

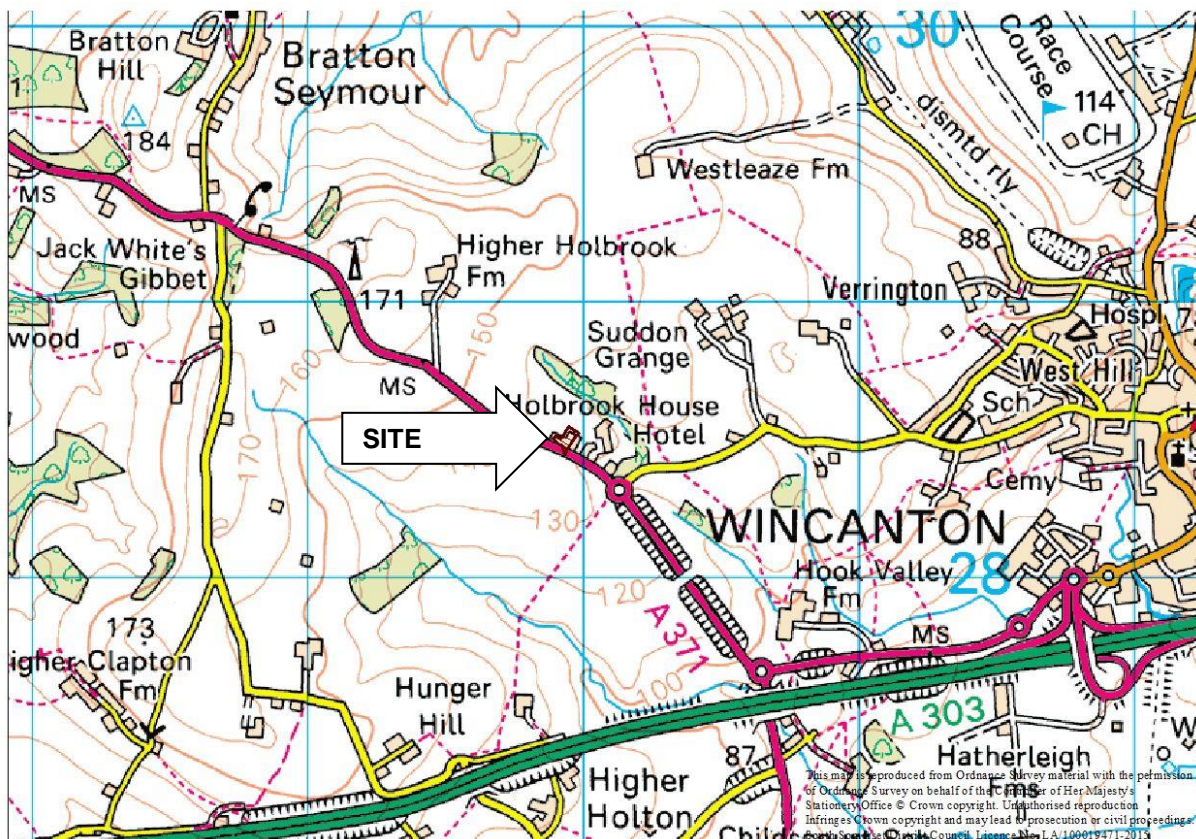
Officer Report on Planning Application: 15/03596/FUL

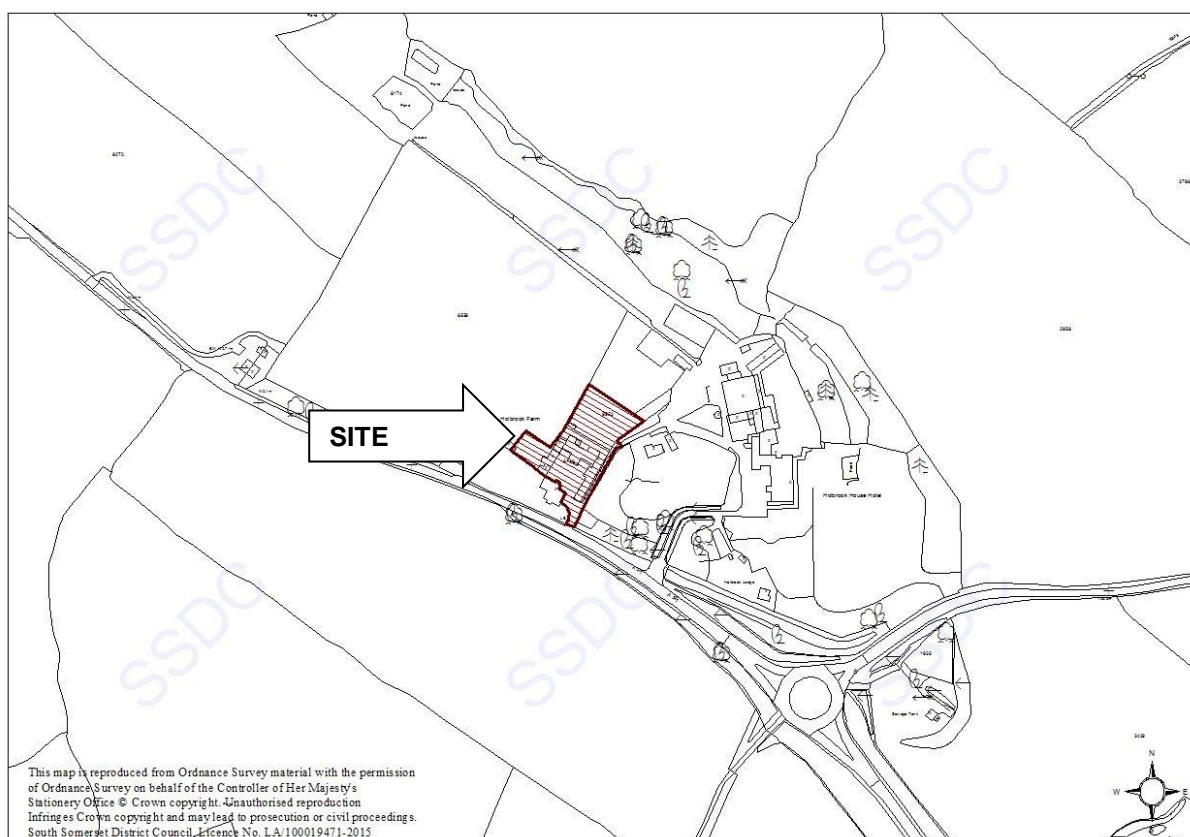
| | |
|--------------------------------------|---|
| Proposal : | Renovation of barns and change of use to B1, office and workshops for decorative arts company (GR: 368924/128470) |
| Site Address: | Holbrook Farm Barns, Bratton Seymour, Wincanton |
| Parish: | Bratton Seymour |
| TOWER Ward (SSDC Member) | Cllr Mike Beech |
| Recommending Case Officer: | Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk |
| Target date : | 8th October 2015 |
| Applicant : | Mr Mathew Bray |
| Agent: (no agent if blank) | |
| Application Type : | Minor Manfr less than 1,000 sq.m or 1ha |

REASON FOR REFERRAL

The application is referred to committee to enable the issues raised to be debated in accordance with the council's scheme of delegation, as the officer recommendation to approve conflicts with the Highway Authority response.

SITE DESCRIPTION AND PROPOSAL





The site is located in open countryside to the west of Wincanton and about 200m from the Holbrook roundabout. To the east of the site is the large Holbrook House Hotel, and to the west are open fields and a single bungalow. The buildings under consideration comprise a traditional farmyard with barns built around an open courtyard, set back behind the adjacent Grade II listed farmhouse. The barns are listed by association.

The proposal seeks renovation of the barns and their change of use to B1 (Use Class) to form office and workshop for a decorative arts company. The applicant resides in the adjacent farmhouse.

The application is submitted with a Design and Access Statement, Archaeological Assessment Structural Appraisal Report and Bat Roost Survey Report. An application for Listed Building Consent is considered concurrently.

HISTORY

15/03597/LBC - Renovation of barns and change of use to B1, office and workshops for decorative arts company - Pending.

11/00173/LBC - The carrying out of internal and external alterations including the insertion of rooflights (revised application for 10/04166/LBC) - Approved.

10/04166/LBC - The carrying out of internal and external alterations including the insertion of rooflights - refused

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF state that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that

the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 require authorities considering applications for planning permission or listed building consent for works that affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building.

Policies of the South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development

SS2 - Development in Rural Settlements

EP4 - Expansion of Existing Businesses in the Countryside

TA5 - Transport Impact of New Development

TA6 - Parking Standards

EQ2 - General development

EQ3 - Historic Environment

EQ4 - Biodiversity

Regard shall also be had to:

National Planning Policy Framework (March 2012):

Chapter 1 - Building a strong competitive economy

Chapter 3 Supporting a Prosperous Rural Economy

Chapter 4 - Promoting sustainable transport

Chapter 7 - Requiring Good Design

Chapter 8 - Promoting Healthy Communities

Chapter 11 - Conserving and Enhancing the Natural Environment

Chapter 12 - Conserving and Enhancing the Historic Environment

National Planning Policy Guidance

CONSULTATIONS

BRATTON SEYMOUR PARISH MEETING - No objection.

COUNTY HIGHWAYS AUTHORITY recommend refusal. From a purely detailed viewpoint, the National Planning Policy Framework states that it should be taken into account whether 'safe and suitable access to the site can be achieved for all people'. This brings about concern in this application for the Highway Authority with regard to the safety of the proposed access and surrounding highway network.

- This application is for a business/light industrial use conversion of a number of listed buildings which have always had an agricultural use (farm house and barns) these are rarely converted into industrial use.
- The access is too narrow for the delivery lorries and refuse vehicles that would be required for this operation and the only way to widen access into the courtyard or to the east of the site is to demolish parts of the listed building.
- It is also outside Wincanton's planned development zone. The issues surrounding this should be looked at by the LPA.
- The A371 is the adjoining highway to this proposed development and it is not sufficient for the industrial use proposed.
- Industrial areas have specific design layouts so that they can support the industrial traffic. Wincanton Business Park is approximately 1400 metres to the South East of this site which is an appropriate area for industrial development due to its supporting road networks.
- The proposed development is in a 60mph limit with an accident involving a car overturning just in front of the site on the records. This is dangerous for lorries/trucks to be pulling out on to because of their slow acceleration.

- With Wincanton business park, a designated industrial area so nearby, the Highway Authority does not see it fit to create a new industrial area and have to facilitate all its needs by upgrading the surrounding highway.

SSDC ENVIRONMENTAL HEALTH OFFICER - No observations.

COUNTY ARCHAEOLOGIST - No objections.

SSDC ECOLOGIST – I have noted the bat/ bird survey. This found limited evidence of bats. I recommend a condition requiring submission and approval of a Bat Method Statement.

SSDC CONSERVATION OFFICER - Amended plans have been submitted following my memo to you dated 25/09/15. These address the issues I raised through the submission of accurate scale plans and changes to show the retention of the existing mix of roof tiles and the retention of the historic barn mezzanine. I am now able to offer my full support. The use seems great, and highly compatible with the character and function of the buildings. (OFFICER Note: The conditions that are suggested are attached to the accompanying Listed Building Consent)

REPRESENTATIONS

None.

CONSIDERATIONS

Principle of Development:

Para.55 of the NPPF considers re-use of existing buildings and in this case their heritage interest also supports an acceptable re-use so that the proposed development has support in principle. Accordingly the main considerations include character and appearance, impact on heritage assets, highway safety and neighbour amenity.

Character and Appearance:

This is an attractive range of outbuildings centred on the former agricultural yard with the farmhouse on one site. The re-use of the buildings makes use of an existing agricultural access with no proposed widening of the access point involved. The proposal is not considered to give rise to any detrimental impact in terms of their character and appearance.

Impact on Heritage Assets:

The Conservation Officer has sought and received revised drawings as part of the application process and considers the proposed re-use to be highly compatible with the character and function of the buildings. On the basis that the Conservation Officer's advice attracts significant weight it is considered the proposal should be supported. The proposal is considered acceptable in terms of Policy EQ3 of the Local Plan.

Highway Safety:

The Highway Authority have recommended refusal. Their consultation response is set out in detail above. Notwithstanding the Highway Authority's concerns these include more general statements besides the specific detailed concerns. Having considered the issues and viewed access on site the planning officer is of the opinion that the proposed scale and type of development is anything but that of an 'industrial estate'. The resulting scale of operations is better viewed as 'artisan', whose level of traffic would not be significantly different from the potential agricultural use that otherwise is capable of using and accessing the site. The existing driveway is used by traffic from the adjacent hotel, and could be used, as already noted, more heavily by agricultural traffic.

The site is also part of a listed building(s) complex of farmhouse and agricultural outbuildings

with the need for a more flexible approach towards safeguarding setting of the listed buildings. The highway access is up to a 7m width opening with views from the access in either direction greater than 100m. Seen in context it is considered that the modest disruption envisaged should be acceptable in terms of highway safety.

Neighbour Amenity:

It is considered that the proposal would not unacceptably harm the residential amenity of occupiers of adjacent properties by disturbing, interfering with or overlooking such properties.

RECOMMENDATION

Approve.

01. The proposal including the change of use, by reason of its design, scale and materials, respects the character and setting of the listed building, does not have a detrimental impact on highway safety and neighbour amenity and accords with the aims and objectives of Policy EQ2 and EQ3 of the South Somerset Local Plan, 2006- 2028.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: 001B, 011A and 010B received 2.10.2015, and 006A, 002A, 005A, 003A and 004A received 28 September 2015, 003A received 5.08.2015 and Location and Block Plans received 13.08.2015.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. All plant growth and hedging across the frontage of Holbrook farmhouse shall be kept cut back and not overhanging the roadside boundary so as to maintain visibility of the nearside main road for a minimum distance of 120 metres.

Reason: In the interests of highway safety further to Policy TA5 of the South Somerset Local Plan 2006- 2028.
