

POLICY EN20

PLANNING PERMISSION FOR THE REUSE OR ADAPTATION OF FARM BUILDINGS CONSTRUCTED SINCE 1948 WILL BE GRANTED PROVIDED THAT:

A THE HISTORY OF THE BUILDING INDICATES THAT IT WAS USED FOR THE PURPOSE FOR WHICH IT WAS BUILT.

AND

B WHERE THE COUNCIL CONSIDER THE BUILDING, TO HAVE A SIGNIFICANT ADVERSE EFFECT ON THE LANDSCAPE, MODIFICATIONS TO THE BUILDING FABRIC AND LANDSCAPING WILL BE REQUIRED

- 3.59 The District Council is seeking to control new development in open countryside and protect the character of the district by directing new build to existing built up areas. The conversion of buildings not genuinely used for agriculture would lead to sporadic new build developments in the open countryside and is therefore contrary to policy. The history of the building will be investigated by the District Council to ensure that it was genuinely used for its original purpose for an appropriate length of time, before the application for change of use was made.
- 3.60 Where the proliferation of new farm buildings to replace those permitted to be reused or adapted would result in a serious detrimental effect on the landscape the District Council may remove permitted development rights in respect of those buildings, the agricultural unit or in certain key Landscape Areas of the holding.
- 3.61 Some modern farm buildings that could accommodate other uses are poorly designed in terms of finishes and are often inappropriately sited. These defects can be mitigated by changes in the external finish and/or the careful use of landscaping.
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