

49/14/0023

Mr J LAWREY

ERECTION OF REPLACEMENT TIMBER BUILDING ON FOOTPRINT OF EXISTING AT LOWER LEVEL, AT FOOTLANDS FARM, WIVELISCOMBE

Location: FOOTLANDS FARM, FORD, WIVELISCOMBE, TAUNTON, TA4 2RH

Grid Reference: 308903.128722

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

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

(A1) DrNo 1109_S_03 Floor Plans and Elevations

(A3) DrNo 1109_S_02 Location Plan

(A4) DrNo 1109_S_01 Site Plan

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

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 granted planning permission.

PROPOSAL

The application seeks planning permission for the erection of a replacement timber storage building at Footlands Farm, Ford, Wellington.

The proposed building will be finished with vertical timber cladding and a slate grey corrugated sheet roof. It will measure 4m x 4.2m with a ridge height of 3.9m. The building will be located between a temporary log cabin and a traditional building that is being converted to a dwelling.

The application is before the committee because the agent is related to a member of staff.

SITE DESCRIPTION AND HISTORY

Footlands Farm is a small agricultural holding located on the outskirts of Ford, a rural hamlet to the north of Wiveliscombe. There are no immediate neighbouring properties; the boundary to the East comprises a tall native hedgerow that adjoins the public highway.

The site comprises a former granary building that is in the process of conversion to a three bed dwelling house, a large portal frame agricultural building, a log cabin that has been occupied since early 2009 and the subject building, a delapidated timber storage building. The log cabin provides accommodation for the applicant, his wife and young child whilst works to convert the granary are carried out.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

WIVELISCOMBE TOWN COUNCIL - Support the proposals.

SCC - TRANSPORT DEVELOPMENT GROUP - No comment.

Representations

None received.

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

DETERMINING ISSUES AND CONSIDERATIONS

The pertinent issue to consider is the impact of the proposed building upon visual amenity.

The proposed building will replace an existing structure that is in poor structural condition and currently has an adverse impact upon visual amenity and the setting of the adjacent granary that is in the process of conversion. The replacement of this existing structure with a building similar in floor area and height to ridge will result in an enhancement to the character and appearance of the site. From the public highway, the structure will relate visually to the granary and log cabin; it will be largely screened by the roadside hedgerow, which will soften the visual impact of the new building.

Having regard to the above matters, the proposed development is not considered to adversely affect amenity within the area and will enhance the character and appearance of the application site. The development therefore accords with Core Strategy Policy DM1 and it is recommended that planning permission be granted, subject to conditions.

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

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