

21 March 2024



Development Management
North Somerset Council
Town Hall
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Dear Sir/Madam,

Full Planning Application
Saffron Barn, Norton Farm, Lower Norton Lane, Kewstoke, Weston-super-Mare, BS22 9YR

On behalf of the applicant, Mead Realisations Limited, please find enclosed a full planning application for:

“Creation of a single dwelling”.

The application is hereby submitted with the following supporting information:

- Application Form
- Plans prepared by Acute Building Design Ltd
 - Location and Site Plan (dwg no. 5188-s-cb-01)
 - Existing (and proposed) floor plans – Cider Barn (dwg no. 5188-pl-cb-01 revision B)
 - Existing (and proposed) elevations – Cider Barn (dwg no. 5188-pl-bb-02)
- CIL Form 1: Additional Information

The Site

The site comprises an existing, L-shaped, two storey building which is used as a holiday let. To the south of the unit is a substantial garden, enclosed by hedges and fencing. The site sits within the wider Norton Farm complex which includes three other barns (Apple, Bramley and Damson). Damson Barn lies closest to Cider Barn, to the north west. Access is achieved to the site off Lower Norton Lane.

Planning History

A search of North Somerset Council’s website reveals the following planning history for the site:

Application Reference	Description	Decision
22/P/2099/FUL	Removal of Condition 5 (Use as holiday lets only) on approval 99/1883 (Conversion of redundant farm buildings to 4No. 'B1' light industrial units and 3No. holiday lets) to allow use as 3no.residential dwellings.	Withdrawn (07/02/2023)
06/P/2966/F	Removal of condition 5 of Planning Permission No. 99/1883	Appeal Dismissed (25/01/2007)

	to allow for 3No. barns to be used as permanent dwellinghouses.	
99/1883	Conversion of existing redundant farm buildings to 4no. class B1 light industrial units, 3no. holiday lets.	Approved (22/12/1999)

The conversion of the building, subject to this application, to a holiday let was granted in December 1999 under application 99/1883.

Of particular note to this application is also application ref. 23/P/0735/FUL which was approved by North Somerset Council on 15 February 2024. The application was for the removal of condition 5 (use as holiday lets only) of permission ref. 99/1883 to permit occupation of Barn A (Apple Barn) and Barn B (Bramley Barn) to unrestricted dwellings (C3 use). The original permission ref. 99/1883 related to Barns A, B and C and therefore the planning history and context is comparable for all three barns. However, it is noted that the garage for Barn C has been converted to a separate residential dwelling.

Planning Policy Context

Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that all planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

In this context, the Development Plan comprises the following documents:

- North Somerset Council Core Strategy (January 2017)
- Sites and Policies Plan Part 1: Development Management Policies (July 2016)
- Sites and Policies Plan Part 2: Site Allocations Plan (April 2018)

Material considerations include the National Planning Policy Framework (NPPF) (2023).

The most pertinent policies, relevant to this application are set out below, for the full policy text the relevant document should be referred to.

North Somerset Council Core Strategy (January 2017)

CS11 – Parking
 CS12 – Achieving high quality design and place-making
 CS14 – Distribution of new housing
 CS33 – Infill villages, smaller settlements and countryside

Sites and Policies Plan Part 1: Development Management Policies (July 2016)

DM28 – Parking standards
 DM32 – High quality design and place-making
 DM45 – The conversion or re-use of rural buildings to residential use
 DM57 – Conversion, reuse and new build for visitor accommodation in the countryside

Sites and Policies Plan Part 2: Site Allocations Plan (April 2018)

SA2 – Settlement boundaries

Planning Assessment

Principle of Development

Notably, the principle of conversion of Barn C was previously deemed acceptable under the previous permission (ref. 99/1883) that permitted the building to be converted to a holiday let. That application was subsequently implemented and completed. An assessment of the conversion of the building to a residential dwelling is given below, acknowledging that the building is currently used as holiday accommodation.

The site is located outside of a settlement boundary and is therefore located within the open countryside in planning policy terms, where development is strictly controlled. Policy CS33 relates to development in the countryside and seeks to protect the character of the rural area and prevent unsustainable development. Within this policy it is advised that new residential development will be restricted to replacement dwellings, residential subdivision, residential conversion of buildings, where alternative economic use is inappropriate, or dwellings for essential rural workers. Therefore, the principle of conversion of the building to residential use is supported through this policy.

Equally applicable to the principle of development is Policy DM45. This supports the conversion or re-use of rural buildings for residential use subject to the proposals meeting the necessary criteria. An assessment of the proposal against each of the criteria is set out below.

Policy DM45 Criteria	Assessment
They are of permanent and substantial construction and capable of conversion without major or complete reconstruction.	The building has already been converted and has been occupied as a holiday let since its conversion. Evidentially, the building was, and is, capable of conversion.
Any extension as part of the conversion or subsequently should not be disproportionate to the original building and respect the scale and character of the building and its setting.	Barn C has been converted to holiday accommodation in accordance with the 1999 planning permission and there are no extensions to this building. The proposals respect the scale and character of the original building and its setting.
The proposal would result in an enhancement of the immediate setting, and the impact of external facilities (such as curtilage treatment, parking) is minimal and landscaping respects the local rural character.	The barn has already been converted however, it maintains the design, form and materiality of the original farm building. The proposals are settled, include mature landscaping and materials that are reflective of the local character. The plans submitted demonstrate that there is sufficient parking to support the buildings use as a dwelling (2 car parking spaces). The development is in accordance with North Somerset Council Parking Standards SPD.
Any architectural and historic significance of the building and its setting is conserved.	The building is not listed but can be deemed of architectural merit. The original form of the building has been maintained and the original layout of the former farmstead remains clearly legible.
It would not have a significant adverse effect on the living conditions of adjoining occupiers or adversely affect the operation of working farms.	The dwelling complies with Nationally Described Space Standards and includes generous amenity space, with no overlooking issues arising from the proposal. Given that the conversion of this barn took

	place some time ago, it does not impact the operation of a working farm.
The building is not in an isolated location remote from a settlement with a range of services and facilities or where access to those services and facilities would be poor.	<p>The building is not in an isolated location, whilst it is outside of a settlement boundary, it is located close to Weston-super-Mare which is the primary settlement for new residential development within North Somerset.</p> <p>It is noted that the planning officer's report in respect of application ref. 23/P/0735/FUL for the removal of the holiday restriction condition on Barns A and B stated the following: <i>"the barns are located outside of the settlement boundary; however, the site is located only 600m from Weston-super-Mare which has a range of services and facilities."</i></p>

It is therefore considered that the proposals comply in full with Policy DM45.

Policy DM57 includes provision for subsequent applications to change new buildings from holiday accommodation to permanent residential use or the removal of conditions for holiday accommodation, 10 years after their construction. All such proposals would also be subject to Policy DM45. An assessment of the proposal against this policy is given above. The building was converted to holiday accommodation well in excess of 10 years ago and the proposal for a permanent, unrestricted residential use is therefore in accordance with this policy.

It is worth noting that North Somerset Council can currently only demonstrate a 3.5 year housing land supply. In accordance with Paragraph 11 of the NPPF the presumption in favour of sustainable development should apply.

Parking

In accordance with Policy DM28 and the North Somerset Parking Standards SPD the proposals include 2 car parking spaces. Secure, dedicated cycle parking is also provided for occupiers.

Neighbouring Amenity

The conversion of the building took place years ago, in accordance with the planning permission ref. 99/1883. The proposal will therefore not result in a significant adverse impact on neighbouring residents, given that the building has been occupied as holiday accommodation for several years. In addition, no works to the building are required in order for the building to be used as an unrestricted residential dwelling.

Conclusion

The proposals are for planning permission for the change of use of the existing holiday unit to a dwelling. The building has already been converted to holiday accommodation under the previous application and has been occupied as a holiday unit for more than 10 years. The proposals are in accordance with planning policy and in particular, policies DM45 and DM57 of the Sites and Policies Plan Part 1: Development Management Policies.

The relevant planning application fee of £578 + £64 planning portal service charge has been paid via the planning portal.



I trust that the application is in order and I look forward to confirmation of receipt and validation. If you have any queries regarding the enclosed or require further information, please do not hesitate to contact me on 07977030137.

Yours sincerely

A handwritten signature in black ink, appearing to read "Amurrell".

Alison Murrell MRTPI
Planner