

MR &amp; MRS S T FARMER

**CONVERSION OF BARN TO HOLIDAY LET AT PITLANDS BARN, PITLANDS FARM, HILLFARRANCE.**

17230/24500

FULL PERMISSION

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**PROPOSAL**

Planning permission was refused by the Planning Committee in November 2000 for the conversion of this barn to a single dwelling. A subsequent appeal was dismissed in July 2001. A further application was refused in October 2001 for the conversion of the barn to a holiday let and winter lets. This was dismissed at appeal as the Inspector felt that the inclusion of winter lets in the proposal was inappropriate, but when considering holiday lets, he concluded that, on the basis of the smaller curtilage, use of the existing access and the more modest alterations to the fabric of the building, the conversion of the barn to holiday lets would meet the existing and proposed policies. Hence, this application is for the conversion of the barn to holiday lets.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY the proposed development is located outside the confines of any recognised development boundary limits, in a remote area a large distance away from the nearest facilities. The approach roads leading to the site are substandard in terms of width and alignment and this is not a location where I would wish to see any increase in traffic generation. It is likely that the traffic generation of a holiday let will not be significantly greater than that of the agricultural building, and I would therefore not wish to raise objection to this proposal, subject to conditions being applied to restrict letting to holiday use only.

ENVIRONMENTAL HEALTH OFFICER suggest a contaminated land condition due to the possibility of contaminated land from previous practices. DRAINAGE OFFICER note that the surface water is to be discharged to soakaways. These should be constructed in accordance with Building Research Digest 365 (September 1991) and made a condition of any approval. The Environment Agency's consent to discharge to a new sewage treatment works will be required.

PARISH COUNCIL still object to this application.

1 LETTER OF OBJECTION received on the grounds that the site is situated on a dangerous corner of a one-lane country road. It is now an official Sustrans route and is used regularly by cyclists, horse riders, walkers and wheelchair users. The road regularly floods, winter and summer from both directions from this site. Any further building of any type will take away more green site areas that now soak up the rainfall and will enhance the problem. The site is very important to the natural environment. Cannot understand why this application should be considered when it has already been to appeal and failed. The only difference is that the wording has changed from holiday

let/winter letting unit to holiday let. The same objections apply as to the original planning refusal. My views have not changed and any alteration to the barn will be detrimental to the rural surroundings, environment issues and road safety. If this application is accepted, is there going to be further applications to increase the size of the property with a change of use of the building and that in time the site could be developed even further adding more buildings?

## **POLICY CONTEXT**

The West Deane Local Plan (adopted May 1997) is the adopted local plan for this site. Policies WD/SP/3 (conversion of buildings outside settlement limits to employment uses), and WD/SP/4 (conversion of buildings to residential use outside settlements) are relevant. Policy WD/IE/3 promotes rural diversification and supports the rural economy provided that they do not prejudice structure and local plan policies and objectives. In the assessment of this application, the following Taunton Deane Local Plan Revised Deposit (November 2000) policies are taken on board:- S1 (General requirements), H9 (Conversion of rural buildings) and EC3 (conversion of buildings to small scale tourism uses).

## **ASSESSMENT**

In light of the Inspector's decision letter on the holiday let/winter let use and his consideration that the use of the building for holiday lets conformed with the established and emerging policies, this proposal is considered to be acceptable.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, use of salvaged materials where necessary, details of rainwater goods to be submitted, boundary treatment to be submitted, holiday let restriction, removed of permitted development rights for extensions, gates/walls/fences and windows, contaminated land. Notes re conversion only, no extensions, Environment Agency licence for sewage treatment plant, water conservation, contamination, drainage to soakaways.

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

**CONTACT OFFICER: 356462 MRS J HIGGINBOTTOM**

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