

10/2005/017

MR A BURROW

**AGRICULTURAL BUILDING FOR LIVESTOCK REARING LAND OPPOSITE TRIANGLE FARM, NEAR STAPLEY CROSS, CHURCHSTANTON, AS AMENDED BY LETTER DATED 5TH DECEMBER 2005 WITH REVISED PLAN NO. AB2(a).**

20063/13714

FULL PERMISSION

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## **PROPOSAL**

Proposed calf rearing building 22.5 m x 12 m x 6 m to ridge. Walls will be 1.8 m concrete block with Yorkshire Building above and fibre cement sheets in anthracite grey for the roof.

The applicant owns one field opposite Triangle Farm and the building is to be sited towards the western end of the field. Access will be via an existing field gate and a substantial landscaping scheme forms part of the proposal.

A letter from the Blake Veterinary Group supports the need for the applicant to have a separate building for the youngest calves, close to an existing building for the older calves on Triangle Farm opposite.

## **CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objection subject to conditions.

LANDSCAPE OFFICER the landscape proposals should be sufficient to integrate the development into the AONB landscape.

PARISH COUNCIL supports, project will bring additional work and investment to the Parish and tree planting will ensure that there is little impact on the landscape.

BLACKDOWN HILLS AONB COMMUNITY PLANNING OFFICER it is accepted that this revised siting is preferable to the location shown on the original application submitted and withdrawn earlier this year. However, a building of this scale in this location would represent an imposing and incongruous intrusion into open countryside, detracting from the open and undeveloped nature of the surrounding area, which is characterised by open views, straight roads and well maintained hedges. Given the large modern buildings already permitted at the farm, a more acceptable solution that would help to minimise landscape impact, would be to site any new building adjacent to the existing and to use similar materials and colour.

## **POLICY CONTEXT**

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR6 (Development outside towns, rural centres and villages) Policy 3 (AONB).

Taunton Deane Local Plan Policies S7 (Outside Settlements) EN10 (AONB).

## **ASSESSMENT**

Following the withdrawal of an earlier application for the building to be sited at the other end of the field, which would have been very isolated and remote from any other buildings, the proposed site relates well to the existing group of buildings at Triangle Farm. The site is screened by an existing roadside hedge which will be allowed to grow to 4 m and new planting to the east and south of the building will provide screening to the building within the landscape.

With regard to the objection from the Blackdown Hills AONB the possibility of siting the building adjacent to the existing has already been explored. However, the applicant only owns one field, and other land next to the buildings is in a different ownership and not available. The materials have been amended so that the grey roof relates to the grey materials of the existing buildings.

Policies for the AONB whilst protecting the countryside, do allow development which is necessary for agriculture.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, access, surface water.

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

**CONTACT OFFICER: 356468 MRS H PULSFORD (MON/TUES/WED)**

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