

08/2005/015

GLENMILL HOMES LTD

FORMATION OF ACCESS ROAD FOR RESIDENTIAL DEVELOPMENT, TO THE NORTH OF MAIDENBROOK FARMHOUSE, CHEDDON FITZPAINE

24618/26448

FULL PERMISSION

PROPOSAL

Full planning permission was granted in 2001 for the conversion of the grade 2 listed Maidenbrook farmhouse into two dwellings and the conversion of the adjacent barns (listed by virtue of curtilage) into 5 dwellings (plus one ancillary unit). The permission retained existing curtilage land to the west and north of the farmhouse as domestic curtilage for the converted farmhouse, so as to retain an appropriate setting for the listed building. Subsequent to this permission unauthorised fences, 10 m - 12 m from the rear of the farmhouse have been erected and the remainder of the site cleared of all evidence of the former garden. The farmhouse has been converted and both dwellings sold off without the garden area shown in the original permission. The current proposal is for the erection of a dwelling on the land to the west of Maidenbrook farmhouse that formed its original curtilage. In order to gain access to the site, the applicant is proposing to create a new road (application 08/2005/015) to the north of the listed farmhouse to link into the part constructed access road that joins the A3259 to the north of Maidenbrook farmhouse (now called the Tudor and The Stuart). The current proposal is for the formation of an access road to the north of the farmhouse, gaining access to land to its north and west. The land over which the access is proposed, forms part of the approved domestic curtilage for the converted farmhouse.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY in detail it has been noted that the surface water from this application will be disposed of via soakaways. This being the case, the applicant should be made aware of the requirements of Somerset Country Council when it comes to the positioning of such drainage facilities. I attach for the applicant's attention a copy of Atkins 'Factsheet I - Soakaway Design'. It has been assumed that the proposed access road will be constructed as per a type 4 bitmac carriageway, 5.0 m wide with 2 x 1.8 m wide footways provided throughout. Should the nature of the setting affect this then the technical details will need to be agreed with the Highway Authority. Should the applicant wish to extend the proposed access road in the future, they should be made aware of the fact that such a road should not exceed 100 m in length. The

proposed turning head does not seem to accommodate the dimensions required for a type 'B' turning head as set out within 'Estate Roads in Somerset - Design Guidance Notes'. A copy of such a turning head is attached for the applicant's attention. The proposed construction of the access road will result in the formation of a junction with the carriageway already under construction to the east of the Gate House. This being the case, junction visibility splays of dimensions 4.5 m x 22 m will need to be provided. There shall be no obstruction to visibility greater than a height exceeding 300 mm above adjoining carriageway level within these areas. The highway authority will adopt such areas. The applicant should be made aware that if the access road is to be constructed, then it will be necessary to ensure that a forward visibility splay, constructed to appropriate standards, is provided throughout the bend of the carriageway already under construction, to the east of plots 6 and 7. This will then allow for vehicles turning right in to the proposed access road to be seen by vehicles travelling from plots 2-7 as shown within the drawing number 5403/38. The gradient of the proposed access road should not, at any point, be steeper than 1:20 for a distance of 10m from its junction with the adjoining road. In the event of planning permission being granted I would recommend that the following conditions is imposed:- 1. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority. 2. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway. ENVIRONMENT AGENCY no comment.

LANDSCAPE OFFICER The access driveway, depending on construction detail, will have no impact on landscape feature although there may be some impact on the setting of the listed building and Mill Leat. CONSERVATION OFFICER the land over which the access is proposed, was designated as retained as retained residential curtilage, when the farmhouse was granted planning permission and listed building consent for conversion to two dwellings. This proposal, if granted, would have a detrimental impact on the setting of the building, with pressure to further debase the setting, by the inherent wish to erect a physical boundary to protect the amenities of the farmhouse to the north. Objection raised as proposal detrimental to setting of listed building. Please note that fencing to the rear (west) of the farmhouse is unauthorised, as are a number of sheds and satellite dishes on the converted barns.

PARISH COUNCIL support the application now that the Tree Protection Order on the row of poplar trees will stand as it was understood that the new road would come between the trees in question.

POLICY CONTEXT

Somerset And Exmoor National Park Joint Structure Plan Review Policies Policy 49 (Transport Requirements for new developments) STR1 Sustainable Development, Policy 9 The Built Historic Environment,

Taunton Deane Local Plan Policies: - S1 (General requirements), EN16 (Listed Buildings) Development proposals which would harm a listed building, its setting or any features of special or historic interest which it possesses, will not be permitted.

ASSESSMENT

Permission was granted in 2001 for the conversion of Maidenbrook farmhouse into two dwellings. Care was taken over the physical details of the conversion as well as full consideration of an appropriate curtilage required to preserve the character and setting of the listed building. The applicant purchased the site in full knowledge of that permission. The current proposal would provide a 5 m wide bitmac carriageway with a turning head to the west of the road and would run immediately to the north of the listed building opening up the property to view from the access road and altering the setting of the building from a low key domestic setting to an urban layout detrimental to the setting and character of the listed building. In addition the road would provide access for the proposed new dwelling and undeveloped land to the west of the listed farmhouse that has permission as a domestic curtilage for Tudor House, one half of the listed farmhouse. Setting aside the principle of this (which is dealt with in planning application 8/2005/014 above) the provision of the access would result in an increase in traffic and traffic noise passing and re-passing the side of the listed Farmhouse. This increase in activity would have a detrimental impact on the amenity of the listed building. Planning Policy Guidance Note 15 on Planning and the Historic Environment (Para 2.16-2.17) emphasises that the setting is an essential part of the buildings character and " the economic viability as well as the character of historic buildings may suffer and they can be robbed of much of their interest if they become isolated from their surroundings". I am also concerned that this alteration in the character of the land may effect the long term viability of the listed building to attract suitable owners for its long term maintenance.

The County Highway Authority have stated that visibility splays will need to be provided at the junction of the proposed road and the road serving the Maidenbrook site. These visibility splays would be 4.5 m by 22 m and would cut across the front garden area of the new "gate house" and the garden area of the wagon barn. I am awaiting additional plans from the County Highway Authority to confirm this and an update will be included confirming the situation. If as suggested at the moment, the provision of these splays would further urbanise the site I consider that this would be detrimental to the setting of the listed building and the overall amenity of the site. I also consider that it would have a detrimental impact on the character of the settlement limits of Taunton. Proposal considered unacceptable.

RECOMMENDATION

Permission be REFUSED for the reasons that the proposed development would be detrimental to the character and setting of the grade 2 listed building contrary to Taunton Deane Local Plan Policies S1 and EN16 and Somerset and Exmoor National Park Joint Structure Plan Review Policy 9, the proposed access road would have a detrimental impact on the visual amenity of the area which marks the boundary of the settlement with the surrounding countryside.

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

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NOTES: