

26/2006/005

MR & MRS I CUBITT

CHANGE OF USE OF BARNs TO COMMERCIAL USE (B1, B2 AND B8) AND FORMATION OF HARDCORE PARKING AREA, POOLE FARM, NYNEHEAD

314768/121900

FULL

PROPOSAL

The proposal provides for the conversion of an existing complex of barns into four commercial units. The application also includes for a new car parking area and the widening of the existing track. The barns are of traditional construction built in stone and brick, with a clay tile roof. A wildlife survey and structural appraisal have been submitted with the application.

A previous application (26/2005/004) was withdrawn.

The application is only before Committee as the agent is related to a member of staff.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY on the basis of improvements to access no objection. Conditions to be imposed are:- no unit occupied until road widening constructed; no unit occupied until priority signage approved and erected. CHIEF FIRE OFFICER means of escape, access for appliances and fire precautions will be dealt with at the Building Regulations stage.

LANDSCAPE OFFICER subject to details of native hedgerow should be possible to integrate proposals into local landscape. NATURE CONSERVATION AND RESERVES OFFICER further emergence survey work to be undertaken and conditioned, a condition for protection and provision of swallows, a note should be added to inform of for need of a DEFRA licence. ENVIRONMENTAL HEALTH OFFICER conditions to monitor and restrict noise, and contaminated land. DRAINAGE OFFICER details of surface water to be submitted, percolation tests for septic tank, Environment Agency consent required to discharge.

PARISH COUNCIL no objection subject to concern of Highway Authority being satisfied.

POLICY CONTEXT

Policy S1 of the Taunton Deane Local Plan sets out general requirements for new developments. Policy S7 of the same Plan states that outside defined settlement limits, new building will not be permitted unless it maintains or enhances the environmental quality and landscape character of the area and provided certain criteria are met. Policy EC6 of the Taunton Deane Local Plan states that outside the

defined limits of settlements, the conversion of buildings to small scale business, industrial, warehousing, tourism, recreation, community, commercial or other employment generating use will be permitted provided that certain criteria are met. It is considered that the criteria are met with the current proposal.

ASSESSMENT

The barns are of traditional design and construction forming a courtyard within an existing farm complex. The buildings are structural sound and meet the requirements of policy EC6, allowing for the conversion.

Widening part of the existing track and providing priority signs have now overcome previous concerns from the County Highway Authority.

The proposed use of the barns is not considered to detrimental harm the amenity of the adjoining dwellings, both of which are within the ownership of the applicant.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, guttering, schedule of works, landscaping, hard landscaping, percolation tests, details of surface water, no unit occupied until road widening complete and priority signage erected, timber windows and doors only, obscure glazing to ground floor window on north elevation, emergence survey, protection of swallows, noise restrictions, contaminated land, remove permitted development for fences and enclosures. Notes re compliance, contact Wessex water, disabled access, energy/water conservation, DEFRA licence, consent to discharge.

REASON(S) FOR RECOMMENDATION:- The building is suitable for conversion and the proposal is not considered to be harmful to the landscape and has good access to the highway network, the visual and residential amenity of the area would not be detrimentally affected and therefore the proposal is compliant with Taunton Deane Local Plan Policies S1, S7 and EC6.

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: