

21/2004/011

MR W T JONES

ERECTION OF VILLAGE HALL, FORMATION OF ACCESS DRIVEWAY AND CAR PARKING FOR HALL, CHURCH AND SCHOOL AND IMPROVEMENT OF ACCESS, LAND TO NORTH AND EAST OF ST PETER'S CHURCH, LANGFORD BUDVILLE

11149/23028

OUTLINE

1.0 RECOMMENDATION

Permission be REFUSED for the following reasons:-

- 01 The site is beyond the settlement limits in open countryside and the development as proposed would constitute an undesirable intrusion into an attractive area of open countryside to the detriment of the visual amenities of the locality. (Somerset and Exmoor National Park Joint Structure Plan Review Policy STR6 and Taunton Deane Local Plan Revised Deposit Policy S8).
- 02 The development of the site as proposed would introduce alien features, including the access road, in the setting of the Church (which is a Grade I listed building) and Conservation Area and therefore be detrimental to these by reason of their siting and appearance. Furthermore the approach to the Conservation Area from the north-east is characterised by the narrow road and hedges and the proposed development by reason of the visibility splays, would devalue this approach. (Somerset and Exmoor National Park Joint Structure Plan Review Policy S9 and Taunton Deane Local Plan Revised Deposit Policy EN15).
- 03 The proposed access, with the loss of roadside bank and hedgerows and the provision of visibility splays, will have a detrimental impact on the rural character of the approach to the village and would therefore detract from the visual amenity of the area. (Somerset and Exmoor National Park Joint Structure Plan Review Policy STR6, West Deane Local Plan Policies WD/SP/2 and WD/C/7 and Taunton Deane Local Plan Revised Deposit Policies S1(D), EN5 and EN13).
- 04 The proposed development does not make adequate provision for a footpath link of an acceptable standard to the site from the village. (Somerset and Exmoor National Park Joint Structure Plan Review Policy 49, and Taunton Deane Local Plan Revised Deposit Policies S1(B) and M1).

2.0 APPLICANT

Mr W T Jones

3.0 **PROPOSAL**

The proposal is an outline planning application for a village hall to be used for educational and recreational purposes together with car parking for the proposed hall and the existing church and school. A building with a floor space of 364 sq metres is proposed. A block plan indicating 34 parking spaces has been submitted with the application (another plan includes a site for 50 cars).

The proposal provides for the improvement of the existing access into the field from the road leading into the village from Langford Gate. Visibility splays 56 m in one direction and 17m in the other are proposed at the access point, which will involve removing the existing roadside hedge and restoring the bank to a height of 900mm. An access road 210 m in length will cross the field to the proposed car parking area adjacent to the proposed hall.

A covering letter accompanying the application indicates that the site proposed by the Parish Council has created such controversy within the village that many residents feels that an alternative must be sought. The applicant considers that the current site seems to offer many advantages, viz (i) minimal impact on the majority of homes; (ii) it will keep traffic entering the village to the minimum; and (iii) both the school and the church would enjoy car parking benefits. The applicant acknowledges that the school has admitted that it will not be making much use of the village hall, the transfer of primary school children from school to hall would be achieved in an extremely safe manner by using an entrance off Butts Lane. The access alterations are seen by the applicant to be a small price to pay for the undoubted safety factors that they bring and that the hedgerows and banks would be returned to an acceptable level as quickly as possible.

4.0 **THE SITE**

The site is located to the north and east of St Peter's Church. The site is currently in agricultural use as grazing land and for hay production. Access will be via an altered access onto the road into the village from Langford Gate. The site is beyond the settlement limits of the village.

5.0 **RELEVANT PLANNING HISTORY**

The previous item is an application for a village hall elsewhere in Langford Budville.

21/2003/020 Erection of stables for DIY livery and improvements to access, field N.G. ST1123/2308 east of Langford Budville. Application withdrawn (Included on the agenda for the Planning Committee 26th November, 2003)

6.0 **RELEVANT PLANNING POLICY**

Somerset and Exmoor National Park Joint Structure Plan Review

Policy STR1 sustainable development

Policy STR3 rural centres and villages

Policy STR5 development in rural centres and villages

Policy STR6 development outside towns, rural centres and villages

Policy 9 the built historic environment

Policy 37 facilities for sport and recreation within settlement

Policy 38 sport and recreation in the countryside

Policy 48 access and parking

Policy 49 transport requirements of new development

West Deane Local Plan

Policy WD/SP/1 settlements defined as villages

Policy WD/SP/2 development outside settlement limits

Policy WD/RT/1 proposals for recreation or tourist development

Policy WD/RT/5 formal recreation and cultural facilities

Taunton Deane Local Plan Revised Deposit

Policy S1 general requirements

Policy S2 design

Policy S7 villages

Policy S8 outside settlements

Policy EN15 conservation areas

Policies M1, M2 and M3 transport, access and circulation requirements of new development

7.0 **RELEVANT CENTRAL GOVERNMENT POLICY GUIDANCE**

PPG1 General Policy and Principle

Paragraphs 4 - 7

Paragraph 28 A number of the previous themes come together in considering development in the countryside. Here, the planning system helps to integrate the development necessary to sustain economic activity in rural areas with protection of the countryside. Rural areas can accommodate many forms of development without detriment, if the location and design of development are handled with sensitivity. Building in the open countryside, away from existing settlements or from areas allocated for development in development plans, should be strictly controlled. In areas such as National Parks which are statutorily designated for their landscape, wildlife or historic qualities and in areas of best and most versatile agricultural land, policies give greater priority to restraint.

Paragraph 32 Just as well-designed, new development can enhance the existing environment, it is fundamental to the Government's policies for environmental stewardship that there should be effective protection for the historic environment. Those aspects of our past which have been identified as being of historic importance are to be valued and protected for their own sake, as a central part of our cultural heritage. Their presence adds to the quality of our lives, by enhancing the familiar and cherished local scene and sustaining the sense of local distinctiveness which is so important an aspect of the character and appearance of our towns, villages and countryside. Their continued use is important if they are to contribute fully to the life of our communities.

Paragraph 40

Paragraph 50

Paragraph 54/55

PPG7 'The Countryside – Environmental Quality and Economic and Social Development'

Paragraphs 1.3 – 1.5

Paragraph 2.3

Paragraph 3.23 People who live in rural areas should have reasonable access to a range of services. Local planning authorities can facilitate provision and help retain existing services by, for example, assessing the nature and extent of rural needs, identifying suitable sites and buildings for

development to meet these needs, and promoting mixed and multi-purpose uses.

PPS7 (Draft) Sustainable Development in Rural Areas

Paragraph 7 People who live or work in rural areas should have reasonable access to a range of services and facilities. Local planning authorities should:-

i. facilitate and provide for new services and facilities (e.g. through the use of planning obligations and the identification of sites in plans), particularly where;

- planning permission is granted for new developments in country towns or other service centres;

- settlements, or the population of their rural catchments, are expanding;

- there is an identified need for new or expanded services to strengthen the role of a particular rural service centre;

ii. seek opportunities (e.g. through planning obligations) to enhance public transport as a means of improving access to service centres;

iii. identify in development plans suitable buildings and development sites for community services and facilities to meet the needs of a range of users, including people with disabilities;

iv. support mixed and multi-purpose uses that maintain community vitality;

v. support the provision of small-scale, local service facilities (e.g. childcare facilities) to meet community needs in areas away from main service centres, particularly where they would benefit those rural residents who would find it difficult to use more distant service centres. These local facilities should be located within or adjacent to existing villages and settlements where access can be gained by walking, cycling and (where available) public transport.

Paragraph 9 Planning authorities should adopt a positive approach to planning proposals designed to improve the viability, accessibility or community value of existing services and facilities, such as village shops and post offices, rural petrol stations, village halls and rural public houses that play a vital role in sustaining village communities. Planning authorities should support the retention of these local facilities and should

set out in development plans the criteria they will apply in considering applications that will result in the loss of vital village services (e.g., from conversion to residential use).

PPG15 'Planing and the Historic Environment'

Paragraph 2.26 Conservation of the wider historic landscape greatly depends on active land management, but there is nevertheless a significant role for local planning authorities. In defining planning policies for the countryside, authorities should take account of the historical dimension of the landscape as a whole rather than concentrate on selected areas. Adequate understanding is an essential preliminary and authorities should assess the wider historic landscape at an early stage in development plan preparation. Plans should protect its most important components and encourage development that is consistent with maintaining its overall historic character. Indeed, policies to strengthen the rural economy through environmentally sensitive diversification may be among the most important for its conservation.

Paragraph 4.14 Section 72 of the Act requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. The desirability of preserving or enhancing the area should also, in the Secretary of State's view, be a material consideration in the planning authority's handling of development proposals which are outside the conservation area but would affect its setting, or views into or out of the area. Local planning authorities are required by section 73 to publish a notice of planning applications for development which would in their opinion affect the character or appearance of a conservation area.

8.0 **CONSULTATIONS**

County Highways Authority

Views awaited.

County Archaeologist

Limited or no archaeological implications to this proposal and therefore no objection on archaeological grounds.

Wessex Water

“The development is located within a foul sewerage area. It will be necessary, if required, for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage.

The developer has proposed to dispose of surface water to soakaways. It is advised that your Council should be satisfied with any arrangement for the satisfactory disposal of surface water from the proposal.

With respect to water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the design stage.

It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.”

Langford Budville Primary School

Support application in that we would be using it on a daily basis for P.E., dance, drama and assemblies and any other activities that require a large indoor space. This second application might additionally benefit the school if (a) it is closer and involves walking along a footpath rather than a road and (b) it gives car parking space for the school and church.

Landscape Officer

“My main concerns are:-

- i. the proposals would be locally prominent from the churchyard and the Milverton Road junction.
- ii. that it would require the realignment of the existing hedgerow for visibility splay requirements – it may be possible to move the hedge and bank rather than re planting.
- iii. the road and building would require significant earth modelling to achieve a plinth for the building and gentle gradients for the access road and car parking and these would be visible from the above vantage points.
- iv. there is no proposed mitigation.

It may be possible to realign the road to have less impact and earth modelling and planting could be used to reduced some of the visibility of the building, car parking and road access.”

Rights of Way Officer

“The footpath would not be affected. However the sewage and water services must not damage the footpath at the site boundary.”

Environment Health Officer

No objection

Drainage Officer

“A condition should be placed on any outline approval given regarding the provision and siting of proposed soakaways.

I note also that no details are given regarding road construction, this would obviously have quite an effect on any soakaway drainage provided.

If any outline approval is given the applicant should be advised to contact the drainage section to discuss surface water disposal at an early stage prior to full application being made.”

9.0 **REPRESENTATIONS**

18 letters of objection (1 from outside the parish), making the following points:-

1. Any form of development would be intrusive and spoil the outlook from property to the church and fields.
2. Noise.
3. Inappropriate close to the churchyard.
4. Even with plans to improve the access, the road into the village is still an accident blackspot.
5. The layout of the proposed driveway will carve up good pastureland unnecessarily.
6. Would set a precedent for allowing development on part of the remainder of the field, which would be a blot on the landscape and spoil the beautiful approach to the village.
7. Question whether the hall would ever be a viable proposition to be used by all residents, with the result that it could become a burden on parishioners.
8. Statement by the applicant that ‘many residents feel that an alternative site to the one at Ritherdons must be sought’ does not represent the majority or even a significant minority of residents. A far more representative group has already looked at several alternative sites and decided that the one at Ritherdons was the favourite, fulfilling all

the desired criteria with the minimum negative impact on villagers and the environment.

9. Objections raised to the Ritherdons site apply more to this application, particularly those relating to noise affecting nearby householders, as there are far more houses near to this site.
10. View that villagers and visitors are privileged to have of and from the church would be seriously affected by the proposed building.
11. Destruction of existing hedgerows and habitat.
12. Although the access to the other site is also from a narrow lane, that sees very little traffic compared to this one.
13. If the school will not be regular users of the hall, the proximity of the two buildings ceases to be an issue.
14. Loss of privacy due to overlooking.
15. Loss of value and strong detrimental effect on saleability.
16. Proposal has not come about by popular demand, but as a result of a small number of opponents to the other site desperately seeking an alternative combined with an opportunity by the landowner to realise a financial reward.
17. Inappropriate site.
18. The site at Ritherdons is the best option.
19. Need for a village hall has not yet been sought, established and evidence has not been produced.
20. The site is of particular scenic beauty and serenity, both in day and night time and the intrusion of a building and cars, noise and activity would be undesirable.
21. Inaccuracies in the covering letter – the school, playschool and the church are amongst the halls' biggest supporters and eagerly await the building of the village hall.
22. The sight of the church illuminated at night means so much to so many and should not be allowed to be altered.
23. Removal of 70 m of ancient hedgerow would no doubt increase the speed of the traffic up this hazardous hill and through the village.
24. The church and school already have car parking provision, so neither is likely to use the proposed car park as it would be most inconvenient for

them both, particularly when wet and Butts Lane being a very heavily used bridle path.

25. Should be a full planning application.
26. Plans inaccurate.
27. Access road may cause hold-ups if passing places are deemed necessary, which will cause hold-ups with possible tailbacks onto Langford Hill.
28. The proposed site is one of outstanding conservation value to the village.
29. Previous application for an access only in indicated that it was to allow access for farm vehicles, etc.
30. Query why the present application is made through a third party.
31. The alternative site proposed by the Village Hall Trustees is within their financial limits, whereas building on this site could be more expensive, e.g. no mention of type of road surface, could be problems with surface water and presumably the land would have to be purchased. If the Trustees find it impossible to finance a hall on this site it would leave the land open for other development.
32. Question whether the application is more in the interest of financial gain for the owner of the field rather than the good of the village as a whole.
33. Increase in light pollution.
34. No actual village need for a hall – already have a village public house which can accommodate functions.
35. In order to generate sufficient income, groups of people from outside the village will have to be encouraged – with the consequent increase in traffic.
36. Will affect views of the Quantock Hills from the churchyard.
37. Pedestrian access from the village is a bridle path used by horses therefore could not be paved and it is unsuitable for the proposed access because it is steep and narrow.
38. The proposed access to the site is on one of the most dangerous bends in the area. There will inevitably be more serious accidents.
39. If the proposed access is not adopted, there would be loose gravel deposited on the highway.

40. Concern that the application is breaking the copyright laws.
41. Water run-off from access road onto the highway in periods of heavy rain.
42. The 200 m long access road to reach the hall will have an enormous impact on the visual approach to the village, the parish church and surrounding properties, which are in a conservation area with protected views.
43. Site is only suitable for limited agricultural purposes.
44. A village shop/post office would be far more beneficial to the village inhabitants.
45. The view of the church from the Wellington/Milverton Road is exceptional and must be conserved at all costs.

36 Letters in support of the application (8 from outside the Parish) have been received, making the following points:-

1. The site is much better than the previous suggestion, as it will benefit the whole village.
2. Without cars parked outside the school and church, fire engines and ambulances as well as other traffic will be able to get through easily.
3. This site is better suited for use by the church and school, which will benefit.
4. The position north and east of the church provides easier access to the site.
5. The proposed site would reduce the road safety problems significantly.
6. Accept on the proviso that the village must have a village hall, of which believe most residents don't want.
7. Will be far less obtrusive and have less impact on nearby homes.
8. Will not seriously damage the rural aspect or conservation issue of the village.
9. Will remove an accident black spot on the approach road.
10. Both church goers and school pupils could attend their place of interest without being subjected to the normal road traffic dangers.

11. The site does not have the service problems of other local sites and there will not be any surface water problems.
12. The site does not have any confusion of financial interest by any outside body.
13. While no site is perfect, this one is by far the best available and much more user friendly and practical than the other proposed site at Ritherdons.
14. Meets all the requirements laid down by the Parish Council and Hall Committee in 1997, viz:-
 - a) near the centre of the village;
 - b) easily accessible by foot and located close to two of its major potential users – the church and school.; and
 - c) available for car parking use by both church and school visitors.
15. Big reduction in any noise pollution to the village.
16. Less impact on the landscape than the Ritherdons site.
17. The overall costs of the project, particularly those related to the disposal of sewage and foul water are likely to be considerably smaller.
18. Understand that there is no additional housing planning requests attached to this site.
19. The site is screened from the majority of the village, reducing possible light and noise pollution.
20. Hedges removed from the road access should be replaced by native species.
21. The road access is superior to the Ritherdons site, from an existing well-used road rather than a tiny lane.
22. The development will not compromise the Heathfield Nature Reserve or views from the highest point in the village.
23. No public rights of way are compromised.
24. Will not affect the conservation area, because it is outside it.
25. The Local Plan does not mark the view from the church or elsewhere in the conservation area as being of importance.

26. Many people who wrote in support of 21/2004/007 expressed support for a village hall, but not a particular site. There is no apparent reason for these people to reiterate this view in a letter of support for 21/2004/011. Concerned that these letters will be considered as supportive of 21/2004/006 but not of 21/2004/011 - this would not be a balanced view.
27. Will improve visibility at access point, especially for cyclists.
28. Query whether a mini-roundabout would be appropriate.
29. 50 car spaces more relevant.
30. Will not create a feeling of creeping urbanisation as it is tucked away in a convenient hollow to the north-east of the church.
31. The access road and car park can be satisfactorily screened to ensure that they are unobtrusive as possible set well below the ground level of the church.
32. Wrong that the villagers have still been denied the opportunity to state whether they actually want a hall.
33. Should be licence restriction and noise monitoring after 11 p.m.

10.0 PRINCIPAL ISSUES FOR CONSIDERATION

- A. Is there a need for a village hall? NEED
- B. Is it appropriate for a village hall building to be provided on a site outside the settlement limits and in open countryside in policy terms? POLICY
- C. Will the proposed development have an adverse visual and landscape impact? VISUAL IMPACT
- D. Will the proposed development be detrimental to the setting of St. Peters Church, a Grade I Listed Building, and the village Conservation Area? CONSERVATION
- E. Is access to the site acceptable and is adequate parking provision made? ACCESS/PARKING
- F. Will the proposed development have an adverse impact on the amenity of the occupiers of nearby residential properties? IMPACT ON NEARBY PROPERTIES
- G. Will the proposal be of benefit to the village? BENEFIT
- H. Is the development sustainable? SUSTAINABILITY

A. Need

A number of the letters submitted indicate that they consider that this is the preferred site for a village hall if a need has been established. Other letters indicate that there should be some form of up-to-date survey or referendum to establish the current need for a hall. The previous hall was demolished over 20 years ago. Since that time efforts have been made to find an alternative site and planning permission has been obtained for 2 sites – both just outside the village to the south of the road towards Holywell Lake. A few years ago, negotiations for the purchase of a site for a hall to the rear of the primary school fell through. Since that time, the village hall trustees have had informal discussions with my officers to seek a suitable site.

The previous item dealt with a planning application for a village hall elsewhere at Langford Budville, promoted by the Village Hall Trustees. This in itself gives credence to the view that there is a need for a village hall. The Taunton Deane Local Plan notes that although there is no village hall, the local community is actively pursuing provision of this facility. As indicated with the previous application, consideration of these applications is not a question of choice between the two sites. It is possible for both applications to be granted planning permission (or refused planning permission), if the Members are so inclined. If such a scenario were to arise, it would then be down to the respective applicants to decide how to proceed. Each application has therefore got to be considered on its merits.

B. Policy

The application site is located beyond the settlement limits of the village. In such areas, Policy S8 of the Taunton Deane Local Plan applies. This 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 criteria. One of these is that the proposal should support the vitality and viability of the rural economy in a way which cannot be sited within the defined limits of a settlement.

The provision of a village hall with its associated car parking requires a relatively large area of land. I do not consider that there is an appropriate area of land within the settlement limits which would be suitable for the proposed development. I therefore consider that it is appropriate that, in view of the aspirations of the local community, a site on the edge of the village beyond the settlement limits is appropriate. This is consistent with the previous planning permission for a village hall at Langford Budville when a similar policy framework prevailed.

C. Visual Impact

Policy S8 of the Taunton Deane Local Plan referred to above goes on to say that new building permitted in accordance with this policy should be designed

and sited to minimise landscape impact, be compatible with a rural location and meet the following criterion where practicable:-

- (i) avoid breaking the skyline;
- (ii) make maximum use of existing screening;
- (iii) relate well to existing buildings; and
- (iv) use colours and materials which harmonise with the landscape.

The field within which the proposed development is located is open to views from the Milverton to Wellington road at Langford Gate and the approach to the village along the lane looking to the village from Langford Gate. At present there are no buildings or structures within this field. It is considered that the provision of a hall building and car parking for up to 50 cars, together with the associated access road will have a significantly detrimental impact on the landscape of the area.

The proposed improvements to the access to the field to serve the new access road comprise the closure of the existing access and the formation of a new access 25 m closer to the village. Visibility splays of 56 m towards the village and 17 m towards Langford Gate will result in the removal of over 70 m of hedgerow and the reductions in height of the roadside bank to 900 mm for a maximum of 6.5 m from the roadside edge. The submitted plans indicate the replanting of a new hedgerow behind the new visibility splays.

I consider that the proposed new access with its visibility splay, resulting in the loss of a considerable length of roadside bank and hedgerow, will have a detrimental visual impact on the rural character of the lane at this point, which is the main approach into the conservation area village. The Conservation Officer observes that the approach is characterised by the narrow road with hedges, which would be devalued by the proposed development.

D. Conservation

Although the site is not within the village Conservation Area, it is immediately adjacent to it. Policies in relation to Conservation Areas state that the development within or affecting a Conservation Area will only be permitted where it would preserve or enhance the appearance or character of the Conservation Area. The field within which the proposed development is located forms an important open foreground to the village Conservation Area, within which is St. Peters Church, a grade I Listed Building. I consider that the proposed development would have a detrimental impact on these settings. The Conservation Officer raises objection to the proposal.

E. Access/Parking

The County Highway Authority's views were still awaited at the time of compiling this Report, but it is understood verbally from the highways engineer that they are unlikely to raise any objection to the proposed access.

However, as with the previous item, I do have concerns with regard to the feasibility and suitability of Butts Lane to provide a pedestrian link into the village. The surface of this would need to be improved. Linked to this is the current planning policy emphasis on encouraging sustainable development. Policy 48 of the County Structure Plan states that the level of car parking provision associated with new development should be no more than is necessary to enable development to proceed. The site is on the edge of the village and provided a suitable pedestrian access can be provided in Butts Lane, it is within convenient walking distance for the majority of residents in the village. Whilst I consider that the provision of approximately 30 parking spaces would be appropriate, a figure of 50 spaces is likely to be considered excessive in sustainability terms. A larger area of car parking would also have a greater impact on the visual amenities of the area and the setting of the Conservation Area. The provision of a lower number of car parking spaces is more likely to have the effect of encouraging more residents to walk or cycle to the hall rather than drive. With the access road of more than 200 m in length, it is unlikely that there will be a highway safety problem of car parking on the highway.

F. Impact on nearby properties

The closest dwelling to the position of the proposed hall is approximately 75 m, although the car parking area will come closer than that. The proposed site is also on lower ground. The Environmental Health Officer has not raised any objection to the application. I therefore do not consider that there will be any unduly adverse impact on the residential amenity of nearby dwellings. Loss of view and loss of value are not planning considerations.

G. Benefit

A number of the letters of representation indicate that the proposal, with the provision of car parking will have a knock on effect of reducing on-street parking within the village. Although the proposal will provide additional parking provision in the village, there can be no compulsion or guarantee that the users of the church and school would use the proposed car park, particularly if there is no improvement to Butts Lane.

H. Sustainability

The site is adjacent to the village, potentially within appropriate walking distance for many of the potential users of the hall. It can be assumed that at present there will be an element of travelling out of the village, largely by car to access facilities that could be provided by a new hall.

There is unlikely to be an adverse impact on the wildlife of the area. The proposal will improve public amenity and improve accessibility to community and recreational facilities for all sections of present and future generations. It is my view that the setting of the Grade 1 listed St Peters Church and the village Conservation Area would be adversely affected by the proposal.

11.0 **CONCLUSION**

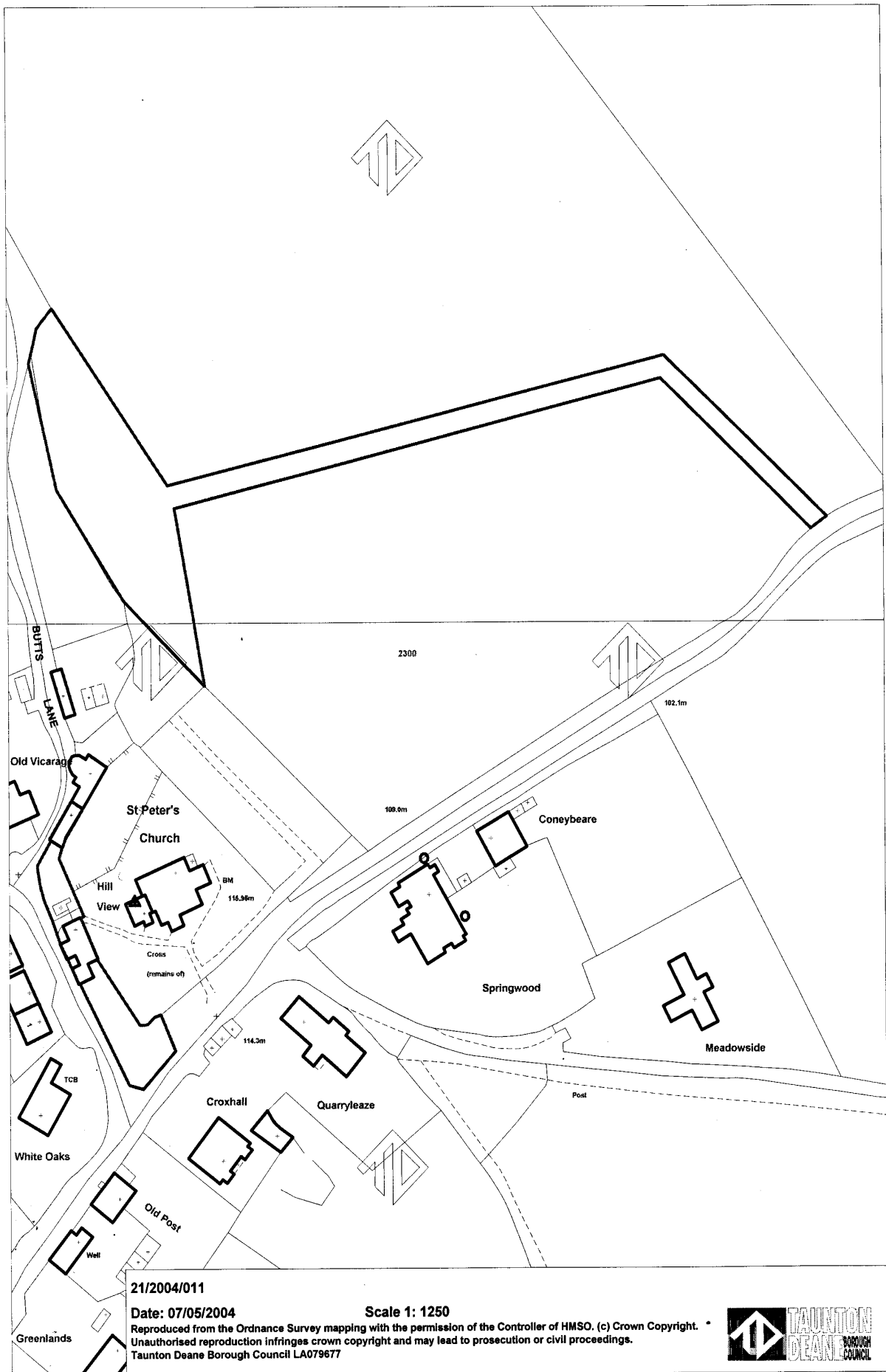
As with the previous item, it is not disputed that there are aspirations within the village for a new village hall. Furthermore, in the absence of a suitable site within the settlement limits, I consider that it is appropriate for a site on the edge of the village beyond the limits to be sought.

Informal pre-application discussions with the Village Hall Trustees and their agent and the general area to the west of the village at Ritherdons was accepted as being appropriate for a village hall. The fact that the Trustees have no association with this planning application is not of relevance in determining the application.

My view is that the proposed development, in the foreground to the setting of St Peters Church and the village Conservation Area of which it forms a part, could be detrimental to the character and appearance of the area. My recommendation is therefore one of refusal.

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

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Scale 1: 1250

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