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Mr Nick Hiscox
The Barn
Grove Shute Farm
Leigh On Mendip
Radstock
BA3 5QT

Application Number: 2020/1238/PAA
Please Reply To: Mr Callam Pearce
Decision Date: 14th August 2020

**PRIOR APPROVAL DETERMINATION UNDER THE
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (AS
AMENDED)**

Proposal: Prior Approval for a proposed change of use of agricultural building to 2no. smaller dwellinghouses and 2no. larger dwellinghouses (Class C3) and for associated operational development.

Location: Southill Farm Southill House To Hemberton Cottage Cranmore Shepton Mallet Somerset

Parish: Cranmore Parish Council

Applicant: Mr Nick Hiscox

I refer to your application received on 30th June 2020.

The MENDIP DISTRICT COUNCIL has decided pursuant to the above legislation that the **PRIOR APPROVAL IS REFUSED** for the proposed development for the reason/s stated below.

REASON

1. The proposed change of use would require extensive building operations and no evidence has been submitted which would suggest that the conversion can be carried out with only internal works, and/or works that are considered to be permitted under the Regulations. It is clear that the change of use to form a residential dwelling would necessitate significant building operations both internally and externally to enable the building to function as a dwellinghouse. Without the necessary information to conclude that the works required to be undertaken to the building would be in accordance with Class Q(b) the proposal is contrary to Class Q, Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (as amended) and therefore, planning permission is required.

NOTES

1. In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Policy Framework. The submitted application has been found to be unacceptable for the stated reasons and having regard to the need to avoid unnecessary delay the Local Planning Authority moved forward and issued its decision.
2. This decision relates to drawings 01 (EXISTING LOCATION PLAN), 02 (EXISTING SITE PLAN), 03 (EXISTING ELEVATIONS), 04 (EXISTING ELEVATIONS), 05 (EXISTING FLOOR PLAN), 06 (PROPOSED SITE PLAN) Validated 30.06.2020

If you are aggrieved this decision, you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 (as amended) although you must do so within 6 months of the date of this notice.



Julie Reader-Sullivan
Planning and Growth Group Manager

If you have any queries regarding this notice please contact our Customer Services Team on 0300 303 8588

Dated 14th August 2020