

ERECTION OF AGRICULTURAL BUILDING (CUBICLE HOUSE) AT DYKES FARM, STOKE ST GREGORY

Grid Reference: 335201.127848

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposal is considered not to have a detrimental impact upon visual amenity, landscape character or setting of listed farmhouse and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and EN12 (Landscape Character) and PPS5 (Planning for the Historic Environment).

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A1) Drg elevations
(A4) Site location plan
(A3) sitel location plan

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

Notes for compliance

PROPOSAL

The proposal comprises the erection of an agricultural building for livestock. Three sides of the building will have open access. The proposed building measures 30.4m x 21.3m x 4.26m (eaves height), and will be constructed with a natural grey fibre cement roof and Yorkshire timber boards to one gable end of the building.

The proposal will replace a much smaller building and will allow increased welfare of the livestock.

This application is presented before the Planning Committee as the applicant is related to a Councillor.

SITE DESCRIPTION AND HISTORY

The site for the building is within an agricultural farm yard adjoining the farm house. The building can be assessed from different points.

The main farmhouse is a grade II listed building and the holding consists of 180 acres.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations.

STOKE ST GREGORY PARISH COUNCIL - Views awaited.

Representations

None received

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
EN12 - TDBCLP - Landscape Character Areas,
PPS 5 - PPS5 Planning for the Historic Environment,

DETERMINING ISSUES AND CONSIDERATIONS

The main considerations are impact on the landscape character of the area and setting of the listed building.

Visual Amenity

The proposed agricultural building will replace an existing smaller building and is sited within the existing farm yard. The new building would therefore be seen within

the context of the site and is not considered to harm the visual amenity of the area. There is also not considered to be any impact on the landscape character of the area due to the siting of the building.

Setting of Listed Building

The new building is set away from the listed farmhouse, and both can only be viewed together from certain angles. Given the distance between the building, the siting of the new building, and the setting of the new building (within other agricultural buildings), there is not considered to be any harm to setting of the listed building.

As such, regard has been given to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires that development proposals must be assessed to ensure that they preserve the listed building, its setting or any features of special architectural or historic interest which it possesses.

Conclusion

The proposed agricultural building will allow the farm to maintain the welfare of livestock with no detrimental harm to visual amenity, landscape character or the setting of the listed farmhouse. The proposal is therefore considered acceptable.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

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