

37/2005/007

MR S HILL

**CHANGE OF USE OF LAND AND ERECTION OF BUILDING FOR VEHICLE RESTORATION AND STORAGE AT DAIRY HOUSE FARM, STOKE HILL, HENLADE**

27462/22975

FULL PERMISSION

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**PROPOSAL**

Change of use of land and erection of Building for the Vehicle Restoration and Storage at Dairy House Farm, Stoke Hill, Henlade, Taunton. The site of the current application was originally granted planning permission for a storage and distribution centre for cylinder gas in 1982 subject to a legal agreement. A further application to extend the area to the south east of the farm house for the open storage and distribution of cylinder gas together with the parking for 3 lorries was granted in 1992. The legal agreement originally tied the use to the then applicant, however this element of the agreement was deleted in 2003. The gas storage use has now ceased and the current proposal is for the erection of a large agricultural building 27 m x 18 m and 5.4 m to the ridge over part of the concrete yard for use of light vehicle restoration and storage.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY the site is currently used for gas storage and distribution and the applicant has advised that this use employed one member of staff and represented quite heavy traffic flow of at least two distribution and one delivery lorry per day. The proposed use would require two staff with very limited traffic flow, as it will be a storage facility mainly used for classic vehicles. The proposed use would be better suited to a an industrial area rather than a rural location and I have great concern that in the event of a general industrial use being allowed on this site it could set a precedent for this type of development in what I consider to be an unsustainable and inappropriate location. Whilst it is anticipated by the applicant that the use will not result in an increase in traffic, as stressed in my comment above my concern would be that once such a use has been allowed we would have great difficulty in controlling the amount and type of traffic generated. I note from a previous permission on this site, 37/91/016, that the use was strictly limited to the use that had been applied for and for no other purpose within that use class. If the current proposal could be conditioned in the same way and on the basis that the development is unlikely to generate more traffic than the previous use of the site, it would be unreasonable to raise an objection. In the event of permission being granted I would recommend conditions are imposed re limiting the use to vehicle restoration and storage, use for the applicant only and the permission granted shall relate to the use applied for.

LANDSCAPE OFFICER as proposed the development will have some impact on the landscape character of the area. However, the applicant on site said he wanted to set the building down another 2m. Along with the use of dark grey cladding for the roof this would reduce the local landscape impact considerably. ENVIRONMENTAL HEALTH

OFFICER I have the following observations due to the previous use as a depot. A contaminated land condition and note should be imposed.

PARISH COUNCIL support the proposal.

1 LETTER OF OBJECTION has been received raising the following issues:- previous refusal on site and this is a commercial use in an area of landscape value and no special need has been shown; there will be a detrimental impact by reason of traffic along approach roads.

3 LETTERS OF SUPPORT from neighbours submitted with the application advising there will be less noise, interruption, visually better and less risk.

1 LETTER from adjoining owner not objecting in principle but advising there should be restriction on use to avoid noise nuisance outside normal working hours. This is a quiet rural area and there should be a restriction on hours of operation.

## **POLICY CONTEXT**

RPG10 Regional Planning Guidance for the South West.

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 Sustainable Development, STR6 Development Outside Towns, Rural Centres and Villages, POLICY 5 Landscape Character, POLICY 19 Employment and Community Provision in Rural Areas, POLICY 48 Access and Parking, POLICY 49 Transport Requirements on New Development

Taunton Deane Local Plan Policies S1 General Requirements, S2 Design, S7 Outside Settlements, EC7 Rural Employment Proposals, EC8 Farm Diversification, M1 Transport, Access and Circulation Requirements of New Development, M2 Car Parking, M3 Accessibility and Parking.

## **ASSESSMENT**

The main issues with this application are the location in the countryside and the relevant policy, the visual impact of the new building and the traffic issues.

The site lies outside the recognised settlement limits within the countryside where policy S7 applies to new development. This states new building will not be permitted unless it maintains and enhances the environmental quality and landscape character of the area and a) is for the purposes of agriculture or forestry; b) accords with a specific development plan policy; c) is necessary to meet a requirement of environmental or other legislation; or d) supports the vitality and viability of the rural economy in a way which cannot be sited within the defined limits of a settlement.

The proposed building is intended to be set into the ground and the Landscape Officer considers that this, with a dark clad roof, will limit any significant adverse visual impact. The building is an agricultural building with blockwork and timber cladding, however its use is not for agricultural or forestry purposes. The use is not compatible with agriculture and it is not necessary to meet other legislation. While in terms of the local economy it could be argued that the use would support it there is no reason why this use cannot be sited within a defined settlement and consequently the proposal is considered to be contrary to this policy.

The use will result in traffic visiting and leaving the site and once granted it would not be possible to control such movements. It is noted that the use is indicated as being less than the open storage use previously existing on site and in light of the Highway Authority comments it would be unreasonable to object on traffic grounds. I would agree with the Highway Authority comments that this use would be better suited to an industrial location rather than a rural one, which is inappropriate and unsustainable. If the use were to be allowed here then the use would need to be limited to that applied for as well as a limit on the hours of use given the proximity to residential properties. A contamination condition would also be required if all other matters were considered acceptable.

While there have been limited objections to the proposal the development is for a new building in the countryside for commercial purposes. Visually the impact is considered to be an acceptable one, however the policy issue here in relation to its location is seen to be the overriding one and the application is recommended for refusal.

## **RECOMMENDATION**

Permission be REFUSED for reason of new commercial building outside defined settlement limits contrary to policy S7 of the Taunton Deane Local Plan and policy STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review.

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

**CONTACT OFFICER: 2456 MR G CLIFFORD**

NOTES: