



JOINT AREA COMMITTEES IN SOUTH SOMERSET

Officer Report on Planning Application

09/02175/FUL



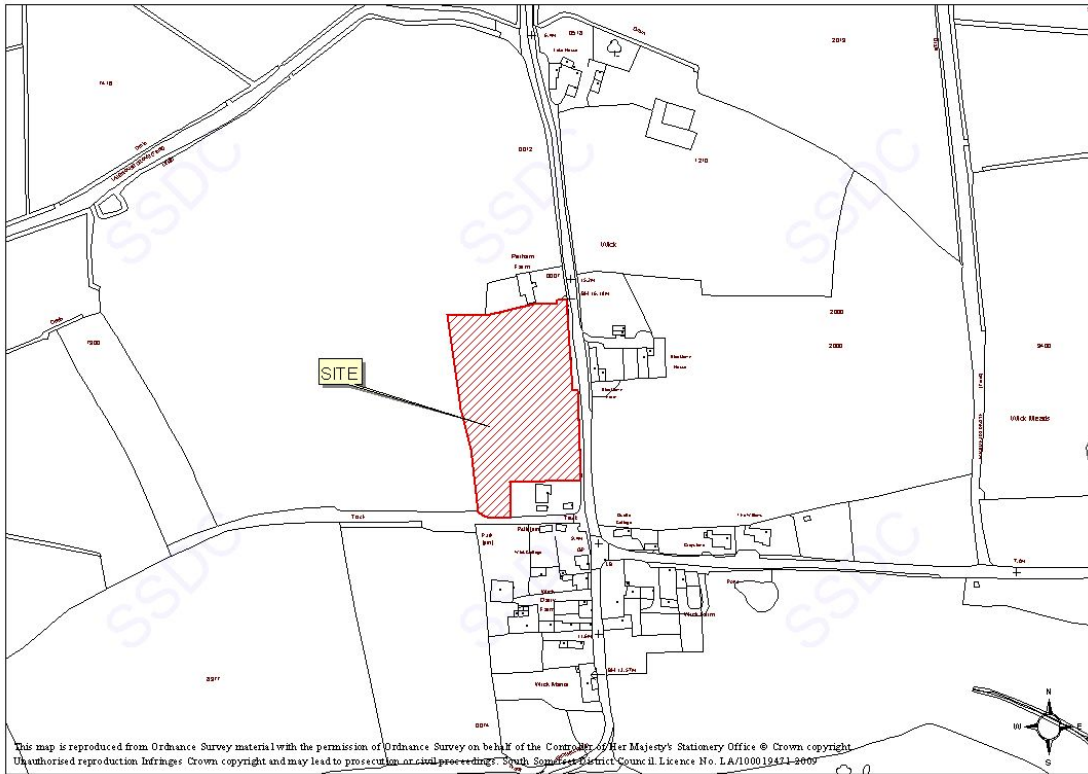
Proposal :	Change of use, conversion and redevelopment to farm site to provide farm based holiday accommodation and short stay residential agricultural courses comprising: conversion of existing barns to 2 No. dwellings and B1 workshops and office; the repair of existing barns for agricultural storage and communal workspace and tutor accommodation; demolition of modern barn and erection of decked area for use as external communal workspace, as amplified by business plan received on 8th September 2009 and agents email dated 5th October 2009 with reed bed system details. (GR 340018/127033)
Site Address:	Perham Farm Wick Langport
Parish:	Curry Rivel
CURRY RIVEL Ward (SSDC Member)	Derek Nelson (Cllr)
Division (SCC Member)	Derek Nelson (Cllr)
Recommending Case Officer:	Claire Alers-Hankey Tel: 01935 462295 Email: claire.alers-hankey@southsomerset.gov.uk
Target date :	12th October 2009
Applicant :	Mr P Horne
Agent:	Mr L Peppere Architecture 00 81 Leonard Street, London EC2A 4QS
Application Type :	Minor Other less than 1,000 sq.m or 1ha

REASON FOR REFERRAL TO COMMITTEE

This application has been referred to the committee at the request of the local Ward Member and Chair of Area North. The reasons for this are because the application is very complex and the Ward Member feels it is imperative that the Committee are given the opportunity to comment. The recommendation is contrary to the views of the Parish Council and representations made by several local residents. The Ward Member has requested concerns regarding suitability of roads, traffic, and the overall impact on the small hamlet are considered.

SITE DESCRIPTION AND PROPOSAL

Site map on the following page



The site is located in Wick, a hamlet approximately two kilometres from Langport and Curry Rivel. The application site comprises several disused traditional and modern agricultural barns constructed of various materials and a field directly south of the farm buildings. Also within the applicant's ownership at the site are the adjacent fields to the west and north. There are two existing vehicular accesses to the farmyard and a gateway serves the field to the south.

This application seeks planning permission for the change of use and conversion of the barns from an agricultural use to a rural education centre/retreat. The proposal is for visitors to stay at the site and learn about sustainable development and sustainable land use (Design and Access Statement, May 2009).

The proposed alterations include the following:

Barn A

A pitched roof barn with one hipped end, constructed from a combination of blue lias stonework and red brickwork with brickwork piers. Some wall areas have been patched/infilled with concrete blockwork. The roof is covered with rusted corrugated iron sheets. This barn has a lean-to extension on the eastern elevation constructed from concrete blockwork.

It is proposed to convert this barn to guest accommodation for the residential courses. The layout incorporates three bedrooms, a communal living area, communal kitchen, and associated facilities. Two of the bedrooms and a gallery walkway are proposed at first floor level, with the remaining accommodation all at ground floor level.

Barn B

Works have already started to this barn. This single storey barn has a pitch roof with red clay double Roman roof tiles, and walls constructed from blue lias stonework, with red brickwork piers on the southern elevation and part northern elevation.

This barn is proposed to be converted into workshops with a B1 usage. Alterations on the plans are minimal, with existing openings being utilised for doors/windows.

Barn C

This barn is a small pitched roof building constructed from blue lias stonework with red brickwork detailing, and red clay double Roman roof tiles.

It is proposed to convert this barn into a residential unit to accommodate a site manager/supervisor. Alterations to this barn include the construction of a mezzanine floor at first floor level to create a gallery bedroom. The remaining accommodation is at ground floor level.

Barn D

Barn D is a small mono-pitched building constructed from blue lias stonework and red brickwork. The barn has a partial timber frame and corrugated iron sheet roof.

The proposal seeks to convert this barn into a reception/office (B1). Slight enlargement of this barn is proposed, by raising the highest part of the pitch from 2.75m to 3.1m.

Barn E

This building is a Dutch barn constructed from a steel frame with corrugated metal sheeting over the roof and some of the sides.

Alterations to this barn include general repair and the installation of a mezzanine first floor. This barn is proposed to be used for general/agricultural storage, with the first floor to be used as a viewing deck.

Barn F

Barn F is a modern agricultural barn with a shallow pitched roof, constructed from a steel frame, concrete blockwork, timber Yorkshire boarding, corrugated steel sheets and fibre cement sheeting on the roof.

It is proposed to convert this barn and install a mezzanine floor. Communal facilities including a presentation area, living area and kitchen are at ground floor level, and accommodation for a tutor including bedroom, study, kitchen and bathroom (to be used on a temporary basis) are proposed at first floor level.

Barn G

This barn is a modern agricultural building with a mono-pitched roof. The building is constructed from concrete blockwork, fibre cement roof sheets, and cladding with timber boards and corrugated sheet.

It is proposed to demolish this barn and construct a yoga deck in the footprint of the barn. The yoga deck would be constructed with timber decking and vertical timber slats around the outside to a maximum height of 4.2m.

The main access to the site is proposed via the existing field gateway, where 6 parking spaces are provided, one of which is a disabled space. A delivery entrance is proposed in the northern most existing access, to the south of Barn B. An additional six car parking spaces are also proposed at the north of the site to serve the residential property at Barn C, and also to be used by delivery vehicles to Barn B.

The agents have provided the following additional information, in response to some of the objections that have been raised:

The sewerage system incorporates a reed bed system located to the northwest of the farm buildings. Consent to Discharge has been submitted to the Environment Agency (EA), with flow rates proposed and submitted to the EA as following:

EA Flows:

1. Barn A
3 beds: 10 people x 180 litres = 1,800 litres
 2. Barn B
4 regular staff x 90 litres = 360 litres
6 tutor groups x 60 litres (residential) = 360 litres
 3. Barn C
1-2 beds: 4people x 180 litres = 720 litres
 4. Barn D
2 staff members on reception x 90 litres = 180 litres
 5. Barn F
1 bed: 2 people x 180 litres = 360 litres
Communal cooking and dining 14 people = 0 (inc. in resident and staff numbers)
Events for approx = 16/month x 60 litres = 960 litres
- = 4,740 litres foul flow max/day.

Design subject to EA consent

Septic tank (9,000 l) with horizontal flow reed bed 200m² (1:4 ratio width: length) approx 7.1m wide x 28 m long.

Intention to use low flow appliances throughout the scheme which would reduce the foul flows and size of the reed bed, however the EA work on British Water derived figures which do not take into account low flow fixtures. It is said by the EA, the design and installed system reflects the 'real' flow, but the consent will be based on the worst-case scenario, i.e. maximum flows.

HISTORY

06/00427/FUL: Conversion of barns A and B to residential and commercial use (B1) and conversion of Barn C to commercial use (B1). Granted conditional approval on 13/11/2006.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant development Plan Documents unless material considerations indicate otherwise.

Regional Spatial Strategy:

Policy VIS 1 - Expressing the Vision

Policy VIS 2 - Principles for Future Development

Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:

Policy STR1 - Sustainable Development

Policy STR6 - Development Outside Towns, Rural Centres and Villages

Policy 1 - Nature Conservation
Policy 4 - Levels and Moors
Policy 5 - Landscape Character
Policy 19 - Employment and Community Provision in Rural Areas
Policy 23 - Tourism Development in the Countryside
Policy 38 - Sport and Recreation in the Countryside
Policy 39 - Transport and Development
Policy 48 - Access and Parking
Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (Adopted April 2006) Policies:

ST3 - Development Areas
ST4 - Extensions and Alterations to Buildings in the Countryside
ST5 - General Principles of Development
ST6 - The Quality of Development
EC3 - Landscape Character
EC8 - Protected Species
EH6 and EH7 - The Conversion of Buildings in the Countryside
EU3 - Non-mains Sewerage
TP2 - Travel Plans
TP7 - Residential Parking Provision
ME5 - Farm Diversification
ME10 - Tourist Accommodation

Sustainable Community Strategy:

Goal 2 - Voluntary and Community Sector
Goal 5 - High Performance Local Economy
Goal 6 - Learning
Goal 7 - Distinctiveness
Goal 11 - Environment
Goal 12 - Environmental Education

CONSULTATIONS

Planning Policy Officer - It is noted that the principle of development in this location is already accepted as a result of the application 06/00427/FUL, which granted permission for the conversion of barns to residential and B1 use. The extant permission and this proposal intends to amend the mix of uses, with a greater amount of residential use now being proposed: the extant permission allows the conversion of Barns A and B to residential and B1 use, and the conversion of Barn C to B1 use. The proposal in question intends to convert Barn A to residential, Barn B to a workshop (B1 use) and Barn C to residential. In my opinion, this change in the mix of uses means the proposal is contrary to Policy EH7 of the saved policies within the South Somerset Local Plan, due to the reduced element of commercial use that is proposed. Policy EH7 only permits the change of use of existing buildings outside development areas to residential use "where every reasonable attempt has been made to secure suitable business re-use, or residential conversion is a subordinate part of a scheme for business re-use." The change in the mix of uses between the extant permission and this proposal has meant that residential conversion is no longer a subordinate part of a scheme for business re-use, contrary to Policy EH7. Also, it does not appear that "every reasonable attempt has been made to secure suitable business re-use" - this would require evidence that the property has been adequately marketed. In conclusion, although the principle of development in this location has been accepted due to the extant permission, I consider that the change in the mix of uses has resulted in the proposal being contrary to Policy EH7, and raise an objection on planning policy grounds.

Landscape Officer - I note that the build proposal works within the current footprint of the farm, and will bring a number of landscape enhancement measures to the wider land holding. I am satisfied that both the building works, and associated landscape proposals, complement and work with the character of the locality, and raise no landscape issues.

Agricultural Development Officer - The applicant already has permission granted for conversion to two residential and three workshops on this semi derelict holding. This application for conversion to a rural retreat will require permission for an additional conversion to residential plus permission for the erection of temporary Yurts. Whilst I fully appreciate the applicant does not intend this centre to be a commercial enterprise, there will clearly be ongoing costs including the salary of the site manager, power and water costs and ongoing maintenance. Without a detailed business plan to demonstrate the viability (however low key) of this enterprise, I cannot offer my support to this application. FOLLOWING THE SUBMISSION OF A BUSINESS PLAN: The applicant has now submitted additional information. Whilst I would have wished for a more robust business plan, the applicant will be making a substantial investment which will give this project a realistic prospect of succeeding. I have no objection to make on this application.

Economic Development Officer - I have been involved with the pre-application for Perham Farm for approximately 18 months. I have, and continue to be supportive of the proposal to bring this complex of redundant farm buildings back into a mixed use. However, there seems to be a fundamental flaw with the application in so much as there is no detailed business plan submitted with it. During previous conversations and meetings with the applicants and their agents I explained the need for a business plan. I remain concerned that without the evidence, this enterprise could become a 'lifestyle' rather than a bona fide business. The applicants and agents seem to struggle with this requirement, even though I have spent some time with them explaining the need and reasons why a business plan should support the application. The site was a former farmyard. Permission was granted to convert part of the complex to a mixed use residential and commercial. From an economic perspective, I encourage the re-use of the site to again generate income. My concerns remain that without supporting evidence of the viability of the proposed business, this could become a lifestyle enterprise. FOLLOWING THE SUBMISSION OF A BUSINESS PLAN: The applicant has now submitted additional information. Whilst I would have wished for a more robust business plan, the applicant will be making a substantial investment which will give this project a realistic prospect of succeeding. I have no objection to make on this application.

Ecology Officer - I am satisfied with the submitted survey reports and its conclusions. The proposal is likely to have a significant impact on barn owls and barn swallow and a mitigation plan in respect of these species should be required. Suggested conditions are included.

Natural England - We have accessed the protected species survey report dated October 2008 filed on your website. We noted that some evidence of bats (bat droppings) was found in one of the barns, and evidence from barn swallows and barn owls were found in some of the buildings, both birds are a species of conservation concern. Natural England fully supports the recommendations by the consultant ecologist, which includes provisions for swallows and barn owls. Enhancements to improve the value of the farm for bats will be welcome.

Area Engineer - No comment

Curry Rivel Parish Council - Having examined the above planning application, the Parish Council considers that the proposed development is too large and the change in the mix of uses is contrary to Policy EH7. There would appear to be a discrepancy concerning additional accommodation in the workshop area. The plan refers to parking for 5 vehicles

plus 1 disabled bay, but this is misleading as further parking for 12 vehicles is indicated on grass areas to the north and south of the project. It is considered that this would result in too many vehicle movements on what is a very narrow country road. Concern was expressed about the fact that the window proposed in building 'C' would overlook the property of the adjacent resident. There was no evidence of a Business Plan having been prepared to demonstrate the viability of the project and give an indication of the scale of use on the site. Finally the overall character of this small hamlet would change if this present application were allowed to go forward and the Parish Council wish to recommend that this application be rejected. FOLLOWING THE SUBMISSION OF AN AMENDED BUSINESS PLAN: Having studied the revised Business Plan and reviewing the application, I have been instructed to advise you of the recommendations of the Parish Council in respect of the Perham Farm planning application. The Parish Council is not in favour of this application on the grounds of over-development, poor access and unsuitability of the roads and recommends refusal, The Parish Council is of the opinion that the proposed Sewerage Treatment System would lead to a potential for pollution, bearing in mind the number of people that would be involved in the development. Wick is a very small hamlet and the Parish Council is concerned about the supervision, at any one time, of the disadvantaged children to be invited to take part in the scheme. Although the application refers to two dwellings it is noted that accommodation is being provided in a third building, increasing the number of people to be based there. It is considered that looking at the scheme as a whole it would have a significant impact on the hamlet itself and would also result in too many traffic movements in a day.

Langport Town Council - Support the application

County Highway Authority - The proposed development site lies remote from any development boundary limits and is distant from services and facilities, whilst public transport services are infrequent. The site is also not connected by continuous pedestrian/cycling facilities and as such it is likely that customers of the new development are likely to be dependent on their private vehicles in order to access the site. Such fostering of growth in the need to travel would be contrary to government advice given in PPG13 and RPG10, and to the provisions of policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review. Notwithstanding the aforementioned comments, it must be a matter for the Local Planning Authority to decide whether the retention of the buildings for re-use and/or any other over-riding planning need, outweighs the transport policies that seek to reduce reliance on the private car. In detail, the Highway Authority has concerns regarding the standard of the surrounding highway network in which vehicles in connection with the site are likely to make use of. Whilst the junction of Wickhill Road with the A378 is of sufficient width and provides emerging vehicles with sufficient visibility in both directions on to the County Route there are concerns regarding the nature of the approach road itself. Wickhill Road, whilst being of sufficient width to enable two vehicles to pass at the eastern end, does reduce in width to such an extent that as the road approaches the site the road over the majority of its length is of single vehicle width. Wickhill Road also suffers from poor alignment, especially directly to the south and as such at certain points the level of forward visibility achieved is restricted. As a result of the above concerns the Highway Authority are of the opinion that this would not be a suitable location for a development that is likely to result in a significant increase in the level of vehicle movements to and from the site. As you are aware the site benefits from a previous planning permission for the conversion of existing barns into a mix of residential and commercial units. It is clear that this development would have generated a level of movement including larger vehicles in connection with the commercial element making use of the surrounding highway network. The current proposal is seeking to create a Rural Education Centre. Within the additional information an indication of the scale of the development is provided and comment is made that the proposal would be seeking visitors on a short stay basis in which all activities would be contained within the site. Whilst the Highway Authority has concerns regarding the standard of the approach roads and the likely traffic generation of the proposal, when these

movements are compared to those likely to be generated by the existing extant permission the Highways Authority are of the opinion that the increase is unlikely to be significant. There is also the additional benefit in the likely reduction in the number of HGV movements along this stretch of carriageway. As a result, on the basis that the Local Planning Authority deems the principle of the development acceptable then the Highway Authority would not raise an objection to the proposal. However, in the event of permission being granted, recommended conditions are included.

REPRESENTATIONS

THIRTEEN LETTERS OF OBJECTION - have been received, although these 13 letters are from 5 households. These letters raise the following concerns:

- the applicant has a history of ignoring restrictions and planning approval regulations for other properties
- eco-friendly words are just there to mislead the planning authority
- Wick is a small quiet farming community and doesn't need the extra traffic along narrow lanes
- the scale of the proposal and its graphic presentation provide a facility that is more like a college campus than a regenerated local farmstead development
- much emphasis is placed on little traffic movements, however visitors to Wick who do not use the car are very rare
- the footpath from Curry Rivel to Wick is steep and hazardous
- the roads into Wick are narrow, single car width with no pavements which makes them dangerous for pedestrians
- information in the application suggests more traffic from school visits and increased visitor numbers
- the number and location of Yurts are not shown on the maps and a further tented expanse would have a significant impact on the landscape
- the site is elevated and exposed to view and therefore the proposed activities are inappropriate for this site
- the scheme ought to be in a less obtrusive, more secluded environment, not in the centre of a rural community
- a low key, low throughput, low tech facility should not need a security guard, this suggests a contrary aspect to the proposal as presented
- the applicant has several properties in the hamlet which could accommodate any management personnel
- yoga does not have any connection with agricultural courses
- concern over the use of guns and shooting/hunting
- quiet hamlet does not need to have urbanite concepts of country paradise, wrecking its accepted qualities by such a grandiose project as this
- potential for creep and unapproved growth of site
- proposed growth of site will give more traffic, more noise, more light pollution and more temporary people distorting the proportions and character of Wick
- proposal will totally change the character of Wick's rural agricultural community
- the area is unsuitable for people who are not used to rural living
- the site is outside the development area where the previous permission was granted for the site on the basis the residential use was subordinate to the commercial use
- a development of this size is better done in an area where it will be less intrusive to the existing population
- looking at the plans there is scope to create additional sleeping accommodation, how would this be monitored?
- it would not be appealing to have Yurts located permanently

- will visitors bring their dogs? If yes, an application for boarding kennels may be submitted
- there is no public transport to/from the site
- it is unlikely visitors are going to remain solely at the retreat and not venture out
- visitors will let their dogs chase cattle, will trample crops, will leave gates open, and will traumatise livestock as they do not understand the farming way of life
- the farm buildings have only become disused under the current ownership
- local people should be employed which would cut the need for additional accommodation and building, and reduce employment in the area
- hamlets and villages have been ruined by people moving from towns and cities
- it is questioned whether the project is a business or not with a lot of investment and little profit, the enterprise is a lifestyle venture rather than a bona fide business
- visitors to the site will be involved with labour with the commercial activity, which will lead to sporadic attention that is unskilled and detrimental to the productivity and viability of the business
- the business plan surely underestimates staff requirements as the staff to visitor ratio looks to be practicably inadequate to run all the diverse aspects mentioned in the proposal
- the proposal will not provide local employment
- there is little agricultural content specified in the business plan
- the kitchen is expected to increase its revenue 5 fold between year 1 and year 3, this must come from an expectation of a sizeable retailing activity as a local eating place which will increase traffic
- the business plan lacks important detail regarding costs of production, pricing, products, markets and service charges
- the business plan states the cost of advertising will be £3000, which is contrary to the 'word of mouth' promotion also stated within the application, potential growth of the business with a farm shop and car park, leisure facilities, etc
- objection to any window overlooking the front garden of the adjacent property to the north
- costings for specialist tutors/youth workers has not been specified in the business plan
- the business plan does not show how young people will be looked after
- the business plan presents a conflict of interest between potential visitors as mature people will not want to mix with deprived youngsters
- barn F is also proposed to have residential accommodation, and this is not clear from the application form
- the tents/Yurts are detrimental from a visual perspective and are difficult to control the number of people staying in them
- the total number of traffic movements has been underestimated
- city people walking in the surrounding fields may get trampled by cattle
- proposal is contrary to Policy EH7 of the South Somerset Local Plan
- the buildings and land should be returned to traditional farming use
- the cattle sheds are not derelict as they are essential for housing cattle in the winter
- local farmers wanted to buy the farm but were outbid by the applicant
- the site will become like a small Glastonbury Festival
- applicant's dogs and ducks wander from their farm
- there are empty offices at Long Sutton and Wrantage in redundant farm buildings, so we do not need more
- if approved the development will devalue neighbouring properties and should be entitled to reduced Council Tax
- neighbour cannot sell property while planning application is hanging over heads

- How much time has the planning department spent looking at the application, and spent on site
- similar time should have been spent meeting neighbours and hearing their opinions
- objector cannot afford to pay agent but is prepared to contact local and national reporters of the broadcasters and papers to help
- should the applicant be obliged to compensate neighbours for the loss of value to adjacent properties
- are the barn owls and wildlife still in residence at the site as they have not been seen recently
- have all restrictions on the extant permission been adhered to?
- the roof of one of the barns has been raised, has this been agreed to?
- what sort of business could use the site if the applicant's business fails
- inaccuracies in business plan through either over or under estimation of revenue and costs
- activities proposed are unrealistic or incorrect
- this proposal doubles the floor area from the previous, extant planning permission on the site
- business plan lacks detail
- access to local footpath is dangerous due to a blind bend on the road
- the applicant owns several properties in Wick
- the applicant has carried out unauthorised works at other properties
- sewage details and capacity have not been included in the application
- the applicant shows no aptitude or affinity with practical agriculture or country life
- the field trial referred to was probably carried out at the applicant's other farm in Wick, and since this is no longer a farm with no agricultural production, it is difficult to understand how trials could verify contribution to commercial activities
- the application does not define areas where things will be grown
- visitors will not be fully occupied and thus will be encouraged to roam elsewhere
- young people from deprived backgrounds will not use a communal kitchen where they have to cook themselves
- there is no provision for supervisory staff in the business plan.

A statement with signatures of 15 local residents also raises objections to the proposal, which have been included in the summary above.

TWO LETTERS OF SUPPORT - Have been received in relation to the application stating:

- the development will improve what is currently a run down and scruffy site
- encouraging rural industries and educational opportunities is welcomed
- the environmental and ecological approach is also welcomed
- the site in this current state is an eyesore
- it will benefit the local community and general public.

CONSIDERATIONS

The principle of the redevelopment of this farmstead and conversion of buildings has already been deemed acceptable, under the extant planning permission for conversion of Barns A and D to residential and commercial use and conversion of Barn C to commercial use (06/00427/FUL). Policy ME5 of the South Somerset Local Plan (SSLP) makes provision for farm diversification schemes for business purposes that are consistent in their scale and rural location.

With regard to the scale of the scheme, the proposed development accommodation is contained within existing footprint of the farm buildings that are on the site. No new buildings, or physical expansion of the site is proposed. It is proposed the adjacent agricultural land incorporated within the red line of the application will be used partly for woodland planting, planting of a vineyard and orchard, planting of reed bed system, and the remaining land rented out for arable use, which all are classified as agricultural uses.

Objections have been raised over the amount of residential development proposed. While Barn C is proposed to be a residential unit, this is the only permanent residential accommodation proposed, and will therefore be a subordinate amount in relation to the scheme, in accordance with Policy EH7 of the SSLP. Barns A and F are also proposed to have residential accommodation, however this will be for the use of guests (Barn A) and a tutor (Barn F) while courses are being run at the site, and therefore this accommodation will not be for permanent residential use. On the basis these barns will be used for visitors to the site, this will support the business side of the proposal and is therefore compliant with Policy EH6 of the SSLP. Should the committee be minded to approve the application, conditions can be attached to restrict the occupancy of Barns A and F, in the same way that holiday-let accommodation occupancy is restricted.

The County Highway Authority has acknowledged that they have concerns regarding the standard of the approach roads and the likely traffic generation of the proposal. However they have not raised an objection and have deemed the principle of the development in Highway terms as acceptable on the basis the amount of traffic generated by the scheme will be commensurate with the amount of traffic that would be generated by the extant planning permission on the site. Furthermore, the proposed development is likely to reduce the number of HGV movements accessing the site.

While there are several inconsistencies in the submitted Business Plan, the Economic Development department support the application due to substantial investment proposed which will give the project a realistic prospect of succeeding.

The proposed sewage treatment is a reed bed system and details of proposed flows have been submitted with the application. This is normally something that is agreed at the Building Regulation stage, but for the purposes of clarification the agent has submitted the details with this application. Consent to Discharge has been submitted to the Environment Agency.

A large number of the objections raised in relation to the application are not based on planning considerations. However, some valid concerns have been expressed. The window proposed on the north elevation of Barn C would directly overlook the neighbour's garden. As such, should the committee be minded to approve the application a condition should be attached to ensure this window is obscure glazed. Several objections have been made to yurts or tents being erected on the site. No details of yurts or tents have been submitted with this application, and therefore consent cannot be given for such structures. Concern has been raised over potential creep and unapproved growth of the site. Due to the mix use of the site and the sensitivity of barn conversions it is considered appropriate to attach conditions to remove permitted development rights to prevent any further expansion of the site unless planning permission is granted. Other objections state the proposal is over-development, will change the character of Wick's rural agricultural community and the scale of the proposal is for a facility that is more like a college campus than a regenerated local farmstead development. These comments are acknowledged, but the proposed development is contained within the footprint of the existing farm buildings, and therefore the scale of the scheme is the same as the scale of the existing farmstead.

To clarify one issue raised by Curry Rivel Parish Council over the amount of parking spaces provided, the application provides a total of 12 parking spaces at the site. Six spaces are

located to the south of Barn D for guests/visitors to the site, one of which is a disabled parking space. The remaining six spaces are located to the north of Barn B, to be used by residents of Barn C and for delivery vehicles to Barn B.

To conclude, the consultation responses are very balanced with some consultees and neighbours supporting and some objecting to the proposal. On balance, on the basis of the information supplied in the Design and Access Statement regarding the number of guests that are proposed to visit the site, the scheme is considered to be acceptable.

RECOMMENDATION

Permission be granted

01. The proposed uses are considered appropriate for the buildings and it is thought that the scheme will not harm the integrity of the buildings or the character, visual and residential amenity of the area and, therefore does not conflict with Policies 48 and 49 of the Somerset and Exmoor National Park Joint Structure Plan Review and South Somerset Local Plan Policies ST4, ST5, ST6, EH6, EH7, ME5 and ME10.

SUBJECT TO THE FOLLOWING:

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

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

02. No development shall take place until samples of the materials to be used in the construction/repair of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policies ST5 and ST6 of the South Somerset Local Plan.

03. The areas of rebuilding on the converted barns shall be restricted to that defined on plans that shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works on site, and shall not be enlarged without the prior express grant of planning permission. In the event that completion strictly in accordance with such approved plans shall become impracticable for whatever reason, work shall thereupon cease and only be re-commenced if and when an express grant of planning permission shall have been obtained in regard to an amended scheme of works which renders completion of the scheme practicable.

Reason: To ensure the repair and rebuilding on the converted barns is restricted to areas where it is necessary, in accordance with Policies ST4, EH6 and EH7 of the South Somerset Local Plan.

04. Before the development hereby permitted is commenced details of the design, material and external finish to be used for all windows and doors shall be approved in writing by

the local planning authority. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the conservation area, in accordance with policies ST5 and ST6 of the South Somerset Local Plan.

05. Before the development hereby permitted shall be commenced details of all eaves/fascia board detailing, guttering, downpipes and other rainwater goods shall be submitted to and approved in writing by the local planning authority. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the conservation area, in accordance with policies ST5 and ST6 of the South Somerset Local Plan.

06. (i) The landscaping/planting scheme shown on the submitted plan shall be completely carried out within the first available planting season from the date of commencement of the development.
(ii) For a period of five years after the completion of the landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow, shall be replaced by trees or shrubs of similar size and species or other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with South Somerset Local Plan Policies ST5 and ST6.

07. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The agreed boundary treatment shall be completed before [the use hereby permitted is commenced] or [before the building(s) is/are occupied] or [in accordance with a timetable agreed in writing with the Local Planning Authority] and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the local character and distinctiveness of the area in accordance with South Somerset Local Plan Policies ST5, ST6 and EC3.

08. Details of the size, position and materials of any meter boxes installed in connection with the development shall be submitted to and approved by the Local Planning Authority before development commences and thereafter installed and maintained in accordance with the approved details unless any variation thereto is first approved in writing by the Local Planning Authority.

Reason: In the interests of satisfactory design and visual amenity in accordance with South Somerset Local Plan Policies ST5 and ST6.

09. The window in the north elevation of Barn C shall be glazed with obscure glass which shall thereafter be retained. There shall be no alteration or additional windows in this elevation without the further grant of planning permission.

Reason: To ensure the privacy of the adjoining occupiers in accordance with South Somerset Local Plan Policies ST5 and ST6,

10. The commercial use in Barn B hereby permitted shall not be used other than for those activities which fall within the definition of Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: In order to protect the amenity of adjacent dwellings in accordance with Policy ST6 of the South Somerset Local Plan.

11. Barn A shall be occupied only by visitors/guests to the site and shall not be occupied as a person's sole or main residence. The site operator or owner shall maintain an up to date register of the names of all occupiers of Barn A on the site and of their main home addresses, and the duration of their stay and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To prevent permanent occupation that would be contrary to countryside policies as set out in PPS7.

12. The occupation of Barn F shall be limited to tutors who teach at the site. The occupation of Barn F by a tutor shall be restricted to when the short residential courses are being held at the site. Barn F shall not be used as a permanent residence for a tutor. The site operator or owner shall maintain an up to date register of the names of all occupiers of Barn F on the site and of their main home addresses, and the duration of their stay and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To prevent permanent occupation that would be contrary to countryside policies as set out in PPS7.

13. The occupation of Barn C shall be limited to a person solely or mainly employed or last employed in the business occupying the site, or a widow or widower of such a person, or any resident dependants.

Reason: In order to ensure that residential conversion is a subordinate part of a scheme for business reuse in accordance with Policy EH7

14. The development hereby permitted shall not be commenced (including any demolition or site clearance) until there has been submitted to and approved in writing by the Local Planning Authority, a 'protected species mitigation plan', with particular emphasis given to barn owl and swallow. The plan shall detail measures for the avoidance of harm, mitigation and compensation in respect of legally protected species. Proposed measures shall be based upon up to date surveys. The works shall be implemented in accordance with the approved details and timing of the plan, unless otherwise approved in writing by the Local Planning Authority.

Reason: For the conservation and protection of legally protected species of recognised nature conservation importance in accordance with Policy EC8 of the South Somerset Local Plan.

15. No removal of vegetation that may be used by nesting birds or works to or demolition of buildings or structures that may be used by nesting birds, shall be carried out between 1st March and 31st August inclusive in any year, unless previously checked

by a competent person for the presence of nesting birds. If nests are encountered, the nests and eggs or birds, must not be disturbed until all young have left the nest.

Reason: To avoid disturbance to nesting birds thereby ensuring compliance with the Wildlife and Countryside Act 1981, as amended by the CROW Act 2000, and in accordance with Policy EC8 of the South Somerset Local Plan.

16. The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

17. At the accesses to the parking areas there shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2.0m back and parallel to the nearside carriageway edge over the entire site frontage. Such visibility shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

18. The proposed accesses over the first 4.5m of their length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details, which shall have been submitted to and approved by the Local Planning Authority.

Reason: In accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

19. Any entrance gates erected shall be hung to open inwards and shall be set back a minimum distance of 4.5m from the carriageway edge.

Reason: In accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

20. The gradient of the proposed access shall not be steeper than 1 in 10.

Reason: In accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

21. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to an approved by the Local Planning Authority.

Reason: In accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

22. No manufacturing, fabrication or other industrial process shall take place outside the confines of the buildings on the site.

Reason: In the interests of the amenity of adjacent occupiers in the accordance with Policy ST6 of the South Somerset Local Plan.

23. No raw materials, products of any description, scrap or waste materials whatsoever shall be stored in the open on any part of the site without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenity of adjacent occupiers in the accordance with Policy ST6 of the South Somerset Local Plan.

24. There shall be no outdoor burning or storage of any materials, goods, equipment, plant or machinery of any description on any part of the site without the prior written consent of the local planning authority.

Reason: In the interests of the amenity of adjacent occupiers and visual amenity in accordance with Policy ST6 of the South Somerset Local Plan.

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to the buildings without the prior express grant of planning permission.

Reason: In order to protect the character of the area in the interests of visual amenity in accordance with Policy ST6 of the South Somerset Local Plan

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any building forward of any wall of that building, which fronts onto a road.

Reason: In order to protect the character of the area in the interests of visual amenity in accordance with Policy ST6 of the South Somerset Local Plan.

27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), there shall be no further building, structure or other enclosure constructed or placed on the site unless an application for planning permission in that behalf is first submitted to and approved by the Local Planning Authority.

Reason: In order to protect the character of the area in the interests of visual amenity in accordance with Policy ST6 of the South Somerset Local Plan.

28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no temporary building or structures of any kind shall be erected or placed on the site unless an application for planning permission in that behalf is first submitted to and approved by the Local Planning Authority.

Reason: In order to protect the character of the area in the interests of visual amenity in accordance with Policy ST6 of the South Somerset Local Plan.

29. There shall be no fragmentation of this single planning unit.

Reason: To prevent any part of the site being separated from the hereby approved mix of uses, and in the interest of local residential amenity in accordance with Policy ST6 of the South Somerset Local Plan.

30. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure that satisfactory sewage disposal/drainage facilities are provided to serve the proposed development and to avoid any detriment to the amenities of the occupiers of the proposed development, in accordance with Policy ST5 of the South Somerset Local Plan.