

34/2004/012

MRS G READ

CHANGE OF USE FROM BARN TO RETAIL OUTLET AT YARDE FARM, NORTON FITZWARREN.

20141/27374

FULL PERMISSION

PROPOSAL

Yarde Farm is a Grade 2* listed building on the northwest side of Langford Lane, approximately half a mile from the A 358. The proposal is to convert an existing barn at right angles to the farmhouse for retail sales in association with existing retail use (children's clothes and equipment) at Yarde Farm. The existing farmhouse has an area set aside for retail sales, which is readily accessible from the car park area to the rear of the house. The access to the car park is beside the farmhouse and is relatively narrow. Access to the farm buildings and agricultural buildings is from an access to the south of the farmhouse. Permission was granted in May 1990, for the use of premises (cowshed and back kitchen) for children's clothes and equipment, with hours limited to two days a week 9 a.m. to 5 p.m., and retail use not exceeding 75 sq m.

In December 1999 permission was granted for a maximum of 30 hours per week excluding Sundays and Mondays, in order that there shall be no intensification of use which may be detrimental to road safety. In June 2003 there were applications for listed building consent and planning permission for the retention of timber lean-to measuring approximately 3.9 m x 9.7 m. These were refused on grounds of design of the structure being out of keeping with the character of the listed building and the likely increased use of an existing substandard access.

The existing barn is currently used as a workshop/store, uses which can be accommodated elsewhere. The building is at right angles to the existing areas and would be accessed by an existing internal door. The barn measures 5 m x 26.5 m with 22 m of the total length to be used for retail sales. It is proposed to insert 3 velux windows, with ramped access and play area in the yard. No additional staff are proposed to be employed, and 20 vehicles per day are estimated to visit the premises which includes the existing 5 staff.

A concurrent listed building consent application is the next report.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the visibility at the access to the development is sub standard, and the junction of the lane and the junction of the A358 is substandard, would not wish to see any development that would significantly increase traffic using this junction and recommends refusal. ENVIRONMENT AGENCY no objections subject to conditions re foul drainage and bunding.

FORWARD PLAN AND REGENERATION OFFICER the floor area was limited on road safety reasons, this proposal appears to more than double the existing floorspace, subject to no adverse highway comments, with the demolition of unauthorised buildings where the use is currently undertaken, and a condition restricting the range of goods, there are no Policy comments. ENVIRONMENTAL HEALTH OFFICER recommends contaminated land condition. DRAINAGE OFFICER notes re soakaways and sizing of septic tank

PARISH COUNCIL no objections.

NORTON FITZWARREN PARISH COUNCIL it is unclear what impact, if any, this might have on traffic volumes on the approach roads. The Council ask that due regard be given to any significant increase in road usage if this is likely to arise as a result of this application.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policies S1 General requirements relating to highway safety, accessibility, health and safety of users of the development, character of the landscape and building not to be harmed. S2 good design should reinforce the character ... EC1a Expansion of existing firms on land subject of restrictive policies, existing firms can expand .. where relocation to a more suitable site is unrealistic and the economic benefit outweighs any harm to the objectives of the policy. EC3 Conversion of Rural Buildings conversion of buildings to small scale business ... or other employment generation use will be permitted where ... the building is of permanent and substantial construction... is suitable for conversion without significant alteration or extension ... and would not harm residential amenity or highway safety ... EC5 Proposals for farm diversification have to be compatible with the agricultural operations. EN17 Developments which would harm a listed building or its setting will not be permitted.

ASSESSMENT

The timber structure which is attached to the rear of the building is clearly not acceptable and has been refused with the potential for enforcement action. The goods in this area are push chairs and are kept undercover for long term protection. It is not the intention of the applicant to increase the range of goods sold just to have an undercover area for display. In order to provide suitable access, a new ramp is to be provided. It is considered that the diversification for farmers and expansion of existing firms in open countryside, albeit a relatively short distance from Taunton, in this instance outweigh the concerns of the Highway Authority.

RECOMMENDATION

Subject to any views of Norton Fitzwarren Parish Council raising new issues by 22nd April, 2004 the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions restrict

retail area to those shown on plan, removal of unauthorised building, contaminated land, drainage details needed, oil storage bund and sale of children's clothes and equipment. Notes re soakaways, septic tank capacity, bund.

REASON(S) FOR RECOMMENDATION:- It is considered that the proposal is in line with Taunton Deane Local Plan Revised Deposit Policies S1, S2, EC1a, EC3 and EC5 in that it will assist an existing business in a rural location and, with no harm to residential amenities and make appropriate use of an existing building. It is not thought that the intensity of use will be increased significantly. These reasons are considered to outweigh the concerns in relation to traffic generation and substandard road junction.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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NOTES: