

**AGENTS NOTES WITH REGARD TO PLANING APPLICATION FOR NEW AGRICULTURAL
DWELLING AT TURNERS COURT FARM TURNERS COURT LANE BINEGAR SOMERSET**

BA3 4UA

We were approached by the applicant who farms Turners Court Farm who was concerned that he didn't have the financial resources to conserve the Grade II listed property which is in a poor state of repair in parts.

He was interested to know if we would have investors able to buy the property and refurbish it whilst converting the barns that are no longer suitable for agricultural use.

We suggested it made more sense to gain consent for a new farm-house which would be subject to an Agricultural Occupancy Condition (AOC) and then look to draw up a scheme for the rest of the site as it would involve negotiations with English Heritage.

They will be downsizing but they wanted rooms big enough to take furniture from the big house.

We also discussed a bungalow instead of a house but in looking to the future they felt a house would be more suitable for the next generation of farmers.

The property will be built to modern standards and therefore be both energy efficient and eco-friendly.

The applicants are keen that both bird and bat boxes are incorporated into the design and external lighting has minimal impact on foraging bats. They are also keen to restore the existing pond between the proposed house and road which will also act as a surface water storage area.

In looking at both the National Planning Framework and Mendip plan this application which should be supported as it has a double benefit it will produce a modern farm house and allow farming to continue on the farm as a self-contained unit and it will see the restoration of a Grade II listed property and the creation of some additional property from the conversion of the unsuitable farm buildings

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