

APPEALS RECEIVED : FOR COMMITTEE AGENDA : 12 December 2012

Proposal	Start Date	Application/Enforcement Number
ERECTION OF A TWO STOREY EXTENSION AND CONSERVATORY TO THE REAR OF THE WAGGON HOUSE, BRADFORD ON TONE	20 NOVEMBER 2012	07/12/0017
ERECTION OF DWELLING WITH ASSOCIATED GARAGE AND PARKING PROVISIONS, WITHIN THE GARDEN OF HAWKSWORTH HOUSE AND LAND TO THE NORTH, AT 1 HOLWAY AVENUE, TAUNTON, AS AMENDED	03 DECEMBER 2012	38/12/0244

APPEAL DECISION FOR COMMITTEE AGENDA – 12 DECEMBER 2012

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	DECISION
APP/D3315/A/12/2179423	ERECTION OF A SIX BEDROOM HOLIDAY CHALET WITH ASSOCIATED EXTERNAL GARDEN, POND AND PARKING AREAS AT PAY PLANTATION, STAPLEY	The proposed development is located in the countryside of the Blackdown Hills Area Of Outstanding Natural Beauty where new development is strictly controlled and there is no need for the proposed new building to be sited in an isolated, unsustainable rural location and the economic benefit is not considered to outweigh the policy objection contrary to policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review, Taunton Deane Local Plan policies S1(B), S7, EC23 and EN10 and Core Strategy policies CP1, CP6, SP1 and DM2.	10/11/0042	The Inspector found that, although the economic and tourism benefits would overcome the negative sustainability aspects of the appeal development as they relate to reducing the need to travel, it was not sufficient to outweigh the great weight the NPPF requires should be given to conserving the landscape and scenic beauty of an AONB. In addition, although some of the policies already referred to allow economic activity in the countryside, most require that such development should maintain or enhance the environment as well. Contributing to protecting and enhancing our natural environment is part of the environmental dimension to sustainable development. The Inspector concluded that overall the conservation of the Blackdown Hills AONB is the prevailing consideration and DISMISSED the appeal.

APP/D3315/A/12/2178864	REDEVELOPMENT OF SITE TO PROVIDE 1 NO. SIX BEDROOM DWELLING WITH SEPARATE BUILDING FOR BUSINESS/DESIGN STUDIO/MATERIALS SHOWROOM AND UPHOLSTERY WORKSHOP, AND 3 NO. THREE BEDROOM TERRACED COTTAGES AT THE OLD COAL YARD, WOODHILL ROAD, STOKE ST GREGORY	<p>The proposed development site is located outside the confines of any recognised development boundary limits, in an area that has very limited public transport services. The residents of the development are likely to be reliant on the private car and there will therefore be an increase on the reliance on the private motor car and thus comprises unsustainable development which is contrary to advice given in Policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policy S1 of the Taunton Deane Local Plan. Furthermore the site has not been allocated for potential residential development or considered for allocation in the Taunton Deane Core Strategy.</p> <p>The buildings, the subject of the proposed development, are new dwellings which are not proven to be required for an existing agricultural purpose or activities. The application site is outside a town, rural centre or village</p>	36/12/0007	The Inspector concluded that the proposal would not amount to sustainable development, having regard to the provisions of the development plan and the National Planning Policy Framework, and would be contrary to Policies SP1 and DM2 of the Taunton Deane Core Strategy 2012. The appeal was DISMISSED.
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APP/D3315/E/12/2174991 /NWF	INSTALLATION OF PHOTO VOLTAIC ROOF PANELS AT WEIR LODGE, 83 STAPLEGROVE ROAD, TAUNTON	<p>The panels, by reason of their size, number and siting on the principal, south facing roof slopes, would have a very different effect than the existing roof coverings, to the detriment of the character of the listed building. As such the proposal is contrary to Section 16 of the Planning (Listed Buildings and</p>	38/11/0630LB	<p>Weir Lodge is a grade II listed building set within spacious and well treed grounds situated within a Conservation Area. The Inspector considered the pv panels would not blend into the existing roof materials but represent a substantial alteration to the clean lines of the roofs and to their texture. The degree of this</p>

		Conservation Areas) Act 1990, Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and Planning Policy Statement 5.		alteration was thought to harm the special architectural interest of the building and cause substantial harm to its significance as a heritage asset. The Inspector concluded that the advantages of the proposed works in terms of renewable energy provision would not outweigh the harm identified and as they fail to satisfy the tests set out in policy CP8 and Section 16 of the LBCA 1990 it was concluded the appeal must FAIL.
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