

08/2006/026

MR & MRS HUGHES

CHANGE OF USE OF SECTION OF SINGLE STOREY BARN FROM RESIDENTIAL TO PROVIDE COMPLIMENTARY THERAPY TREATMENT ROOM (D1) PYRLAND BARN, CHEDDON FITZPAINE

323207/127275

FULL

PROPOSAL

The existing barn forms part of an 'L' shaped cluster of out buildings within the curtilage of the main dwellinghouse.

The area proposed for the change of use is relatively small in scale, measuring approximately 30 sq m. Internally it is proposed that the space is subdivided with an internal wall and door into a treatment room and waiting area.

The business is to be run by a single self employed individual. It is not proposed that there be any additional employees.

The barn is constructed in stone/timber and clay tiles. There are no external alterations to the building.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objections subject to visibility improvements, restriction to the use that is applied for, times of opening restricted to 09.00 to 16.30 weekdays excluding weekends and bank holidays.

PARISH COUNCIL object to the application over concerns that clients would not find a space to park in the lay-by on Cheddon Road as this is well used by local residents.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policy 49- Highway Requirements of New Development.

Taunton Deane Local Plan Policy S1- General Principles of Development.

ASSESSMENT

The main issues refer to the impact on residential amenity and highway safety. The proposed use is a small in terms of scale. The nature of the use will not create any adverse residential amenity issues.

The site contains sufficient parking for a number of cars. However visibility for vehicles leaving the site is poor. Whilst the applicant states in that all clients will park outside the site in an adjacent lay-by, it can not be guaranteed or enforced that all clients use the lay-by though a planning condition. The Parish Council have indicated that this is a popular parking area for local residents and other visitors. It is therefore expected that some clients will use the parking provision within the site and as such it is considered necessary and reasonable to condition some improvement to visibility for cars exiting the site.

Further to the above highways considerations and given the small scale of the business it is not considered reasonable in planning terms to restrict the opening hours of the business. It is expected that clients will visit the site, individually on an appointment basis and therefore any benefit to highway safety through restricted opening hours will be minimal.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, consulting rooms only, visibility splay.

REASON(S) FOR RECOMMENDATION:- The proposal by reason of the use, scale and siting within settlement limits respects the character of the area and will cause no demonstrable harm to highway safety in accordance with Taunton Deale Local Plan Policy S1 and Somerset and Exmoor National Park Joint Structure Plan Review Policy 49

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: