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Mrs Helen Phillips  
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Mr Neal Hendey  
Little Oakhill, Brewery Lane  
Oakhill  
Shepton Mallet  
BA3 5AT

**Application Number:** 2019/1154/FUL

**Date of Application:** 14th May 2019

**Application Type:** Full Application

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER  
2015 (AS AMENDED)

THE MENDIP DISTRICT COUNCIL, being the LOCAL PLANNING AUTHORITY for the said District, hereby **GRANT PLANNING PERMISSION** to carry out the development described in the application validated on 14th May 2019 subject to conditions hereunder stated.

**Proposal:** Alterations to the existing house. Use of historic dairy as a holiday let. Change of use of the sheep barn from agricultural use to allow holiday let use.

**Location:** Little Oakhill Brewery Lane Oakhill Shepton Mallet BA3 5AT

**Parish:** Ashwick Parish Council

**DECISION:** Approval with Conditions

**REASON FOR APPROVAL**

1. The proposal accords with the Council's settlement strategy as it proposes the re-use of a redundant rural building with enhancements to the immediate setting.

The proposal will create economic benefits through the creation of tourist accommodation (holiday lets).

The proposal, by reason of its design, scale and layout would be in keeping with its surroundings.

The proposal will preserve the character and appearance of designated heritage assets.

The proposal, by reason of its design, scale and layout, would safeguard the amenities of neighbouring residents and adjoining land users.

The means of access and parking arrangements meet the required safety standards and will ensure the free flow of traffic on the highway.

The proposal makes adequate arrangements for biodiversity/ ecology.

The proposal will not increase flood risk.

The proposal has been tested against the following Development Plan policies. In the opinion of the Local Planning Authority, and subject to the conditions below, the proposal is acceptable:-

Policies CP1, 2, 3 and 4 and DP1, 3, 4, 5, 6, 7, 8, 9, 10, 22 and 23 of the Mendip District Local Plan 2006-2029, Part 1: Strategy and Policies, adopted December 2014

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Somerset County Council Parking Strategy, 2013

Somerset County Council Standing Advice, 2015

## **CONDITIONS**

**1. Standard Time Limit (Compliance)**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permissions.

**2. Plans List (Compliance)**

The development shall be carried out in full accordance with the following approved plans:

- Report on Visual Structural Inspection Barn Conversion at Little Oakhill, Brewery Lane, Oakhill, Ref Y347 (Received 9th September 2019)

- 1763/P/03A (Received 5th July 2019)

- Bat Scoping Survey Report dated June 2019 (received 24th June 2019)

- 1763/S/04 (validated 14th May 2019)

- 1763/P/01A (validated 14th May 2019)

- 1763/P/02A (validated 14th May 2019)

- CR\_WRCS\_LS\_D Revision D (validated 14th May 2019)

- 1763/P/04 (validated 14th May 2019)

- Detail 1H (validated 14th May 2019)

- Detail 2A (validated 14th May 2019)

- Detail 9A (validated 14th May 2019)

- Detail 34B (validated 14th May 2019)

- Detail 35A (validated 14th May 2019)

Reason: To define the terms and extent of the permission.

**3. Schedule of Conversion Works to Barn (Bespoke Trigger)**

No works of alteration to the building ('barn') shall begin until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include:

(a) Details of demolition or removal of any building fabric and any rebuilding or repairing works required to convert the building. Prior to the repair of any part of the walls, details of the methods of repair shall be submitted to and approved by the Local Planning Authority. All existing structural posts and beams shall be retained and reused in existing positions, unless otherwise agreed in writing by the Local Planning Authority;

(b) Details of measures required to support any wall, floor, roof or other vertical or horizontal surface;

(c) Details of measures required to provide protection for the building against the weather during the conversion works.

The agreed schedule shall be strictly adhered to during the course of the conversion works.

Reason: Permission has only been granted having regard to the existing structural condition of the rural building ('barn') to be converted, having regard to the provisions of Policy DP22 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

4. **Holiday Accommodation (Dairy) Occupancy (Compliance)**

The holiday let created within the 'Dairy' is to be used as a holiday let or as ancillary accommodation to serve the main house and shall not be occupied as a person's sole or main place of residence. An up-to-date register of all occupiers on the site (including their main home address), shall be maintained and this information shall be made available at all reasonable times to the Local Planning Authority.

Reason: Permission has only been granted for holiday use/ ancillary accommodation to preserve the future residential amenities of the occupiers of the development, having regard to the provisions of Policy DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

5. **Materials (Compliance)**

The development hereby approved shall be carried out using external facing and roofing materials as specified on the approved plans and application form.

Reason: In the interests of the appearance of the development and the surrounding area in accordance with Policy DP3 and DP7 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

6. **Removal of Permitted Development Rights - No extensions or alterations (Compliance)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extension, enlargement (including additions or alterations to the roof(s)) or external alterations to the holiday let within the 'Barn' hereby approved shall be carried out without the granting of planning permission from the Local Planning Authority.

Reason: Any further extensions require detailed consideration by the Local Planning Authority to safeguard the amenities of the surrounding area and the character and appearance of the development having regard to the provisions of Policy DP3, DP7 and DP22 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

**7. External Lighting (Bespoke Trigger)**

No new external lighting, other than that shown on the approved plans, shall be installed within the boundary of the application site unless in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, number, luminance, angle of illumination and type of each luminaire or light source and a lux diagram showing the light spill from the scheme. The lighting shall thereafter be installed, operated and maintained in accordance with the approved details.

Reason: To avoid harm to bats and wildlife in accordance with DP5 and DP6 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

**8. Parking (Compliance)**

The areas allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure that sufficient parking is provided to serve the approved development in the interests of highway safety in accordance with Policies DP9 and DP10 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

**9. Removal of Solar Panels (Compliance)**

Within 6 months of the point where the solar panels permanently ceases to produce electricity, the solar panels together with any supporting apparatus, shall be removed.

Reason: To safeguard the character and appearance of the listed building in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

**NOTES**

**1. Condition Categories**

Your attention is drawn to the condition/s in the above permission. The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

**Compliance** - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

**Pre-commencement** - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

**Pre-occupation** - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

**Bespoke Trigger** - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Failure to comply with these conditions may render the development unauthorised and liable to enforcement action.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, which is £116 per request (or £34 where it relates to a householder application) and made payable to Mendip District Council. The request must be made in writing or using the Standard Application form (available on the council's website [www.mendip.gov.uk](http://www.mendip.gov.uk) ). For clarification, the fee relates to each request for the discharge of condition/s and not to each condition itself. There is a no fee for the discharge of conditions on a Listed Building Consent, Conservation Area Consent or Advertisement Consent although if the request concerns condition/s relating to both a planning permission and Listed Building Consent then a fee will be required.

2. In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Framework by working in a positive, creative and pro-active way.
3. The responsibility for ensuring compliance with the terms of this approval rests with the person(s) responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details will render the development unauthorised and vulnerable to enforcement action.
4. The Planning Authority is required to erect a Site Notice on or near the site to advertise development proposals which are submitted. Could you please ensure that any remaining

Notice(s) in respect of this decision are immediately removed from the site and suitably disposed of. Your co operation in this matter is greatly appreciated.

5. Please note that your proposed work may also require Building Regulations approval, which is a separate consent process to the consideration of a planning application. The Council's Building Control team are available to provide Building Regulations advice from pre-application stage to completion of a development and can be contacted on 0300 303 7790. Further details can also be found on their website <http://www.sedgemoor.gov.uk/SomersetBCP/>



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 8th November 2019