

29/2004/010

MR C WRIGHT

CONVERSION OF BARNs TO FORM 4 UNITS OF ACCOMMODATION AT RULL FARM, OTTERFORD.

24031/13653

FULL PERMISSION

PROPOSAL

The proposal is for the conversion of a complex of barns to provide four dwellings. The barns are traditional stone barns and the proposal utilises all the existing openings with only one new window in the walls and 5 velux windows. The scheme would relocate the existing access moving it to a position where the lane is straighter to improve visibility and provide a domestic setting for the barns separate from the car parking provision.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY raise objection in principal and consider that there is a serious highway concern because the access road to the site is a single track with limited passing places. The junction of the access highway with the B3170 should be widened to 5.0 m over a length of 10 m and two passing places provided between the junction and the site. There is a sufficient verge to enable the provision of the passing places. The applicant would need to ascertain the ownership of the ditches, which may be affected by the construction of the passing places, SOMERSET WILDLIFE TRUST the mitigation recommendations should be secured through appropriate conditions. SERC there are no non-statutory or statutory sites or species recorded on the site.

LANDSCAPE OFFICER subject to a suitable landscape scheme, it should be possible to integrate the proposal into the local landscape and meet the requirements of EN10 and EN13. ENVIRONMENTAL HEALTH OFFICER no objection subject to contaminated land condition and note. WILDLIFE SPECIES OFFICER it is likely that brown-eared bats and swallows use the barns and if permission is granted suitable conditions must be applied.

PARISH COUNCIL raise no objection.

POLICY CONTEXT

The following policies are considered to be relevant:- Somerset & Exmoor National Park Joint Structure Plan Review Policy STR1 (Sustainable Development) Development in Somerset and the Exmoor National Park should:- be of high quality, good design and reflect local distinctiveness; develop a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking; minimise the use of non renewable resources; conserve biodiversity and environmental assets, particularly nationally and

internationally designated areas; ensure access to housing, employment and services; give priority to the continued use of previously developed land and buildings; enable access for people with disabilities. Policy 49 (Transport Requirements) Proposals for development should be compatible with the existing transport infrastructure, or, if not, provision should be made for improvements to infrastructure to enable development to proceed. In particular development should:- provide access for pedestrians, people with disabilities, cyclists and public transport; provide safe access to roads of adequate standard within the route hierarchy and, unless the special need for and benefit of a particular development would warrant an exception, not derive access directly from a National Primary or County Route; and, in the case of development which will generate significant freight traffic, be located close to rail facilities and/or National Primary Routes or suitable County Routes subject to satisfying other Structure Plan policy requirements.

Taunton Deane Local Plan Revised Deposit Policies S1 Proposals for development, taking account of any mitigation measures proposed, will be required to meet the following criteria, in addition to any other Development Plan policies which apply in a particular case:- (A) additional road traffic arising, taking account of any road improvements involved, would not lead to overloading of access roads, road safety problems or environmental degradation by fumes, noise, vibrations or visual impact; (B) the accessibility of the development by public transport, cycling and pedestrian networks would be consistent with its likely trip generation and minimising the need to use the car; (C) the proposal will not lead to harm to protected wildlife species or their habitats; (D) the appearance and character of any affected landscape, settlement, building or street scene would not be harmed as a result of the development; (E) potential air pollution, water pollution, noise, dust, glare, heat, vibration and other forms of pollution or nuisance which could arise as a result of the development will not harm public health or safety, the amenity of individual dwellings or residential areas or other elements of the local or wider environment; (F) the health, safety or amenity of any occupants or users of the development will not be harmed by any pollution or nuisance arising from an existing or committed use; (G) the safety of any occupants or users will not be at risk from ground instability; and (H) the site will be served by utility services necessary for the development proposed. 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; (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. EN4a Development which would harm protected species will not be permitted unless:- (A) conditions and/or planning obligations would prevent such harm; (B) other material factors are sufficient to override the importance of the species, and (C) every possible effort is made to minimise ill effects on wildlife.

ASSESSMENT

The stone barns have a traditional character with a positive contribution to the area. The proposed scheme utilises the existing structure to provide four, 2 bed roomed dwellings. The residential curtilages are formed by the removal of existing farm buildings and reuse of the land. The site is accessed via marrow country lanes. The agent has relocated the access to improve visibility but does not agree to the provision of passing spaces on land the applicant does not own. In the circumstances I do not consider it reasonable to insist upon the provision of passing spaces in this quiet rural location and I consider the proposal acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit; materials; timber windows recessed, details of the roof lights, schedule of works, hard and soft landscaping, contaminated land, parking, details of drainage, conversion works between October and March only, submission of details of alternative habitats for bats and swallow, walls and fences, removal PD rights for buildings, windows, extensions, walls and fences. Notes re conversion only, protected species, disabled persons, energy conservation, secure by design, meter boxes and contaminated land.

REASON(S) FOR RECOMMENDATION:- The proposed barn conversions is considered to be in accordance with Taunton Deane Local Plan Revised Deposit Policy H9.

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: