

04/2006/006

MR J LAWTON

**CHANGE OF USE OF AGRICULTURAL LAND TO DOMESTIC CURTILAGE, AND  
ERECTION OF PONY STABLE AND ASSOCIATED STORAGE BUILDING.  
FORDE BARN, DAIRY HOUSE LANE, BICKENHALL**

328717/118698

FULL

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**PROPOSAL**

The proposal comprises the change of use of a small portion of an agricultural field to domestic curtilage, together with the erection of a small timber pony stable and store. The area of land to be incorporated as residential curtilage measures some 25 m x 13 m and has already been enclosed by a post and rail stock proof fence. It is also proposed to plant fruit trees within the extended curtilage, and to plant a native species hedge inside the post and rail fence. The existing vehicular access would also be widened.

The application is presented to Committee because the agent is related to a member of staff.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY have no objection on the basis that the development does not result in an increase in traffic and that it is for a private ancillary use only. Recommends condition.

LANDSCAPE OFFICER subject to details of species, density, etc. it should be possible to integrate the proposals into the local landscape. To reduce the impact of the wider entrance I recommend a native hedge be planted at the back of the hardstanding.

PARISH COUNCIL no comments.

1 LETTER OF OBJECTION has been received raising the following issues:- there is no justification to extend the curtilage, and can only assume that it is intended to extend the property in future, which would conflict with policy; and that conditions should be imposed to ensure a tree planting/boundary planting scheme, and that no future building should be carried out.

**POLICY CONTEXT**

Taunton Deane Local Plan Policies S1 and S2 seek to safeguard, inter alia, road safety, the character of landscapes, and visual amenity.

**ASSESSMENT**

The proposed extended curtilage is relatively modest in size, and it is not considered that the character or appearance of the open countryside would be adversely affected, particularly given the intention to extensively plant fruit trees and a native hedgerow. Similarly, the proposed building is also modest in size and bulk, and would be well screened by an existing boundary wall and hedgerow.

### **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, colour of profiled sheeting to be agreed, restriction in use of stable to the private and domestic needs of Forde Barn, and a landscaping scheme to be agreed.

**REASON(S) FOR RECOMMENDATION:-** The proposed development would not adversely affect road safety or visual amenity, and therefore does not conflict with Taunton Deane Local Plan Policies S1 and S2.

**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**

NOTES: