

D J & S E E TAZEWELL

ERECTION OF TWO HOLIDAY LODGES ON LAND ADJACENT TO CULMHEAD HOUSE, CULMHEAD AS AMENDED BY DRAWINGS ATTACHED TO AGENTS LETTER DATED 1ST OCTOBER, 2002

21080/16760

FULL PERMISSION

PROPOSAL

Culmhead House and surround buildings comprise a number of separate dwellings within its landscape setting. To the east of the main house and north of the access drive are a number of garages. These two timber chalets are to be located partly on the site of the garages and partly on adjoining land. The site is located within the Blackdown Hills Area of Outstanding Natural Beauty.

CONSULTATIONS AND REPRESENTATIONS

COUNTY ARCHAEOLOGIST no objection. WESSEX WATER no objection.

LANDSCAPE OFFICER the proposals appear to be well screened apart from possibly the eastern boundary which may be open to public view in the winter from the public footpath to the east (this is proposed as part of the linear Blackdowns Ridge Route). I suggest some new shrub and tree planting to soften any impact. (Mr Tazewell telephoned to say he has planted some holly to screen this gap so the concern is already being addressed). The most easterly lodge is within 10 metres of the existing mature beech trees. I recommend it is moved at least 2 or 3 metres further south to avoid pressure to fell the tree.

PARISH COUNCIL acceptable.

BLACKDOWN HILLS RURAL PARTNERSHIP the BHRP has produced a Management Strategy 1997 - 2002 and countryside Design Summary 1999 to help guide planning decisions in the AONB. Taken together these documents seek to define the key characteristics of the AONB. For most situations Development Plan policies supported by the above documents will be robust enough to resist inappropriate development in the AONB. The BHR.P supports local planning authorities in ensuring that development in the AONB meets the highest standards of design and that conditions are used and enforced to safeguard and enhance the natural beauty of the AONB. Policy PD 17 of the afore-mentioned Management Strategy is supportive of sustainable tourism initiatives where they benefit the local economy and are of an appropriate scale, sympathetic to the landscape. Such initiatives should also bring environmental benefits and increase the appreciation of the special character of the AONB. There is a limited amount of tourist accommodation along the scarp, however the Partnership would not wish to see a precedent set for larger scale development of this type. The proposal would improve the visual appearance of the immediate area by removing the dilapidated outbuildings currently on site, but nevertheless the proposed lodges are quite large, and

the partnership would wish to ensure that there would not be any adverse landscape impact

4 LETTERS OF OBJECTION on grounds of loss of seclusion and tranquility, inappropriate to mix permanent residents and holidaymakers, no need for additional holiday accommodation.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy EC19.

ASSESSMENT

There is no objection to the principle of holiday chalets in this location provided that the proposal does not adversely affect the character and appearance of the area. This site is well screened from any public view, and subject to the submission of revised drawings reducing the overall height as discussed with the applicant, it is considered that the impact upon the landscape will be minimal.

The site is located away from other residential properties and should not adversely affect residential amenity.

RECOMMENDATION

Subject to the receipt of revised drawings reducing height of chalets the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit , materials, landscaping, holiday accommodation, no extensions, no ancillary buildings, no fencing.

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

CONTACT OFFICER: 356464 MR T BURTON

NOTES: