

10/2006/021

MR & MRS P PARTRIDGE

**ERECTION OF TWO HOLIDAY CABINS AND ONE TIMBER BUILDING FOR STABLES/STORE AND GAMES ROOM AT BLACKMORES PADDOCK, STAPLEY**

318756/113498

FULL

---

**PROPOSAL**

The application is for the erection of two timber holiday cabins and a separate timber store/stables and workshop/games building to replace the existing stables in the paddock at Blackmores. The holiday accommodation provides up to 3 bedrooms in each building and letting agents have been contacted to help ensure the viability of the project. The building is designed to be eco-friendly with a partial green roof and solar panels incorporated to heat the bulk of hot water needs. It is intended the construction would be of natural and recycled materials from timber walls to sheeps wool insulation. A wood burner would provide additional heat if required.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY the comments and recommended conditions on the previous application 10/06/003, apply equally to the present application. It must be largely a planning matter as to whether or not this site is suitable for development of this type. From a transport point of view it is an unsustainable location and as a consequence, occupiers of the new development are likely to be dependent on private vehicles for most of their daily needs. However as it is for tourism development it may not be an inappropriate location in transport terms. Notwithstanding the above comments it must be a matter for the Local planning Authority to decide whether any overriding planning need outweighs the planning policies that seek to reduce reliance on the private car. In detail visibility at the access is satisfactory due to a wide highway verge. Conditions recommended re visibility, parking/turning, hardsurface access, gates set back, gradient and surface water disposal.

LANDSCAPE OFFICER subject to management and reinforcement of the existing northern boundary hedgerow and new planting between the hedge and new buildings it should be possible to integrate the proposals into the local landscape in line with policies EN10 and EN14. ECONOMIC DEVELOPMENT MANAGER no comment to make.

PARISH COUNCIL strongly objects and questions the viability of such a project, the impact of such structures and sequential traffic on the AONB, the ability of local infrastructure to absorb the development along the lines proposed. The Council would like to see permission refused.

1 LETTER OF OBJECTION has been received raising the following issues:- existing holiday accommodation within 100 m of 2 chalets with 10 bedrooms and shows limited lettings; no demand would lead to an application for residential occupation; a recent application for 6 holiday chalets indicates that there is an oversupply of such accommodation; letters from letting companies do not justify development in the AONB; this will exacerbate flood risk with increased run off; will add to noise and disturbance to this small community; screening will be difficult and it will not be unobtrusive; building and cars will damage ecology.

## **POLICY CONTEXT**

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development, STR6 – Development Outside Towns, Rural Centres and Villages, POLICY 3 – Areas of Outstanding Natural Beauty, POLICY 23 – Tourism Development in the Countryside, POLICY 48 – Access and Parking, POLICY 49 – Transport Requirements of New Development.

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design, S7 – Outside Settlements, EC24 – Camping, Caravans and Holiday Chalets, EN6 – Protection of Trees, Woodlands and Hedges, EN10 – Areas of Outstanding Natural Beauty, EN12 – Landscape Character Areas.

## **ASSESSMENT**

The proposal is to provide two holiday units in this rural location within the Blackdowns Area of Outstanding Natural Beauty and replaces an untidy timber stable building. The site is set off the road and is screened by a natural boundary hedge and bank. The Landscape Officer considers the scheme can be adequately screened and integrated into the landscape with new planting inside the hedge.

The scheme has been designed as a low key eco-friendly development providing two disabled accessible units and is considered to comply with policy S2. In policy terms this development has to be considered in light of policy EC24 of the Local Plan. The buildings proposed are set into the ground and are only 4 m high. They are set back behind the boundary hedge and the visual impact of the site and surroundings is considered acceptable and not to harm the character of the area. The buildings are located on the plateau area at the top of a valley slope and are not in an area of flood risk.

Viability has been raised as an issue. However, this is not referred to in the policy and it could be argued that if not viable in the long run the business will fail. In this circumstance as long as there is ability to secure removal of the chalets when no longer required it is considered that this addresses the need to protect the area from unviable development.

The Highway Authority has identified the access as being off a classified unnumbered road where the visibility is satisfactory. While this site is in a rural location the benefit of the rural economy in this area has seen other similar developments granted, including a larger development at the nearby Paye Plantation. In the circumstances it would be inconsistent to resist this small scale

development which is considered to be more in keeping with the area. The proposal will not lead to significantly more traffic, lead to a greater flood risk or create a detrimental visual impact and it is therefore recommended for approval.

### **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, landscaping, holiday use, removal if no use within 24 month period, no occupation before treatment plant complete, access visibility, parking/turning, hard surface at access, gates set back. Notes re water and energy conservation, Environment Agency licence and manure heap.

**REASON(S) FOR RECOMMENDATION:-** The scheme is considered a small scale development not harming the character of the AONB and to comply with Taunton Deane Local Plan Policies S1, S2, EC24, EN6 and EN10 and material considerations do not indicate otherwise.

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

**CONTACT OFFICER: 356398 MR G CLIFFORD**

NOTES: