

09/2006/011

MR AND MRS J H DAVEY

ERECTION OF 2 NO HOLIDAY LODGES AND FORMATION OF NEW ACCESS AT PINKHOUSE FARM, WATERROW, AS AMENDED BY LETTER DATED 17TH AUGUST, 2006 TOGETHER WITH DRAWING NO. R0652/03 AND LETTERS DATED 30TH AUGUST, AND 4TH SEPTEMBER AND WILDLIFE SURVEY DATED 12TH SEPTEMBER, 2006.

304179/125346

FULL

PROPOSAL

It is proposed to construct 2 timber chalets in a field to the north of the existing holiday lets at Pinkhouse Farm. The site is to the north of the field which is on quite steeply sloping land with pond area and woodland to the west. Plans indicate a new vehicular access in the existing hedgerow. There are two trees to the east which are within the red line area. The site is located in an area where there is apparently a high demand for holiday lets, the applicants claiming that they are often at capacity with their existing cottages, and have to turn people away. They have sited the buildings away from any trees and have shown the access where the hedge is at its lowest. They wished to avoid a track across the field.

Agent is member of staff's partner.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAYS AUTHORITY would require improved visibility splays or an alternative point of access.

LANDSCAPE OFFICER concerns are the loss of existing hedgerow to meet visibility splays, and landscape impact on the wider countryside. Appropriate levelling, and additional landscaping needed; loss of hedgerow would be more difficult to overcome in the shorter term. NATURE CONSERVATION AND RESERVES OFFICER possible dormouse area; badgers dormice and nesting birds may be affected, may be great crested newts in the adjacent pond. A Wildlife survey is required. TOURISM OFFICER supports, happy that the applicants have proven the demand for new units. DRAINAGE OFFICER percolation tests needed, Environment Agency consent needed.

PARISH COUNCIL originally objected due to amount of tourist accommodation in the area, but on receipt of additional information and amended plans – does not object/supports.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1, S2, S7, EN6, EN12 and EC24.

ASSESSMENT

The chalets would be located in an area with great views, but will themselves not be visible other than from the immediate access. The Parish now do not object to the proposal; the landscape officer's comments are noted, thus the amount of hedgerow to be removed is to be minimised, but this will result in the County Highway Authority's suggestions that there are greatly increased visibility splays not being provided. It is considered that this is a very rural area, and large splays are out of character, although a note is suggested to advise users of the accommodation to take care on the country lanes. The Wildlife survey has shown there to be no protected species in the area, thus there is no need to provide any mitigation measures. In conclusion, the proposal is considered to be acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, drainage, materials for drives, trenches under trees, gates, removal of unused chalets, landscaping, archaeology, PD restrictions, time restrictions for holidays. Notes re care in the lanes, drive not to be loose materials

REASON(S) FOR RECOMMENDATION:- The site is adequately screened and the proposal is not considered to be harmful to the landscape and therefore is compliant with Taunton Deane Local Plan Policy EC24.

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

CONTACT OFFICER: 356460 MS K MARLOW (MON/TUES ONLY)

NOTES: