

11/2005/008

MR & MRS WATSON

FORMATION OF 40 M X 20 M FENCED ALL WEATHER DRESSAGE AREA ON LAND ADJOINING THE PADDOCK, TREBLES HOLFORD, COMBE FLOREY AS AMENDED BY LETTER DATED 26TH MAY, 2005 WITH ACCOMPANYING DETAILS

14987/33015

FULL PERMISSION

PROPOSAL

Formation of a fenced all-weather dressage area measuring 40 m x 20 m. The proposed surfacing of the dressage area would be grey.

The applicant is a Member of the Council.

CONSULTATIONS AND REPRESENTATIONS

LANDSCAPE OFFICER site is discreet within the local area and subject to maintaining a reasonable distance from the stream, 8 -10m, should be possible to landscape dressage area. Recommend reinforcing the boundary hedgerows with another run of hedging plants and some tree planting (oak) at 6 - 8 m intervals, post and rail fencing throughout the rest of the field should be avoided and if possible controlled through a condition. DRAINAGE OFFICER as surface water discharge is proposed to be connected to the adjacent watercourse there may be a possibility of a pollution incident, details of the proposed connection should be forwarded for approval before planning consent is given.

POLICY CONTEXT

Policy S1 of the Taunton Deane Local Plan includes general requirements for new developments, Policy S8 of the same plan states that outside defined settlement limits new building will not be permitted unless it maintains or enhances the environmental quality and landscape character of the area and meets certain criterion. It is considered that these criteria are met with the current proposal.

ASSESSMENT

It is considered inappropriate to impose a condition restricting further post and rail fencing within the field. The proposed development will have no significant impact on the visual amenity of the area and subject to the recommended conditions is considered to be acceptable.

RECOMMENDATION

Subject to the views of the Drainage Officer on the submitted drainage details, the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, landscaping, drainage and details of any lighting. Note re landscaping.

REASON(S) FOR RECOMMENDATION:- The proposed development will not have a significant impact on the visual amenity of the area in accordance with Taunton Deane Local Plan Policy S7.

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

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NOTES: