



PLANNING COMMITTEE

YOU ARE REQUESTED TO ATTEND A MEETING OF THE PLANNING COMMITTEE TO BE HELD IN THE JOHN MEIKLE ROOM, THE DEANE HOUSE, BELVEDERE ROAD, TAUNTON, TA1 1HE ON WEDNESDAY 12TH AUGUST 2009 AT 17:00.

(RESERVE DATE : THURSDAY 13TH AUGUST 2009 AT 17:00)

AGENDA

1. Apologies
2. Minutes of the meetings of the Committee held on 1 July 2009 and 22 July 2009 (attached)
3. Public Question Time
4. Declaration of Interests. To receive declarations of personal or prejudicial interests, in accordance with the Code of Conduct
5. 25/09/0015 - Erection of detached single garage to front of 1 Leaffield Close, Norton Fitzwarren
6. 38/09/0201 - Erection of single storey extension to form ancillary accommodation to the side of 29 Ashley Road, Taunton
7. 44/09/0008 - Removal of Condition 5 (Personal Permission) of Planning Application 44/06/0021 at Two Acres, Ford Street, Wellington
8. 45/09/0008 - Alterations of access and erection of double garage and agricultural building with yard area and silage pit on land adjacent to Stockham Cottages, West Bagborough as amended by Drawing Nos 1186E/3A AND 06A
9. 45/09/0010 - Alterations to agricultural access at land opposite Vale View Cottages, West Bagborough (resubmission of 45/07/0023) as amended by Drawing No. 200703 REV A received 28 July 2009
10. 46/09/0019 - Erection of stable building on land between Manley's Farm and Calway Cottages, West Buckland
11. 52/09/0024 - Erection of 2 storey extension at Hillcroft, 2 Jeffrey's Way, Comeytrove as amended by plans received 22 July 2009 Drawing No GHC-05 REV A
12. E0312/51/2008 & 51/09/0001 - Change of use of land to domestic curtilage and formation of access and driveway at Myrtle Tree Cottage, Saltmoor, Burrowbridge (attached) Enforcement item
13. Planning Appeals - Appeals lodged and the latest appeal decisions Appeals

received (details attached)

Tonya Meers
Legal and Democratic Services Manager
05 August 2009

Tea for Councillors will be available from 16.45 onwards in Committee Room 1

Planning Committee Members

Councillor Mrs Hill (Chairman)

Councillor Mrs Allgrove (Vice-Chairman)

Councillor Bishop

Councillor Bowrah

Councillor Brooks

Councillor Mrs Copley

Councillor Critchard

Councillor Denington

Councillor Ms Durdan

Councillor Farbahi

Councillor Mrs Floyd

Councillor C Hill

Councillor House

Councillor Miss James

Councillor McMahon

Councillor Watson

Councillor D Wedderkopp

Councillor Woolley



Members of the public are welcome to attend the meeting and listen to the discussion. Lift access to the main committee room on the first floor of the building is available from the main ground floor entrance. Toilet facilities, with wheelchair access, are also available. There is a time set aside at the beginning of the meeting to allow the public to ask questions



An induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, please contact Greg Dyke on:



Tel: 01823 356410
Fax: 01823 356329
E-Mail: g.dyke@tauntondeane.gov.uk

Website: www.tauntondeane.gov.uk (Council, Executive, Review Board & Review Panel Agenda, Reports and Minutes are available on the Website)

Planning Committee – 1 July 2009

Present:- Councillor Mrs Hill (Chairman)
Councillor Mrs Allgrove (Vice-Chairman)
Councillors Bishop, Brooks, Mrs Copley, Critchard, Denington,
Ms Durdan, Mrs Floyd, C Hill, House, Miss James, Stuart-Thorn,
Watson and Wedderkopp

Officers:- Mr J Hamer (Development Control Area Manager West), Mr G Clifford
(Area Planning Manager South), Ms M Casey (Planning and Litigation
Solicitor) and Mrs G Croucher (Democratic Services Officer)

Also Present: Councillor Coles

(The meeting commenced at 5.00 pm)

71. Apologies/Substitution

Apologies: Councillors Bowrah and Mrs Smith
Substitution: Councillor Stuart-Thorn for Councillor Bowrah.

72. Minutes

The minutes of the meeting held on 10 June 2009 were taken as read and were signed.

73. Application for Planning Permission

The Committee received the report of the Development Manager on the following application for planning permission and it was **resolved** that it be dealt with as follows:-

That **planning permission be granted** for the under-mentioned development:-

22/09/0008

Erection of ground and first floor extensions at Coate Cottage, Lydeard St Lawrence

Conditions

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) Only those materials specified in the application and indicated on the submitted drawings shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason for granting planning permission:-

The proposed development would not harm either visual or residential amenity, nor would it be damaging to the character of the main dwelling. Accordingly, the proposal did not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings).

74. Erection of nine dwellings following demolition of the Denmark Inn, Denmark Terrace, Cheddon Road, Taunton (38/09/0152)

Reported this application.

Resolved that subject to the applicant entering into a Section 106 Agreement to secure leisure and recreation contributions, the Development Manager in consultation with the Chairman be authorised to determine the application and, if planning permission was granted, the following conditions be imposed:

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority;
- (c) (i) Before any part of the permitted development was commenced a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to, and approved in writing by, the Local Planning Authority; (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority; (iii) For a period of five years after the completion of each landscaping scheme the trees and shrubs shall be protected and maintained in a healthy, weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority;
- (d) No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The agreed boundary treatment shall be completed before the dwellings are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority;
- (e) Details of the means of disposal of surface water shall be submitted to, and approved in writing by, the Local Planning Authority prior to new construction work commencing, unless otherwise agreed in writing by the Local Planning Authority. Surface water shall not be discharged to the foul sewer or public highway surface. None of the dwellings shall be occupied until the drainage works have been completed in accordance with the details hereby permitted unless otherwise agreed in writing by the Local Planning Authority;

- (f) There shall be no obstruction to visibility greater than 600mm in height above adjoining road level within the splays to Cheddon Road and such visibility shall be provided before works commence on the erection of the dwellings hereby approved and shall thereafter be maintained at all times;
- (g) No demolition shall be undertaken until the implementation of an appropriate programme of building recording and analysis has been agreed in writing with the Local Planning Authority to be carried out by a specialist acceptable to the Local Planning Authority and such work shall be carried out in accordance with the written brief;
- (h) The existing hanging pub sign shall be preserved and donated to the County Museum Service prior to the demolition of the building;
- (i) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (“the 1995 Order”) (or any Order revoking and re-enacting the 1995 Order with or without modification), no development of the types described in Schedule 2 Part 1 Classes A and B of the 1995 Order other than that expressly authorised by this permission shall be carried out without the further grant of planning permission;
- (j) The windows hereby permitted shall be recessed in the wall to match the existing window recesses in the public house to be demolished, unless otherwise agreed in writing by the Local Planning Authority;
- (k) The area allocated for parking on the submitted plan shall be properly consolidated, surfaced, drained and marked out before the use commences or the buildings are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted;
- (l) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order with or without modifications, no vehicular access gates shall be erected at any time unless they are set back a minimum distance of 5m behind the highway boundary and hung so as to open inwards only;
- (m) Before work commences, a layout plan shall be submitted making adequate provision for a temporary car park on site to accommodate operatives and construction vehicles during the contract period and shall indicate the eventual use of the area;
- (n) The access hereby permitted shall not be brought into use until drop kerbs have been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site for the width of the access;
- (o) Before any dwelling is occupied a 1.8m wide footway shall be constructed over the entire frontage of Cheddon Road in accordance with details to be submitted to, and agreed in writing by, the Local Planning Authority;
- (p) No site clearance works or development (or specified operations) shall take place between 1st March and 31st August without the prior written approval of the Local Planning Authority.

(Notes to applicant:- (1) Applicant was advised of the need to protect the integrity of Wessex Water systems and agree prior to the commencement of works on site any arrangements for the protection of infrastructure crossing the site with Wessex Water; (2) Applicant was advised to be aware of the importance of checking with Wessex Water to ascertain whether there may be

any uncharted sewers or water mains within, or very near to, the site. If any such apparatus exists, applicants should plot the exact position on the design layout to assess the implications. The grant of planning permission does not, where apparatus will be affected, change Wessex Water's ability to seek agreement as to the carrying out of diversionary and/or conditioned protection works at the applicant's expense or, in default of such agreement, the right to prevent the carrying out of any such development proposals that may affect its apparatus; (3) Applicant was advised that as it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over the adjoining property; (4) Applicant was advised to consider the adoption of water conservation measures to reduce wastage of water in any systems or appliances installed and to consider the use of water butts if at all possible; (5) Applicant was advised that the proposal involves the construction of a footway widening which should be dedicated to form part of the public highway and the Highways Authority should be consulted regarding the specification and supervision of these works before they commence on site. Where works are to be undertaken on or adjoining the publicly maintainable highway a licence under Section 171 of the Highways Act 1980 must be obtained from the Highway Authority).

Reason for planning permission, if granted:-

The proposal for residential development was located within defined settlement limits where the principle of new housing was considered acceptable. The proposed access would be satisfactory and the development would not have a detrimental impact on the amenity of surrounding residential properties in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policies STR4 and 49 and Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), C4 (Leisure Provision) and M4 (Residential Parking Provision).

75. Retention of fence and structures at Forde Barn, Dairy House Lane, Bickenhall, Taunton

Reported that complaints had been received that a fence and structures had been retained at Forde Barn, Dairy House Lane, Bickenhall without the necessary permission being granted.

The Development Manager considered that it would not be expedient to take further action as the fence would be completely concealed once the plants had established and the structures within the agricultural field were ancillary to the use of the land.

Resolved that no further action be taken.

76. Building at Heatherton Park Farm, Bradford on Tone not built in accordance with approved plans

Reported that it had come to the Council's attention that the show window and door configuration and position of roof lights at Heatherton Park Farmhouse, Bradford on Tone differed from the plans approved in February 2008.

The owner of the property had been contacted and he had informed the Council that changes had been made to the openings due to new Building Regulation legislation.

The Development Manager considered that the changes were minor and did not compromise the overall design.

Resolved that no further action be taken.

77. Appeals

Reported that two appeal decisions had recently been received, details of which were submitted. One of the appeals had been allowed and one had been dismissed.

Also reported that two new appeals had been lodged, details of which were submitted.

Resolved that the report be noted.

(The meeting ended at 5.53 pm)

Planning Committee – 22 July 2009

Present:- Councillor Mrs Hill (Chairman)
Councillor Mrs Allgrove (Vice-Chairman)
Councillors Bishop, Bowrah, Mrs Copley, Critchard, Denington,
Mrs Floyd, Horsley, House, Miss James, McMahon, Watson and
D Wedderkopp

Officers:- Mr J Hamer (Development Control Area Manager West), Mr B Kitching
(Area Planning Manager), Ms M Casey (Planning and Litigation
Solicitor) and Mrs G Croucher (Democratic Services Officer)

Also Present: Councillors Coles, Morrell and Stuart-Thorn.

(The meeting commenced at 5.00 pm)

78. Apologies/Substitution

Apologies: Councillors Brooks and Mrs Smith
Substitution: Councillor Horsley for Councillor Brooks

79. Declaration of Interest

Councillor Horsley declared a personal interest in application no 38/09/0184. Although he had spoken on this item he felt he had not “fettered his discretion”. He also declared a personal interest in Minute No 81. Councillor Stuart-Thorn declared a personal interest in application no 48/09/0025.

80. Applications for Planning Permission

The Committee received the report of the Development Manager on applications for planning permission and it was **resolved** that they be dealt with as follows:-

That **planning permission be granted** for the under-mentioned developments:-

05/09/0015

Erection of a two storey extension at Three Bridges, Bradford on Tone

Conditions

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing with the Local Planning Authority.

Reason for granting planning permission:-

The extension was compatible with, and was not detrimental to the character of the building. The extension did not dominate the existing building but was ancillary to it.

Reason for granting planning permission contrary to the recommendation of the Development Manager:-

The Committee felt that the proposed extension was compatible with the character of the existing building and would not dominate it.

38/09/0184

Conversion of house into two self-contained flats at 19 William Street, Taunton

Conditions

- (a) The development hereby permitted shall be begun within three years of the date of this permission;
- (b) The development hereby approved shall not be brought into use until the cycle facilities and bin storage have been made available within the site in accordance with the details received on 8th July 2009 by the Local Planning Authority. This storage shall thereafter remain available and not be used for any purpose, other than for the storage of bins and cycles in connection with the development hereby permitted.

(Note to applicant:- Applicant was advised that the development was located within a foul and surface water sewer area and there were water mains within the vicinity of the proposal. It would be necessary, if required, for the applicant to agree a point of connection onto the system for water supply and for the satisfactory disposal of foul flows generated).

Reason for granting planning permission:-

The proposed flats were considered an appropriate use in this location, which was acceptable as a car free development due to its close proximity to the town centre facilities. Cycle storage would be provided to encourage sustainable transport methods. The proposal would have no adverse impact on the street scene or surrounding area and would not result in harm to the amenities of the occupiers of neighbouring properties. As such, the proposal was in accordance with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and M4 (Residential Parking Provision).

48/09/0025

Erection of single storey and two storey extensions following demolition of single storey extensions to the rear of Nos 2 and 3 The Street, West Monkton

Conditions

- (a) The development hereby permitted shall be begun within three years of the date of this permission;

- (b) Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority;
- (c) No development shall take place until samples of the slate to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority and a sample panel 1m x 1m minimum has been erected on site to show the colour and type of render. The panel shall be agreed in writing and shall be retained on site until the completion of the works. Development shall be carried out in accordance with the approved details;
- (d) There shall be no bell casts formed in the render over window or door heads;
- (e) The windows hereby permitted shall be recessed in the wall to match the existing window recesses.

(Note to applicant:- Applicant was advised that the staircase to No 2 The Street did not comply with current Building Regulations as it was unguarded on the living room side and therefore represented a health and safety issue).

Reason for granting planning permission:-

The proposed extensions had been designed to appear subordinate to, and in keeping with, the properties and were not considered to result in detriment to the appearance of the listed buildings or that of the adjoining terrace of six properties or to the surrounding Conservation Area. The extensions were positioned a sufficient distance from neighbouring dwellings to avoid material harm to their amenities. As such, the proposal was in accordance with the relevant sections of PPG15, Policy P9 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

81. Planning application and enforcement issues at Taunton Vale Hockey Club, Gipsy Lane, Taunton

Reported that since the Taunton Vale Hockey Club had been erected local residents had made a number of complaints regarding the flood lighting provided.

At its meeting on 25 February 2009 the Committee resolved to take enforcement action against the Hockey Club for failure to comply with a Breach of Condition Notice requiring a set of floodlights at the site to be shielded.

An application to vary the condition to allow a scheme that would not provide shielding and would not have a detrimental impact on local residents was considered on 15 April 2009 and deferred for further specialist advice to be sought.

It had now been confirmed that the only acceptable solution was for the lights to be shielded and the Hockey Club had been requested to submit its views.

The Hockey Club had suggested taking light readings in the gardens of nearby residents. However, the residents did not consider that readings taken at this time of year would give a true representation of the problems being experienced.

Resolved that the light readings should be taken within four months of the date of the meeting.

82. Occupation of mobile home as a separate unit of accommodation at Hawthorn House, Bishopswood, Chard

Reported that it had come to the Council's attention that a mobile home sited within the garden curtilage at Hawthorn House, Bishopswood, Chard was being occupied as a separate unit of accommodation without the necessary consent being granted.

The owner had been contacted and advised to submit an application for planning permission but, to date, no such application had been received.

Resolved that:-

1. Enforcement action be taken to remove the unauthorised mobile home sited within the garden curtilage at Hawthorn House, Bishopswood, Chard; and
2. Subject to being satisfied with the evidence, the Solicitor to the Council institute legal proceedings should the enforcement notice not be complied with.

83. Appeals

Reported that three appeal decisions had recently been received, details of which were submitted. Two of the appeals had been allowed and one had been dismissed.

Also reported that one new appeal had been lodged, details of which were submitted.

Resolved that the report be noted.

(The meeting ended at 6.56 pm)

Declaration of Interests

Planning Committee

- Members of Somerset County Council – Councillors Brooks, McMahon and Wedderkopp
- Employee of Somerset County Council – Councillor Mrs Hill
- Employee of Viridor – Councillor Miss James
- Director of Southwest One – Councillor Coles

25/09/0015

MR G MOCKRIDGE

ERECTION OF DETACHED SINGLE GARAGE TO FRONT OF 1 LEAFIELD CLOSE, NORTON FITZWARREN

319231.126174

Full Planning Permission

PROPOSAL

The proposal comprises the erection of a single detached garage within the front lawned garden area. The garage would measure some 6 metres by 3.35 metres in ground area, and 3.3 metres to ridge height. It would replace the existing integral garage which the applicant intends to convert into a play room. A plum tree would be removed to enable the construction of the garage.

SITE DESCRIPTION AND HISTORY

The property is a modern detached dwelling with integral garage.

The applicant's sister is a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations.

NORTON FITZWARREN PARISH COUNCIL - None received.

HERITAGE AND LANDSCAPE OFFICER - The crab apple and shrubs are too close to the garage and should be felled. A replacement crab apple tree in the back garden would be beneficial.

Representations

2 letters of objection have been received on the grounds that: the garage will exacerbate the existing parking problem; and that the boundary line is not clear between applicant and neighbour.

PLANNING POLICIES

S1 - TDBCLP - General Requirements,

S2 - TDBCLP - Design,

DETERMINING ISSUES AND CONSIDERATIONS

The garage would not unduly impact on any neighbouring property in terms of loss of light or privacy; there would be limited impact on visual amenity; the plum tree could be replaced elsewhere; it is not proposed to change the existing access and turning facilities; and land ownership is a matter for the two parties to resolve. The proposal is accordingly considered acceptable.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposal would not have a detrimental impact upon visual amenity, residential amenity, or road safety, and is therefore considered acceptable. Accordingly, it does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

3.
 - (i) The plum tree shall be replaced with another in accordance with a site plan which shall be submitted to and approved in writing by the Local Planning Authority before development commences.
 - (ii) The planting shall be carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.
 - (iii) For a period of five years after planting, the tree shall be protected and maintained in a healthy weed free condition and if the tree should cease to grow it shall be replaced by a tree of similar size and species, or an appropriate tree as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2.

Notes for compliance

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

CONTACT OFFICER: Mr J Grant Tel: 01823 356465

38/09/0201

MRS S RAVENHILL

ERECTION OF SINGLE STOREY EXTENSION TO FORM ANCILLARY ACCOMMODATION TO THE SIDE OF 29 ASHLEY ROAD, TAUNTON

321627.124348

Full Planning Permission

PROPOSAL

The proposal comprises the erection of a single storey extension to the side of the dwelling to provide ancillary living accommodation. An internal will be provided between the extension and the main dwelling.

The application has been submitted by an agent related to a member of staff.

SITE DESCRIPTION AND HISTORY

The semi-detached dwelling is sited in Taunton, within close proximity to the Musgrove Park Hospital. There is an existing car port and outbuilding on the site of the proposal.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SSC - TRANSPORT DEVELOPMENT GROUP - No observations.
Taunton - No PARISHES -

Representations

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
H17 - TDBCLP - Extensions to Dwellings,

DETERMINING ISSUES AND CONSIDERATIONS

The proposed extension is subservient to the main dwelling, with the roof matching the design of the existing.

A window and door are proposed in the side elevation, these are not considered to harm the amenity of the neighbour due to a 1.8m boundary fence and the neighbouring garage being sited to the side.

Two vehicular parking spaces can be provided within the boundary of the site.

The proposal is therefore considered acceptable.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposed development would harm neither visual nor residential amenity, nor would it be damaging to the character of the main dwelling. Accordingly, the proposal does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings).

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

3. The extension (building) hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 29 Ashley Road, Taunton.

Reason: The site is unsuitable for the extension to be occupied separately from the main dwelling, detrimental to the amenity of the area, Policy S1(E) of the Taunton Deane Local Plan.

Notes for compliance

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

CONTACT OFFICER: Mr D Addicott Tel: 01823 356463

44/09/0008

MR J ISAACS

REMOVAL OF CONDITION 5 (PERSONAL PERMISSION) OF PLANNING APPLICATION 44/06/0021 AT TWO ACRES, FORD STREET, WELLINGTON

315334.118198

Full Planning Permission

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PROPOSAL

Condition 05 on planning permission 44/06/0021 states that “The use of the site hereby permitted shall be carried on solely by Mr J Isaacs and his spouse, together with their children and Mr Isaacs sister, Louise Isaacs and her daughter.” The applicant has requested the removal of the condition to give the family security for the distant future.

SITE DESCRIPTION AND HISTORY

Planning permission was granted in October 2006 for the change of use of land for a residential gypsy site for 2 no. mobile homes and 2 no. touring caravans. In addition to the condition the subject of the current application, further conditions limited the use of the site to bona fide gypsies and that there be no more than two mobile homes and two touring caravans at any one time. An application was submitted in 2008 for the variation of one of the conditions which states that not more than two mobile homes and two touring caravans shall be stationed on the site at any one time to allow two additional mobile homes for extended family use and two additional touring caravans for transit use. That application was withdrawn prior to determination.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SOMERSET COUNTY COUNCIL - TRANSPORT DEVELOPMENT GROUP - The Highway Authority have been consistent in their consideration of proposals on this site and as you will be aware a previous submission (44/03/0019) on this site was refused by Taunton Deane Borough Council and appealed by the family. The Inspector dismissed the appeal and determined that highway safety was a serious consideration.

The situation with regard to the highway network has not changed since this application, and as such all previous comments made, apply equally at this time.

The Highway Authority continue to object to any increase in traffic from this site, which could be detrimental to highway safety and provided therefore that the number of units on site does not change, and the there is no material alteration in the current use of the land there is no highway objection as to who occupies the site

WELLINGTON WITHOUT PARISH COUNCIL - This application was considered by the Wellington Without Parish Council at their meeting in July which was attended by

10 members of the public whose properties are in the vicinity of Two Acres. The clerk outlined details of the several previous applications which have been made for this site and the apparent history of the conditions imposed. The current application and its ramifications were of great concern to the parishioners attending and these was supported by the Council. The Council strongly objects to granting of permission for the removal of the restrictions. Whilst making this decision the various factors appertaining to the future use and size of the site were considered and the possibly effects on the environment in this area of Outstanding National Beauty.

BLACKDOWN HILLS AONB – no comments to make.

ROMANI GYPSY ADVISORY GROUP – must think of the distant future and preserve all our private gypsy sites with full planning permission for future generations because of the lack of sites. The occupant's children and grand children will need the site. This private site is too precious to the family to lose on the demise of the parents. Appeal inspectors are also taking note of this issue.

Representations

NINE LETTERS OF OBJECTION (FROM SEVEN ADDRESSES) – making the following points:-

- Unnecessary and no justification as the children's future is already secured under the condition.
- Original application was turned down.
- Question how many people will be allowed to stay on such a small site, which is of made-up ground and has inadequate services, eg foul drainage.
- Site is off a very narrow lane which cannot cope with the extra traffic, including large vehicles.
- It is an Area of Outstanding Natural Beauty, opening the site up would be detrimental and have an impact on the surrounding countryside.
- Would allow the applicant to increase the number of static and touring caravans.

- There is already a site for mobile homes in Ford Street.
- Concerns over drainage with extra people on site.
- Similar application last year was withdrawn after it had provoked much opposition.
- Allowing the site to grow would create a dangerous precedent – question where it would end.
- Site is too small to accommodate further units.
- An open permission could mean that the site could become sectioned into different pitches and either sold or leased with potential consequential and detrimental issues.
- Proposal would be in fundamental conflict with Policy H14.3 – whole ethos of nomadic life would be overridden and seemingly removed. The site could be turned over to full, unregulated residential occupation of gypsies with the possibility of 30 or more caravans to be on the site at any one time.
- The limitation of the touring caravans to those belonging to the Isaacs family would be removed.
- Would not object to suitable, more permanent dwellings limiting the number of individuals residing on the site.

PLANNING POLICIES

H14 - TDBCLP - Gypsy and Traveller Sites,

DoE Circular 11/95 "Use of conditions in planning permission".

ODPM Circular 01/06 'Planning for Gypsy and Traveller Sites'. This Circular replaces Circular 01/94 and provides updated guidance on the planning aspects of finding sites for Gypsies and Travellers and how local authorities and Gypsies and Travellers can work together to achieve that aim. The circular has the following stated aims:

- (i) To create communities where there is respect between the travelling and settled communities;
- (ii) To reduce the number of unauthorised encampments and developments;
- (iii) To significantly increase the number of gypsy and traveller sites in appropriate locations;
- (iv) To protect traditional ways of life whilst respecting the interests of the settled community;
- (v) To stress the need for regional assessments of need and for local authorities to develop strategies to ensure that needs are dealt with fairly and effectively;
- (vi) To make provision for sites where need is identified;
- (vii) To ensure that Development Plan Documents include fair, realistic and inclusive policies;
- (viii) To promote more private gypsy and traveller site provision through the planning system;
- (ix) To help avoid gypsies and travellers becoming homeless through eviction from unauthorised sites.

DETERMINING ISSUES AND CONSIDERATIONS

Circular 01/06 sets out the circumstances in which gypsy and traveller sites may be acceptable and emphasises that private sites are to be encouraged. The Human Rights Act refers to the question of proportionality and the weighing up of the harm which could be caused by permitting the applicants to occupy the land as against the harm which could be caused to them and their families by refusing permission. Removal of the condition gives more flexibility in terms of occupation of the site in that it will not be restricted to occupation by the applicant and his extended family. The occupation of the site will, however still be limited to bona fide gypsies and there will still be the limit of 2 mobile homes and 2 touring caravans on the site. I consider that these conditions, particularly the latter, will ensure that the number of occupants on the site is limited. This ought to allay the concerns of local residents in this respect.

The County Highway Authority do not object provided the number of units does not change and there is no material alteration in the current use of the land. As indicated above, other conditions from the original approval will ensure that this is the case.

General advice on the use of conditions is given in DoE Circular 11/95. This states that conditions should be imposed only where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. It says that personal conditions should only be used on exceptional occasions. At Little Shamba in Bishops Hull, there was an appeal decision where the Inspector noted that as the site would be subject to a caravan site license, there was no

need to make the planning permission personal. Also in considering an appeal against the imposition of various conditions on a recent planning permission for a gypsy site at Sunny Dene, Cotford St Luke, the Inspector concluded that a personal occupancy condition was unnecessary. She considered that the occupation of the site could be adequately controlled by conditions limiting occupation to bona fide gypsies and by limiting the number of mobile homes and touring caravans. This is exactly the same situation as with the current proposal. Other gypsy sites within the district have also been granted planning permission to remove personal conditions, following the Little Shamba decision. Against this background I consider that it would be inappropriate to resist the proposal.

RECOMMENDATION AND REASON(S)

Recommended Decision: Approval

The remaining conditions ensure that the site will only be occupied by bona fide gypsies in this open countryside location, in accordance with Taunton Deane Local Plan Policy H14 (Gypsy and Traveller Sites).

RECOMMENDED CONDITION(S) (if applicable)

Notes for compliance

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

CONTACT OFFICER: Mr J Hamer Tel: 01823 356461

ALTERATIONS OF ACCESS AND ERECTION OF DOUBLE GARAGE AND AGRICULTURAL BUILDING WITH YARD AREA AND SILAGE PIT ON LAND ADJACENT TO STOCKHAM COTTAGES, WEST BAGBOROUGH AS AMENDED BY DRAWING NOS 1186E/3A AND 06A

315737.134191

Full Planning Permission

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PROPOSAL

This application seeks full planning permission for the erection of a large agricultural building, creation of new farm yard area, and a new double garage for the existing dwelling.

The agricultural building would have two components – a gable ended barn measuring 21.3 metres wide by 30.5 metres deep, being 4.3 metres high to eaves and 6.6 metres to ridge; and a lean-to on the south western side measuring 12.2 metres wide by 30.5 metres deep. The ridge would run from northwest to southeast, roughly parallel with the highway to the west of the site. The building would be cut into the hillside, such that there would be a change in level of around 5 metres between the yard area and the adjoining field to the east and that the eaves would be below the height of the adjoining ground in the northeast corner of the building.

The garage would be provided alongside the existing cottages, finished with roughcast render and a tiled roof. The existing access to the north of the dwellings would be altered to improve the visibility and width, from which a gravelled roadway (tarmac for the first 12 metres) would be cut through the field to allow access to the new yard area.

Further tree and shrub planting is proposed around the building comprising oaks, field maples and Wild Cherries. New hedgerows are proposed along the northeastern side of the access roadway and to the north of the proposed double garage, planted with a mix of Hawthorn, Field Maple and Hazel.

The application has been supplemented by further information explaining that the existing enterprise at Rock Farm is inaccessible by large agricultural vehicles such that cattle must be driven down the lane to meet the cattle transporter on the through road. This is said to be inefficient and labour intensive as well as blocking the lane for the duration of the operation. The applicant has identified 4 possible alternative sites to relocate the farming operation but these had been rejected due to a greater prominence, either when viewed from within the Quantock Hills, from West Bagborough village and the playing fields or from adjoining public footpaths. In the applicant's opinion, however, the application site is relatively low in the landscape, screened by mature hedgerows, unlikely to attract significant views from the highway, and screened from the majority of the Quantock Hills by natural topography. It is conceded that there may be some public viewpoints, so screening has been proposed in the form of altered ground levels and substantial structured planting. The amended drawings provide for a

contoured earth bank to the north of the proposed building, together with further landscape planting to strengthen the proposed screening along the northern perimeter of the site.

SITE DESCRIPTION AND HISTORY

The site comprises a large agricultural field raised up behind a pair of red stone dwellings and an existing access to the north of these dwellings. The ground level of this field is around the first floor level of the dwellings and continues to rise to the west. There are tree and hedge boundaries to all sides of the field, which is raised significantly from the adjoining highway to the south. The existing access is a grass track which curves around to the north. The site is bordered by a very narrow deep-cut highway to the south and a further highway to the east. Long views are available across the surrounding lower lying countryside to the west.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SOMERSET COUNTY COUNCIL - TRANSPORT DEVELOPMENT GROUP –

The site lies outside the development boundary limits for West Bagborough and is remote from public transport routes, services and facilities. Additionally the approach roads are substandard. However, providing the proposed building is to meet a demand generated by the existing agricultural use of the site/land then there is no objection from the Highway Authority.

Two parking spaces will be provided for the cottages (which are being reinstated as a single dwelling) where currently there is no formal off road parking, together with a turning head that will enable vehicles to enter and exit in a forward gear. Visibility will be improved where the modified access meets the public highway, which is welcomed by the Highway Authority.

Given the constraints of the approach road and the improvements that are proposed, it may be considered unreasonable to raise a highway objection to the proposal.

WEST BAGBOROUGH PARISH COUNCIL –

- Access for construction traffic – Kennel Lane or Smokeham Lane unsuitable for HGVs.
- Storm water flow from the site. Large volumes already occur from Rock Lane. Possible flooding along Kennel Lane?

Necessary development to sustain farming in the parish.

LANDSCAPE OFFICER – Subject to the landscape scheme as proposed and its proper maintenance, the landscape proposals should help to significantly reduce any landscape impact in the short term and longer term provide suitable mitigation.

NATURE CONSERVATION AND RESERVES OFFICER – No real concerns, would like to see wildlife accommodated within the development, therefore welcome the planting of additional native trees and hedgerows.

THE QUANTOCK HILLS AONB SERVICE – The primary purpose of the AONB designation is to conserve and enhance natural beauty. The AONB service is becoming increasingly concerned about large agricultural buildings of an almost industrial scale within the AONB.

The proposed agricultural building is of significant size and substantial ground works will be required to the naturally sloping site in order to accommodate the building. The AONB Service is very concerned that this scale of building (and the changes to the natural shape of the land) will result in a marked change to the intimate character of the immediate landscape area. We therefore ask that proper consideration be given to the impact that the scale of the proposal will have on landscape character (considering change in scale and operation - from small-scale worker's cottages to a working farm).

Also concerned that the building may be visible from higher ground and the AONB service asks that proper consideration is given to the visual impact from the wider area, not just the immediate locale. Query whether a Landscape and Visual Impact Assessment should be undertaken.

Feel it is right that mitigation measures are proposed, but are concerned that the materials must be properly chosen to ensure the correct choice of colour. Also concerned about clear panels to admit light, which may be unduly reflective, adding to the building's presence in the landscape.

There is no mention of lighting, and consideration should be given to avoid light pollution.

NATURAL ENGLAND – Objects to the proposal. No assessment has been made of the likely impact of this relatively large-scale development on the landscape of the immediate and wider area – particularly the Quantock Hills AONB. A Landscape Visual Impact Assessment (LVIA) should be undertaken and the report submitted to Natural England for further comment.

Representations

THREE letters of representation have been received from nearby residents and the Campaign to Protect Rural England in respect of this application:

- The proposed building would permanently destroy a significant area of attractive meadow and replace it with a very large concrete construction that is not sympathetic to the environment;
- Concerned about the visual impact of the structure and earthwork on the surrounding countryside;
- The development could set a precedent that would result in the steady erosion of the Quantocks character and charm;
- The area is prone to flooding and extreme surface water run-off on the adjoining highways;
- It is not stated how the water run-off from the yard, roofs and access road will be dealt with;
- water should not be allowed to discharge to Kennel Lane;
- There will be more muck and mud on the road which will block drains and fill up the ditches;

- There could be a greater threat to flooding of nearby dwellings;
- There may be pollution from the cottages - unsure whether the septic tank works;
- All roads in the area are narrow and increased numbers of large vehicles will lead to problems;
- Large vehicles will cause further erosion of the road hedges and banks;
- More mud on the highway will make sharp breaking hazardous;
- There would be a negative impact on the wildlife, including Tawny Owls nesting in the hedgerow;
- There will be run-off of pollutants and there has been no explanation of how this will be dealt with;
- There may be odour issues, especially in hot weather;
- The application should be supported by an Environmental Impact Assessment;
- The existing farmstead (Rock Farm) will be fragmented. There has been a loss of historic farmsteads which is gradually eroding the character of the area;
- The development should be sited closer to the existing Rock Farm site;
- The existing barns that the proposal is intended to replace may be converted into residential units putting further pressure on the area.

PLANNING POLICIES

EN10 - TDBCLP - Areas of Outstanding Natural Beauty,
 S1 - TDBCLP - General Requirements,
 S2 - TDBCLP - Design,
 S7 - TDBCLP - Outside Settlement,
 EN3 - TDBCLP - Local Wildlife and Geological Interests,
 STR1 - Sustainable Development,
 STR6 - Development Outside Towns, Rural Centres and Villages,
 S&ENPP3 - S&ENP - Areas of Outstanding Natural Beauty,
 PPS7 - Sustainable Development in Rural Areas,
 PPS9 - Biodiversity and Geological Conservation,

DETERMINING ISSUES AND CONSIDERATIONS

The site is within the open countryside. New agricultural development is considered to be compatible with the rural area and is appropriate in principle. The main issues in the consideration of this application are the visual impact (especially with regard to the AONB designation), highways, impact on surrounding property (including noise and smell), flooding and drainage.

Visual Impact

It cannot be disputed that the proposed building will have an impact on the immediate locality and, due to the rising nature of the site, from a wider context. From the immediate environs, the most noticeable impact is likely to be the site entrance, and alterations to the access, where the new garage will be in clear view and the road carved out of the surrounding bank will be very noticeable.

The yard and buildings are proposed to be surrounded by significant additional tree planting that will supplement the existing boundaries. Therefore, whilst the building will be visible in the short term, in the longer term it should become increasingly obscured from close range. When viewed from above, the eaves of the building would be roughly on a level with the surrounding ground level, helping to prevent the building appearing

overly dominant. However, a large extent of the roof will be visible, so it is essential that the correct colour is chosen for this aspect. Again, the extensive landscaping, over time, will help to assimilate the building into the landscape.

Your officers have carried out a detailed investigation of where the site can be seen from. It is clear that from public highways to the west there are very few points that the site can be seen from. In the glimpses available from these locations, the building will appear half-way up the hillside, as a large structure. The proposal to significantly excavate the site will be less obvious from afar, but these works will mean that the building should sit far more comfortably within the general slope of the hillside, rather than as an object protruding significantly from behind. The proposed tree planting on both the east and west of the building, will be at the natural ground level (or thereabouts) and consequently, the general shape of the hillside will not be lost.

From the east, looking from within the AONB, the site cannot be seen from the lane leading to Rock Farm or the lane leading to Smokeham Farm. Views are only possible from within the adjoining farmland, but not from the wider public domain. The site cannot be seen from the footpath that runs along the ridge of Bagborough Hill and Lydeard Hill and is only visible from an area to the north of the site. These views are distant and it is considered that, subject to the landscaping proposed on the amended drawings, with increased denser planting on a raised bund to the north of the building, the proposed development will be satisfactorily assimilated into the landscape.

The proposal is submitted due to the shortcomings of the existing farm at Rock Farm, a short distance to the west. These are primarily an aging stock of buildings on a sloping site, with little available ground for realistic expansion. The existing buildings and site, according to the applicant, are not suitable for modern agricultural vehicles, but more importantly, large cattle lorries etc. cannot access the farm as the lane is too narrow. As such, cattle must currently be driven down the lane to board the lorry at the junction at Stockham Cross, causing obstruction and requiring a large input of manual labour. Operating under a new tenant, the business is set to increase in scale, but is constrained by the impracticalities of the Rock Farm site. It is, therefore, the applicant's intention to relocate to the current proposed site, using the existing dwellings adjacent to the site to house the farmer.

It is accepted that the Rock Farm site is significantly constrained and it is considered that the above justification should be given significant weight in the assessment of this application, allowing an agricultural enterprise to expand and develop. This view is also shared by the Parish Council, who are in support of the proposal in principle. Some of the modern buildings at Rock Farm are being demolished, but it is not considered that this 'trade-off' alone could justify the proposal, whose landscape impact must be considered on its own merits, especially given that the Rock Farm site is more obscured from long-range views.

The AONB group and Natural England consider that a formal Landscape Visual Impact Assessment (LVIA) should be carried out. Despite having not visited the site, Natural England further indicate that they consider that the application should be refused, in principle, in the absence of an LVIA due to its location within the AONB. Your officers, however, feel that this requirement is somewhat onerous given the limited points at which the site can be seen from.

With regard to the above, it is considered that the landscape impact on the immediate

locality and the general, larger surrounding area, although noticeable, will not be unacceptably harmful. The site is on the fringe of the AONB, on the lower slopes, and whilst this should not justify development (to do so would lead to a gradual piecemeal erosion of the area), it is considered to be an important contributing factor in concluding that the overall character and natural beauty will not be unacceptably harmed. When weighed against the justification for the development, it is considered that this outweighs the small visual impact that would result to the open countryside in general and the AONB specifically.

The proposed garage would also be cut into the hillside, reducing its visual impact. The design and siting is considered to be acceptable.

Highways

The Highway Authority have commented that the site is in an unsustainable location in highway terms, being remote from facilities, services and public transport. However, agriculture is a rural, land based activity that cannot be located in an urban area, or other settlement. It is therefore considered that an objection on this basis would be unreasonable, regardless of whether the development stemmed from an existing land use or not.

In terms of the details of the proposal, the Highway Authority have not raised an objection. To the north of the access, it is proposed to slightly realign the hedge, to allow 43m visibility in this direction. To the south, the visibility is slightly better and it is proposed to retain the existing stone boundary wall and visibility as is, although this would be slightly short of the Highway Authority's standard requirement. However, taking into account the improvements proposed, coupled with the provision of off-road parking facilities for the dwelling, the proposed visibility is considered to be acceptable.

The Highway Authority have recommended a number of conditions, most of which are reasonable and necessary. However, it is considered that there is no need to condition the building to be used in connection with the working and management of the adjoining farmland as any non-agricultural use would require permission and 'adjoining farmland' is considered to be a rather vague and imprecise term. It is considered that any agricultural use would be acceptable. Also, given the present lack of off-road parking facilities for the cottages, the provision of such (including the garages) is an improvement. It is not, therefore, considered reasonable or necessary to require them to be retained solely for the parking of domestic cars.

Comment has been received about potential future traffic increases from converted barns at Rock Farm. Such considerations would be relevant to any application submitted in that respect at the time and cannot influence this decision. However, the Highway Authority do not appear to have considered this proposal as a 'trade-off' for the existing situation and it has been assessed on its own merits in terms of highway safety and traffic generation.

Impact on surrounding property

The closest dwelling that may be affected by the proposal is 'Wayside', adjacent to the site on to the southwest, on the opposite side of the road. Environmental Health Officers have commented that there would be no unreasonable transfer of smells or

noise to this (or any other) dwelling. Whilst the proposed building will be visible, it is not considered that it would be unduly overbearing or result in an unacceptable impact on outlook, given the openness of the remainder of the surroundings. Indeed, neither this neighbour, or the other representations have raised issues of residential amenity, other than potential smell, and as such, it is considered that the proposal is acceptable in terms of its impact on surrounding property.

Flooding and drainage

Some concern has been raised by local residents and the Parish Council about surface water run-off from the site. Comments were also made about potential failings with the septic tank serving the cottages, but since works to the cottages are not under consideration here, this is not a material consideration.

The proposal is to dispose of surface water to soakaway. Even though the majority of track and yard area is proposed as crushed stone, given the extent of hard surface/roof proposed, the changes to the levels and existing overland flow regime, and the downhill slope of the access track to the highway, it is considered reasonable to require a surface water strategy to be submitted for approval. Such will allow proper consideration of the number and size of soakaways required to adequately deal with surface water flows resulting from the development. There may be existing flooding problems in the area, which makes such a submission essential, but the development cannot be expected to deal with existing flows in the area, which are not increased as a consequence.

Other Matters

It has been suggested that the application should be subject to an Environmental Impact Assessment (EIA). The occasions when EIA is required are set out in the Town and Country Planning (Environmental Impact Assessment Regulations) 1999 (as amended). EIA is sometimes required for intensive livestock installations of this scale, but this proposal is essentially for cattle housing and a machinery store. It is not, therefore, considered to be an intensive installation within the meaning of the regulations and should not be subject to an EIA. The wider environmental impacts have been assessed as a matter of course and, as detailed above, are not considered to be significant.

Conclusion

It is considered that a small visual impact may result to the surrounding area in general and AONB specifically, although the extensive ground works and tree planting proposed will help to mitigate against this to some degree. However, it is considered that the needs of the existing agricultural enterprise to expand and develop, away from the existing constrained site at Rock Farm outweigh the harm that may be caused, on this occasion. The development is otherwise acceptable in terms of highway, drainage and its impact on surrounding property. With regard to these matters, the proposal is considered to be acceptable and it is, therefore, recommended that planning permission is granted.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

- 1 It is considered that any visual impact will be satisfactorily mitigated against by the proposed extensive landscaping and will be outweighed by the agricultural need for the development. It is not considered that any unacceptable harm will result to the Area of Outstanding Natural Beauty specifically or the wider open countryside in general, the amenities of neighbouring property, wildlife interests or the highway network. The proposal is, therefore considered to comply with policies S1, S2, S7, EN3 and EN10 of the Taunton Deane Local Plan, Policies STR1, STR6, 3 and 49 of the Somerset and Exmoor National Park Joint Structure Plan Review or advice contained in Planning Policy Statements 7 and 9.

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. (i) The landscaping/planting scheme shown on the submitted plan shall be completely carried out within the first available planting season from the date of commencement of the development.

(ii) For a period of five years after the completion of the landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow, shall be replaced by trees or shrubs of similar size and species or other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2.

3. No development relating to the agricultural building hereby permitted (including ground works) shall take place until a drainage strategy dealing with foul and surface water run-off shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be installed and fully operational prior to the agricultural building hereby permitted being brought into use and shall thereafter be maintained as such.

Reason: To ensure that adequate facilities exist for the disposal of foul and surface water, in the interests of preventing pollution and any increase in off-site flooding, in accordance with Policy S1 of the Taunton Deane Local Plan and Planning Policy Statement 25.

4. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted

have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

5. Before the building hereby permitted is brought into use, the access/parking/turning area over the first 10 metres of its length shall be surfaced in a properly consolidated surface (not loose stone or gravel) in accordance with details which shall previously have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that loose material is not deposited on the highway, in the interests of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

6. The turning space shown on the submitted plan shall be kept clear of obstruction at all times.

Reason: To ensure that adequate facilities are available for the traffic likely to be attracted to the site to prevent vehicles stopping on the highway in the interests of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

7. At the proposed access there shall be no obstruction to visibility greater than 900mm above the adjoining road level within the visibility splays shown on the submitted plan, drawing No: 1186E/03. Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained as such.

Reason: To ensure that there is adequate visibility of and from vehicles emerging from the site in the interests of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

8. Any entrance gates erected shall be hung to open inwards and shall be set back a minimum distance of 10m from the carriageway edge.

Reason: To ensure that vehicles visiting the site are able to stop clear of the carriageway in the interests of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

Notes for compliance

1. The surface water drainage scheme required by condition 3 shall include measures to prevent the discharge of surface water onto the highway.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

CONTACT OFFICER: Mr M Bale Tel: 01823 356454

ALTERATIONS TO AGRICULTURAL ACCESS AT LAND OPPOSITE VALE VIEW COTTAGES, WEST BAGBOROUGH (RESUBMISSION OF 45/07/0023) AS AMENDED BY DRG. NO. 200703 REV A RECEIVED 28 JULY 2009

316143.133347

Full Planning Permission

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PROPOSAL

The application as originally submitted, is a retrospective application, and comprises the upgrading and widening of an existing and long-standing agricultural access, albeit one which was overgrown and disused. The alterations were carried out over 2 years ago, without planning permission, and a substantial length of mature hedgerow grubbed.

The application has since been amended twice however, because of the concern over road safety and inadequate visibility in one direction. Both amendments relocate the access from a position on the field edge to one in the centre of the field, in order to facilitate good visibility in both directions, with the first amendment comprising a new access with depth of 15 metres and a width of 33 metres. The size was clearly proposed in order to avoid any conflict with the requirements of the County Highway Authority, but these dimensions are clearly far too excessive for what is effectively a replacement agricultural access, and accordingly the second amendment was submitted which incorporates an access with a depth of 10 metres and a width of 15 metres.

The applicant has stipulated that he is to prepared to reinstate a hedgerow.

SITE DESCRIPTION AND HISTORY

Applications 45/2007/017 and 45/2007/023, both seeking to authorise the existing alterations, were both refused planning permission, in October 2007, and April 2008 respectively. They were both refused on the basis that: the loss of the hedgerow adversely affects visual amenity; the access constitutes visual intrusion which adversely impacts on the AONB; and the access is substandard and prejudicial to road safety.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SOMERSET COUNTY COUNCIL - TRANSPORT DEVELOPMENT GROUP - In respect of original submission- Given the issues of concern raised previously it is essential that a scaled plan is submitted, clearly and accurately setting out the requirements of the Highway Authority. It would not be sufficient just to state that the entrance will be altered as per our previous recommendations this needs to be demonstrated and shown as part of this planning application in context to this site/road.

The drawing should also set out/include the recommended visibility splays, to ensure that there shall be no obstruction to visibility greater than 900mm above adjoining road

level in advance of lines drawn 2.0m back from the carriageway edge 45m either side of the access.

Comments awaited in respect of the latest amended drawing.

WEST BAGBOROUGH PARISH COUNCIL - In respect of original submission- Object: 1. Permission for an access at this location has been refused twice before in the past 2 years. The reasons for previous refusal are still valid; 2. The hedge and opening were the subject of an enforcement notice issued on 4/3/2008. Parishioners directly affected by the removal of the hedge want the hedge reinstated and the enforcement notice implemented.

Comments awaited in respect of the latest amended drawing.

HERITAGE AND LANDSCAPE OFFICER - In respect of original submission- It is not clear from the access detail how it relates to the adjoining property boundary. It needs to be sufficiently far away from existing trees to avoid damaging any tree roots. The hedgerow and species mix are fine.

Comments awaited in respect of the latest amended drawing.

SENIOR ENFORCEMENT OFFICER - N/A.

Representations

4 LETTERS OF OBJECTION were received in respect of the original submission on the grounds that road safety has been prejudiced and that a hedgerow has been lost, and comments are awaited in respect of the latest amendment.

1 letter has been received in respect of the amended access advising that the land has been grazed by 3 horses for the past 6 months with tractors going in and out with fodder, so why alter the entrance.

PLANNING POLICIES

EN10 - TDBCLP - Areas of Outstanding Natural Beauty,

S1 - TDBCLP - General Requirements,

S2 - TDBCLP - Design,

DETERMINING ISSUES AND CONSIDERATIONS

Given that the proposal constitutes the replacement of a former disused agricultural access; that the latest amendment would result in satisfactory visibility in both directions such that road safety would not be prejudiced; that the revised siting would not result in any additional loss of trees/hedgerow; and that the applicant is prepared to reinstate the hedgerow, it would be considered unreasonable to resist the proposal as amended with a centrally positioned access. It is recommended however, that a number of conditions be imposed, to include the closing off of the existing access, and the reinstatement of the hedgerow.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval, subject to no new issues being raised by representations made before 13 August 2009, the Place Development Manager be authorised to determine the application in consultation with the Chairman.

The proposal is considered not to have a detrimental impact upon visual amenity, or road safety, and is therefore considered acceptable. Accordingly, the proposal does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2(Design) and EN10.

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The existing access shall be closed off and the bank reinstated within 6 months of the date of this permission, to the satisfaction of the Local Planning Authority.

Reason: To safeguard visual amenity and road safety in accordance with Taunton Deane Local Plan policies S1, S2, and EN10.

3. (i) The planting of the proposed hedgerow shown on the submitted plan shall be completely carried out within the first available planting season from the date of commencement of the use of new vehicular access, in accordance with a scheme to include details of species, siting and numbers which shall first be submitted to and approved in writing with the Local Planning Authority..

(ii) For a period of five years after the completion of the landscaping scheme, the hedgerow shall be protected and maintained in a healthy weed free condition and any shrubs that cease to grow, shall be replaced by shrubs of similar size and species or other appropriate shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2.

4. Within the proposed visibility splay, there shall be no obstruction to visibility greater than 900mm above adjoining road level.

Reason: To safeguard road safety in accordance with Taunton Deane Local Plan policy S1

Notes for compliance

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

CONTACT OFFICER: Mr J Grant Tel: 01823 356465

46/09/0019

MR C GIGG

ERECTION OF STABLE BUILDING ON LAND BETWEEN MANLEYS FARM AND CALWAY COTTAGES, WEST BUCKLAND

316984.119352

Full Planning Permission

PROPOSAL

The proposal comprises the erection of an L-shaped stable building incorporating 3 no. stable units, a hay store, and a tack and feed store. The building would be for personal use only; would be constructed of timber with dark grey roofing sheets; would be some 3.7 metres to ridge height; would be sited in the south-western corner of an agricultural field; and an earth bund would be constructed to help screen the building. An existing vehicular access and a hard core track would serve the building.

SITE DESCRIPTION AND HISTORY

The application is being presented to Committee because the agent is related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SOMERSET COUNTY COUNCIL - TRANSPORT DEVELOPMENT GROUP - The stable will derive access from a classified unnumbered highway, which is subject to the national speed limit (60mph), however given the width and alignment of the highway it is likely that speeds are actually below this figure. On the basis that stable is for private use only and not for any business or commercial use, and would not result in any significant increase in traffic over and above the existing use of this land, it maybe considered unreasonable to raise a highway objection in principal. An existing access is to be utilised whereby currently visibility to the west (for vehicles emerging) is approximately 27m. However further improvements, to visibility could easily be made given the highway verge/land adjacent to the carriageway, over which adjoining third party landowners hedges/trees overhang. Taking the above points into consideration and if the Local Planning Authority are minded to grant consent the Highways Authority would recommend conditions are imposed.

WEST BUCKLAND PARISH COUNCIL - No comments to make.

HERITAGE AND LANDSCAPE OFFICER - Subject to landscape planting around the northern and north-eastern boundary, the proposal should have an acceptable landscape impact.

Representations

None received.

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
EN12 - TDBCLP - Landscape Character Areas,
S7 - TDBCLP - Outside Settlement,

DETERMINING ISSUES AND CONSIDERATIONS

The proposed building is relatively "low-key with a ground to ridge height of only 3.7 metres, existing mature hedgerow would partially screen the building, and subject to provision of additional landscaping, in addition to the proposed earth mound, there would be little impact on visual amenity or on the character and appearance of the Landscape Character Area. Accordingly, the proposal is considered acceptable.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposal is considered not to have a detrimental impact upon visual amenity, road safety, or the character and appearance of the Landscape Character Area. and is therefore considered acceptable Accordingly, it does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), and EN12 (Landscape Character Area).

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

3.
 - (i) Before any part of the permitted development is commenced, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.
 - (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.

- (iii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2.

- 4. There shall be no obstruction to visibility greater than 900mm above adjoining road forward of a line drawn 2.0m back from the carriageway edge on the centreline of the access and extending to point on the nearside carriageway edge 43m to the west of the access and a 2.0m back and parallel splay over the site frontage to the east of the access. Such visibility shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times or unless otherwise agreed with the said Authority.

Reason: To safeguard road safety in accordance with Taunton Deane Local Plan Policy S1.

- 5. The access over the first 5m of its length shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority or unless otherwise agreed with the said Authority.

Reason: To safeguard road safety in accordance with Taunton Deane Local Plan Policy S1.

- 6. Any existing or proposed entrance gates shall be hung to open inwards and shall be set back a minimum distance of 5m from the carriageway edge.

Reason: To safeguard road safety in accordance with Taunton Deane Local Plan Policy S1.

- 7. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard road safety in accordance with Taunton Deane Local Plan Policy S1.

- 8. The use of the stables hereby permitted shall be limited to private use only and shall not be used for any business or commercial use.

Reason: To safeguard road safety in accordance with Taunton Deane Local Plan Policy S1.

Notes for compliance

1. Having regard to the powers of the Highway Authority under the Highways Act 1980 The applicant is advised that a Section 184 Permit must be obtained from the Highway Service Manager, Taunton Area Office, tel 0845 3459155. Application for such a Permit should be made at least three weeks before access works are intended to commence. Where works are to be undertaken on or adjoining the publicly maintainable highway a licence under section 171 of the Highways Act 1980 must be obtained from the Highway Authority. Application forms can be obtained by contacting the Highway Service Manager, Taunton Area Office, 0845 3459155. Applications should be submitted at least four weeks before works are proposed to commence in order for statutory undertakers to be consulted concerning their services.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

CONTACT OFFICER: Mr J Grant Tel: 01823 356465

52/09/0024

MR & MRS P GRANT

ERECTION OF 2 STOREY EXTENSION AT HILLCROFT, 2 JEFFREYS WAY, COMEYTROWE AS AMENDED BY PLANS RECEIVED 22 JULY 2009 DRG NO GHC-05 REV A

319964.123575

Full Planning Permission

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This application is referred to Committee because the applicant is a Council employee.

SITE DESCRIPTION AND HISTORY

The site comprises a detached dwelling and its curtilage. The dwelling is typically early 20th Century, with a double fronted bay windows and a porch canopy, although it appears to be set with the principle elevation away from the road overlooking the surrounding countryside. The existing dwelling has rendered walls, UPVC windows and a double hipped slate roof. To the north of the dwelling, a detached double garage stands between the dwelling and the highway.

The northern site boundary (to Jeffrey's Way) is formed of a strong hedge, behind a deep highway verge. To the south, a post and wire fence separates the site from surrounding agricultural land, which falls away from the site. There are neighbouring dwellings on both sides which, like several others in the vicinity are set on spacious plots. The dwelling to the east is of similar character to that on the application site, whilst that to the west, although probably contemporary with the application site is in a more modernist style with a flat roof.

PROPOSAL

This application seeks full planning permission for the extension to the existing dwelling. The application proposes a two-storey extension that would take the form of a separate 'block' attached to the existing dwelling with a 1.5 storey link. The main part of the extension would effectively copy the design of the main dwelling with bay windows to the south and a simpler elevation to the north, road side. The linking section would provide a front door and porch area, with a linking corridor at the first floor. A two storey extension would also be added to the north side of the existing dwelling.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP – No observations to make.

COMEYTROWE PARISH COUNCIL – Support the application.

Representations

One letter of comment, raising no objection but commenting that the plans were incorrectly labelled and that a new door indicated on the ground floor plan was not shown on the east elevation.

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
H17 - TDBCLP - Extensions to Dwellings,

DETERMINING ISSUES AND CONSIDERATIONS

The extension of a dwelling is acceptable in principle. There will be no impact upon the available parking and turning for the site and the main issues are considered to be the design and impact on surrounding property.

The proposed extension appears as distinct from the existing dwelling, albeit linked by a subservient section. The new section is set back from the main dwelling when viewed from the street, and it is considered that the adopted approach will allow the existing dwelling to remain dominant and prevent a bulky building being constructed in an otherwise open street scene. The detailed design mimics the characteristic details of the existing dwelling and is considered to be acceptable.

The proposed extension will bring the built form closer to the dwelling on the western side. However, it would still be 7 metres from the boundary and around 12 metres from the neighbouring dwelling. It is considered that this distance is sufficient to prevent the proposal being unreasonably overbearing on the neighbour to the west. No windows are proposed in this elevation and as such, it is not considered that there would be any overlooking of that existing dwelling. There is no need to impose conditions that no further windows are inserted as only obscure glazed windows could be inserted under permitted development rights. A new door indicated on the east elevation would not unreasonably impact upon the neighbouring dwelling, and could be inserted under permitted development rights in any case.

The neighbour to the west has commented that the plans contain some inaccuracies. Amended plans have now been received correcting the discrepancies.

With regard to the above, the proposals are considered to be acceptable and it is, therefore, recommended that planning permission is granted.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

Notes for compliance

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

CONTACT OFFICER: Mr M Bale Tel: 01823 356454

Planning Committee – 12 August 2009

Report of the Development Manager

Enforcement Item

Parish: BURROWBRIDGE

- 1. File/Complaint Number** E0312/51/2008 & 51/09/0001
- 2. Location of Site** Myrtle Tree Cottage, Saltmoor, Burrowbridge, TA7 0RL
- 3. Names of Owners** Mr R Tyler
- 4. Name of Occupiers** As above
- 5. Nature of Contravention**

Change of use of land to domestic curtilage and formation of access and driveway.

6. Planning History

The matter was brought to the Councils attention on 14 November 2008. A site visit was made and it was found that the new access had been formed and part of the driveway had been formed. The owner was informed that planning permission was required as it involved the change of use of land. The owner said the works will make a safer access to the property and that he had consulted with Somerset Highways. An application was submitted and registered on 12 January 2009. The application was subsequently refused under delegated powers on 3 July 2009.

7. Reasons for Not Taking Enforcement Action

The development represents a visual intrusion into open countryside and is of a detriment to the character and appearance of the designated Levels Landscape Character Area. It is also contrary to Taunton Deane Local Plan Policies S1 and EN12, Somerset and Exmoor National Park Joint Structure Plan review policies 4 and 5 and advice provided in Planning Policy Statement 7.

8. Recommendation

The Solicitor to the Council be authorised to serve an Enforcement Notice and take prosecution action subject to satisfactory evidence being obtained that the notice has not been complied with.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER:

MR J A W HARDY: 01823 356466

APPEALS RECEIVED : FOR COMMITTEE AGENDA : 12 AUGUST 2009

| Appeal Proposal | Start Date | Application Number |
|--|-------------------|------------------------------------|
| Enforcement action against use of container in field for storage of fireworks at The Stores, Wrangcombe Road, Wrangway, Wellington | 20 JULY 2009 | E/0242/44/07 Enforcement Appeal |
| Erection of Two-Storey Dwelling on Land adjacent to Park House, 28 Lethbridge Park, Bishops Lydeard | 29 JULY 2009 | 06/08/0081 |

APPEAL DECISION FOR COMMITTEE AGENDA – 12 AUGUST 2009

| APPEAL | PROPOSAL | REASON(S) FOR INITIAL DECISION | APPLICATION NUMBER | DECISION |
|----------------------------|---|--|--------------------|---|
| APP/D3315/A/09/2103554/NWF | RETENTION OF SHED TO BE USED FOR AGRICULTURAL STORAGE AT VENCROFT FARM, CHURCHSTANTON | Proposal unrelated to other buildings and prominent within the landscape of AONB. Roof colouring inappropriate and detrimental to landscape. Proposal located in flood plain and no sequential test undertaken. | 10/08/0023 | The Inspector considers the shed occupies an isolated and prominent position in the rolling hills of the AONB. It is highly visible from the road and nearby footpaths and the lime green colour of the roof is alien. He therefore concludes that the proposal harms the character and appearance of the surrounding AONB. The shed is located in Flood Zone 3 and the Flood Risk Assessment does not comply with requirements and is in conflict with PPS25. The appeal was therefore DISMISSED . |
| APP/D3315/A/09/2102988/NWF | CONVERSION AND CHANGE OF USE OF AGRICULTURAL BARN TO FORM A SINGLE DWELLING AT CULVERHAY, WIVELISCOMBE, TAUNTON | Excessively high standard of building unsuitable for agricultural use and may be intended for conversion to a dwelling. Insufficient evidence to demonstrate conversion for business use unviable. Approach road considered unsuitable to serve as means of access to development. | 49/08/0049 | The appeal building is isolated from other farm buildings and outside the settlement limit of Wiveliscombe in open countryside. Changes to the original structure relating to the roof, foundations, windows and openings indicate residential rather than agricultural use. Increased use of the access track and the junction by vehicular traffic would have a harmful effect on road safety. The appeal was DISMISSED . |
| APP/D3315/F/08/2075355 | INSTALLATION OF | The proposed | 38/02/0257LB | The Inspector concluded that 3 |

| | | | | |
|---------------------------------------|--|--|-------------------------------------|---|
| <p>AND APP/D3315/F/08/2076202</p> | <p>NEW WINDOW WITH DOUBLE GLAZED UNITS WITHOUT LISTED BUILDING CONSENT. WORKS TO WINDOWS AND DOOR ON REAR ELEVATION.</p> | <p>replacement windows, by reason of their construction and detailing, would constitute poor substitutes for the original single glazed, vertically sliding sashes and as such would be detrimental to the character of this Grade II Listed Building.</p> | <p>38/03/0215LB E87/38/2003</p> | <p>Park Street is a building of special architectural and historic interest worthy of preservation and well merits its inclusion on the statutory list. He further concluded that the double-glazed bay window unacceptably affected both the listed building and its setting and the conservation area. The unauthorised double-glazed units have been replaced with single-glazed windows complying with the requirements of the notice. The Inspector therefore DISMISSED appeal.2075355 and would take no further action on Appeal 2076202.</p> |
| <p>APP/D3315/A/09/2103702/WF</p> | <p>ERECTION OF A CONSERVATORY AND DETACHED DOUBLE GARAGE AT WREXON BARN, ANGERSLEIGH, PITMINSTER (RE-SUBMISSION OF APPLICATION 30/08/0048)</p> | <p>The proposed conservatory detracts from the historic character and appearance of the building. The proposed garage adversely affects the environmental quality and landscape character of the area.</p> | <p>30/09/0005</p> | <p>The proposed conservatory would disrupt a striking and unadorned elevation.and represent an incongruous addition visible from the surrounding countryside. The proposed garage would be separated form the host property, breach the traditional character and appearance of the barn conversion and be visible from the highway.</p> |

TDLP = Taunton Deane Local Plan **SENP** = Somerset & Exmoor National Park

