

10/2004/005

CARDINAL DEVELOPMENTS LTD

**ERECTION OF PRIVATE GARAGES AS AN ALTERNATIVE TO GARAGES
APPROVED BY PERMISSIONS 10/2003/005 AND 10/2003/006, TRENTS FARM,
MOOR LANE, CHURCHINFORD AS AMPLIFIED BY AGENTS LETTER DATED 20TH
APRIL, 2004 AND DRAWING 1203/9F ATTACHED THERETO**

21433/12589

FULL PERMISSION

PROPOSAL

There have been a series of permission for the conversion of barns within the Trent's Farm complex. Conversion works are currently being carried out. This proposal seeks to incorporate two previous garage buildings into one.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL this site has been revisited by my Council and it feels that it must object to this application on the grounds that the proposed new site is much more obtrusive than the site originally agreed for these garages.

Additionally, my Council is also seriously annoyed by the persistent modifications to the original plans. The developers made a presentation to my Council at the outset and promised that the first application would be the last application. Having just carried out a very quick check, I think there have been somewhere in the region of eight separate applications with some nine or ten revisions and amendments in connection with this development.

It is felt that this latest request is simply a precursor to yet another application (probably for additional building) and my Council has come to the point where it feels that "enough is enough" and that it must object to the proposals.

POLICY CONTEXT

The site lies within the Blackdown Hills Area of Outstanding Natural Beauty where Policy EN10 of the Taunton Deane Local Plan Revised Deposit applies. This states that "development which would adversely affect the landscape, character and appearance of Areas of Outstanding Natural Beauty will not be permitted". Policy S1(D) is also appropriate which requires "the appearance and character of any affected landscape, settlement, building or street scheme would not be harmed as a result of the development".

ASSESSMENT

Whilst the Parish Council's annoyance at the number of amendments to the proposals at Trent's Farm is understood, this alone cannot be the basis of a reason for refusal. The key issue in this case is the comparative visual impact of the building now proposed

compared with that of the two buildings previously approved. The new building will not be visually intrusive when viewed from existing properties nearby, particularly as the more modern agricultural buildings in the vicinity of this site are to be demolished. The proposal will also have little or no visual impact when viewed from Royston Road. The determining factor is therefore an assessment of the impact from Moor Lane. Whilst the two previous buildings would have been clearly visible, that now proposed will be largely screened by Stable and Mill Cottages as has been demonstrated by the submitted cross section. The proposal is therefore considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, garage use, alternative permissions. Note re compliance.

REASON(S) FOR RECOMMENDATION:- The overall visual impact of this building will be less than that of the garages previously approved. The development will have no material impact upon the amenities of nearby properties. The proposal therefore accords with Taunton Deane Local Plan Revised Deposit Policies S1(D) and EN10.

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

CONTACT OFFICER: 356464 MR T BURTON

NOTES: