

SAH/741/5 - Mr M Winters

**Change of use of redundant farm building to B1 use and former cart shed to garaging.
(Re-submission)**

Land adjacent to Manor Farm House, Church Lane, Dry Sandford.

1.0 The Proposal

- 1.1 The application site is located in the Green Belt to the south of Manor Farm, Church Lane, Dry Sandford. The site location plan is in **Appendix 1**. The redundant farm building which is sited on the northern side of the application site mainly comprises of a stone plinth with timber stud support walls clad with timber boarding on the outside, with a clay tiled roof. It has the appearance of a traditional agricultural building which has fallen into disrepair. The proposal is to carry out the necessary refurbishment and upgrading so that the building can be used for Class B1 use , i.e. offices, research and development or light industry. The applicant's structural report is in **Appendix 2**.
- 1.2 The former cart shed is located on the western boundary of the application site and comprises of a part open sided structure. It is supported on its western side by a solid stone wall up to eaves height and on the eastern side with upright oak posts mounted on stone plinths. The timber roof structure is covered with clay tiles. It appears to be in a relatively good state of repair. The proposal is to convert this to garaging. Vehicular access would be obtained via the existing access to the site off Church Lane.
- 1.3 This application comes before Committee because more than 1 objection has been received from local residents.

2.0 Planning History

- 2.1 In November 1974 outline planning permission was refused for the erection of two detached dwellings and for the conversion of the open fronted barn into 4 private garages (2 per dwelling). In November 1978 outline planning permission was refused for the erection of a dwelling house and garage, which included the existing outbuildings being demolished. In June 2000 a full planning application was refused for the erection of a new dwelling incorporating conversion of the small barn and extension of the cart shed for garaging. In April 2003 planning permission was granted for the installation of a pair of gates and a new access.
- 2.2 A planning application similar that now proposed was withdrawn in February 2005 as the application did not include a structural report relating to the proposed conversion of the redundant farm building.

3.0 Planning Policies

- 3.1 Policies C11 and G8 of the adopted Vale of White Horse Local Plan support the re-use of traditional buildings in the Green Belt, provided the conversion can proceed without major reconstruction, and provided the impact of the re-use causes no harm to the Green Belt.

Policies D2 and D3 require all new development to have an acceptable impact on neighbours and to have satisfactory access and parking arrangements.

- 3.2 Policies GS3, GS8, DC5 and DC9 of the Second Deposit Draft Local Plan are similar to the above.

4.0 Consultations

- 4.1 St Helen Without Parish Council has no objections.

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4.2 Local residents – 3 letters have been submitted which include the following objections:-

- i) The proposed B1 use would have a harmful impact on the area and is inappropriate development for the village.
- ii) Will set a precedent for future residential development or change of use.
- iii) The proposed B1 use conflicts with Green Belt policy in terms of re-use of buildings
- iv) No mention is made by the applicant of the previous planning history on the site

4.3 The County Engineer has no objections.

5.0 **Officer Comments**

5.1 There are four main issues:-

1. the impact on the Green Belt
2. the visual impact on the character and appearance of the area
3. the amenity of neighbours and the future occupiers of the proposal
4. highway safety

5.2 Green Belt policy supports the re-use of existing buildings, provided the implications of the re-use do not harm the openness of the Green Belt or conflict with the purposes of including land within the Green Belt. In this case, the outbuildings already exist and there would be a minimal requirement for parking of vehicles on site. Consequently, Officers consider that the conversion of the redundant farm building to B1 business use and the former cart shed to garaging will not have a harmful impact on either the openness of the Green Belt or on the character and appearance of this part of the Green Belt.

5.3 Officers consider that due to its relative positioning away from neighbouring properties and the conversion of the redundant farm building to B1 use, the proposal will not have any harmful impact on neighbours in terms of noise, dust or any other forms of disturbance.

5.4 The existing access off Church Lane would be used to serve the converted farm building and garaging. Officers do not consider that any harm to neighbours' amenity will occur from vehicular traffic serving the proposal.

5.5 Regarding highway safety, the use of the existing access is supported by the County Engineer.

6.0 **Recommendation**

6.1 *That planning permission be granted subject to:*

1. *TL1 - Time Limit.*
2. *MC2 - Materials Samples*
3. *Prior to the commencement of the development hereby approved a detailed schedule of the proposed works shall be submitted to and agreed in writing by the District Planning Authority. The schedule shall include how much repair, replacement and renewal of the structure is to be carried out. The works shall be carried out in accordance with the approved schedule.*