

21/2005/015

MR & MRS A VELLACOTT

**ERECTION OF LOG CABIN TO BE USED AS HOLIDAY ACCOMMODATION,  
LAND AT WELLISFORD FARM, LOWER WELLISFORD, LANGFORD BUDVILLE.**

09461/22468

FULL

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**PROPOSAL**

The erection of a log cabin to be used for holiday accommodation, and associated car parking. Additional tree planting is proposed. The cabin measures 16.2 m x 12.5 m.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY proposed site is remote from any urban area and therefore distant from adequate services, occupiers of new development are likely to be dependant of private vehicles fostering growth in the need to travel; traffic generation for one log cabin is unlikely to generate a significant increase in traffic, however the highway authority would not like to see a multiplicity of applications, and there should be a limit to ensure no significant increase in traffic to detriment of highway network; as there is a specific policy for holiday accommodation it is a matter for the Local Planning Authority to decide if this proposal meets with the policy and outweighs transport policies seeking to reduce reliance on the private car.

LANDSCAPE OFFICER subject to details of proposed landscaping and retention of existing hedgerows it should be possible to substantially screen the proposal from local vantage points. DRAINAGE OFFICER surface water should be discharged to soakaways constructed in accordance with Building Research Digest 365; percolation tests should be carried out to ascertain required lengths of sub-surface irrigation drainage and The Environment Agency's consent is required to discharge to underground strata.

PARISH COUNCIL objects to the application.

**POLICY CONTEXT**

Policy EC24 (camping, caravans and holiday chalets) of the Taunton Deane Local Plan is relevant to this application. The policy allows holiday chalet development provided the proposal: would not harm the landscape and is adequately screened; has good access to the main road network; and is not situated in a floodplain. The proposal is considered to meet the requirements of this policy. Policies S1 (general requirements) and S2 (design) are also relevant to this application.

**ASSESSMENT**

The site lies outside of the floodplain and is screened by existing hedgerows, further planting is proposed within the site. The proposed holiday let is approximately 1 mile from Langford Budville and 2.5 miles from Wellington. Previous permission has been granted to convert barns at Wellisford Manor to holiday accommodation (21/1997/015).

Given the existing holiday accommodation, and that the site is screened from public vantage points, the proposal is considered not to harm the visual amenity of the area.

### **RECOMMENDATION**

Permission be GRANTED subject to time limit, materials, percolation tests, landscaping, retention of hedgerows, holiday occupancy condition. Notes re compliance, soakaways, environment agency.

**REASON(S) FOR RECOMMENDATION:-** The site is adequately screened and the proposal is not considered to be harmful to the landscape and therefore is compliant with Taunton Deane Local Plan Policy EC24.

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

**CONTACT OFFICER: 356463 MR D ADDICOTT**

NOTES: