

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 21-05-2007

ITEM	7	RECOMMENDATION : REFUSAL
REF NO:	3PL/2007/0318/F	
LOCATION:	MILEHAM Coronation Farm Litcham Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Messrs G & D Wall c/o agent	
AGENT:	Project Planning Assoc Ltd The Studio Westbrook Cottage	
PROPOSAL:	Conversion and re-use of part of barn for class B8 with ancillary residential and parking	

KEY ISSUES

Residential conversion of rural buildings.

DESCRIPTION OF DEVELOPMENT

This application seeks planning permission for the re-use of part of an existing single storey barn within a working farm complex, for employment purposes (equipment store and office) and residential accommodation. The proposal is a case of the farmer's son wishing to use part of the barn from which to operate his business as a landscape and fencing contractor in conjunction with a one bedroom residential unit. Access to the site is proposed from the existing access to the farm.

SITE AND LOCATION

The site is located within the complex of farm buildings known as Coronation Farm, situated in open countryside approximately 1km east of Litcham.

The barn is approximately one half of a U shaped barn partly used at present to house livestock. It is constructed primarily of timber frame and cladding over a low concrete wall with a pantiled roof. Adjacent to the barn are open sided storage buildings and a modern enclosed agricultural building. Adjacent to the farmyard, to the west of the barn, is the existing farmhouse. Geese are reared on the adjoining land adjacent to the barn.

RELEVANT SITE HISTORY

3PL/2006/1389: The conversion and re-use of part of barn as a live/work unit plus parking: Refused.

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POLICY CONSIDERATIONS

Policies HOU.11 and ENV.28 of the Breckland District Local Plan (Adopted September 1999) are considered relevant to this application.

HOU.11 - The conversion of rural buildings to residential use will be permitted subject to criteria.

ENV.28 Amenity will be protected.

CONSULTATIONS

MILEHAM P C

NO RESPONSE AS AT 30TH APRIL 2007.

HIGHWAY AUTHORITY – No objection subject to conditions.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER – Concerns regarding the noise from the B8 part of the application affecting the residential proposal. If it was one or the other conditions could be proposed but it would be difficult to combine the two unless they were linked in some way so that the operator or employee of the B8 business was also the inhabitant of the barn conversion.

NATURAL ENGLAND – Objects on the grounds the application contains insufficient survey information to demonstrate whether or not the development would have an adverse effect on legally protected species.

REPRESENTATIONS

None

ASSESSMENT NOTES

- * Members will note that a similar application was refused in November 2006. The main difference in this application is that the proposed residential accommodation has been reduced in size from two bedrooms to one and replaced with an equipment store. The proposed office has also been reduced in size.
- * It is understood the applicant stores materials in connection with his business in the adjacent modern enclosed agricultural building. There is no record of planning permission having been granted for this commercial use although such use would comply generally with the terms of Policy HOU.11(i).
- * Policy HOU.11 states that the residential use of rural buildings will only be permitted where the applicant has made every reasonable attempt to secure suitable business re-use or the residential conversion is a subordinate part of a scheme for business re-use.
- * Whilst not specifically stated it appears that the applicant is proposing to re-locate his business storage from the modern agricultural unit to the barn although the proposed equipment store within the barn is significantly smaller than the existing building. Notwithstanding this it is considered that this element of the proposal complies with Policy HOU.11(i).
- * Policy HOU.11(ii) states that the residential conversion should be a subordinate part of a scheme for business re-use. The proposed residential unit is approximately one-half of the barn subject of this application. This is not considered to be a subordinate part of the scheme.
- * Furthermore it is considered that there are no compelling or overriding reasons for requiring a unit of residential accommodation in connection with a relatively small scale operation.
- * The proposed dwelling is located in very close proximity to a large agricultural storage building and livestock. It is considered that residential use of the barn is not appropriate as it would be incompatible with these adjacent uses.
- * It is considered that this application would, if permitted, set a precedent for the residential conversion of the remainder of the barn not the subject of this application.
- * It will be noted that Natural England raises an objection to the application.
- * No evidence of the barn having been marketed for business re-use has been submitted. It is considered that there is no compelling reason for residential accommodation and that in any event the location is inappropriate. Accordingly therefore the application is recommended for refusal.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

- 9900** Policy HOU.11 reason for refusal
- 9900** Business re-use required
- 9260** Policy ENV.28 reason for refusal
- 9260** Not suitable for residential conversion
- 9900** Adverse impact on protected species