

37/2007/002

TAUNTON DEANE BOROUGH COUNCIL

ERECTION OF TEMPORARY OFFICE BUILDING, GREENHOUSE AND POLY TUNNELS AND FORMATION OF ACCESS ROAD TO PLANT NURSERY ADJACENT TO HIGHFIELDS, STOKE ROAD, TAUNTON AS AS AMPLIFIED BY LETTER AND PLAN DATED 31ST MAY, 2007

324606/122852

FULL

PROPOSAL

The proposal follows the approval of the new access and principle of the use here that was granted in October last year. The current application is for the erection of an area of glasshouses 40 m x 25 m and two areas of polytunnels one 40 m x 53 m and one 40 m x 35 m. In addition a temporary office building 13 m x 3.5 m and water tank is proposed.

CONSULTATIONS AND REPRESENTATIONS

COOUNTY HIGHWAY AUTHORITY No observations.

LANDSCAPE OFFICER subject to landscape details the proposal should be acceptable.

PARISH COUNCIL raise concern over excessive lighting at night, noise levels, additional traffic using the nursery taking a short cut through the village and lanes to the motorway and the A358, impact on the existing bungalows adjoining the site at Inglenook and Mountain Ash. They seek confirmation of the land retained by TDBC. And wish to ensure the visibility is clear with obstructing trees removed from the verge.

1 LETTER OF OBJECTION has been received raising the following issues:- procedure - work has started and use would prejudice use of existing nursery site off Mount Street.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development, STR6 – Development Outside Towns, Rural Centres and Villages, Policy 19 – Employment and Community Provision in Rural Areas, Policy 49 – Transport Requirements of New Developments.

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design, EC2 – Expansion of Existing Business, EC7 – Rural Employment.

ASSESSMENT

Planning permission has previously been given for the use of the site as a plant nursery in October last year and the current application is for the erection of greenhousing and polytunnels as well as a temporary office building and water tank.

The site is located just beyond the settlement limit of Taunton and is considered a suitable location in sustainability terms for the relocation of a horticultural business. The site is well related to the road and there is not considered to be any harm to residential amenity or the landscape. The site is fairly well screened from the west and east and additional landscaping to the boundaries is a condition and will help screen the site from long distance views. A wildlife survey has been carried out and has not identified any adverse impact on protected species in respect of the development area. The access to the site is as previously approved and subject to landscaping which has previously been conditioned the scheme is considered an acceptable one.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, temporary office building and note re landscape condition.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to be an acceptable use in this location and not to harm the amenities of the area and complies with Taunton Deane Local Plan Policies S1, S2, EC2 and EC7.

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

CONTACT OFFICER: 356398 MR G CLIFFORD

NOTES: