

BRIAN LENTHALL FARM CONTRACT SERVICES

ERECTION OF DWELLING ON LAND ADJACENT TO AGRICULTURAL CONTRACTORS DEPOT, LAND OPPOSITE GIBBS FARM, ADCOMBE LANE, CORFE.

23280/18730

OUTLINE APPLICATION

PROPOSAL

Planning permission was granted for the use of this site for this agricultural contracting business in 1992. The applicant currently lives at Biscombe, approximately 6 km away. The planning statement submitted in support of the application suggests that security is a major concern. Residential accommodation in Corfe is in short supply and not affordable/and alarm systems are ineffective. Details of previous break-ins have been submitted.

CONSULTATIONS AND REPRESENTATIONS

POLICE COMMUNITY SAFETY TEAM at the time of my visit to Adcombe Farm there were two factors that would have prevented a fully monitored intruder alarm being installed at the farm (this type of intruder alarm system does not require additional verification from an outside source prior to Police attendance). These factors were the lack of mains electricity supply, and the main storage buildings being open fronted and totally insecure. If these two issues were addressed, it should be possible to install a fully monitored intruder alarm system that would ensure a Police response. COUNTY HIGHWAY AUTHORITY the site lies outside the confines of any recognised development boundary limits, where it is remote from local services and facilities, and it is poorly served by public transport. As a result the occupants of the proposed dwelling will be solely dependant on private vehicles for their daily needs. Accordingly, I consider that the development would be contrary to advice contained within PPG13, RPGIO and Policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review. I would, therefore, recommend the refusal of this application for the following reason: the site is located outside the confines of any major settlement in an area that has very limited public transport services. The development, if approved, will increase the reliance on the private motor car and comprises unsustainable development which is contrary to advice contained within PPG13, RPGIO and the provisions of Policy STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review.

PARISH COUNCIL held a special meeting on Monday 19th August to review this application. All Parish Councillors attended, and several members of the public who live close to the Contractors depot were also present. There was full support for this application by Mr Lenthall, as he and his business are perceived as a significant asset to the village. In a review of the conditions applied to his previous planning approval it was agreed that the majority of the conditions now seem unnecessary. However whilst the meeting expressed no concerns about how Mr Lenthall conducts his business,

concerns were expressed as to what might happen if Mr Lenthall should sell this land. It was therefore proposed that an approval for planning permission should include a tie to agricultural uses. The following proposal was therefore made and agreed by Corfe Parish Council: "It was proposed that Outline Planning Permission for a dwelling on this land was supported by the Parish Council, subject to there being a "tie" of the house and the business to Agricultural purposes".

1 LETTER OF OBJECTION received from a nearby resident who whilst not objecting to the principle of development are concerned in respect of possible increase in noise levels, working hours and loss of privacy if unsuitably located.

POLICY CONTEXT

POLICY CONTEXT Somerset and Exmoor National Park Joint Structure Plan Review Policy STR6 - Development outside identified settlements would be strictly controlled and restricted to that which benefits economic activity, maintains or enhances the environment and does not foster growth in the need to travel. Taunton Deane Local Plan Revised Deposit Policy S8 restricts new development in the countryside and sets out criteria whereby new housing is acceptable including (D) supports the vitality and viability of the rural economy in a way which cannot be sited within the defined limits of a settlement.

ASSESSMENT

ASSESSMENT The only potential reason to allow a dwelling on this location is the countryside can be in relation to the need for security to the applicants premises. However, a dwelling should not be allowed unless it can be proven that all other means, including alternative sites, have been exhausted. As is outlined in the comments received from the Police, adaptation of the buildings and provision of mains electricity supply would allow the installation of a monitored intruder alarm and a guaranteed Police response to any incident. It is therefore concluded that the essential need for a dwelling has not be proven in this case and the application should be refused in accordance with normal countryside policies.

RECOMMENDATION

Permission be REFUSED for reason of inadequate need to override policy of strict control over new development in the countryside, and other means of providing site security possible.

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

CONTACT OFFICER: 356464 MR T BURTON

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