

24/2002/019

MR W BAKER & MISS V BAKER

**CONVERSION OF BARNs TO FORM 3 RESIDENTIAL UNITS AT LISTOCK FARM,  
HELLAND AS AMENDED BY AGENTS LETTER AND ATTACHED PLANS DATED ...**

32780/23700

FULL PERMISSION

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**PROPOSAL**

The proposal has been amended from the conversion of three barns to the conversion of two, stone and clay tile, barns into two dwellings with modest sized domestic curtilages. The barn would be accessed via an existing agricultural access to the east of the barns. The existing dutch barn, located to the east of the barns would be demolished and removed from the site to allow for the provision of parking for occupants of the new unit.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY the proposal is in a non-sustainable location and is therefore contrary to the Structure Plan Policy STR6. If the benefit of the retention of the building outweighs this I have no objection to the proposal subject to the provision of the access shown on the submitted plan and adequate drainage thereof. ENVIRONMENT AGENCY no objection subject to conditions (these are included within the recommendation)

ENVIRONMENTAL HEALTH OFFICER no objection subject to a contaminated land condition. DRAINAGE OFFICER the buildings are within a floodplain and no new buildings should be allowed; the design of the barns should take account of the potential flooding; the Environment Agency should be consulted regarding the floodplain and proposed drainage.

PARISH COUNCIL no comment to make.

ONE LETTER OF REPRESENTATION has been received from the applicants doctor highlighting that the applicant has bad hips and needs a bungalow.

**POLICY CONTEXT**

Somerset and Exmoor National Park Joint Structure Plan policies - STR6 requires that proposals outside of settlements benefit economic activity whilst maintaining the environment without fostering the need to travel. Taunton Deane Local Plan Revised Deposit - the following policies apply: - S1 governing the general requirements of all development; criteria (A) requires the impact on the road network to be acceptable, and

(D) requires that the appearance and character of the landscape would not be harmed as a result of the development; H9 controlling the detail of barn conversions. The proposed conversion scheme utilises the existing structure without significant alteration or extension and is considered to comply with policy H9 It is considered that the benefit of the retention of the barns outweigh the non-sustainable location in this case.

## **ASSESSMENT**

The original scheme sought to include two more modern barns of small size and poor design resulting in an over-intensive and inappropriate scheme. The amended scheme utilises, wherever possible, the existing openings and characteristics of the barn. The access and domestic curtilage relates well to the barn's surroundings and the stone and clay tiles will be retained and replaced with second-hand materials to match. The existing farmhouse is separated from the barns by a 1.3 m (approximately) high stonewall. The agent has agreed that the front division of the curtilage shall be of stone walling to match. Proposal considered acceptable

## **RECOMMENDATION**

Subject to the receipt of acceptable amended plans and no objections from West Sedgemoor Drainage Board, the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of schedule of works, materials to match, timber windows and doors recessed to match existing, details of boundary treatment, landscaping, access as shown on the submitted drawing drainage of the access, oil/fuel/petrol storage, contaminated land investigation and remediation, details of foulds and surface water drainage, dutch barn removed prior to occupation, removal permitted development rights for extensions, garages and walls/fences. Notes barn conversion letter, need to comply to the Oil Storage Regulations, applicant needs to contact the Environment Agency for a consent to discharge.

**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: