

20/2006/026

MR HEAYNS

CONVERSION OF BUILDING INTO TWO UNITS FOR HOLIDAY LETS AND REMOVAL OF CONDITIONS 05 AND 06 OF PLANNING PERMISSION 20/2000/025, SWALLOWS BARN, PARSONAGE LANE, KINGSTON ST MARY AS AMENDED BY E-MAIL DATED 23RD OCTOBER 2006

322202/129032

FULL

PROPOSAL

The proposal provides for the conversion of an existing building into two units of holiday accommodation. The building was previously used as office and welfare facilities for the plant nursery, which has now closed. The amendment provides for the retention of the existing materials or to match the materials approved for the adjacent holiday chalets. Each unit provides for 3 bed accommodation.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited. WESSEX WATER points of connection need to be agreed for disposal of foul flows and water supplies.

ECONOMIC DEVELOPMENT MANAGER/TOURISM OFFICER there are clearly a number of existing facilities such as this that have a market position and that are trading reasonably successfully. In this instance we would support the proposed expansion.

PARISH COUNCIL objects.

EIGHT LETTERS OF OBJECTION have been received raising the following issues:- removal of timber cladding; question need for 2 more units; consider residential use will be sought if there is no demand or should be taken down; should be used for reception/laundry; should be tied into the holiday cabin development; more traffic generation onto substandard lane with poor junction at Mill Cross; original application was related to nursery, which no longer exists; nursery no longer exists; question whether there is demand for extra holiday accommodation in this particular area; submission of a succession of applications is insidious; the whole project is getting out of hand; should be converted to lettable residences.

POLICY CONTEXT

Policy STR1 of the County Structure Plan contains policies related to sustainable development. Policy STR6 states that development outside towns, rural centres and villages should be strictly controlled and restricted to that which benefits economic activity, maintains or enhances the environment and does not foster growth in the need to travel.

Policy S1 of the Taunton Deane Local Plan sets out general requirements for new developments. Policy S7 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 provided certain criteria are met. Policy EC6 of the Taunton Deane Local Plan states that outside the defined limits of settlements, the conversion of buildings to small scale business, industrial, warehousing, tourism, recreation, community, commercial or other employment generating use will be permitted provided that certain criteria are met. It is considered that the criteria are met with the current proposal.

ASSESSMENT

The amendment provides for the use of timber cladding rather than render. Previous planning permission has been granted for a total of 18 new holiday chalets on the former nursery land adjacent. By removing conditions 05 and 06 of approval 20/2000/025 the office building could be sold or let to a separate user. Against the background of the nursery having closed and the permission for new holiday accommodation on the adjacent land, the current proposal is considered an appropriate use for the building.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, restriction to holiday accommodation, removal of GPDO rights for extensions, ancillary buildings and means of enclosure and removal of conditions only if holiday let use implemented. Notes re disabled access and energy/water conservation.

REASON(S) FOR RECOMMENDATION:- The building is adequately screened and the proposal is not considered to be harmful to the landscape and has good access to the highway network, the visual and residential amenity of the area would not be detrimentally affected and therefore the proposal is compliant with Taunton Deane Local Plan Policies S1, S7 and EC6.

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: