

CLYST VALLEY
(Bishops Clyst)

07/0499/FUL

Target Date 10.04.2007

Applicant:

Mr Adams

Location:

Greendale Farm, Greendale Lane, Clyst St Mary

Proposal:

Conversion of part of north range of agricultural buildings to ancillary staff accommodation.

CONSULTATIONS

County Highway Authority

Recommends refusal on the grounds of the inadequacy of the width and poor horizontal alignment of the roads that give access to the site, being unsuitable to accommodate the increase in traffic associated with this use and the location of the development which is likely to create the need for additional travel by private vehicles and the lack of suitable alternative means of travel.

TOWN/PARISH COUNCIL

No objection providing the accommodation is for staff only.

WARD MEMBER(S)

No comments received in respect of this application at the time of preparing the report but see comments relating to the larger conversion scheme elsewhere on the agenda.

REPRESENTATIONS

None at the time of preparing this report.

RELEVANT PLANNING HISTORY

App.No:	Proposal	Decision	Date
07/2700/OUT	Erection of replacement dwelling	Refused	19.02.07

PLANNING POLICIES

Government Guidance

PPS7 – Sustainable Development in Rural Areas.

Devon Country Structure Plan (2001-2016)

Policy T03 - Tourist Development in Rural Areas
Policy TR2 - Co-ordinating Land Use/Travel Planning
Policy TR5 – Hierarchy of Modes
Policy TR10 – Strategic Road Network

East Devon Local Plan (1995-2011)

Policy S4 – Countryside Protection

Policy D1 – Design and Local Distinctiveness

Policy D9B – Re-Use of Rural Buildings Outside Settlements

Policy EN10 – Wildlife Habitats and Features

Policy TO1 – Proposals for Holiday Accommodation

Policy TA1 – Accessibility of New Development

SITE LOCATION AND DESCRIPTION

Greendale Farmstead is located to the north of Greendale House within a small pocket of development located in the open countryside south of the A3052 and to the north west of Woodbury Salterton and south east of Clyst St Mary. The site is approached via the narrow country lanes to the south, east and west. Greendale Court and Greendale Farm are served off one of these narrow lanes, that changes to a grass track to the north where it reaches and crosses Grindle Brook, to pick up the carriageway again, to the south of Crealy Country Park and then the Exeter to Sidmouth Road.

The farmstead comprises a former farmhouse, which has been vacant for sometime and a group of traditional agricultural buildings in varying condition. They are effectively redundant in agricultural terms and are currently being used by the applicant for casual storage purposes. The group also contains some more modern structures including two silos, a dutch barn, lean-to's and an implement shed.

The farmhouse stands close to the road frontage but is presently unoccupied. Immediately to the west of the house is a substantial red brick barn that is close to and runs parallel to the rear of the house. This barn is structurally sound and worthy of retention.

To the west of the brick barn is a ruin with partially complete walls, but no roof. To the south runs an east/west range of linhays and pens, with a linhay and open fronted shelter running to the north.

An historic farm access runs east/west through the group, to the north of which lies a very long brick two-storey range, under a tiled roof. The section at the eastern end has a lower roof configuration and gabled loading dormer to the loft. This range has multiple openings in the south façade and a virtually blank façade to the north, against the more modern farm structures. At the eastern end of this long range is an unsympathetic C20 block and rendered addition closest to the lane.

The historic and more modern farm group is quite compact and surrounded on its western, eastern and northern sides by open countryside.

PROPOSED DEVELOPMENT

This application is for the conversion of the eastern end of the northern range of barns at Greendale Farm to create a two bedroom dwelling for staff accommodation and specifically for occupation by the gardener that is employed by the applicant in connection with the upkeep and maintenance of Greendale House.

The development is actually included as part of the application that forms the subject of a further item on this agenda for the conversion of the remainder of north barns to holiday lets. (06/2707/FUL)

The gardener currently travels daily to the site by car from Plymouth and it is hoped that the provision of specific accommodation designed for his occupation would be capable of being undertaken as phase one of the overall conversion scheme, in the event of permission being granted.

CONSIDERATIONS AND ASSESSMENT

The building that is the subject of this application also forms part of a separate application on the agenda for a group of holiday let units and the proposed dwelling that is the subject of this application. As discussed in the report accompanying this twin application the buildings are structurally sound. Capable of conversion and the proposed design and layout is acceptable. It is therefore the appropriateness of the proposed use which is the key issue with this current application.

Policy D9B of the adopted Local Plan would support the provision of this staff accommodation, provided that it was developed as an essential and subordinate part of a larger scheme and would not be implemented prior to the business, industrial, tourist or recreation use. The need for the accommodation relates to the applicant's gardener and is not essential to the wider scheme for the conversion to holiday lets that appears elsewhere on this agenda. In any case the explanatory text to Policy D9B requires that when the accommodation is essential and subordinate to the larger scheme that the viability of more preferable uses should be examined. No information has been submitted to address this point, however, there appears to be no reason why the barn could not form an additional holiday let. As proposed the development would enable the provision of residential accommodation in the open countryside contrary to countryside protection and sustainable development policies. In any case this application has been submitted in isolation of the holiday let scheme that appears elsewhere on this agenda and as such should not be considered as an element of the wider scheme.

As with the other schemes for this site the County Highway Authority has objected to the additional accommodation and although the applicant's case centres upon providing accommodation that avoids the gardener having to travel to and from Plymouth every day, the Highway Engineer is of the view that this does not outweigh the highway inadequacies that he has identified.

CONCLUSIONS

Notwithstanding the positive elements of this application, and its inclusion in the larger scheme the proposal has attracted a highway objection which the County Highway Authority believe is sustainable. The proposal would also lead to the creation of residential unit in an isolated rural location contrary to countryside protection and sustainable development aims and is therefore recommended for refusal.

RECOMMENDATION

REFUSE for the following reasons:

1. The proposed development involves the conversion of the building to form a residential dwelling that based on the available information would not form an essential subordinate part of a larger conversion scheme for an appropriate use and has not been justified in terms of other more appropriate uses being unviable. The development would therefore contribute inappropriate development in the countryside contrary to sustainable development objectives and policies S4 and D9B of the Adopted East Devon Local Plan.
2. The roads giving access to the site are by reason of their inadequate width and poor horizontal alignment are unsuitable to accommodate the increase in traffic likely to be

generated contrary to the provisions of Policy TR10 of the Devon County Structure Plan 2001 – 2016.

3. The location of the proposed development is likely to create the need for additional traffic by private vehicles due to its location and the lack of suitable access to alternative means of travel, contrary to the provisions of Policies TR2 and TR5 of the Devon County Structure Plan 2001 – 2016.
4. The proposal involves the introduction of a residential use into the former farm building that in the absence of a planning permission for the conversion of the remainder of the buildings within the overall group into tourist accommodation would not be a use that would be a subordinate part of a larger scheme that would be likely to be implemented prior to the tourism use. As such the development would be contrary to the provisions of Policy D9B relating to the re-use of rural buildings and S4 relating to Countryside Protection of the adopted East Devon District Local Plan 1995 – 2011.

List of Background Papers

Application file, consultations and policy documents referred to in the report.