

06/17/0021

QUANTOCK FUNERAL SERVICES

Change of use of west side extension to form a home office and chapel of rest (viewing and occasional use only) at Yeomans, East Combe Lane, Bishops Lydeard

Location: YEOMANS, EAST COMBE LANE, BISHOPS LYDEARD, TAUNTON,
TA4 3HU

Grid Reference: 316091.131091

Full Planning Permission

Recommendation

Recommended decision: Conditional Approval

Recommended Conditions (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 development hereby permitted shall be carried out in accordance with the following approved plans:

(A1) DrNo 16.92.02 Site Location Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

3. There shall be no obstruction to visibility greater than 900 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43m either side of the access. Such visibility shall be fully provided before the development hereby permitted is commenced and shall thereafter be maintained at all times.

Reason: To preserve sight lines at a junction and in the interests of highway safety.

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

Proposal

The proposal is for the change of use of the existing side lean-to for use as an office and occasional chapel of rest. The room will not be used overnight but will be used by appointment and it is envisaged that the use will be no more than twice per month. This would be for very occasional use and for pre-planned visit of families to pay respects to their loved ones. Parking and turning will be provided on site.

Site Description

The site lies on the northern side of the A358 and the building is a render and stone lean-to attached to the existing detached stone dwelling.

Relevant Planning History

06/05/0040LB & 0041 - Erection of two storey extension at Yeomans, East Combe, Bishops Lydeard - RF 24/11/05

06/06/0039 & 0040LB - Erection of single storey extension at Yeomans, East Combe, Bishops Lydeard - CA 26/9/06

06/09/0043LB - Erection of single storey extension at Yeomans, East Combe, Bishops Lydeard - CA 15/12/09

Consultation Responses

BISHOPS LYDEARD & COTHELSTONE PARISH COUNCIL - The Parish Council objects to the granting of permission for the following reasons:

- This is considered to be an inappropriate place to intensify use
- The proposed use is considered to be inappropriate for the property / area.

SCC - TRANSPORT DEVELOPMENT GROUP - The proposed development is to form a home office and a chapel of rest within a side extension at the above address. The proposal sits off the classified A358 approximately 1 mile north of Bishops Lydeard. The posted speed limit is 50mph. Observed vehicle speeds appear to be at or around the speed limit.

The applicant has stated that the anticipated use of the proposed chapel would be up to 12 times per year where vehicle movements associated with the proposal be via appointment only visits at sensible times. It appears that the proposal will be small scale and key, in traffic impact terms although this would result in an increase in vehicle movements but can't be considered to be severe to warrant an objection on traffic impact grounds.

Therefore, on balance of the above, subject to some improvements in visibility splay the Highway Authority have no objection to the proposal. If the Local Planning Authority were minded to grant planning permission the Highway Authority would require the following conditions to be attached:

1. There shall be no obstruction to visibility greater than 900 millimetres above adjoining road level in advance of lines drawn 2.4metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43m either side of the access. Such visibility shall be fully provided before the development hereby permitted is commenced and shall thereafter be maintained at all times.

PLANNING ENFORCEMENT - This application is the result of an investigation and there is no enforcement notice and the use has not commenced.

HERITAGE - No comment.

Representations Received

21 letters of objection on the basis of

- poor visibility,
- hazard on the main road,
- inadequate turning space,
- people speeding,
- number of accidents on this busy stretch of road,
- more turning would be dangerous,
- increase in traffic movements will conflict with volume of agricultural traffic,
- Yeomans is situated on a dangerous part of a busy fast road,
- inadequate parking,
- opening hours are 24 hours a day throughout the year,
- the entrance is not visible and access situated on a junction

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

DM1 - General requirements,
DM2 - Development in the countryside,
A1 - Parking requirements,
CP6 - Transport and accessibility,

CP8 - Environment,

This takes into account the recent adoption of the SADMP.

Local finance considerations

Community Infrastructure Levy

N/A

New Homes Bonus

The development of this site would not result in payment to the Council of the New Homes Bonus.

Determining issues and considerations

The proposal is the change of use of an existing lean-to extension on the existing house for use as an office and an occasional chapel of rest for the existing business run by the applicants. The main considerations are compliance with policy and highway safety.

The use proposed is a business use that is considered to comply with policy DM2 for uses in the countryside and the main issues raised by objectors relate to the highway safety impacts of the use. The lean-to building only measures 4.6m x 5m and the chapel of rest part of the building is 4.6m x 3m. The Highway Authority have been requested to look at the scheme in light of the objections received and have raised no objection based on the scale of the use and existing access and visibility. The site has adequate parking and turning and there is considered to be adequate visibility at the junction and a condition as requested will secure this visibility. A condition limiting the use of the building is not proposed as this is not considered enforceable.

In summary the proposed use is considered to be one that is low key generating limited traffic and would not harm the amenity of the area. The Highway Authority raise no objection to the use and the proposed development is therefore supported.

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

Contact Officer: Ms A Penn