

42/14/0070

SWEETHAY DEVELOPMENTS LTD

CHANGE OF USE OF LAND FROM AGRICULTURAL TO PARKING AREA AT THE BARN, MIDDLE SWEETHAY FARM, TRULL

Location: MIDDLE SWEETHAY FARM, SWEETHAY LANE, TRULL,
TAUNTON, TA3 7PB

Grid Reference: 320631.121309

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

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:

(A3) DrNo 01 Rev A Location and Site Plans

(A4) Location Plan

(A1) DrNo BR/03 Proposed Floor Plans

(A3) DrNo BR/03 Proposed Floor Plans (Parking Spaces)

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

3. The area allocated for parking on the submitted plan shall be properly consolidated, surfaced, drained and marked out and shall not be used other than for the parking of vehicles in connection with the holiday let unless otherwise agreed in writing by the LPA.

Reason: To ensure that there is adequate space within the site for the parking of vehicles clear of the highway in accordance with retained Policy M4 of the Taunton Deane Local Plan.

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

PROPOSAL

Planning permission is sought for the formation of a parking area to the front of the building. Amended plans have been submitted which show two parking spaces to be provided.

SITE DESCRIPTION AND HISTORY

The site comprises an attached stone building, formally a barn and currently used as a holiday let.

Under application 42/11/0018 (change of use to a holiday let) condition 07 ensured the provision of two parking spaces to serve the development. These spaces were provided within the curtilage of Middle Sweethay Farm.

42/11/0018 Condition 07: The area allocated for parking on the submitted plan shall be properly consolidated, surfaced, drained and marked out before the use commences or the building(s) are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted. Reason: To ensure that there is adequate space within the site for the parking of vehicles clear of the highway in accordance with Taunton Deane Local Plan Policy M4.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - refer to standing advice ;

TRULL PARISH COUNCIL - objects; too many parking spaces are being requested. The Parish Council has taken into account the concerns raised by a significant number of local residents.

Representations

12 letters of objection have been received raising issues of;

- highway safety;
- hazardous corner;
- narrowing of an already busy driveway;
- parked cars would exacerbate what is already a dangerous manoeuvre;
- parking is not needed;
- entrance is narrow, two cars can only just pass;
- drivers reverse onto the road around a blind bend;
- not all the land is owned by applicant;
- area is in constant use by agricultural machinery;

- no turning space;
- drive is privately owned;
- current hard standing could be extended slightly to provide 2 spaces but 3 spaces would compromise safety;
- spaces already provided for holiday let which are not being used so no additional parking is needed;
- poor visibility at the junction;
- insufficient room for modern machinery to pass without damaging vehicles;
- parking would obstruct access to adjoining barn;
- the barn is listed and the parking would affect the character of the building.

2 letters of support on basis of;

- the spaces are easy to access and exit;
- no difficulty in turning or leaving the property to join Sweethay Lane;
- spaces do not impinge on access to the next door barn, the pedestrian access or the lane;
- never asked to move vehicles by neighbours whilst staying at the holiday let;
- parking does not reduce visibility for vehicles using the access/junction.

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
 CP8 - CP 8 ENVIRONMENT,
 NPPF - National Planning Policy Framework,

LOCAL FINANCE CONSIDERATIONS

None

DETERMINING ISSUES AND CONSIDERATIONS

The initial plans submitted showed parking spaces of inadequate size. Revised plans were submitted showing three full spaces to be provided. Following negotiations with the applicant revised plans have been submitted showing two parking spaces to be provided, removing the proposed space closest to the junction.

The main consideration is the existing use of the land. There is no restrictions on the land preventing vehicles from parking there. When the building was granted consent for use as a holiday let (42/11/0018) the applicant did not own the land to the front of the building and decided to provide parking spaces at Middle Sweethay Farm. This application has been submitted to enable the applicant to allocate spaces to be used for the holiday-let to the front of the building, thereby enabling him to apply to no longer retain the defined spaces at Middle Sweethay Farm.

Within representations received the issue is raised regarding enforcement of the existing parking at Middle Sweethay Farm. The condition placed on the original application was to ensure two parking spaces were to be provided for the holiday let. The condition does not prevent users of the holiday let from parking in other areas, as this would be unenforceable by the Council.

Sweethay Lane is a Class D unclassified road. The lane running alongside the site is

a privately owned no-through lane joining onto Sweethay Lane. The lane provides access to all the buildings/properties situated along and at the end of the lane. Ownership of the lane and rights of way over the lane are not planning issues and are therefore not taken into account in assessing the planning merits of the application. The lane is considered wide enough to allow vehicles to park in the proposed spaces and other vehicles and pedestrians to pass without difficulty. With the third space being removed from the proposal the proposed parking will not block the visibility of the junction and there is considered to be no adverse impact on highway safety. The area can already be used for parking of vehicles (including agricultural machinery) so there is considered to be no increase threat to the safety of users of the lane, pedestrian or otherwise, than what is currently experienced.

Middle Sweethay Farm is a Grade II Listed Building. The proposed development is not considered to affect the setting of the main listed building. There will be no adverse impact upon the residential amenities of surrounding properties.

In summary, the proposed area can already be used for car parking and this application will enable a condition to be placed on the car parking area to be retained for use for the holiday let and not for other users. There is no planning justification why the parking area in question should not be used by people staying at the holiday let.

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

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