

46/2002/024

M J & A UNDERHILL

CONVERSION OF AGRICULTURAL BARN TO TWO DWELLINGS, MANLEYS FARM, WEST BUCKLAND AS AMENDED BY

16750/19370

FULL PERMISSION

PROPOSAL

The proposal provides for the conversion of an existing traditional stone barn to form two dwellings. The roofs are currently of corrugated metal and slate. The proposed plans provide for replacement with slate. Three bedroom accommodation is proposed in each dwelling. The existing access to Manleys Farm is to be used to serve the proposed dwellings. Planning permission was granted in June for the conversion of adjacent barns to three dwellings. One of those conversions would use the same access as the one to be used for the current proposal. The farmhouse and other outbuildings adjacent to the barn is used by Sedgemoor College.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited.

DRAINAGE OFFICER note that foul sewage is to be disposed of to an existing septic tank, therefore standard note regarding sizing, possible pollution nuisance, etc. ENVIRONMENTAL HEALTH OFFICER recommends contaminated land remediation condition due to the possibility of contaminated land arising from the previous agricultural use of this land.

PARISH COUNCIL concerned whether existing sewage facilities are adequate. The Council feel this small site is sufficiently developed and there are already traffic problems on the adjacent narrow roads.

POLICY CONTEXT

County Structure Plan policy STR1 on sustainable development is relevant. Part of this policy requires the development of 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. Policies WD/SP/3 and WD/SP/4 of the West Deane Local Plan are relevant. These policies indicate that change of use of buildings outside defined settlement limits will be allowed provided certain criteria are met. It is considered that these criteria are met with the current proposal. Policy H9 of the same plan states that outside the defined limits of settlements, the conversion of buildings to residential use will not be permitted unless certain criteria are met. It is considered that the relevant criteria are met with the proposal.

ASSESSMENT

The buildings are traditional in character and are suitable for conversion. The amended plans reduce potential overlooking with the previously approved barn conversions adjacent. The Drainage Officer is happy with the disposal of foul sewage to the existing septic tank subject to the standard note regarding overloading. Although the proposed dwellings will only have a small external amenity area, I consider that these traditional barns are suitable for conversion under the barn conversions policies and provides re-use of redundant agricultural buildings. PPG3 encourages higher densities for residential schemes. It is anticipated that the County Highway Authority will raise objection as normal on sustainability grounds because of the rural location affecting the need to travel/length of journeys by car. However, the proposal conforms to our conversion policies.

RECOMMENDATION

Subject to the receipt of satisfactory amended plans and structural report, the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of rainwater goods, materials, landscaping (hard and soft), retention/protection of trees, no service trenches beneath spread of trees, no felling/lopping, boundary treatment, meter boxes, schedule of works, timber windows and doors, underground services, contaminated land remediation/certificate and removal of GPDO rights for extensions, ancillary buildings, walls/fences and doors/windows. Notes regarding conversions letter, future extensions unlikely, disabled access, water/energy conservation, bats/owls, overloading existing septic tank, soakaways to be constructed in accordance with Building Research Digest 365 and contaminated land.

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: