

38/2003/582

MR P HYDE

CHANGE OF USE AND CONVERSION OF FORMER VETERINARY PRACTICE AND ANCILLARY ACCOMMODATION TO FORM THREE DWELLINGS AT ACORN VETERINARY, POOL FARM, MOUNTFIELDS, TAUNTON AS AMPLIFIED BY AGENTS FAX DATED 15TH DECEMBER, 2003

23298/23167

FULL PERMISSION

PROPOSAL

The site comprises former outbuildings to Pool Farm; the farmhouse is now in separate ownership. A building immediately opposite has recently been granted permission for residential use at appeal. The building comprises a two-storey stone barn which has been converted to house a veterinary practice with ancillary residential accommodation and a single storey extension projecting forward from it. This is currently used for storage purposes. The two buildings will accommodate three dwellings with other redundant agricultural buildings on the site being demolished. A previous proposal for B1 industrial use was refused on traffic generation grounds. An appeal has been lodge in response to this refusal.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY whilst I have no objection in principle to the proposed conversion, I note that the parking areas are cramped and would not be safe from a highway point of view. The Garage should be set back into the garden to allow a 6 m long parking space to be provided in front of the garage. A standard turning space is also required for vehicles reversing from the parking space into the driveway. In the event of permission being granted I would recommend that the following condition be imposed:- Sufficient space for one garage and one parking space together with vehicular access thereto shall be provided for each dwelling, before it is occupied, in a position approved by the Local Planning Authority. The said space and access shall not be used other than for the parking of vehicles or for the purpose of access.

RIGHTS OF WAY OFFICER the footpath will not be affected. ENVIRONMENTAL HEALTH OFFICER suggests note re: contamination. DRAINAGE OFFICER no objections.

5 LETTER OF OBJECTION have been received from 4 independent households together with one from the South Road and Area Residents Association objecting to the proposal on the following grounds: increase in volume of traffic will be detrimental to the area and its residents; precedent for future development in Green Wedge; cramped development; infilling of pond will cause flooding; applicant unable to increase access to shared drainage system; single-storey building not suitable for conversion; water supply insufficient; alteration to two-storey barn will detract from its character.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy H9 Outside the defined limits of settlements, the conversion of buildings to residential use will not be permitted unless; (A) the building proposed to be converted is of permanent and substantial construction and: (1) is in keeping with its surroundings; (2) has a size and structure suitable for conversion without major rebuilding or significant extension and alteration; (3) is unlikely to attract a suitable business re-use; and (4) is sited near a public road with convenient access by foot, cycle or public transport to a settlement; (B) and the proposal: (1) will not harm the architectural or historic qualities of the building; and (2) does not involve the creation of a residential curtilage which would harm the rural character of the area; and (3) will not lead to a dispersal of activity on such a scale as to prejudice town and village vitality.

ASSESSMENT

The two storey building is a substantial building that contributes significantly to the character of the area. The single storey building is less impressive, but taking into account the recent appeal decision, it is concluded that it satisfactorily meets the requirements of Policy H9 (subject to the receipt of a satisfactory structural survey). The issues raised regarding water supply and drainage are private matters. The site has an authorised use as a veterinary practice. Whilst exact traffic generation from such a use has been a matter of disagreement between the Council and the Applicant in relation to the current appeal, the potential number of vehicular movements from such a use is inevitably greater than that from three dwellings. There is therefore no objection to the proposal on highway grounds. Taking into account the area of land available and the distance from the Public Highway it is not felt that the conditions suggested by the County Highways Authority are necessary in the instance.

RECOMMENDATION

Subject to receipt of satisfactory structural report prior to the meeting the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, hard surfacing, drives, rainwater goods, landscaping, walls and fences, meter boxes, roof lights, removal of buildings, no extensions, no ancillary buildings, no fencing, no further windows. Notes re: contamination, conversion, compliance, owls and bats, Part M, CD Regs.

REASON(S) FOR DECISION:- The buildings are of permanent and substantial construction and can be converted in accordance with Policy H9 of the Taunton Deane Local Plan Revised Deposit. The proposals will not cause any material impact upon neighbouring properties and will give rise to potentially less traffic than from the authorised used.

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: