

12/2006/009

DR G FRANCIS

**ERECTION OF NEW TIMBER STABLES AND GARAGING IN REAR YARD OF FARMHOUSE, BROOK FARMHOUSE, CORFE**

323344/119033

FULL

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**PROPOSAL**

The proposal comprises the erection of a triple garage, and a separate building comprising 2 No. stables and additional garaging. The buildings would be constructed of weatherboarding and cedar shingles, would replace dilapidated concrete block structures, and would be sited to the rear of the complex of buildings comprising Brook Farm.

Brook Farmhouse is a thatched Grade II listed building and its curtilage includes a number of the outbuildings which have been granted planning permission and listed building consent, references 12/2006/001 and 12/2006/202LB for repairs and alterations. Members may recall application 12/2006/001 being presented to Committee on 1st March, 2006.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY on the basis that the stables/garaging are used ancillary to the main farmhouse and will not result in any increase in traffic utilising the substandard access, no objection subject to condition.

PARISH COUNCIL You have received a letter from the Clerk of the Parish Council saying that we had no objection to the development under this reference provided that an alternative and safer exit on to the B3170 was provided. At the time of our meeting we were not aware that the previous application under reference 12/2006/001 had been granted conditional approval and that the Committee considered that there would be no intensification in use of the vehicular access as a result of the work covered by that reference. I am writing to emphasise that my Council is very concerned indeed that no restriction has been placed on the first proposed development and to ask that the matter of vehicular access should be treated very seriously when considering the second application under this reference. The current access to Brook Farm is over a private road which also leads to two cottages. The access from this road on to the B3170 is very dangerous and the proposed Exhibition Centre with additional accommodation would increase the traffic on the private road. It is now proposed that two stables and two garages should be erected adding further to the traffic especially the prospect of horses being taken from the property on to the main road. There is no other access from the private road and Brook Farm and its ancillary buildings other than the narrow exit on to the B3170 and I should be very grateful if you would kindly refer this matter to the Traffic Department and for them to arrange for an officer to visit the site and see for himself the speed of the traffic leaving Corfe village as the 40 mph limit ends and the

acceleration round the blind bend which means that the drivers of vehicles leaving Brook Farm have very limited visibility both to the north and to the south. There have been accidents in the past and with the greatly increased traffic on the B3170 further accidents are bound to take place. The owner of the private road is willing for a better entry to be built by the owner of Brook Farm across the private road which would come out on the main road further south with better visibility in both directions. I am writing this letter as Chairman in support of the previous letter sent by the Clerk on behalf of the Parish Council who feel very strongly about this matter and in my personal capacity as a long-term resident of the village.

## **POLICY CONTEXT**

Policies S1 and S2 of the Taunton Deane Local Plan seek to safeguard, inter alia, visual and residential amenity, and road safety. Policy EN16 seeks to safeguard the setting of listed buildings. Policy EN10 seeks to safeguard the character and appearance of Areas of Outstanding Natural Beauty.

## **ASSESSMENT**

Whilst the Parish Councils concern over the access is understandable, the proposal relates to the domestic needs of the current owner, and consequently there would be no intensification in use of the vehicular access. Accordingly, it would be unreasonable to resist on highway grounds. The Parish Council raised a similar objection to previous application 12/2006/001.

In addition, given the siting of the proposed development in an unobtrusive and well screened rear part of the garden, it is not considered that visual amenity, the setting of the listed farmhouse, or the character and appearance of this area of Outstanding Natural Beauty would be adversely affected.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time, materials and restriction of business/commercial use.

**REASON(S) FOR RECOMMENDATION:-** The proposed development would not adversely affect the setting of the listed building, road safety, visual amenity, or the character or appearance of this Area of Outstanding Natural Beauty. Accordingly the proposal does not conflict with Taunton Deane Local Plan Policies S1, S2, EN16 or EN10.

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

**CONTACT OFFICER: 356465 MR J GRANT**

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