

made in accordance with relevant development plan documents unless material considerations indicate otherwise.

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.

Relevant Development Plan Documents:

Regional Spatial Strategy
VIS1 - Expressing the Vision
VIS2 - Principles for Future Development
EN4 - Quality of the Built Environment
EH3 - The Historic Built Environment

Somerset and Exmoor National Park Joint Structure Plan 2000
STR1 - Sustainable Development
STR2 - Towns
9 - Historic Built Environment
49 - Transport

South Somerset Local Plan 2006
ST2 - Towns
ST5 - Principle of Development
ST6 - Quality of Development
EH3 - Listed Buildings

CONSULTATIONS AND REPRESENTATIONS:

Tatworth and Forton Parish Council:

Supports application.

County Highway Authority:

The site is located within the development boundaries for Tatworth and as such there is no objection to the proposal in principle.

In detail, there are concerns relating to the means of access to the site. Vehicles in connection with the development will make use of the junction of St Margaret's Lane with School Lane. The visibility from this junction is restricted in either direction due to adjacent properties boundary walls that front the highway.

St Margaret's Lane is also restricted in width with an inability for two vehicles to pass. As a result, in the event of two vehicles meeting, vehicles may be forced to manoeuvre on the highway at this point. Whilst it is acknowledged that vehicles speeds passing the site are low this is unacceptable to the Highway Authority.

Under normal circumstances the traffic movements associated with a holiday let are similar to those associated with a dwelling. However, it is noted from the additional information submitted by the applicant that the existing outbuilding can only be used as a holiday let during the period between 1st March and 31st October each year. As a result, it is felt that the proposal to convert the existing holiday let (with a restriction on the dates of occupancy) to that of a residential unit is likely to increase the use made of the junction of St Margaret's Lane with School Lane.

The Highway Authority recommend refusal because of the substandard junction.

SSDC Technical Services

No comments.

Archaeology:

No objection.

Economic Development

Having read through the information submitted with this application, I have failed to find any reason why this property is no longer required as a holiday let, in preference to a residence. In the event that the number of weeks the property has been let as a holiday destination has fallen off a little, I would advise the applicant to contact Mary Ostler, the SSDC Tourism Business Support Officer to obtain support and guidance on the best way to market the facility.

If the property is now needed for personal reasons, it would be extremely helpful to have more detail with which to conclude a formal response. As an authority, we have to be extremely thoughtful towards change of use applications as there has been a tendency to use the holiday let route as a means of getting residential property in places where it may not have otherwise been possible.

In conclusion I am unable to support this application without the additional information identified above.

Neighbours

There were 4 neighbour notification letters issued and a site notice posted (listed building). There have been 2 objections concerned with amenity and highway safety.

PLANNING CONSIDERATIONS:

The main considerations relate to the character of the listed building, other amenity issues arising and highway safety.

The planning history for the site shows that the applicant sought a holiday let in the first place and a legal obligation signed to this effect. This aside, the site is within the development area and 'in principle' is an appropriate location for this type of development.

The applicant's site is small, lacking private outdoor space, storage for a refuse bin and the minimal parking area involved is typical of this type of property. Notwithstanding that holiday use and permanent residential are different, occupation has involved the use of a refuse bin and parking on the site. The lack of outdoors amenity space is a matter for the market place given that there are no minimum planning standards required. Each application ought to be dealt with in terms of the individual site merits at the time a decision is made and the fact that the occupants of the holiday let generated rubbish and parked up their car suggest that full time residential would alter very little from past practice.

Economic Development do not support the application, lacking evidence to show that there isn't demand for the holiday let. Notwithstanding these comments the location lies within the development area while elsewhere (beyond a development area) such comments would be given much greater weight.

The difference between holiday let and residential is seen to generate a different pattern of travel. County Highways, concerned at the substandard junction off site seek refusal on the basis of change of use to residential. Having negotiated further with Highways they are of the opinion that the proposal represents a significant change in terms of use and are prepared to front any appeal in support of their recommendation.

RECOMMENDATION:

Application Refused

1. The proposal is contrary to policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review and policy ST5 of the South Somerset Local Plan 2006 since the increase in the use made of the substandard junction of St Margaret's Lane with School Lane, such as would be generated by the development proposed would be prejudicial to road safety.
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