

APPEAL DECISIONS FOR COMMITTEE AGENDA – 21 MAY 2014

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	INSPECTOR'S REMARKS
APP/D3315/A/13/2 210793	CONVERSION OF STABLE BUILDING TO HOLIDAY LETTING ACCOMMODATION AT PICKET MEAD, OLDWAY LANE, HATCH BEAUCHAMP	Policy DM2 Part 7 of the Taunton Deane Core Strategy makes provision for the conversion of existing buildings in the countryside, provided the building is of permanent and substantial construction and of a size suitable for conversion without major rebuilding or significant alteration or extension; and sets out a sequential approach to alternative uses in order of priority. The building is a timber stable building with a corrugated sheet roof. By virtue of its existing construction and the level of rebuilding required, the building is not considered to be of sufficient substantial construction that could be converted without major rebuilding or significant alteration. Furthermore, it has not been demonstrated that the building is not suitable or required for the alternative uses set out in the	47/13/0004	The Inspector considered the various issues and concluded the proposal would not support an existing farming or service enterprise and found it has not been demonstrated that the sequential approach to the conversion of buildings in the countryside, set out in the development plan, has been followed. Furthermore, the building is not of substantial construction and its conversion would require significant alterations and be tantamount to major rebuilding. As such the proposal would be in direct conflict with Policy DM2 of the Core Strategy. Having taken into account the support given to sustainable rural tourism by the framework, and in particular the economic benefits of providing visitor accommodation, the Inspector concluded these

		sequential list above holiday and tourism uses. The scheme is therefore contrary to Policy DM2 (Part 7) of the Taunton Deane Core Strategy.		factors do not outweigh the conflict with the development plan and therefore DISMISSED the appeal.
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