

Area North Committee – 28 March 2012

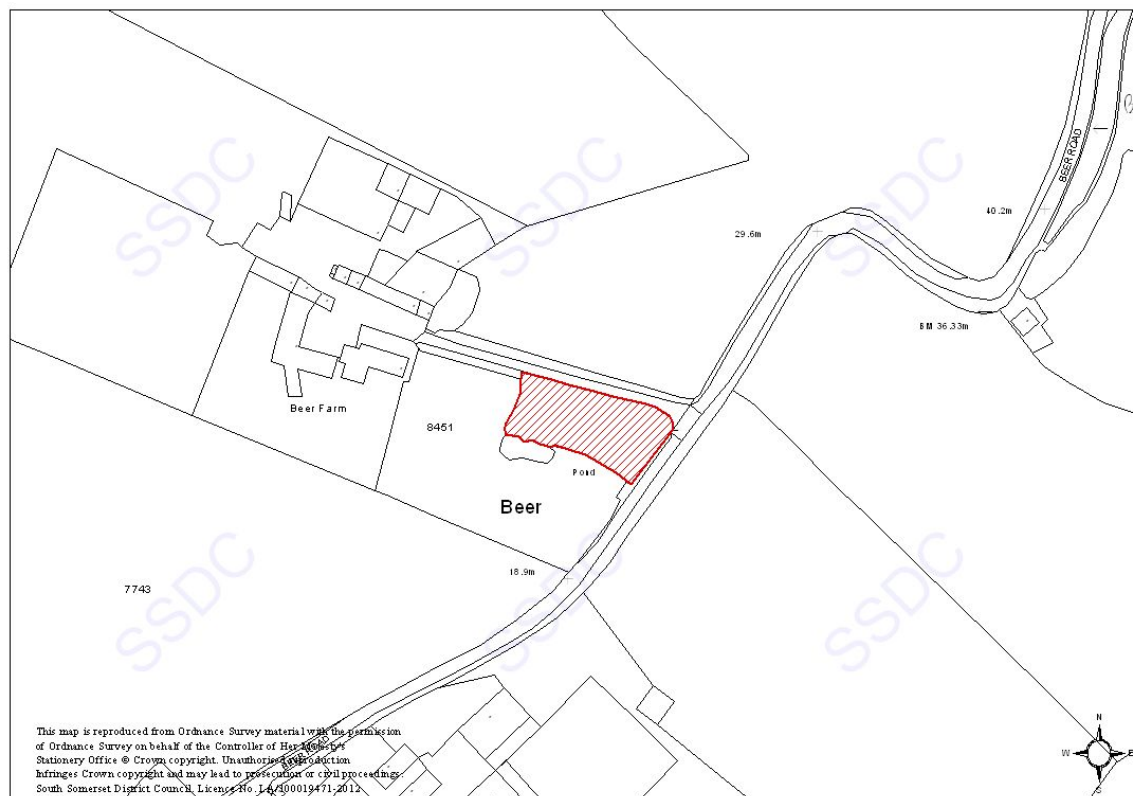
Officer Report on Planning Application: 12/00216/FUL

Proposal :	Proposed change of use and conversion of traditional barn into single private dwelling (Revised Scheme) (GR: 340926/131485)
Site Address:	Barn At Beer Farm, Beer Road, Aller
Parish:	High Ham
TURN HILL Ward (SSDC Member)	Cllr Shane Pledger
Recommending Case Officer:	Claire Alers-Hankey Tel: 01935 462295 Email: claire.alers-hankey@southsomerset.gov.uk
Target date :	15th March 2012
Applicant :	Mr S Pledger
Agent: (no agent if blank)	Mr Gary Smith Smith Planning & Design Ltd Wayside, Taunton TA3 6PQ
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee under the Council's current scheme of delegation as the applicant is a District Councillor.

SITE DESCRIPTION AND PROPOSAL



The site is located approximately 2km to the west of High Ham, and is outside of any defined development area. The property was a disused agricultural barn situated adjacent to the road, and is listed by association with the main hub of Beer Farm to the west. The blue lias barn has a pitched roof with double Roman clay roof tiles and a lean-to structure to the side constructed predominantly from horizontal timber boarding and a pitch roof extension to the gable constructed from corrugated metal sheeting.

Planning permission and listed building consent for the conversion of the barn to a residential unit was granted back in 2010. This application seeks to amend the extant planning permission on the site to include the erection of a pitched roof extension to the southern elevation of the barn, in the place of an existing pitched roof, open fronted extension. Additionally minor changes are proposed to fenestration detailing on the east and west elevations and a flue pipe has been added to the east elevation of the barn.

This application is also accompanied by an application for listed building consent.

Amended plans have been received following the initial consultation response of the Conservation Officer.

HISTORY

10/04547/FUL and 10/04548/LBC - Proposed change of use and conversion of traditional barn into single private dwelling. Granted conditional approval on 24/12/2010.

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.

Habitats Regulations 2010

Saved policies of the 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 5 - Landscape Character
- Policy 9 - The Built Historic Environment
- Policy 33 - Provision of Housing
- Policy 49 - Transport Requirements of New Development

Saved policies of the South Somerset Local Plan (Adopted April 2006):

- Policy ST3 - Development Areas
- Policy ST4 - Extensions and Alterations to Buildings in the Countryside
- Policy ST5 - General Principles of Development
- Policy ST6 - The Quality of Development
- Policy EC3 - Landscape Character
- Policy EC8 - Protected Species
- Policy EH3 - Change of Use and Alterations to Listed Buildings
- Policy EH5 - Development Proposals Affecting the Setting of Listed Buildings
- Policy EH6 and EH7 - The Conversion of Buildings in the Countryside

Policy TP7 - Residential Parking Provision
Policy HG1 - Provision of Housing

National Guidance
PPS1 - Sustainable Development
PPS3 - Housing
PPS5 - Planning for the Historic Environment
PPS9 - Biodiversity and Geological Conservation

South Somerset Sustainable Community Strategy
Goal 7 - Distinctiveness
Goal 8 - Quality Development
Goal 9 - Homes

CONSULTATIONS

PARISH COUNCIL - No objection

COUNTY HIGHWAY AUTHORITY - No objection subject to conditions

AREA ENGINEER - No comment

CONSERVATION OFFICER - No objection

LANDSCAPE ARCHITECT - No landscape issues

AGRICULTURAL DEVELOPMENT OFFICER ON BEHALF OF ECONOMIC DEVELOPMENT TEAM - Given the remote location of this barn, not considered a commercial conversion is a viable option. Therefore no objection.

ECOLOGIST - Understands that a Natural England licence has been granted and the works at the site have commenced. Considers the proposed amendments will not have a detrimental impact on bats or mitigation for bats provided under the consented scheme. No objection.

REPRESENTATIONS

None received

CONSIDERATIONS

Principle

The principle of development of the site has already been established as acceptable under the extant permissions for the site. This application sees alterations in the form of an extension to the southern elevation of the barn, in the place of an existing building and minor alterations to fenestration and the inclusion of a flue pipe.

The proposed extension is sited in the same location as an existing building, and therefore it is considered the extension is in keeping with the established built form and massing on the site.

The fenestration alterations are minor and are not considered to materially alter the

appearance of the building or harm the historic fabric of the building. The flue pipe is considered acceptable, given the elevated position of the building above the adjacent road, and hence the limited visual impact the flue pipe would have.

Conclusion

The proposed use is considered appropriate for the listed building and it is thought that the scheme will not harm the integrity of the building or the character, visual and residential amenity of the area and, therefore does not conflict with local, regional and national planning policy.

RECOMMENDATION

Permission be granted

The proposed use is considered appropriate for the listed building and it is thought that the scheme will not harm the integrity of the building or the character, visual and residential amenity of the area and, therefore does not conflict with Policies ST4, ST5, ST6, EC3, EH3, EH5, EH7 and TP7 of the South Somerset Local Plan.

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. The external surfaces of the building shall be retained as existing and where necessary repaired and/or renewed with salvaged materials from the existing building/matching materials, unless prior to the commencement of development the written approval of the Local Planning Authority is obtained to any variation. The development shall be carried out and thereafter maintained as such, in accordance with such approved details.

Reason: To safeguard the character and historic qualities of the building in accordance with South Somerset Local Plan Policies ST6 and EH3.

03. The windows, doors and boarding hereby permitted shall be timber and thereafter maintained as such, in accordance with details to include finished treatment that shall first have been agreed in writing by the Local Planning Authority prior to their installation.

Reason: In the interests of the character and appearance of the building, in accordance with Policies ST6 and EH3 of the South Somerset Local Plan.

04. 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. The boundary treatment and hard landscaping also shown on the submitted plan shall be implemented prior to the occupation of the development. 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 Policy ST6.

05. The proposed access shall be constructed in accordance with details shown on the submitted plan, drawing number 11/1221/2, and shall be available for use prior to the occupation of the dwelling hereby approved.

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

06. 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 the interest of highway safety in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

07. Mitigation measures in respect of bats shall be implemented in accordance with the approved plans and the recommendations in section 6 of the Protected Species Survey (Country Contracts, May 2010), as modified to meet any further requirements of any necessary European Protected Species Mitigation Licence from Natural England, unless otherwise agreed in writing by the Local Planning Authority.

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

08. 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 garages or other buildings or structures shall be erected within the curtilage of the dwelling hereby approved.

Reason: In the interest of the visual amenity and character of the area, in accordance with Policies ST6 and EC3 of the South Somerset Local Plan.

09. 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 the dwelling hereby approved.

Reason: In the interest of the visual amenity and character of the area, in accordance with Policies ST6 and EC3 of the South Somerset Local Plan.

10. The development hereby permitted shall be carried out in accordance with the following approved plans: 11/1221/1B, 11/1221/2, 11/1221/03.

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