

E/0060/27/12

**A NUMBER OF STRUCTURES / BUILDINGS ERECTED ON LAND TO NORTH OF
ALTONA PARK, HILLFARRANCE**

OCCUPIER:

OWNER: MR R AYTON
111 WEST VIEW, CREECH ST MICHAEL, TAUNTON
TA3 5DX

PURPOSE OF REPORT

To consider whether it is expedient to serve an Enforcement Notice requiring the removal of a timber building and garden shed.

RECOMMENDATION

No further action to be taken.

SITE DESCRIPTION

The site is a field accessed off the road between Allerford and Hillfarrance. Tall trees and hedgerows line the field to the north, east and west significantly reducing the visual impact of the building, garden shed and caravans. The building, garden shed and caravans cannot be seen from public vantage points; the site is set low within a small wooded valley and can only be viewed from the south within a separately owned field.

BACKGROUND

The complaint was brought to the Council's attention at the end of March 2012 by one of our Officer's whilst out on another site visit. A site visit was made and it was found that a building had been constructed from scaffolding poles forming a frame and clad externally in timber horizontal boarding. There were two small caravans on site, one of which has been concealed under the lean-to structure. They are being used for storing agricultural goods and for some shelter during the day. The use of the caravans is incidental to the farm holding and being used for agricultural purposes their stationing on site does not require planning permission. Also on site was a garden shed, water containers and agricultural implements. The owner wishes to retain the garden shed as this is another secure area to store tools required for the land.

DESCRIPTION OF BREACH OF DEVELOPMENT CONTROL

The building concerned has been constructed from scaffolding poles forming a frame and clad externally in timber horizontal boarding. Most of the structure is open fronted with a small store formed at one end which has secure timber gates. The roof is of mono pitch construction and finished with green onduline sheets and the cladding to the building has been painted green. The building is approximately 9.0m long and its height varies between 2.1m to the lean to and 3.5m (approx) for the secure storage element and is 4m deep. Despite being constructed from scaffolding poles and standing on concrete blocks, the building is relatively permanent as it has been erected in its present location. The garden shed which measures 1.8m x 1.2m

to the east of the aforementioned structure also requires Planning permission.

RELEVANT PLANNING HISTORY

There is no Planning history on the site.

RELEVANT PLANNING POLICES

National Planning Policy Framework

Taunton Deane Local Plan 2004

S1 - General Requirements

S2 – Design

S7 - Outside Settlements

DETERMINING ISSUES AND CONSIDERATIONS

The buildings concerned have been constructed from a steel scaffolding frame which has been clad externally in timber horizontal boarding stained green; part of the structure is open fronted whilst a small machinery store has secure timber gates fixed to the south elevation. The roof is of mono pitch construction and finished with metal profile sheets. The building varies in its height between 2.1m (approx) to the lean to and 3.5m (approx) for the secure storage element. Despite being constructed from scaffolding and set upon concrete blocks which act as foundations, the building is relatively permanent, having to be brought onto site in a number of individual sections and taking a few days to fully construct/take down.

Tall trees and hedgerows line the field to the north, east and west significantly reducing the visual impact of the building. Locally, the building cannot be seen from public vantage points; the site is set low within a small wooded valley which can only be viewed from the south within a separately owned field. The finish of the timber boarding in a green stain further reduces the prominence of the building within the landscape.

The building is partially located within Flood Zone 2. The building has not resulted in any ground raising on the site and the building has been constructed in part to allow water to flow through it, in particular the lean-to element which does not have any boarding up to 1 metre (approx) above ground level; as a result this element of the building will not significantly restrict the flow of water were flooding to occur within the area. It should be noted that the field did not flood during the recent period of heavy rainfall, however given the nature of the development, in terms of its use, design and construction of the building I do not consider that the flood risks to people and property will be substantially increased as a result of this proposal, in fact there would be no increased risk to people since it is unlikely to introduce new or additional users to the site. The only risk should a flood occur would be to the building and its contents.

There are two small caravans being stored on site, however they are being used for storing agricultural goods and for some shelter during the day. They are stored under the lean-to and against the northern boundary hedgerow and therefore are not visible within the landscape. The use of the caravans is incidental to the farm holding and being used for agricultural purposes their stationing on site does not require planning permission.

Having regard to the above considerations, the building is not considered to result in a detrimental impact upon visual amenity or landscape character within the area and will not have an unacceptable impact upon flooding or public safety. As such it is recommended that no further action be taken. In coming to this recommendation, it is acknowledged that the buildings are being used for agricultural purposes and that there has been no change of use in the land

In preparing this report the Enforcement Officer has considered fully the Implications and requirements of the Human Rights Act 1998

PLANNING OFFICER: Mr R Williams
PLANNING ENFORCEMENT OFFICER: Mrs A Dunford

CONTACT OFFICER: Mrs A Dunford, Telephone 01823 356479