

MR J CRABB

ERECTION OF IMPLEMENT/HAY SHED AT TRENTS FARM, MOOR LANE, CHURCHINFORD AS AMENDED BY AGENTS PLAN RECEIVED 4TH OCTOBER, 2002

21410/12600

AGRICULTURAL NOTIFICATION

PROPOSAL

The proposal is for the erection of an agricultural building at Trents Farm, Moor Lane, Churchinford, to be used for the storage of implements and hay. The agricultural shed is proposed to the north of Trents Farm in an enclosed field adjacent to the neighbouring Nursing Home. The shed measures 14.0 m x 10.5 m x 4.4 m in height. Materials are to be grey metal sheet roofing and timber walls. An amended plans has been received which relocates the shed to the centre of the field, away from the boundary with the neighbouring properties.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL (on original plans) whilst the majority of Councillors felt that there was no objection in principle, the choice of location appears particularly unsuitable in view of its proximity to the Nursing Home; also felt that the style of construction might in the course of time lead to the shed being used for the housing of livestock which would exacerbate the unsuitability of its location. Some felling of trees will be involved if the shed is located as proposed.

ONE LETTER OF OBJECTION (on original plans) raising issues of:- building to be erected right on the boundary adjoining the Nursing Home; building will have a stifling impact on the property enjoyment of Hollybank House; views will be removed for the residents; question need for such a building.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy S1 (General Requirements) and S8 (Outside Settlements) - The proposal is considered to be in accordance with the criteria set out in these policies. The proposal is in the Blackdown Hills AONB and therefore Policy EN10 (Areas of Outstanding Natural Beauty) of the Taunton Deane Local Plan is relevant. It is considered that the proposal does not adversely affect the landscape character and appearance of the AONB.

EAST DEANE LOCAL PLAN Policy ED/EC/5 seeks to protect tree groups identified on the village maps as being important to nature conservation and amenity. A group of the

trees on the northern boundary of the field are identified as being within this policy. Policy ED/CH/5 states that "the Borough Council will safeguard the character of Churchinford by carefully controlling the design of new development and the use of materials".

ASSESSMENT

The site is situated on the outskirts of the village of Churchinford. The field is a former orchard which has well established trees and hedges screening the proposed shed from the views from the roads, and the neighbouring properties. It is not considered that the proposal will have an impact on the nursing home to the west, and the proposed shed is not to be used as a livestock building. The proposal is therefore considered acceptable in terms of its visual impact on the character and amenity of the AONB and the impact it will have on the neighbouring properties.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, details of trees to be retained to be submitted, site levels to be submitted. Note re building not to be used for livestock.

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: