

35/2006/023AGN

MR J BATCHELOR

**ERECTION OF AGRICULTURAL BUILDING, STAWLEY FARM, STAWLEY AS AMENDED BY DRAWING NO. JUB726A RECEIVED 25TH JANUARY, 2007**

306481/122084

NOTIFICATION - AGRICULTURAL

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**PROPOSAL**

The proposal provides for the erection of a 30 m x 15 m agricultural shed on farm land to be used as an implement store and overspill stables for horses. The height will be 4 m to eaves and 6.1 m to ridge. The building will be cut into the sloping ground such that the eaves at the uphill side of the building will be 2 m above existing ground levels. The materials are to be natural timber weatherboarding and green upvc coated steel profile sheets for the walls and natural grey fibre cement roof.

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL the proposed 6.1 m high building will be very close to, if not actually on the skyline of one of the highest points in the area. The Council feel it will have a significant impact on its surroundings and suggest resiting further from the highway and the skyline and be effectively screened.

LANDSCAPE OFFICER main concern is that the proposed building is on high ground and will be locally prominent. The applicants should consider alternative positions within their ownership, e.g. in the lower more southerly field.

**POLICY CONTEXT**

Policy S1 of the Taunton Deane Local Plan sets out general requirements for new developments. Policy S2 of the same plan provides guidelines for the design of new developments.

**ASSESSMENT**

The amended plans reposition the proposed building further away from the road and incorporate 1 m high mounding and tree planting on the northern side of the proposed building and additional tree planting between the proposed building and the road. While the proposed building will have some impact, I consider that the amendments are acceptable and recommend favourably.

**RECOMMENDATION**

Subject to the receipt of no representations by 19<sup>th</sup> February, 2007, the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine

and permission be APPROVED subject to conditions of time limit, materials, landscaping and landscape completion check.

**REASON(S) FOR RECOMMENDATION:-** With the submitted landscaping scheme, the proposal is considered not to have a seriously detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 and S2.

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

**CONTACT OFFICER: 356461 MR J HAMER**

NOTES: