

07/2006/017

TAUNTON AND DISTRICT BEEKEEPERS

DEMOLITION OF HUTS AND ERECTION OF NEW BUILDING FOR TAUNTON AND DISTRICT BEEKEEPERS, THE TEACHING APIARY, HEATHERTON PARK, BRADFORD ON TONE AS AMPLIFIED BY AGENTS E-MAIL DATED 12TH JULY, 2006 AND AS AMENDED BY AGENTS LETTER AND ACCOMPANYING PLANS RECEIVED 19TH JULY, 2006

317143/121905

FULL

PROPOSAL

The proposal seeks the demolition of an existing building (measuring 9.2 m x 6.1 m) the replacement of a larger building measuring approximately 20 m x 6 m. The building will be used as a meeting room and to store machinery and equipment. The ridge height measures 4.2 m rising to 6.2 m for the storage element of the proposal. Materials to be brick and artificial slate.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY as application for replacement building/hut and there will be no intensification above or beyond existing traffic generation, unreasonable to raise highway objection. Condition personal permission, permission for specific use only.

LANDSCAPE OFFICER proposals are likely to damage root systems of two oak trees that contribute to overall amenity of area. Is it possible to orientate building to reduce its tree impact? CONSERVATION OFFICER potential concerns: impact on setting of principal listed building - on approach to the latter; too many materials, simplification required; roofing material inappropriate; question need for height of storeroom; fenestration to north elevation inappropriate; clarification required re additional apiary area. DRAINAGE OFFICER no observations,

PARISH COUNCIL no objection but concern at use of brickwork. Conditions in any planning permission should include:- no reduction in amount of car parking; windows should be brown upvc; building for beekeeping only and cannot be any type of dwelling; any services underground.

EIGHT LETTERS OF OBJECTION have been received raising the following issues:- building should be wooden and size remain the same; windows should be wooden; upvc and steel roller shutter door insensitive and impacts upon rural nature of Heatherton Park; large building, appearance of a bungalow with a high garage; detrimental to area; frontage dominates area; not against a new apiary, should blend in and not stand out; would object to removal of any trees; larger number of vehicles will be encouraged; currently difficulties in passing site when meetings held due to parked cars on verge and occasionally road, compromising ability of emergency

vehicles reaching Heatherton Park House; if more vehicles more pressure on junction with A38; detrimental impact to Heatherton Park's residents; access from privately owned and maintained driveway; is there a requirement for such an industrial scale building; no objection to use, concern that uses could intensify vehicular use and impact on setting of listed building; application should be conditioned to apiary/agricultural use only; concern over size of store and impact on listed building; more screening; cast iron or dark grey guttering and down pipes more appropriate; the apiary may require listed building consent

POLICY CONTEXT

The criteria of Policy S1 of the Taunton Deane Local Plan is relevant in respect of traffic, accessibility, wildlife protection, character of area, pollution, health and safety. Policy S2 requires good design appropriate to the area. Policy EN16 affects any harm to the setting of a listed building.

ASSESSMENT

Amended plans have been received showing how the foundations of the building will be constructed, which have alleviated any concerns the Landscape Officer had. Amended plans/details have also confirmed that the building will be constructed of brick to reflect existing agricultural buildings within the area, and that the storeroom height is needed to enable storage of equipment off the floor area, as vehicles with trailers will need to enter the building to load/offload hives which requires a clear floor area.

The site is set within Heatherton Park, set back from the access road leading to Heatherton Park House. The proposed building is larger than the existing and set back further from the road. The use of brick and artificial slate will reflect materials within the area. Existing large mature trees, making it difficult to be seen from Heatherton Park House, would screen the proposed building. Due to the siting of the building and existing screening, the proposal is considered not to have a detrimental impact on the setting of the listed building.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, no other use. Notes compliance.

REASON(S) FOR RECOMMENDATION:- The proposal is considered not to harm visual or residential amenity, highway safety or harm the setting of the listed building in accordance with Taunton Deane Local Plan Policies S1, S2 and EN16.

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

CONTACT OFFICER: 356463 MR D ADDICOTT

NOTES:

