

08/2005/019LB

HESTERCOMBE GARDENS TRUST

CONVERSION AND REPAIRS TO BUILDING TO FORM MILL, WORKSHOP, TEA ROOM AND PUBLIC TOILETS AT THE OLD MILL, HESTERCOMBE GARDENS, CHEDDON FITZPAINE AS AMENDED BY AGENTS LETTER DATED 21ST OCTOBER, 2005 AND ATTACHED FLOOR AND TANKING DETAILS.

24260/28702

LISTED BUILDING CONSENT-WORKS

PROPOSAL

Planning permission and listed building consent were granted in 2003 for the conversion of the Mill, lying adjacent to Hestercombe House, into a mill and workshop with a tearoom above and toilets in the lean to structure on the eastern and southern sides of the building and the conversion of a barn to the south into educational facilities and hall. This proposal refers to the Mill building only. The proposal is for the lower ground floor to be used as a mill workshop with a milling area to the north, adjacent to the mill wheel. The scheme amends some of the finish details of the previously approved scheme, omitting areas of timber boarding and retaining the existing brickwork.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection. WESSEX WATER no objection. ENGLISH HERITAGE largely supports the application but do not accept the use of replacement concrete lintels in favour of a traditional material such as timber and this should be addressed. SOMERSET ENVIRONMENTAL RECORDS CENTRE Hestercombe is a known site for legally protected species. SOMERSET INDUSTRIAL ARCHAEOLOGICAL SOCIETY no objection, we are pleased to say that some of the equipment to be used has been rescued from other sites in the district. SOMERSET WILDLIFE TRUST no objection subject to the recommendations of the report. CHIEF FIRE OFFICER the means of escape, access for appliances and water supplies will need to comply with the relevant British Standards.

CONSERVATION OFFICER supportive of the proposals as it will ensure the appropriate repair of the important listed building and brings it back into a viable use, with its former function being appropriately endorsed and displayed to the visiting public. NATURE CONSERVATION OFFICER the wildlife survey indicates that the building is not being used as a bat roost. However this development would result in the loss of a potential roof space. I consider that a bat roost should be provided for the future and that a further survey is undertaken and agreed within 1 year of the date of the existing survey. BUILDING CONTROL an application for full plans will be required under the Building Regulations.

PARISH COUNCIL does not object to the proposal.

1 LETTER OF OBJECTION has been received raising the following issues:- objection to the creation of the facility in the Quantocks Hills and spoiling the natural beauty of the area; the public toilets will be lit all night and creating an audible hum destroying the silent wood; the toilet windows will allow the smell of chemicals out into the surrounding atmosphere contrary to the character of the surrounding woodland.

POLICY CONTEXT

Somerset and Exmoor National Park Structure Plan Policies 9 and 49.

Taunton Deane Local Plan Policies EN17 (Listed Buildings), EN20 (Historic Gardens) and EN 5 (Protected Species).

ASSESSMENT

Hestercombe Historic Gardens are a tourist facility that enables public access and appreciation of the Historic features. It sits within a woodland backdrop that was made part of the garden design. The use of the Mill and toilet buildings will enhance the facility and hopefully provide a wider range of interesting opportunities for their visitors. The proposed development would reinstate the fabric of the Listed Mill Building and bring it back into an appropriate use. To overcome the concerns of English Heritage I suggest a condition requiring the submission of full details of the replacement lintels. The scheme retains all the features of merit and the proposed planning and Listed Building applications are considered acceptable.

RECOMMENDATION

Consent be GRANTED subject to conditions of time limit, Mill and toilet alternative permission to 08/2001/011LB, materials, schedule of repair, details of windows doors, venting, insulation, glazing.

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:

