

21/2004/005

MR V BIGG

ERECTION OF EXTENSIONS, AND ALTERATIONS TO INCREASE HEIGHT AND SIZE OF SKITTLE ALLEY TO FORM 8 NO. HOLIDAY UNITS IN CONJUNCTION WITH PUBLIC HOUSE, THE MARTLETT INN, LANGFORD BUDVILLE AS AMPLIFIED BY AGENTS LETTER RECEIVED 9TH FEBRUARY, 2004

11071/22739

FULL PERMISSION

PROPOSAL

The proposal is for extensions and alterations to an existing skittle alley to form 8 holiday units in conjunction with the public house. The skittle alley is a single storey building to the rear of the public house. The extension measures 21 m x 6 m x 7.2 m to the ridge, with a staircase at the rear. A balcony is proposed along the south west elevation that looks onto the car park. The north east elevation has only two rooflights serving two bathrooms. Materials are to be submitted.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY would not like to see residential units on site; holiday units will generate less vehicular movements than the present skittle alley, therefore from a highway point of view there is no objection to proposal. WESSEX WATER prior to commencement of any works on site, a connection onto Wessex Water infrastructure should be agreed.

ENVIRONMENTAL HEALTH OFFICER no objection. TOURISM OFFICER support application as current accommodation stock in Langford Budville area totals one establishment at the other end of the scale being a 3 star luxury hotel; proposal will fill gap in accommodation stock and is located well for local tourist attractions and countryside area; proposal is also supported by the Taunton Deane Tourism Strategy 1999-2004.

FOUR LETTERS OF OBJECTION raising the following:- building another floor with veranda will overlook our property and garden; plans show trees in front of proposal, no trees at the moment, how long will trees take to grow; if the venture fails will permission be sought to turn them into residential; concern that people will sit on veranda playing loud music during the daytime; increased noise and disturbance as arrival and departure times will be unpredictable as surface of car park is rough and uneven; children staying will play in the play area in the pub garden; concerned over loss of amenity of skittle alley which is an integral part of Somerset pubs; loss of part of our local culture and tradition; application refers to 6 units when plans show 8; proposal would not appeal to families; detrimental to ambience of rural village; poor visibility as car park has no visibility splay, making potentially dangerous situation even worse; additional traffic would be hazardous and create more noise.

POLICY CONTEXT

Policy EC18 of the Taunton Deane Local Plan Revised Deposit allows tourist accommodation to be built subject to criteria including: the proposal is within a classified settlement; there would be no harm to the natural or built landscape; the proposal is accessible. Policies S1 (General Requirements) and S2 (Design) are also relevant.

Policy WD/RT/15 of the West Deane Local Plan allows improvements to existing tourist facilities provided: there is an increase in the quantity or quality of facilities available to the tourist or local residents; extends the tourist season of the facility

ASSESSMENT

The proposal is to the rear of the existing public house where the skittle alley is at present. As the proposal is to the rear it will have little impact on the village, from the roadside. A landscaping condition will be attached to the approval to allow some screening of the building at the side. It is not considered that the proposal will create any more noise than the existing pub or skittle alley, and there are no objections from the Environmental Health Officer. The County Highway Authority also has no concerns, raising the point that the number of vehicular traffic movements will be less than existing. The balcony on the side of the building will face towards the garden of one of the objectors. Given the distance to the garden (approximately 40 m) and that the balcony is there to provide access to the first floor rooms, any overlooking will be kept to a minimum. The north east elevation looks onto fields with agricultural buildings and a barn, there are no residential properties to this elevation. A condition will be attached to the approval restricting the occupation to holiday makers only. Not considered to have an adverse effect on visual or residential amenities.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials to be submitted, occupancy condition, landscaping, no windows on north east elevation. Notes re: compliance, building over sewer, energy conservation, water conservation, further extensions will need planning permission.

REASON(S) FOR RECOMMENDATION:- The proposal will not harm the visual or residential amenities of the area. It will improve tourist facilities in the area in accordance with Taunton Deane Local Plan Revised Deposit Policies S1, S2, and EC18 and West Deane Local Plan Policy WD/RT/15.

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:

