

04/2004/005

MR & MRS G W GUNSTONE

**ERECTION OF SHED AT FORDBRIDGE, DAIRY HOUSE LANE, BICKENHALL,  
TAUNTON AS AMENDED BY SITE PLAN RECEIVED 10TH JANUARY, 2005**

28801/18548

FULL PERMISSION

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**PROPOSAL**

The proposal comprises the relocation of storage shed for agricultural implements and machinery in connection with a nature reserve. The building is some 14.95 m long x 6.0 m wide, 3.4 m high to the ridge and 2.37 m high to the eaves. It is a simple timber framed kit building erected off a concrete base, with a profile coloured steel sheeted roof and single skin blockwork infill panels to the walls.

Planning permission 04/2002/004 was refused in December 2002, and again in October 2003, reference 04/2003/002 for the retention of the shed in its existing location. An appeal was dismissed, in July 2004, against 04/2002/004, and in his statement the Inspector states:- "My overall conclusion is that, while it is not unreasonable to require a workshop/store in connection with the proposed wildlife sanctuary on the land, this unauthorised structure in such a prominent position has an adverse effect on the character and appearance of the surrounding rural area and the Special Landscape Area."

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL with regard to the shed, the Council objects to the inappropriate size and location of this building. The Council believes that the size, style and siting of the shed in open countryside and situated within a designated Special Landscape Area is an inappropriate development and constitutes an undesirable intrusion into open countryside to the detriment of the visual amenities of the locality.

1 LETTER OF OBJECTION has been received raising the following issues:- the submitted plans are confusing and amateur; the size of the structure is excessive; it could easily be converted to a separate dwelling in the future; its appearance and inappropriate materials are unappealing; and the site is in an isolated position within open countryside and within a Special Landscape Area.

**POLICY CONTEXT**

Taunton Deane Local Plan Policies S1 and S2 seek, inter alia, to safeguard the appearance and character of any affected landscape. Policy S8 seeks to resist development in the open countryside unless essential to agriculture.

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR6 and 5 seek to resist development in the open countryside.

## **ASSESSMENT**

Notwithstanding the previous refusals and the concerns of the Parish Council and objector, the appeal Inspector in his statement is quite categorical in advising that a workshop/store is required in connection with the land, and that a less prominent siting meets this criteria, in that it is sited further back from the public highway and would be mostly screened and hidden from view by an existing hedgerow. I consequently consider it to be unreasonable to resist the proposal.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, agricultural use only.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual amenity or the character and appearance of the surrounding rural area and accordingly does not conflict with Taunton Deane Local Plan Policies S1, S2 and S8.

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

**CONTACT OFFICER: 356465 MR J GRANT**

NOTES: