefer that the first bullet point (ponds) is moved so that it becomes the last bullet point.	<p>Noted.</p> <p>Comment/Modification:</p> <p>Move the first bullet point could to the end of the list of bullet points on page 18</p>
44	English Nature	Page 18	<p>Bullet point 2 of the wildlife section should be amended to read:</p> <p>“When bats are confirmed as using a building as a roost site the Local Planning Authority will require that a specialist bat report is submitted before planning permission is determined”</p>	<p>Amendments to the 2nd bullet point on page 17 as suggested would help give further protection to bats:</p> <p>Comment/Modification:</p> <p>Amend the 2nd bullet point under the heading Wildlife on page 18 as follows:</p> <p><i>“When bats are confirmed as using a building as a roost site the Local Planning Authority will require that a specialist bat report is submitted before planning permission is determined”</i></p>
45	English Nature	Page 18	<p>Include an additional bullet point into the wildlife section:</p> <p>“Where birds are confirmed as using a building as a breeding site the Local Planning Authority will require that a specialist</p>	<p>An additional bullet point at the end of the Wildlife section on page 17 as suggested would help give further protection to birds.</p> <p>Comment/Modification:</p>

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			bird report is submitted before planning permission is granted".	<p>Include new bullet at the end of the Wildlife section on page 17</p> <p><i>"Where birds are confirmed as using a building as a breeding site the Local Planning Authority will require that a specialist bird report is submitted before planning permission is granted".</i></p>
46	Government Office for the East Midlands	Appendix A	The policies that the SPD is designed to supplement, the policy references in Appendix A are not the same as the policy references on page 2. This is confusing, especially as some of the policies in Appendix A relate to new build rather than conversions.	<p>It is noted there is a discrepancy in the policies that the SPD seek to complement.</p> <p>Comment/Modification: The policies listed in Appendix A will be changed to reflect those listed in the Introduction.</p>
47	Derbyshire Wildlife Trust	Sustainability Checklist	It is a valuable step forward to highlight the needs of these habitats and species to applicants, but subsequent work will be needed towards evaluating the effectiveness of this approach.	<p>Continuous monitoring will be undertaken for the conversion of farm building in accordance with the Council's Annual Monitoring Programme and Sustainability Appraisal.</p> <p>Comment/Modification: No further change</p>
48	Derbyshire Ornithological Society	Sustainability Checklist	<p>The Derbyshire Ornithological Society would like to see more evidence of follow up and enforcement since there is limited value in the requirements unless applicants are made to adhere to the restrictions placed upon them.</p> <p>In order to safeguard the interests of all wildlife, including birds, it seems sensible for all planning applications in this category of conversions to go to DWT at the initial circulation so that appropriate comments can be made and included as conditions in any agreement that you create. In a number of cases this would enable you to seek an ecological survey before the application considered. The conditions set and the general requirements of your biodiversity policy could then be supervised and enforced.</p>	<p>Regular monitoring of planning permissions is undertaken by officers and where there is a breach of planning control enforcement action could be pursued by the Council.</p> <p>The Council undertake consultation with the DWT when there is a potential risk to wildlife. The sustainability checklist has been developed to provide a systematic method for applicants to consider when preparing their applications.</p> <p>Comment/Modification: No further change</p>
49	English Nature	Appendix B	Remove otter, dormouse, water vole and kingfisher from the legally protected species. These species are protected by law but are unlikely to be affected by farm building conversions.	<p>Noted</p> <p>It is important to keep these species listed in the Sustainability Checklist to ensure applicants are fully aware of the range of species that their proposal may impact upon.</p> <p>Comment/Modification: No further change</p>
50	English Nature	Appendix B	We support the division of the legally protected topic animals (No1) and birds (No2). To maintain this separation barn owls and references to schedule 1 birds will need to be moved from No1 and placed into No2 alongside swifts and house martins	<p>Topic 1 specifically refers to legally protected species under the provisions of Schedule 1 and 5 of the Wildlife and Countryside Act 1981. Swifts, swallows and house martins have been included in a separate topic because they are not protected under this legislation but typically use farm buildings for their habitat</p> <p>Comment/Modification: No further change</p>

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51	English Nature	Appendix B	The phrase used in Topic 3 (your proposal may provide the opportunity to maximise biodiversity") should be added to Topics No 1 and No 2	<p>Noted</p> <p>Comment/Modification:</p> <p>Add sentence to the end of Topic 1 and Topic 2</p> <p><i>"your proposal may provide the opportunity to maximise biodiversity"</i></p>
52	Derbyshire Wildlife Trust	Appendix B Sustainability Check List Page 21 Topic No 2	<p>The Trust welcomes and supports the inclusion of swifts, swallows and housemartins in the checklist as these species can also be adversely affected by conversions.</p> <p>No mention is made that these species are protected during the bird breeding season and that it is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb birds while nesting or attempting to nest. Applicants will need to take this into account when planning the schedule of works.</p> <p>How will the presence of these species be treated in a planning context?</p> <p>What are the circumstances under which the Council would attach conditions in this regard?</p>	<p>The inclusion of an additional paragraph in Topic 2 of the Sustainability Checklist could provide useful information about the protection of Swifts, Swallows and Housemartins</p> <p>Comment/Modification:</p> <p>Include under the heading "Issues for Consideration" of Topic 2 of the Sustainability Checklist" an additional paragraph of Topic 2 as follows:</p> <p><i>These species are protected during the bird breeding season and it is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb birds while nesting or attempting to nest.</i></p>
53	Latham Architects	Appendix B Sustainability Checklist Page 24, Topic 7	Wherever possible use of second hand materials should be avoided as this only encourages architectural theft and increases buildings at risk. This needs to be combined with an understanding that stone still needs to be quarried for walls and roofs if the vernacular of Derbyshire Dales is to remain distinctive.	<p>The source of any secondary or recycled building products is an important consideration as part of the planning application process.</p> <p>Comment/Modification: Amend Topic 7 to include the following sentence:</p> <p><i>The Council would scrutinise and where considered appropriate ask for details of the source of any secondary or recycled building products</i></p>
54	Planning Design Practice	Appendix B Sustainability Checklist Page 25 Topic 11	We wish to object to this particular section as we believe that the notion of marketing all redundant farm buildings for employment or tourism use for a period of up to 12 months is unfeasible. It is very often the case that applicants who wish to apply for the conversion of farm buildings have been forced to explore the potential of farm diversification due to financial difficulties. The prospect of extending the already lengthy process by an additional 12 months could have severe financial implications for many applicants. The proposal seems particularly unworkable when one considers that some farm buildings are very clearly unsuitable for tourism or	The Council is committed to maximising the re-use of previously developed land and empty properties and the conversion of non-residential buildings for housing, in order both to promote regeneration and minimise the amount of Greenfield land being taken for development. However in the countryside, outside the defined settlement frameworks, PPS7 and the policies in the Derby and Derbyshire Joint Structure Plan give preference to the conversion and reuse of rural buildings for employment use over residential development. The need for applicants to demonstrate that the buildings are not suitable for employment or tourism is set out under Policy H6 (Conversion And Re-Use of Buildings To

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			<p>employment uses (due to their size, type or location). The marketing of such buildings would be a pointless exercise, and one that could be open to manipulation regardless, with buildings being deliberately marketed at prices that are over and above the true market values.</p>	<p>provide Residential Accommodation Outside Settlement Frameworks) of the Derbyshire Dales Local Plan. This policy indicates amongst other items that planning permission will be granted for the conversion of existing buildings to housing for other uses only where “the buildings or group of buildings are not suited for conversion to employment or tourism uses”. Preference is given to the conversion and reuse of rural buildings for employment and/ or tourism use over residential development. Therefore to satisfy this criterion of the policy the applicant would be expected to provide a comprehensive investigation of alternative uses before considering and proposing residential uses.</p> <p>Comment/Modification:</p> <p><i>Amend Topic 11, 3rd column (“Action”), as follows:</i></p> <p>Applicants seeking planning permission to convert farm buildings to residential use would need to demonstrate that farm buildings or group of buildings are not suited for conversion to employment or tourism and that the farm buildings uses are no longer suitable for continuation in their current use.</p> <p>As a minimum the Council would expect this to include a full market appraisal demonstrating that they have sought to market the property for employment and tourism use, ideally for a period of 12 months prior to the submission of the application.</p>
55	Planning Design Practice	Appendix B Sustainability Checklist Page 25 Topic 11	<p>The objector does not believe it would be helpful for the new SPD to stipulate that a report must be provided in every case. They content it would be far more sensible if the matter was dealt with a case by case basis, with planning officers requesting additional information where necessary. This would avoid the unnecessary production of documentation in instances where no such documentation is required – saving the applicant and client both time and money.</p>	<p>All proposals to convert farm buildings for residential use in open countryside will be considered against the provisions of Policy H6 of the Derbyshire Dales Local Plan, which requires applicants to demonstrate “<i>the building or group of buildings are not suited for conversion to employment or tourism uses</i>” To satisfy the policy, the council expects applicants to provide a comprehensive investigation of alternative uses before considering and proposing residential use.</p> <p>Comment/Modification: No further change</p>
56	Fisher German	Appendix B Sustainability Checklist Page 25 Topic 11	<p>The objector contends that it is unnecessary to ask an applicant to justify that the agricultural use of a building has become redundant, in addition to having to prove that a change of use to residential can only occur if employment and tourism uses are not viable. Government policy encourages</p>	<p>The Council is committed to maximising the re-use of previously developed land and empty properties and the conversion of non-residential buildings for housing, in order both to promote regeneration and minimise the amount of Greenfield land being taken for development. However in the countryside, outside the</p>

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			<p>the reuse of agricultural buildings and the diversification of farming as a whole. Most notably Planning Policy Statement 7 specifically encourages the re-use of agricultural buildings in the countryside, stating in Paragraph 17 that conversion to economic, residential or other purposes may be acceptable. The criteria set out under Paragraph 17 sets out matters that should be considered when determining an application for conversion. This criteria <u>does not</u> include an assessment of the agricultural need for the building. The proposed Sustainability Check List No 11 should therefore remove the reference to demonstrating that the buildings are no longer suitable for agricultural use.</p>	<p>defined settlement frameworks, PPS7 and the policies in the Derby and Derbyshire Joint Structure Plan give preference to the conversion and reuse of rural buildings for employment use over residential development. The need for applicants to demonstrate that the buildings are not suitable for employment or tourism is set out under Policy H6 (Conversion And Re-Use of Buildings To provide Residential Accommodation Outside Settlement Frameworks) of the Derbyshire Dales Local Plan. This policy indicates amongst other items that planning permission will be granted for the conversion of existing buildings to housing for other uses only where "the buildings or group of buildings are not suited for conversion to employment or tourism uses". Preference is given to the conversion and reuse of rural buildings for employment and/ or tourism use over residential development. Therefore to satisfy this criterion of the policy the applicant would be expected to provide a comprehensive investigation of alternative uses before considering and proposing residential uses.</p> <p>Comment/Modification:</p> <p><i>Amend Topic 11, 3rd column ("Action"), as follows:</i></p> <p>Applicants seeking planning permission to convert farm buildings to residential use would need to demonstrate that farm buildings or group of buildings are not suited for conversion to employment or tourism and that the farm buildings uses are no longer suitable for continuation in their current use.</p> <p>As a minimum the Council would expect this to include a full market appraisal demonstrating that they have sought to market the property for employment and tourism use, ideally for a period of 12 months prior to the submission of the application.</p> <p><i>Amend sixth sentence of Introduction to read-as follows:</i></p> <p>Where such buildings become redundant Where the buildings are no longer viable for an agricultural use, the Council</p>
57	Rennie Partnership	General	<p>The objector fears that the document is overly prescriptive and does not allow for any flair of design, or any contemporary addition or alteration. This has the result of freezing the architecture in the eighteenth and nineteenth centuries, and results in a worthy but very dull design guide led approach.</p>	<p>Any contemporary scheme must respect the principles of design and approach as set out in this document.</p> <p>Comment/Modification: No further change</p>

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58	Government Office for the East Midlands	General	For ease of reference for persons who might use and quote the SPD, you may wish to consider numbering the paragraphs and placing the content's page at the front of the document	<p>The proposed form and layout of the Guidance is considered suitable for the purposes of ease of reference.</p> <p>Comment/Modification: No further change</p>
59	Government Office for the East Midlands	General	The SPD appears to be aimed at buildings that are located outside defined settlement frameworks. However, are there farm buildings within settlement frameworks that would also benefit from the guidance?	<p>The SPD is intended to provide design guidance for the conversion of farm buildings within and outside the settlement frameworks.</p> <p>Comment/Modification: No further change</p>
60	Latham Architects	General	There are no examples of contemporary conversion/intervention.	<p>The Design Guidance primarily deals with issues relating to farm buildings prior to conversion. The inclusion of completed examples would not be appropriate in this particular document.</p> <p>Comment/Modification: No further change</p>
61	Environment Agency	General	The Agency welcomes the incorporated changes in response to the representations in their letter dated 08 June 2005	Noted
62	Rural Development Service	General	<p>The design offered in the document is based on sound conservation principals which recognises the historical and cultural importance of farm buildings and their setting in the wider landscape. The SPD when implemented should help to ensure that farm buildings retain their intrinsic character and are not compromised by inappropriate conversion.</p> <p>They are pleased to note that the guidance flags up conversion to residential use as potentially the most harmful to farm buildings, and that the Council encourages the retention of their original, agricultural use where possible.</p>	Noted
63	English Nature	Sustainability Appraisal Report	Table 1 objectives should be amended to read "To identify, protect and enhance biodiversity sites". Using the word protected brings this section in line with Biodiversity principles and many of the objectives in Table 1.	<p>Noted.</p> <p>This is an important consideration when applying the principles of sustainability. The suggested amendment would provide a positive change to the sustainability objective :</p> <p>Comment/Modification</p> <p>Change Sustainability Objective number 7 to read:</p> <p>"To identify, <i>protect</i> and enhance biodiversity sites and to maximise opportunities for achieving Biodiversity Action Plans targets"</p>

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64	Government Office for the East Midlands	Sustainability Appraisal Report	Consideration should be given to including reference to any difficulties in collecting the data and its limitations and the inclusion of targets and indicators.	The Sustainability Appraisal will be amended to include a section on limitation to data collections. The Scoping Report published in June 2005 lists the targets and indicators that will be used to measure the performance of the SPD which includes amongst other items careful monitoring of decision notices and officers reports to measure the extent to which sustainability issues have been considered.