

# **Consultee Comments for Planning Application**

## **1/0574/2021/FUL**

### **Application Summary**

Application Number: 1/0574/2021/FUL

Address: The Shippen Weirmarsh Farm High Bickington UMBERLEIGH Devon EX37 9BE

Proposal: Change of use from an ancillary annexe to a separate residential dwelling

Case Officer: Kristian Evely

### **Consultee Details**

Name: Mr Matthew Millichope

Address: Torridge District Council, Riverside, Riverbank House Bideford, Devon EX39 2QG

Email: Not Available

On Behalf Of: Environmental Protection Officer

### **Comments**

In relation to the above application, the Environmental Protection Team has reviewed the statement provided in support of the application to discharge condition 6 of extant planning permission 1/0317/2017/FUL.

The applicant indicates that condition 6 would no longer stand as it relates to a redundant policy (DVT2c) and has effectively been replaced by a policy which is now permissive of the reuse of such rural buildings for residential purposes. Whilst it is acknowledged that planning policies used to determine previous planning applications may be redundant, these have been superseded with revised policies. Residential amenity remains a key consideration under Development Management Policy DM01 replacing the previous policy DVT2c.

At present, the annexe is ancillary to the main farmhouse forming one household. The removal of the existing condition will effectively bring another household or separate third party dwelling to a potentially nuisance generating environment due to the proximity of the neighbouring agricultural buildings and land use. It is understood that the use of the buildings includes woodchip processing and livestock accommodation, among other unrestricted uses, which are pollution generating and would have a potentially detrimental impact on the residential amenity of a third party dwelling.

Whilst the neighbouring agricultural buildings remain in their current use, the Environmental Protection Team has concerns in relation to the impact on residential amenity. In addition, it is worth mentioning that any justified complaints of nuisance received by future occupants of the dwelling(s) may have implications for the operations of the neighbouring agricultural or commercial activity. Subsequently, the Environmental Protection Team does not support the application and objects to the discharge of the condition.