

12/2007/005LB

MR J HALLIDAY

CONVERSION OF BARNs TO 7 UNITS AND ASSOCIATED WORKS AT CORFE FARM, CORFE

323248/119823

LISTED BUILDING CONSENT-WORKS

PROPOSAL

The proposal is to convert a number of barns within the settlement limit on the edge of Corfe to provide 7 dwellings. A structural survey and wildlife survey have been submitted with the application. The proposal is designed to retain the character of the existing barns which are now listed by virtue of a Building Preservation Notice previously served.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER in my opinion the overall scheme represents a satisfactory positive development subject to safeguards suggested by my consultation response to 12/2007/004. Other than Barn A, the extant agricultural buildings forming the courtyard to the farmhouse are of limited merit due to extensive alterations. As such I consider the proposed alterations acceptable. I therefore support the listed building application subject to conditions.

PARISH COUNCIL object. Councillors and members of the public were all aware of the Local Plan Policy CO1 and the long standing commitment to an appropriate residential development of the site. The principle was not a matter for debate and there was wholesale support for a scheme of sensitive scale and design to enhance the currently derelict area at the entrance to the village. Nevertheless a number of concerns were raised about the proposal as follows:- 1. The scale of the development involving 13 units was considered to be too large, adding a potential 15-20% to the population of the village with no shop or post office, no school and almost non-existent public transport. A reduction in the number of units proposed was therefore felt to be desirable to be more in keeping with the existing village scale and layout. 2. The density of the proposed development had led to some of the new build units being too close to neighbouring properties in Mill Lane. As a result two properties in particular, Jomar and Kirk Lea, would be overlooked from upstairs windows in the proposed new barns F1, F2 and G1. The consequential loss of privacy and amenity to these properties was considered unacceptable and a modification of the scheme to reduce the impact by shifting the building line north was considered to be necessary. 3. Highway safety was a serious concern. The proximity of the site access to the 40 mph speed limit at the entrance from the north, with many vehicles still travelling at well above that speed was considered to be very dangerous. The scheme provides for 26 parking spaces and the consequential additional daily vehicle movements would be many times greater than the present occasional farm traffic. The Council is currently in correspondence with the Highway Authority over a reduction in the speed limit through the village to 30 mph, but is

aware this process will take some time. In the meantime it was felt that should permission be granted the existing 40 mph sign should be moved further to the north hopefully to reduce traffic speed at the entrance to the site. Obviously a reduction in the number of units referred to above, would also have a consequential benefit of reducing the number of potentially dangerous vehicle movements. 4. Concerns were raised over the capacity of the village service infrastructure to accommodate a development of this scale; in particular the sewer capacity and electricity supply load came into question, and the Council would expect the relevant utility companies to thoroughly investigate these matters to ensure capacity problems would not arise. The comments of the Forward Planning Unit regarding energy efficiency are supported and the development should be required to be as eco-friendly as possible. 5. Wildlife is seen as an important element of village life and appropriate safeguards should be conditionally required to mitigate the effect of the development on flora and fauna. 6. A very high standard of landscaping would be also be required to reduce the impact of the development on the village approach from the north and to ensure the rural character of the area is maintained, and to avoid the 'suburbanisation' of the approach to the Conservation Area.

2 LETTERS OF OBJECTION have been received raising the following issues:- parking area in front of complex and roadside barn, prefer to see barn-type garage to the south of the farmhouse; landscape screening of parking may obscure visibility; concern over safety of children having to cross main road; speed limit should be reduced; safety of site access; traffic will increase; density too high and will increase village by 20%; electricity and sewerage provision may be inadequate; loss of privacy; impact on neighbour and impact on future viability of farmhouse.

POLICY CONTEXT

RPG10 – Regional Planning Guidance for the South West Policy EN3 – The Historic Environment.

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development, STR5 – Development in Rural Centres and Villages, POLICY 9 – The Built Historic Environment.

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design, EN14 – Conservation Areas, EN16 – Setting of Listed Buildings, EN17 – Alterations to Listed Buildings.

ASSESSMENT

The proposal converts the existing complex of barns to the side and rear of the farmhouse to provide 7 units of accommodation around the existing courtyard. The listed building considerations are the impact on the character of the barns and their setting.

The barns have been much altered over the years and other than Barn A, the others are of limited historic merit, although covered by the listing of the main farmhouse. The scheme includes 3 conservation style rooflights on the main barn but on the courtyard side. The number and size of openings has been kept to a minimum and

the Conservation Officer considers the scheme to be a positive one respecting the character of buildings and the farmhouse.

Access is proposed off the road as at the present time with parking arranged away from the courtyard either in new garage enclosures or on existing hardstandings to the north. A new parking area is formed for the farmhouse at the end of the gable to Barn A and this will have screening to the roadside elevation. The impact of the parking areas is limited and is considered acceptable in terms of the setting of the buildings and will be partially screened by planting.

The changes to the buildings, which include an element of re-building, are considered acceptable as the site lies within the settlement limit and this retains the character of the original complex. The development requires specific conditions to ensure details provided are acceptable and subject to these the proposal is considered acceptable.

RECOMMENDATION

Consent be GRANTED subject to conditions of time limit, materials, sample panels, schedule of structural works/repairs, no ceilings or beams covered without consent, details of rooflights, slate and ridge materials, guttering/downpipes, doors (internal and external), architraves, skirtings, staircases, windows, insulation, venting of roofs and rooms, glazed screens, flues, new floors, joinery treatment, glazing, lintels, cills and guarding to Barn B. Note re planning permission and double glazing.

REASON(S) FOR RECOMMENDATION:- The proposed scheme retains the character of the outbuildings in relation to the main farmhouse in compliance with Taunton Deane Local Plan policies S1, S2, EN14, EN16 and EN17 and material considerations do not indicate otherwise.

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: