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Mr & Mrs Nick Maddock
Hambush Farm, Muchelney Road
Baltonsborough
GLASTONBURY
BA6 8QD

Application Number: 2016/0836/FUL
Date of Application: 13th April 2016
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 13th April 2016 subject to conditions hereunder stated.

Proposal: Conversion of redundant barns to holiday let and ancillary accommodation, installation of fixed glazed screen to main house.
Location: Hambush Farm Muchelney Road Baltonsborough Glastonbury BA6 8QD
Parish: Baltonsborough Parish Council

DECISION: Approval with Conditions

REASON FOR APPROVAL

1. The proposal accords with the Council's settlement strategy for the location of new development and the holiday let would support the sustainable growth of business and enterprise in a rural area.

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

The Listed Building and its setting would not be harmed.

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 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 (Spatial Strategy), DP1 (Local Identity and Distinctiveness), DP3 (Heritage Conservation), DP4 (Mendip's Landscapes), DP5 (Biodiversity and Ecological Networks), DP6 (Bat Protection), DP7 (Design and Amenity), DP8 (Environmental Protection) DP9 (Transport Impact of New Development), DP10 (Parking Standards), and DP22 (Reuse and Conversion of Rural Buildings) of the Mendip District Local Plan (LP) Part 1 Strategy and Policies (adopted December 2014)

National Planning Policy Framework
Planning Practice Guidance
The Countywide Parking Strategy (2013)

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: As required by Section 51 of the Planning and Compulsory Purchase Act 2004 and to avoid the accumulation of unimplemented planning permissions.
2. The development hereby approved shall be carried out in accordance with drawing numbers 799/001 C, 002 C, 010, 011, 020, 021, 030 A, 031 A, 032 A, 040 B, 041 A, 042, 043, 050, 051 and 052.
Reason: For the avoidance of doubt and in the interest of proper planning.
3. The holiday accommodation hereby approved shall be occupied for holiday purposes only and not as a 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 in a location where new dwellings would not otherwise normally be permitted because the development would result in economic benefits from the provision of holiday accommodation and in the interests of amenity.
4. The development hereby approved within Barn 1 as shown on drawing 799/002 C shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Hambush Farm.
Reason: In the interests of ensuring a sustainable pattern of development.
5. No external facing materials in respect of the walls and roof, and any external screen walls, of the holiday let hereby approved shall be constructed or installed unless a schedule of materials and finishes and samples of the materials to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be carried out in accordance with the approved details and shall not be occupied until the approved external facing materials have been installed.
Reason: in the interests of the character and appearance of the area and the setting of the Listed Building.
6. No new window, door or other glazed screen shall be installed or undertaken in respect of the approved holiday let unless full details of that item have been first submitted to and approved in writing by the Local Planning Authority. Such details shall include cross-sections, profiles, reveal, surrounds, materials, finish and colour. The works shall thereafter be carried out in accordance with the approved details.
Reason: To safeguard the character and appearance of the building and the setting of the Listed Building.
7. No piece of external joinery shall be installed or undertaken in respect of the works to the Listed Buildings (comprising Barn 1 and the main dwelling shown on drawing 799/002 C) unless full details of that piece have been first submitted to and approved in writing by the Local Planning Authority. Such details shall be at full or half scale and shall include cross-sections, profiles, reveal, surrounds, materials, finish and colour. The works shall thereafter be carried out in accordance with the approved details.
Reason: To safeguard the character and appearance of the Listed Building.

8. The holiday let hereby approved shall not be brought into use or occupied unless it is served with associated access, turning and parking spaces identified on drawing 799/002C. The access, turning and parking spaces shall thereafter be permanently retained.
Reason: in the interests of highway safety.
9. The holiday let hereby approved shall not be brought into use or occupied unless the surface of the access serving the development has been first properly hard surfaced and consolidated over the first 5 metres of its length, as measured from the edge of the adjoining carriageway, in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved surface of the access shall thereafter be permanently retained.
Reason: To ensure that the access is properly surfaced in the interests of highway safety.
10. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015, any gates erected or installed at the vehicular access serving the holiday let hereby approved shall be hung to open away from the public highway and set back a minimum of 5 metres from the adjoining carriageway edge.
Reason: To ensure that vehicles do not cause an obstruction in the interests of highway safety
11. 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 external alteration, extension or enlargement (including additions or alterations to the roof/s) of the holiday let hereby approved shall be carried out without the granting of express planning permission from the Local Planning Authority.
Reason: Permission has only been granted for the conversion of an existing rural building, in a location where isolated new dwellings would not otherwise normally be permitted, and where careful control over subsequent changes is necessary, including having regards to the setting of the adjacent Listed Building.

NOTES

1. 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.
2. Your attention is drawn to the condition/s in the above permission, some of which require(s) the submission and approval of certain information PRIOR to the commencement of certain activities (e.g. development, use or occupation). Failure to comply with these conditions may render the development unauthorised and liable to enforcement action. Please note that there is a fee for the council's consideration of details submitted pursuant to a condition on a planning permission. The fee is £97 per request (or £28 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). 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. You should allow up to eight weeks for these condition/s to be discharged, following the submission of details to the Local Planning Authority. If the Local Planning Authority fails to give a decision within this time or should it refuse approval of the submitted details then the applicant is entitled to lodge an appeal to the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0117 372 6372, www.planning-inspectorate.gov.uk

3. 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.
4. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.



I. Bowen BA(Hons) BTP(Dist) MRTPI
Group Manager for Planning and Growth Services

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

Dated 9th August 2016