

06/2004/062

MR & MRS A KEITCH

**RETROSPECTIVE APPLICATION FOR USE OF AMENITY LAND AS DOMESTIC CURTILAGE AND ERECTION OF RAILINGS, 10 BETHELL MEAD, COTFORD ST LUKE.**

16668/27071

RETENTION OF BUILDINGS/WORKS ETC.

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**PROPOSAL**

The proposal provides for the change of use of an area of open amenity land to domestic curtilage together with the erection of 900 mm high sheep hurdle style fencing around and the erection of 1 m high loop top railings either side of the existing access drive to the property. The additional curtilage involves a maximum of 4 m depth around three sides of the property.

**CONSULTATIONS AND REPRESENTATIONS**

DRAINAGE OFFICER no observations to make.

PARISH COUNCIL do not support. Further comments to follow.

COTFORD ST LUKE COMMUNITY ASSOCIATION EXECUTIVE COMMITTEE no objection.

TWO LETTERS OF OBJECTION oppose in principle; also evidence that further annexation may be taking place in the same area; should a precedent be set on this application, there is a danger of further loss of amenity land; land currently designated as public open space as part of the overall plan and design for Cotford St Luke; it is therefore an integral part of what makes Cotford and provides amenity space for residents; in a high density village such as Cotford such space is essential; appears that the land is owned by Coftons and is in effect held as public open space on behalf of the Council and should remain as such.; the residents of Cotford are likely to see any change of status as a breach of trust by the Council, therefore the designation should not be changed.

**POLICY CONTEXT**

Policy S1 of the Taunton Deane Local Plan includes general requirements for new developments. One of these requirements is that the character and appearance of any affected landscape, settlement, building or street scene would be harmed as a result of the development.

**ASSESSMENT**

Coflons have indicated verbally that they do not own the area of land involved and the applicants have certified that they own the area of land involved. I consider that the proposal involves minimal loss of amenity land and minimal impact on the visual amenity of the area and is therefore acceptable.

### **RECOMMENDATION**

Permission be GRANTED subject to railings to be erected within 6 months, removal of GPDO rights for ancillary buildings and landscaping.

REASON FOR RECOMMENDATION:- The proposed development would not adversely affect visual amenity, and therefore does not conflict with Taunton Deane Local Plan Revised Deposit Policy S1.

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

**CONTACT OFFICER: 356461 MR J HAMER**

NOTES: