

42/2004/036

M F & D C BAKER

**CONVERSION OF BARN INTO DWELLING AND DEMOLITION OF ADJACENT BARN, MILL LANE, TRULL.**

21890/22292

FULL PERMISSION

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**PROPOSAL**

A previous application, for the conversion of the barn, was withdrawn for alteration by the applicant, following objections due to excessive extensions and increased use of an unsatisfactory access. This application proposals a conversion of the main barn, that retains the existing structure to provide 3 bed roomed dwelling utilising part of the roof structure to form a bed room and bathroom. Existing openings have been used wherever. The curtilage has been formed around the yard to the south of the barn and the yard to the north of the buildings, which currently serves a large modern agricultural barn to the east. The modern barn would be demolished as part of any conversion so reducing the use of the agricultural access track and any un-neighbourly activities. A separate single storey stone barn to the south of the barn, connected by a boundary wall to the main barn, will be retained in order to provide a garage for the dwelling and a parking space and turning area would be provided adjacent.

The access to the site via Mill Lane was sold off privately with the farmhouse and the applicant does not have any vehicular rights along the Lane. The barns would therefore be accessed via the agricultural access that runs to the east of 17 Eastbrook Terrace and Eastbrook Villa. The proposal includes the provision of a new passing bay, adjacent to Eastbrook Villa, to allow traffic using the lane to pass each other.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objection subject to the provision of the passing bay as shown on drawing No. 2822 Rev A. SOMERSET ENVIRONMENTAL RECORDS OFFICE no statutory or non-statutory species are known on this site.

LANDSCAPE OFFICER the proposed bay could be incorporated into the landscape with a replacement hedge on the revised bank around the bay. CONSERVATION OFFICER proposal considered acceptable. WILDLIFE SPECIES CO-ORDINATOR no objection provided the recommendations in the wildlife report are conditioned/ followed as appropriate. ENVIRONMENTAL HEALTH OFFICER no objection subject to a land contamination condition. DRAINAGE OFFICER soakaways should conform to relevant standards, private sewerage details should be submitted to the Environment Agency for consent. RIGHTS OF WAY OFFICER a footpath runs along Mill Lane and the agricultural access and any works to the road and any new gates must meet Highway Authority standards.

PARISH COUNCIL support the proposed conversion works but object to the use of the vehicular access via Eastbrook.

6 LETTERS OF OBJECTION have been received raising the following points:- the track merges on to the public highway at Eastbrook Terrace with a limited visibility splay and adjacent to a sharp bend which already creates a problem for vehicles travelling along the road, this danger is exacerbated by the high road side hedges and a number of cars regularly parked along the road and any additional use will constitute a highway danger; access should be via Mill Lane; the proposal will result in increased use of the access on a bend contrary to highway safety; the proposal would encroach into the green wedge; the applicant may not have the right to use the access track as its ownership is unknown and any rights would be limited to agricultural use; the lane is used by large agricultural machinery and lorries and additional use by domestic cars would lead to increased danger; the proposal may result in the loss of sites for swallows and native hedgerows within an intensively farmed landscape; works to form a passing bay should take place outside of the breeding season; the footpath is well used and should not be affected by this proposal; the access track, made of hardcore and rubble and has potholes that fill with water in wet weather, is not suitable for domestic use.

## **POLICY CONTEXT**

Somerset and Exmoor National Park Joint Structure Plan Review Policy 9 requires that the setting, local distinctiveness and variety of buildings and structures of architectural or historic interest should be maintained and where possible be enhanced. Policy 49 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.

Taunton Deane Local Plan the following policies are considered especially relevant:- S1 Proposals for development should ensure that (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; (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; H9 Outside the defined limits of settlements, the conversion of buildings to residential use 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. EN4 Where buildings are utilised by bats and/ or owls for breeding and/or

roosting, or by swallows, swift and/or house martins for breeding, proposals for conversion or demolition will not be permitted unless: - A) operations are timed to avoid disturbance during breeding; (B) during and after conversion bats, owls, swifts and/ or swallows have adequate access to the roof space and house martins to the eaves, and to any other appropriate roosting or nesting locations on or in the buildings to be converted; (C) in the case of owls, nest boxes are provided in the roof space prior to commencement of conversion; and (D) in the case of owls and bats, every possible effort is made to make alternative nesting and roosting sites available in the vicinity of the site, prior to demolition 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 main barn is a mix of stone and brick with a tiled roof. A wall runs from the barn to form a walled yard. The conversion scheme would utilise the existing traditional structure to provide a 3 bed roomed unit. The scheme glazes the existing openings to retain the character of the existing barn. By incorporating an adjacent barn as a garage it is unlikely that a new garage would need to be built in the future. The domestic curtilage would be created from the hard surfaced farmyard areas that serve the barn. Controls over boundary planting should mean that the development would be able to contribute to the landscape setting of the area. The proposed access is currently used by the farmer to harvest the crops from the adjacent field and to store crops in the large, modern farm building adjacent to the barns. The proposal would remove the large barn and this should reduce the level of farm traffic using the access. The proposal would also create a new passing bay opposite Eastbrook Villa to avoid vehicles having to reverse into the highway if they meet a traffic coming in the opposite direction. On this basis the County Highway Authority no longer object to the proposal. Proposal considered acceptable.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, landscaping/hedges, timber recessed windows, demolition of adjacent barn, passing bay prior to conversion works, parking and turning, garage for domestic use ancillary to conversion, schedule of works, land contamination, demolition works during winter, replacement arrangements for swallows to nest, removal of permitted development works for extensions windows, garages, fences and walls, buildings within the curtilage. Notes re bats and owls, conversion only, listed building, energy conservation, lifetime homes, disabled persons, meter boxes, works to a public footpath, contact the Environment Agency, soakaway to conform to regulations, gates on public footpath.

REASON(S) FOR RECOMMENDATION:- The proposed barn conversion is considered to be in accordance with the Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 and Taunton Deane Local Plan Policies S1, H9, EN4 and EN4a.

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

**CONTACT OFFICER: 356467 MRS J MOORE**

NOTES: