

09/2006/007

MR W H DISCOMBE

**ERECTION OF AGRICULTURAL LIVESTOCK BUILDING AT HELE VALE FARM, WATERROW AS AMENDED BY AGENTS E-MAIL DATED 27TH SEPTEMBER ,2006 AND DRAWING NO. 200/03/REV A**

304334/124062

FULL

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**PROPOSAL**

The proposal relates to the erection of a livestock building for the purposes of beef rearing that measures 27 m x 25 m x 7 m to the ridge.

Previous application 09/2005/007, dated 29th November, 2005, for 2 poultry units each measuring 48 m x 10 m, was refused at the same site for visual impact reasons.

This application is also accompanied by application 09/2006/008 for the revised siting of a temporary agricultural workers dwelling.

**CONSULTATIONS AND REPRESENTATIONS**

**RIGHTS OF WAY** there appears to be some new planting proposed on either side of the footpath. The owners will be responsible for ensuring that the vegetation is kept back from the footpath at all times.

**LANDSCAPE OFFICER** (on original plans) - this is a substantial building that will require a significant amount of landscaping to accommodate it. However subject to suitable landscaping, including earthworks, it should be possible to integrate it into the local landscape longer term. The building should be set down as low as possible and therefore a levels drawing should be provided. Any spoil should be used to provide banking to the north, west and east. These areas should also be planted to help soften the impact of the building. Levels for the concrete pad should also be provided. (On amended plans) - subject to details and agreed levels for mounding and regarding it should be possible to integrate the proposal into the local landscape.  
**DRAINAGE OFFICER** no objection subject to notes relating to surface water.

**PARISH COUNCIL** (on original plans) - objections raised as part of the Hele Vale Farm enterprise since we strongly oppose the siting of any house on this land, we also oppose the agricultural livestock building as well as it would have a detrimental impact upon open countryside. (On amended plans) - object as we feel that a building of this size cannot adequately be screened and would be an intrusion on the landscape in this attractive area.

**POLICY CONTEXT**

Taunton Deane Local Plan - the following policies are considered especially relevant:  
- Policy S1 (general requirements); Policy S2 requires development to be of a good design; Policy S7 states that outside defined settlement limits new building will not be permitted unless it maintains or enhances the environmental quality and landscape character of the area and meets certain criteria. Policy EN12 requires that the distinct character and appearance of Landscape Character Areas should be maintained.

## **ASSESSMENT**

Compared to the previous refusal for two poultry units this building would be located in a less prominent area of the field and also proposes significant bunding and landscaping. The landscape officer is satisfied that it should be possible to integrate the building into the local landscape and therefore the visual amenity and landscape character of the area would not be detrimentally affected.

The Parish Council have objected to the principle of a new farmstead. It is usually preferred to locate new farm buildings in the vicinity of existing groups of buildings. New isolated farm buildings are however considered acceptable where they do not detrimentally affect the visual amenity and landscape character of an area. Open Countryside policy S7 promotes agricultural development and where development accords with a specific planning policy. Specifically, policy H12 supports proposals for new agricultural dwellings in rural areas and therefore the principle of a new enterprise in this location would appear acceptable.

The Parish Council have also objected to this proposal on the grounds that it is accompanied by application 09/2006/008 for an agricultural workers dwelling. Whilst this building is proposed to provide justification for an agricultural worker to reside on the site, this application should be judged on its own merits in isolation to the latter proposal.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, landscaping and details and agreed levels for mounding and re-grading. Notes re maintenance of vegetation adjacent to the public right of way.

**REASON(S) FOR RECOMMENDATION:-** The proposal is considered not to have a detrimental impact upon visual amenity, residential amenity and the landscape character of the area and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1, S2, S7 and EN12.

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

**CONTACT OFFICER: 356469 MR R UPTON**

NOTES: