

MR D GILLARD

ERECTION OF AN AGRICULTURAL STORAGE BUILDING AT SAMWAYS FARM, BURROWBRIDGE AS AMPLIFIED BY AGENTS LETTERS AND PLANS RECEIVED 18TH OCTOBER, 2002 AND 11TH NOVEMBER, 2002 AND FACSIMILE RECEIVED 16TH JANUARY, 2003

1.0 RECOMMENDATION

I recommend that permission be GRANTED subject to the following conditions:-

- 01 The development hereby permitted shall be begun within five years of the date of this permission.
- 01 Reason: In accordance with the provisions of Section 91(1) of the Town and Country Planning Act, 1990.
- 02 The external surfaces of the development hereby permitted shall be of materials as indicated in the application form and no other materials shall be used without the written consent of the Local Planning Authority.
- 02 Reason: To safeguard the visual amenities of the area.
- 03 (i) Before any part of the permitted development is commenced, a scheme of planting of trees and shrubs, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority. (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority. (iii) For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained to the satisfaction of the Local Planning Authority and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.
- 03 Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the visual amenities of the locality.
- 04 The existing hedgerows on the boundaries of the site shall be retained to the satisfaction of the Local Planning Authority.
- 04 Reason: In the interests of the visual amenity of the area.
- 05 The construction of storage facilities for oils, fuels or chemicals shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development is commenced.
- 05 Reason: To prevent pollution of the water environment.

Notes to Applicant

- 01 Any oil storage facility of 200 litres or more must include a bund, and comply with the Oil Storage Regulations (The Control of Pollution (Oil Storage) (England) Regulations 2001).
- 02 The storage of fertiliser, chemicals, pesticides or other hazardous substances must be within properly constructed bunded areas of sufficient capacity to avoid contamination of any watercourse, surface water drains or groundwater in the event of spillage.
- 03 Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or groundwater.

2.0 **APPLICANT**

Mr D Gillard

3.0 **PROPOSAL**

The proposal is a full application for the erection of an agricultural storage building on land at Samways Farm, Burrowbridge. The proposed building measures 27.4 m x 15.2 m and has a ridge height of 9.2 m. The walls are to be constructed of concrete panels and steel sheeting and the roof is to be corrugated grey sheeting. The building is to be used for the storage of agricultural produce, predominantly cereals, as well as fertilizers, seeds and agricultural machinery. It is also proposed to provide tree planting on the western boundary of the site to reduce the impact on the setting of the adjacent Listed Building. The proposal was originally reported to the Planning Committee in September 2002, where it was deferred in order to obtain additional information regarding any other buildings associated with the agricultural business. This information has now been received.

In April 2002 an application for the erection of an agricultural storage building at Samways Farm was refused on the grounds of lack of justification, detrimental impact on the setting of the adjacent Grade II Listed Baptist Church and visual intrusion within a Special Landscape Area (SLA). The current scheme resites the building, lowers its height and is accompanied by a supporting statement in an attempt to overcome the shortcomings of the earlier refusal.

4.0 **THE SITE**

Samways Farm is approximately 2 hectares in size and is located on Riverside, which is the road running between Burrowbridge and Westonzoyland. It comprises part of a farming enterprise operated by Mr Gillard, which has a total acreage of approximately 670 acres. The vicinity of the site is characterised by a mixture of residential properties and agricultural land. At its nearest point the proposal will be approximately 30 m away from the Grade II Listed Baptist Church, which is located on adjacent land. The farm contains a range of buildings, which according to the applicant are insufficient to meet the needs of the farm business.

5.0 **RELEVANT PLANNING HISTORY**

51/2000/005AG The Erection of a replacement agricultural building at Samways Farm, Burrowbridge. Conditional Approval granted 25th May, 2000.

51/2002/001 Erection of an agricultural storage building at Samways Farm, Burrowbridge. Permission was refused in April 2002 for the following reasons:-

- "01 The site is in open countryside where it is the policy of the Local Planning Authority to resist new development unless it is demonstrated that the proposal serves a genuine agricultural need or other appropriate need. In the opinion of the Local Planning Authority there is a lack of justification for the proposal, particularly as there are a number of buildings on the site, which would appear to be under used. Therefore, the proposal is considered to be contrary to Policy S8 of the Taunton Deane Local Plan Revised Deposit.
- 02 The site lies within a Special Landscape Area as identified by the East Deane Local Plan. It is the policy of the Local Planning Authority to carefully control all development that might damage those features, which give the area its special character. In the opinion of the Local Planning Authority the proposal would constitute a visual intrusion, which would be detrimental to the amenity of the Special Landscape Area and would therefore be contrary to Policy ED/EC/7 of the East Deane Local Plan.
- 03 It is considered that the proposal would adversely affect the visual setting of the adjacent Baptist Church, which is a Grade II Listed Building, by reason of its size, siting, design and appearance. Therefore, it is considered to be contrary to Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policy EN17 of the Taunton Deane Local Plan Revised Deposit."

6.0 **RELEVANT PLANNING POLICIES**

Somerset and Exmoor National Park Joint Structure Plan (Adopted April 2002)

The following policies are relevant:-

STR1 SUSTAINABLE DEVELOPMENT
STR6 DEVELOPMENT OUTSIDE TOWNS, RURAL CENTRES AND VILLAGES

POLICY 5
LANDSCAPE CHARACTER.

The distinctive character of the countryside of Somerset and the Exmoor National Park should be safeguarded for its own sake. Particular regard should be had to the distinctive features of the countryside in landscape,

cultural heritage and nature conservation terms in the provision for development.

POLICY 9 THE BUILT HISTORIC ENVIRONMENT

POLICY 49

TRANSPORT REQUIREMENTS OF NEW DEVELOPMENT

Proposals for development should be compatible with the existing transport infrastructure, or, if not, provision should be made for improvements to infrastructure to enable development to proceed. In particular development should:

- provide access for pedestrians, people with disabilities, cyclists and public transport;
- provide safe access to roads of adequate standard within the route hierarchy and, unless the special need for and benefit of a particular development would warrant an exception, not derive access directly from a National Primary or County Route; and,
- in the case of development which will generate significant freight traffic, be located close to rail facilities and/or National Primary Routes or suitable County Routes subject to satisfying other Structure Plan policy requirements.

East Deane Local Plan (Adopted March 1991)

POLICY ED/EC/7 THE BOROUGH COUNCIL WILL SAFEGUARD THE SPECIAL LANDSCAPE AREAS AS DEFINED ON THE PROPOSALS MAP BY THE STRICT CONTROL OF DEVELOPMENT AND BY POSITIVE MEASURES OF ENHANCEMENT

Taunton Deane Local Plan Revised Deposit

S1 GENERAL REQUIREMENTS

S2 DESIGN

- S8 Outside defined settlement limits, ~~development~~ new building will not be permitted unless it ~~protects~~ maintains or 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 or proposal;
 - (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.

New structures or buildings permitted in accordance with this policy should be designed and sited to minimise landscape impact, be

compatible with a rural location and meet the following criteria where practicable:-

- (E) avoid breaking the skyline;
- (F) make maximum use of existing screening;
- (G) relate well to existing buildings; and
- (H) use colours and materials which harmonise with the landscape.
and
- ~~(I) be of a reasonably necessary size to meet the need.~~

EN17 Development proposals which would harm a listed building, its setting or any features of special or historic interest which it possesses, will not be permitted.

7.0 **RELEVANT CENTRAL GOVERNMENT POLICY ADVICE**

The general guidance regarding compliance with the current Development Plan contained in Planning Policy Guidance Note No. 1 'General Policies and Principles' is relevant. The following paragraphs are relevant:-

Paragraph 4

Paragraph 28

A number of the previous themes come together in considering development in the countryside. Here, the planning system helps to integrate the development necessary to sustain economic activity in rural areas with protection of the countryside. Rural areas can accommodate many forms of development without detriment, if the location and design of development are handled with sensitivity. Building in the open countryside, away from existing settlements or from areas allocated for development in development plans, should be strictly controlled. In areas such as National Parks which are statutorily designated for their landscape, wildlife or historic qualities and in areas of best and most versatile agricultural land, policies give greater priority to restraint.

Paragraph 32

Paragraph 40

The Government is committed to a plan-led system of development control. This is given statutory force by section 54A of the 1990 Act. Where an adopted or approved development plan contains relevant policies, section 54A requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise. Conversely, applications which are not in accordance with relevant policies in the plan should not be allowed unless material considerations justify

granting a planning permission. Those deciding such planning applications or appeals should always take into account whether the proposed development would cause demonstrable harm to interests of acknowledged importance. In all cases where the development plan is relevant, it will be necessary to decide whether the proposal is in accordance with the plan and then to take into account other material considerations. The status of plans which are not yet adopted or approved is covered in paragraph 48.

Paragraph 54 If the development plan contains material policies or proposals and there are no other material considerations, the application or appeal should be determined in accordance with the development plan. Where there are other material considerations, the development plan should be the starting point, and the other material considerations weighed in reaching a decision. One such consideration will be whether the plan policies are relevant and up-to-date (the age of the plan is not in itself material). Particular policies of the plan may, for example, have been superseded by more recent planning policy guidance issued by the Government.

The following paragraphs from Planning Policy Guidance Note No. 7 'The Countryside – Environmental Quality and Economic and Social Development' are relevant: -

Paragraph 1.3

Paragraph 1.4

Paragraph 1.7 Farming uses occupy around three quarters of the land surface of England. Food production and a competitive agricultural industry continue to be highly important, and provide a basis for many other economic activities in rural areas. Agriculture will remain the major user of rural land, and the use that most influences the physical appearance and character of the countryside. Environmental objectives are being integrated into agricultural policies. Farmers are increasingly diversifying into other activities to supplement their incomes. Landowners need the flexibility to consider a range of options for the economic use of their land, including non-food crops, planting more woodland, recreation and leisure enterprises, the management of land to provide environmental benefits, and the restoration of damaged landscapes and habitats.

Paragraph 2.3 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment (see paragraphs 2.8 and 2.9). Rural areas can accommodate many forms of development without detriment, if the location and design of development is handled with sensitivity. New development should be sensitively related to existing settlement patterns and to historic, wildlife and landscape resources. Building in the open countryside, away from existing settlements or from areas allocated for development in development plans, should be strictly controlled. In areas statutorily designated for their landscape, wildlife or historic qualities, policies give greater priority to restraint.

Paragraph 2.4

Paragraph 2.14

Paragraph 2.15

Paragraph 3.3

Paragraph 4.16 Over the years local authorities have introduced a multiplicity of local countryside designations, such as Areas of Great Landscape Value. These local designations carry less weight than national designations, and development plans should not apply the same policies to them. They may unduly restrict acceptable development and economic activity without identifying the particular features of the local countryside which need to be respected or enhanced. Local planning authorities should only maintain or extend local countryside designations where there is good reason to believe that normal planning policies cannot provide the necessary protection. They should state in their development plans what it is that requires extra protection and why. When they review their development plans, they should rigorously consider the function and justification of existing local countryside designations. They should ensure that they are soundly based on a formal assessment of the qualities of the countryside, or the contribution of sites such as "strategic gaps" or "green wedges" to urban form and urban areas. This advice does not affect the guidance on local nature conservation designations in PPG9.

Paragraph E27 The siting of a new agricultural or forestry building, road, excavation or waste deposit, or fish tank can have a considerable impact on the site and the surrounding

landscape. Developments should be assimilated into the landscape without compromising the functions they are intended to serve. New buildings should normally form part of a group rather than stand in isolation, and relate to existing buildings in size and colour. (New buildings of modern design may sometimes best be separated from a group of traditional buildings to avoid visual conflict.) Sites on skylines should be avoided if possible. To reduce their visual impact buildings should be blended into the landscape or, on sloping sites, set into the slope if that can be achieved without disproportionate cost.

The following paragraphs from Planning Policy Guidance Note No. 15 'Planning and the Historic Environment' are relevant:-

Paragraph 2.16 Sections 16 and 66 of the Act require authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building. The setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function. Also, the economic viability as well as the character of historic buildings may suffer and they can be robbed of much of their interest, and of the contribution they make to townscape or the countryside, if they become isolated from their surroundings, e.g. by new traffic routes, car parks, or other development.

Paragraph 2.17

8.0 CONSULTATIONS

County Highway Authority

“While I have no objection to the principle of this development, I am concerned that visibility is restricted at the access to the site. In the event of planning permission being granted, I would recommend that the following conditions be applied to improve the access arrangements to the site:

1. Before the development hereby permitted is commenced the existing access shall be relocated to the centre of the site frontage.
2. There shall be no obstruction to visibility greater than 900 mm above adjoining road level forward of lines drawn 2.4 m back from the carriageway edge on the centre line of the access and extending to the extremities of the site frontage. Such visibility shall be fully provided before works commence on the erection of the building hereby

permitted and shall thereafter be maintained at all times.” (19th July, 2002).

“The request for the access to be relocated to the centre of the site is dependent on the provision of visibility splays - this is the location at which maximum visibility can be obtained using land within the applicants control.

With regards to traffic generation, the information submitted with the planning application indicated that the proposed development served to consolidate existing agricultural uses on the site, therefore not significantly increasing use of the lane. Given that this is the case, it is unlikely that the proposed development will have any significant impact on pedestrian and equestrian safety.” (11th September, 2002)

Environment Agency

“The Agency has no objection in principle to the proposed development subject to the inclusion of the following condition:-

CONDITION: The construction of storage facilities for oils, fuels or chemicals shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development is commenced.

REASON: To prevent pollution of the water environment.

NOTE: Any oil storage facility of 200 litres or more must include a bund, and comply with the Oil Storage Regulations ("The Control of Pollution (Oil Storage) (England) Regulations 2001"), a copy of which has been forwarded to the applicant/agent.

The following informatives and recommendations should be included in the Decision Notice:-

The storage of fertiliser, chemicals, pesticides or other hazardous substances must be within properly constructed bunded areas of sufficient capacity to avoid contamination of any watercourse, surface water drains or groundwater in the event of spillage.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or groundwater.”

Conservation Officer

“Whilst fairly near the Listed Baptist Chapel, the revised siting is better related to the existing farm buildings”.

Additional comments:

“To clarify, whilst still fairly near to the listed Baptist Chapel, the revised siting is better related to the existing farm buildings and hence no less damaging to the setting of the Chapel than the existing farm buildings. No objection to revised siting.”

Landscape Officer

“The proposed building should have no impact on the site and looks into the site because of the impact of the existing mass of buildings. Planting up of the corners of the site by the bridleway would help to soften the impact of the existing mass of buildings. The existing hedgerows are vital to helping to screen the site and should remain”.

Parish Council

“There was a unanimous decision to object most strongly to the erection of an extra agricultural building on the Samways site. The reasons being: there are alternative facilities being advertised to let in the village already; Riverside is too narrow for anymore-heavy traffic; the exit from Samways is hidden from motorists approaching from the Westonzoyland direction. Likewise drivers coming out of Samways cannot possibly see what is coming from that direction either; the justification for an additional barn is lacking in substance. It may be that all the pertinent information has not come to light; the Gillard family own various farms. I do not believe there is any new land being farmed, merely a redistribution of land; there already ought to be sufficient barns available to meet the demand. I do not believe that it is right for land to be transferred without the barns being transferred as well; until an audit of the quantity, ownership and usage of all the existing barns is undertaken I do not see how the proposal can be justified; it should be investigated why non-agricultural goods are delivered, stored and removed from the site; why is there need for a septic tank, cameras and floodlights on the site; the road serving the farm is already overloaded and in our opinion not able to cope safely with any additional deliveries and collections; the site is only big enough to serve a small farm; it juts 12m further into farmland, making it intrusively visible from housing, the Chapel and the Mump.”

9.0 REPRESENTATIONS

19 Letters of objection have been received on the following grounds:-

1. Burrowbridge cannot take anymore unnecessary concrete buildings.
2. The road is already congested, the proposal will further increase traffic where the exit to the main road is terrible.
3. The houses along the river bank are overshadowed by the barn recently put up and as an area of natural beauty it would be tragic to pass this application.
4. Too many planning blunders have been made in Burrowbridge already; acceptable scaled elevational drawings should be submitted showing the proposal in relation to the existing buildings.

5. There is a ditch on one side of Burrow Drove which fills with water in winter and floods an area in front of Samways Farm. Drainage is not adequate to carry away the surface water.
6. Samways Farm is currently used to store non-agricultural items.
7. Increased noise due to more traffic.
8. The right to natural light has already been taken away.
9. Necessary steps should be taken to clear the site of the rubble, road signs and concrete beams on transporters. Outside storage is not permitted at this site.
10. In the East Deane Local Plan, Burrowbridge is part of the Somerset Levels and the Moors Special Landscape Area.
11. The A361 is regarded as "inadequate" both in terms of the road and its junctions, which includes Riverside. Riverside is a single-track road and unsuitable for a large agricultural storage facility and its attendant additional traffic.
12. Residential development is specifically limited in Burrowbridge because of the inadequacy of the roads, and it must equally follow that a storage use generating H.G.V. traffic is even more inappropriate.
13. The "Mump" is regarded as "an outstanding landscape and archaeological feature", and "its historical association with King Alfred and the commanding views it affords is an attraction for visitors and tourists". The application site is visible from the Mump and a commercial storage facility is inappropriate.
14. No attempts were made to impose a landscaping condition in the context of a policy which requires "... positive measures of enhancement", leaving residents and visitors to look at a large commercial shed. (I am referring to the large shed permitted last year.)
15. The Revised Deposit Plan is a material consideration for the purposes of this application. "Burrowbridge adjoins the rivers Parrett and Tone, and is set in the flat expanse of the Somerset Levels. This area is extremely attractive and rich in archaeology and wildlife. Burrow Mump is a designated special landscape feature and ancient monument and there are a number of listed buildings in the village".
16. From the Environmental Protection Objectives, I draw particular attention to the need to protect and improve the landscape quality and character of the countryside, to protect and improve the quality and character of settlements, to preserve and enhance the historical geological and cultural heritage, and to ensure the use of good design and materials which respect and enhance the local character and distinctiveness.
17. Development proposals "will be required to meet" the relevant criteria. These include that additional road traffic should not lead to an overloading of cross roads, road safety problems or environmental degradation by fumes, noise vibrations or visual impact. Riverside is a single-track lane wholly unsuitable for HGV traffic and has no footpath. There is a material and unacceptable conflict with pedestrians. No additional traffic should be tolerated. Even if it could be made to comply with the relevant sight lines this could only be done at the expense of the removal of hedgerows, which would be inconsistent with the rural character of Riverside.

18. Additional degradation by virtue of noise is wholly unjustified and unacceptable.
19. Visual impact is wholly unacceptable both to the adjoining residential accommodation and the wider landscape. This large utilitarian warehouse materially 'harms' the landscape and character of the area. It's scale, height and massing are wholly inappropriate in such close proximity to existing residential accommodation including the listed building.
20. There is a row of 4 houses immediately to the east of the site and sharing the same access.
21. To the west of the site is the former Burrowbridge Baptist Church which is a Grade II Listed building and in residential occupation. It damages the setting of the listed building.
22. The houses to the west of School Lane immediately abut Riverside. The distance between Riverside and the front door of these houses is of the order of 15 feet.
23. The HGVs currently running from the transport depot are massive articulated lorries. As far as I am aware the current depot has no hours of operation or days of operation limitations.
24. The proposed building has been placed behind and beyond the existing building line and introduces built development into the open countryside. It will be visible from the rear gardens of many properties including my own. It does not "reinforce local character and distinctiveness of the area including the landscape setting of the site.
25. Burrow Mump is a scheduled ancient monument and the proposal will adversely affect the setting of a nationally important monument. This is not a matter which can be overcome by a condition.
26. The transport depot currently run by the applicant company is a dreadful eyesore sitting virtually at the foot of the ancient monument.
27. This development does not protect the country for its own sake and is in direct conflict with the environmental protection objectives protecting and improving landscape quality and neither does it improve or protect the quality and character of the village.
28. The site is already fully developed.
29. No special need for additional storage accommodation has been advanced, and the policy framework identified above necessitates such a case being made out. The Applicants do not advance a need case.
30. 16,000 square feet of storage space is being advertised by the applicant on the Stathe Road.
31. I also wish to raise a change of circumstances since the previous application, namely, the construction of the residential accommodation opposite the entrance to the site.
32. There is much missing information from the application, which together with the appraisal, is in my view seriously flawed.
33. The proposal is out of proportion with the existing landscape as is the shed built last year.
34. Storage at Samways is more than adequate and empty warehousing is available near to the site meaning further building is unnecessary.
35. Development of this scale is not in keeping with Burrowbridge's designation as an 'Environmentally Sensitive Area'.

36. The proposal is close to existing dwellings, although it does not state the distance on the plans.
37. The increased number of vehicles will contribute to vibrations of my house which may affect the structure.
38. The road has already subsided and heavier vehicles will make the bank weaker.
39. The proposal is detrimental to highway safety.
40. Concerns regarding the storage of toxic and flammable fertilizers close to residential properties.
41. If used to store grain dryers may be installed which will cause noise pollution.
42. The proposal could jeopardise the sale of my property.
43. Samways is becoming a small industrial site.
44. Certain times of the year the road is not passable due to flooding.
45. The building is large and going to be an eyesore.
46. It is our understanding that it is the amount of land owned not rented that classifies the need for storage capacity.
47. The lane is in a poor state of repair and increased vehicle usage will make the condition of the lane deteriorate even more.
48. We cannot see the need for another building as one or more of the existing buildings are used for storing school books and furniture, which are not agricultural; the proposal is worse than the last application as it is closer to residential properties, one of which is listed; the site looks like a bomb site with no consideration given to anyone nearby. There is mud on the road, noise, old trailers with scaffolding and piles of earth on the site.
49. I fail to understand why an old map is being used. There are no more small fields especially along Riverside. The drains have all been filled in and the fields are now liable to flooding.
50. There is still a query about the entrance to be used for the site. I see that the one on the bend on Riverside has been closed now and the traffic is using the one onto the Drove.
51. After this years harvest, the existing barns were still not full and the site remains like a second world war bomb site.
52. The area is environmentally sensitive and the large warehouse already on site was mentioned is completely out of proportion to anything else and should never have been allowed. Two wrongs don't make a right; a promise was made by Mr. Gillard to remove the large heaps of soil and waste from the front of the properties in Burrow Drove this has not happened, the site is an eye sore and we are concerned that if the development is allowed to go ahead this will worsen.
53. We also draw your attention to a small building erected to the rear of the current building which is apparently a toilet block complete with a septic tank. I telephoned your department to ask if an application had been submitted and was informed "We have visited the site but as the building is up, there's not much we can do." This seems a very blasé attitude.
54. Our fear is that the dimensions of the new building will not be adhered to as the previous barn built was considerably larger than the one it replaced.

55. We are also concerned that the site will develop further than the application states.
56. Due to recent wet weather the road has become heavily covered in mud, partly from Mr. Gillard's building site and from traffic coming and going from his yard. This can only be worse in the future when vehicles are using the yard.
57. Surely it would benefit the community and the environment that the applicant consider leasing the buildings that are empty close by rather than build another when it seems unsuitable for the area.
58. Currently a lot of the land that Mr. Gillard uses is rented therefore why can he not rent alternative storage space instead of building a barn.
59. There are still no elevation plans showing the facade of the existing buildings and the relationship with height together with the proposed building, neither are there sufficient floor plans with appropriate scale of the existing buildings with the proposed one, which is imperative.
60. With regard to the amount of covered space for the storage of sugar beet, I understand that there is no agricultural need for the crop to be stored inside at all. It is essential you establish whether there is any intention to import any sugar beet or other crops from other producers, if so this would significantly increased traffic movements in the area.
61. You should establish whether any of the forage or crops grown on the land are to be sold from the fields to third parties, if so storage on the site will not be needed.
62. It should be rejected on its visual impact on the surroundings alone. With the prominence of the site with an additional huge building on the edge of Riverside and seen from Shepherds Drove and Burrow Mump, together with adverse impact on the listed Chapel adjoining, where any proposed trees screening would be futilely ineffectual against the bulk of the proposed building.
63. The proposed building has been re-sighted and the eaves slightly lowered, however, I remain concerned that the building will lie very close to my boundary, and is likely to both dominate the skyline view from my property and obscure sunlight.
64. Mr. Gillard's agents advise that he would be obliged to plant Trees along the western edge. The word obliged does not make me feel assured that this would happen.
65. There is no mention of how Mr. Gillard proposes to access his many and very large agricultural vehicles into the building, again I am concerned that they will be driven along the Western boundary nearest my property. In so doing I fear that both the noise level and activity would be intrusive.
66. A building of this proposed size would I believe need adequate drainage. Mr. Gillard's agents do not discuss where the proposed soakaway will be. I question whether the proposed soakaway will be effective, and not likely to cause problems for my septic tank drainage.
67. For the most part it is a single carriageway road with no Street lighting and National speed limit applies to the road; there is no pavement, pedestrians have to use the river bank or a very narrow grass verge.
68. Already considerable erosion to the sides of the road due to vehicles not giving way to each other.

69. Access to the yard is at a junction where cars pull in to avoid others because of the single carriageway just beyond the drove.
70. The yard is substantially lower than the road therefore visibility is obstructed.
71. Houses have been built in close proximity to the proposed expansion of the yard, exacerbating the traffic problem.
72. The Village already has a transport yard with large slow moving vehicles having to gain access to & fro.
73. The large vehicles have difficulty negotiating the turn from the main A361 road onto Riverside at the traffic lights & equally from Riverside onto the A361
74. I have the following comments on the consultation process:-

THE LANDSCAPE DEPT-This does not assist members at all. This is a special landscape area where there is a duty to protect and improve the landscape and to protect and improve the quality and character of settlements. See Paragraph 2.4 local plan. The landscape report deals with none of these matters; not one sectional plan has been submitted to the authority showing the relationship of this huge building to the adjoining residential accommodation or the listed building. I regard this as an abrogation of any proper analysis by the landscape officer; this building will be visible from the 'Mump' and will be seen to be connecting the residential and listed building together such is the proximity. The relationship to the adjoining residential accommodation and listed building is such that it will dominate and be wholly overbearing. I note the landscaping report is wholly silent on this. In such it is so inadequate that members are being materially misled by its brevity and lack of analysis. THE HIGHWAYS DEPT- it is now acknowledged that the existing access on the corner of the site is dangerous. It is now recommended that the existing frontage access on Riverside be used. It is not currently used for good reason. It is directly on a curve on the lane with no site lines to right existing. It is extremely dangerous. The report mentions nothing of this. This access could not remotely comply with any standard and it is significant that the Highways Officer does not maintain compliance. I regard this as a material deficiency; I note (a) there is no analysis on the nature of the lane and highways safety of pedestrians and equestrians I drew attention in my last letter to the fact that many questions (namely 16 - 22) had not been answered on the planning application form. In particular question 20 requires an assessment of traffic; the cumulative impact has not been carried out, nor has a cumulative impact been carried out in conjunction with the haulage depot at the end of Riverside. I would expect any competent report to assess these pursuant to the applicant submitting details in accordance with the terms of the application; the applicant is still advertising 18000 sq ft of warehousing in existing premises. I have specifically raised that there should be an analysis of existing accommodation on the farm as a whole.

CONSERVATION AND LISTED BUILDINGS - The Conservation Officer simply indicates that the current proposal is better related to the existing agricultural buildings. This is wrong. This building will be extremely close to both the adjoining residential accommodation and the listed building. There are no 'sections' to show the impact and proximity. There is no analysis of the significance to the listed building nor assessment on the setting. Members respectfully have not got any proper guidance either on the statutory tests to be applied or analysis based upon a proper examination; Pursuant to PPG7 the countryside must be protected for its own sake. This applies with greater force where the area is one, which is 'extremely attractive' and part of the Somerset Levels and Moors Special Landscape Area. It follows that substantial additional buildings should not be permitted unless the Environment Protection objectives are met. They are:(i) Protect and improve landscape, quality and character of the countryside. (ii) Protect and improve the quality and character of settlements. There is no suggestion by anyone that this application meets these criteria; Moreover, the ADAS report only bases its assessment on this building on this site. There is no assessment on the buildings available on the farm as a whole. As mentioned above 18000 sq ft is currently being advertised. ADAS should have looked at the availability of the existing buildings; there is no policy support that buildings of this size can be justified where justification relates to land not owned by the applicant. Over 500 acres or thereabout of the 700 relied upon is owned by other farmers. If the contracts are not renewed this building will be massively surplus and way oversize for a farm of 200 acres; this is the second building of a similar size. I personally have seen the buildings being used for nonagricultural purpose. Members should please insist on a proper disclosure of the current buildings and their current use; Further no account has been taken of what buildings exist for storage in the circa 500 acres that are under contract. It is inconceivable that storage does not exist. It may be that other buildings/locations within the farm do not have these highway problems; there are lights and cameras erected for security purposes, as thieves are attracted to the area; rats are also attracted to wastage.

10.0 **PRINCIPAL ISSUES FOR CONSIDERATION**

- A. Does the proposal comply with the current policies of the Local Planning Authority? **PLANNING POLICY**
- B. What change in circumstances has there been since the previous refusal of permission on the site? **CHANGE IN CIRCUMSTANCES**
- C. is there sufficient justification for the proposed building? **JUSTIFICATION**
- D. What effect will the proposed development have on the landscape setting and character of the area? **IMPACT ON CHARACTER OF AREA**

- E. Will the proposal have an acceptable impact in terms of highway safety? HIGHWAYS
- F. What effect will the proposed development have on the setting of the adjacent Listed building? SETTING OF LISTED BUILDING
- G. Is the proposed development sustainable? SUSTAINABILITY
- H. OTHER ISSUES

A. Planning Policy

The site is located outside of the defined limits of any recognised settlement in open countryside. Policy STR6 of the Somerset and Exmoor National Park Joint Structure Plan and Policy S8 of the Taunton Deane Local Plan Revised Deposit identify the criteria against which proposals for development in the open countryside will be assessed. The general tenor of countryside policy is that development should benefit the economy and maintain or enhance the environment. Agricultural development is identified as one of the main forms of development likely to be appropriate in the countryside and therefore the principle of the current proposal is considered to be acceptable. These policies also identify the need for care to be taken in order to respect the rural character of such areas in terms of the size, siting, landscaping, design and impact of any proposed development. These matters will be addressed more fully later in this report.

B. Change in circumstances

The previous application for a storage building on the site was refused on the grounds of lack of justification, the impact on the setting of the adjacent Listed Building and visual intrusion within a Special Landscape Area. The current scheme resites the building, lowers its height and is accompanied by a supporting statement in an attempt to overcome the shortcomings of the earlier refusal.

C. Justification

With regard to justification the applicant submitted a supporting statement in relation to the storage building. A second opinion from ADAS was sought on this justification. ADAS comment that having interviewed the applicant and conducted a site visit, the information provided in the agricultural appraisal would appear to be correct and "The functional need for additional storage on the holding can be warranted...Based on existing facilities the provision of an additional building would provide optimum benefit". The conclusion of the report states that there are no concerns as to the design or appearance of the proposal.

The applicant has also submitted details of the locations of all other acreage associated with the entire agricultural business as well as identifying other

buildings on these sites and explaining why they are unsuitable for the necessary storage. According to the agent the only other site farmed by Mr D Gillard which contains other buildings is located at Rock Farm, Middlezoy. It is claimed that these are unsuitable for modern agricultural use as they are partly used as stables in connection with an equestrian use and access to them is severely restricted.

In light of the above there would appear to be sufficient justification for the proposal.

D. Impact on character of area

The siting currently proposed is considered to be far more appropriate than that previously refused. Although large the building currently proposed is well related to the existing farm buildings and does not significantly encroach onto the open land at the rear of the site. Tree planting along the western boundary of the site is also proposed to reduce the impact of the building. A condition is suggested to ensure that the existing hedgerows around the boundaries of the site are maintained to the satisfaction of the Local Planning Authority. It is not thought that the proposal would detract from the views available from Burrow Mump or that the setting of the Mump itself would be adversely affected by the building. Therefore, it is not considered that the proposal has a significantly detrimental impact on the landscape quality or visual amenity of the area to warrant refusal.

E. Highways

The site is served by 2 existing accesses over which the Planning Authority has no control with regard to their frequency of use or type of vehicle permitted to use them. Although the existing accesses are far from ideal the suggestions of the Highway Authority would be likely to result in an unreasonable loss of hedgerow, which characterize the area, as well as a section of wall, the loss of which would be to the detriment of the visual amenity of the area. According to the agent the current proposal will not significantly increase the level of traffic to and from the site. The Highway Authority comments "...it is unlikely that the proposed development will have any significant impact on pedestrian and equestrian safety". For these reasons the continued use of one or both of the existing accesses is considered to be satisfactory and the unwillingness of the applicant to provide a centralised access in line with Highway comments is not thought to be reasonable grounds on which to base a refusal.

F. Setting of the Listed Building

The current scheme proposes a different siting to that previously refused. At its nearest point the proposal will be approximately 30 m from the Grade II Listed Baptist Chapel, compared to 46 m for the nearest existing agricultural building on the farm. The siting of the proposal is well related to the existing farm buildings and does not significantly encroach onto the open land at the rear of the site. Tree planting along the western boundary of the site is also

proposed to reduce the impact of the building on the setting of the Listed Building. The Conservation Officer does not object to the proposal and therefore it is not considered to be significantly detrimental to the setting of the Listed Chapel to warrant refusal.

G. Sustainability

The site is an existing farm and according to the agent the current proposal will not significantly increase the level of traffic to and from the site.

H. Other Issues

Sufficient information has been submitted to determine the application. The allegations with regard to the usage of the site and other alleged contraventions are currently under investigation by the Enforcement Officer. Notwithstanding these allegations, the ADAS appraisal accept that there is a functional need for the additional storage building. The proposal is considered to be a sufficient distance from the residential properties in the vicinity to avoid having a significantly detrimental impact on their amenity. Many of the other objections received are matters outside of planning control.

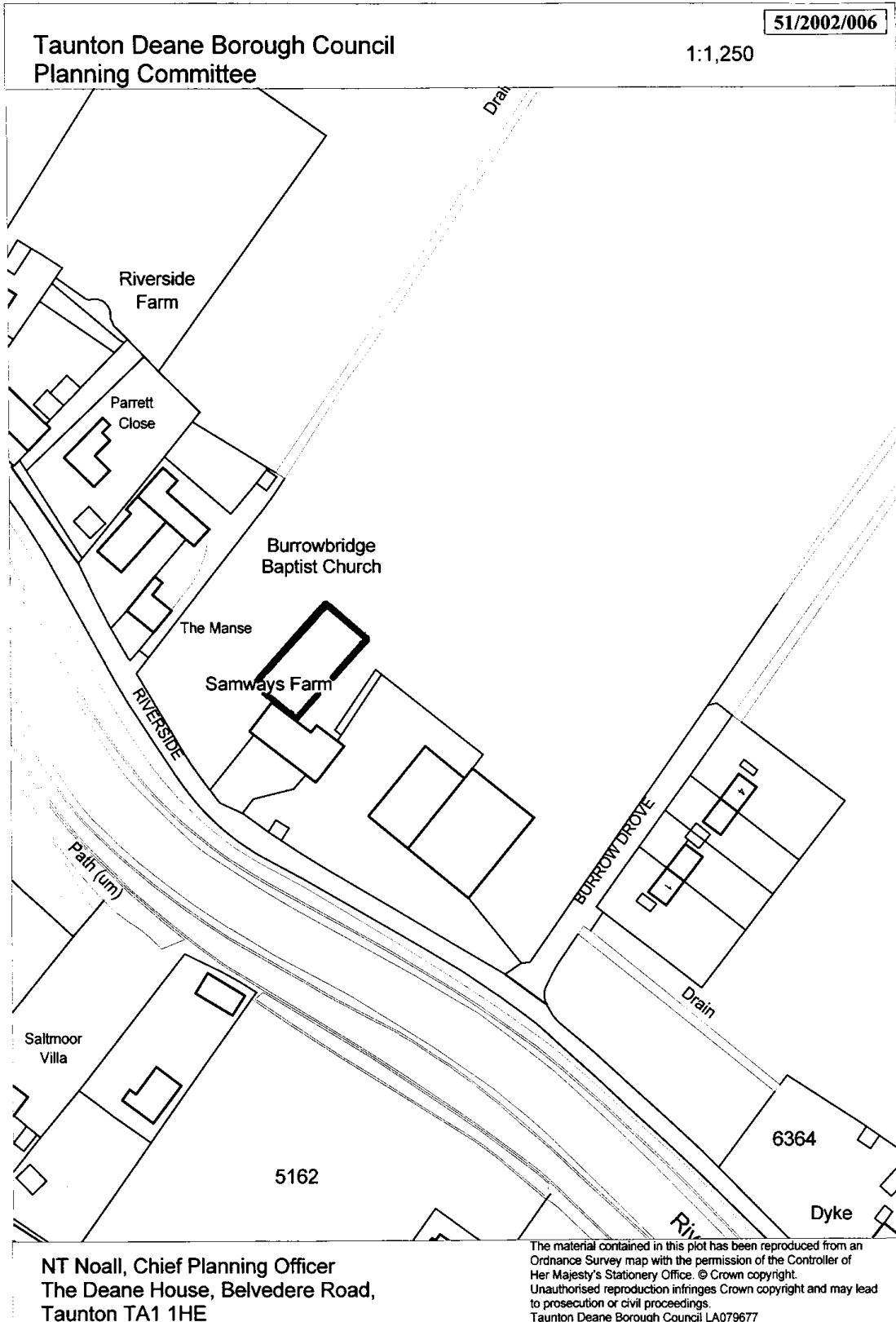
11.0 CONCLUSION

It is considered that the current scheme successfully overcomes the shortcomings of the earlier refusal and therefore it is recommended that permission be GRANTED.

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

CONTACT OFFICER: Mr A Graves Tel: 356568

APPENDIX 1



APPENDIX 2

I. J. WALKER, FNAEA
N. P. BOND, BSc(Est Man), MRICS
J. C. MOREHEN, BSc, MRICS
R. P. SYKES-MOORE, F.Inst.S.M.M.



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AGRICULTURAL APPRAISAL

APPLICATION FOR THE ERECTION OF AN ADDITIONAL FARM BUILDING AT SAMWAYS FARM, BURROWBRIDGE

On behalf of Mr D Gillard

1 LOCATION

Samways Farm is situated within the village of Burrowbridge, with good access from Riverside which is the road running between Burrowbridge and Westonzoyland.

2 MR D GILLARD – SAMWAYS FARM

For personal reasons Mr D Gillard has recently decided to withdraw from the Gillards Transport and Storage Business. As part of this change in business policy, Mr D Gillard is now the owner of the entire agricultural business, which will be operated solely from Samways Farm, Burrowbridge.

The farming business comprises 750 acres of which 550 acres grow cereal crops. The current breakdown of crops grown is as follows:-
40 acres Winter Oil Seed Rape producing approximately 80T
50 acres Peas producing approximately 100T
50 acres Winter barley producing approximately 175T
410 acres Winter and Spring Wheat producing approximately 1500T

In addition 80 acres of Sugar Beet is grown which produces between 2000-2500 tonnes. Due to recent closure of some Sugar Beet processing factories, and greater pressure on the remaining factories, deliveries to factory are spread over a considerably longer period than hitherto, which necessitates the whole crop being stored on farm prior to deliveries commencing.

The remaining 120 acres is in grass, which is generally sold as grass keep to adjoining farmers. However, due to a decrease in demand for grass keep generally, a proportion of the acreage of grass has not been sold for the current year, which will be made into hay, which in turn will have to be stored prior to sale.

SURVEYORS, AUCTIONEERS, ESTATE AGENTS AND VALUERS
PROPERTY CONSULTANTS AND MANAGERS, VALUERS TO THE LICENSED TRADE
BRIDGWATER AUCTION SALE ROOMS

L. B. SELICK, FRICS, IRRV, FAVLP (Consultant)
J. E. MUNDEN, MRICS (Consultant Rating Surveyor) R. C. EDMUNDS, BA, ANAEA (Residential Sales)
J. CAPSTICK, BSc (Hons), MRICS C. INGRAM (Letting Manager) M. J. GARRETT, FRICS (Consultant Surveyor)

In addition seeds and fertilizers have to be stored at the farm which includes
50T of Muriate of Potash
50T of Phosphates
100T of Nitrogen

Machinery to serve an arable farm of this size has to be stored under cover at the farm during the winter months.

The machinery list is as follows:-

7 Tractors, 17' John Deere Combine Harvester (13' high), Telescopic Handler, 5 Grain Trailers and other trailers, Seed Drill, Sugar Beet Drill, Sugar Beet Harvester, Sprayer, Cultivation Equipment to include ploughs, rotovators, cultivators etc.

The existing farm buildings at Samways Farm are insufficient to meet the demands made upon an arable farm of this size.

The existing Buildings are as follows:-

- 1 CONCRETE BUILDING
On eastern end of the range of buildings
Measure 80' x 60' = 4800 sq ft
Provides storage for 800 tonnes of cereals (allowing for parting of different crops)
- 2 WORKSHOP/MACHINERY STORE
Measure 75' x 20' = 1500 sq ft
Provides storage for small items of arable machinery
- 3 LEAN TO FROM WORKSHOP/MACHINERY STORE
Measure 75' x 25' = 1875 sq ft
With restricted eaves height of 13' maximum
Provides storage for small items of arable machinery
- 4 LARGE CONCRETE BUILDING
on western end of range of buildings
Measures 90' x 50' = 4500 sq ft
With eaves height of 25'
Provides storage for approximately 800 tonnes of Sugar Beet

I consider that it is very evident that the new building being applied for is urgently required, as there is a considerable shortfall in the storage capacity within the existing buildings for a farm of this size and scope.

With regard to the question of visual intrusion in a Special Landscape Area, we consider that the resiting of the building and the reduction of eaves height by 2' to 23' (7.00m) will reduce the impact of the building to an acceptable level.

TAMLYN & SON (Continued)

With regard to the visual affect on the adjoining Baptist Church, the applicant would be prepared to enter into an obligation to provide a tree planting scheme along the western boundary of his property to minimise any such visual impact. This of course would provide some gain to the adjoining property as they currently look onto the existing range of buildings.

In summary I would ask the planning committee to approve this application as Mr D Gillard's farming operation will be severely curtailed without this much needed additional building.

A handwritten signature in black ink, appearing to read 'N P Bond', with a stylized flourish extending to the right.

N P Bond BSc (Est Man) MRICS

APPENDIX 3



A Graves
Planning Services
Taunton Deane Borough Council
The Deane House
Belvedere Road
Taunton
Somerset
TQ9 5NE

ADAS RURAL PROPERTY SERVICES

ADAS
Mamhead Castle
Mamhead
Exeter
Devon EX6 8HD
Tel: 01626 892638
Fax: 01626 892638
www.adas.co.uk

7 August 2002



Dear Mr Graves

Erection of Agricultural Storage Building at Samways Farm, Burrowbridge Application No. 51/2002/006

We refer to your letter dated 24 July 2002 and the request to review the planning application at Samways Farm.

A site visit was made on 2 August 2002 by James Whilding, a Chartered Surveyor and Senior Consultant with ADAS Rural Property Services, and the case discussed with Mr D Gillard ('the applicant') and Mr N Bond acting on his behalf.

Having interviewed the applicant, the information provided in the agricultural appraisal (as prepared by Tamlyn & Son) would appear to be correct and therefore cropping areas and outputs are taken as read.

Comments

The application relates to the provision of an additional agricultural storage building at Samways Farm. The holding, independently run by the applicant for the past 12 months, extends to a total of 750 acres of which 550 acres is arable. Approximately 300 acres of arable land is located close to the main farmstead. Of the total, 250 acres is owner-occupied with the remainder rented from either family members or other third parties, generally on Farm Business Tenancy Agreements for terms of three years.

Typical arable cropping comprises a mixture of winter and spring wheat, winter oilseed rape, peas and winter barley. Linseed and spring are also grown on occasions. In addition the business has a contract with British Sugar to supply 1,530 tonnes of sugar beet.

Direct Line - 01626 892606 07721 754567 Email - james.whilding@adas.co.uk

*ADAS Chartered Surveyors is the trading name of ADAS Rural Property Services Limited. Registered in England No. 2837117
Registered Office: Woodthorne, Wergs Road, Wolverhampton, WV6 8TG. ADAS Rural Property Services Limited is a member of the ADAS group of companies.

Current arable output, as detailed in the agricultural appraisal, equates to 1,855 tonnes of which winter and spring wheat total 1,500 tonnes. The crops are stored on the floor and air dried. Mobile drying facilities are used when necessary. Based on a total floor area of 930 sq. m., there is currently storage capacity on the holding for 1,550 tonnes of cereals. Due to the cropping area grown, the number of varieties, the need to retain some crops for seed and timing of crop disposal for optimum financial gain, the current storage capacity is inadequate. The proposed building will provide storage for a further 750 tonnes of cereals.

The sugar beet produced on the farm has historically been stored under cover prior to delivery to the factory. The closure of the Kidderminster processing factory has resulted in increased demand on the remaining sites. Due to restricted supply, sugar beet is stored on farms for longer periods, enhancing the need for additional storage. Despite the need to ensure a frost-free crop, the storage of sugar beet undercover is merely regarded as desirable and not totally necessary. However with increased demands of crop assurance and quality standards, future storage requirements may change.

Despite the potential outdoor storage opportunities for sugar beet, the functional need for additional arable storage on the holding can be warranted. This need can either be met by on-floor means or the provision of storage bins. On-floor storage facilities generally provide greater flexibility due to building design and are suited to the storage of different varieties. Storage bins typically lend themselves to automation. Based on existing facilities, the provision of an additional building would provide optimum benefit.

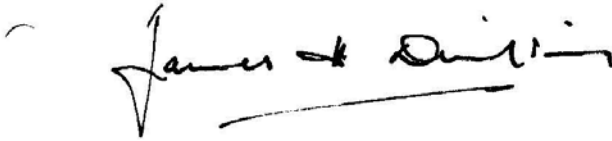
There are no general queries as to the design of the building. Unlike general purpose buildings, on-floor storage facilities must be designed in accordance with BS5502 part 22 to cater for pressures exerted by the crops and associated handling equipment. Natural light should be eliminated as far as possible to discourage birds and other livestock and the building must be vermin proof; a requirement of crop assurance schemes. Unlike the storage building situated to the east of the site, an eaves height of 7 metres is sufficient to meet the needs of modern tipping trailers.

The siting of the structure is not questioned. In general it is preferable for storage buildings to be sited where there is good access and adequate turning circle for grain trailers and lorries.

Conclusion





Based on the information provided and the site visit undertaken, the agricultural need for an additional storage building at Samways Farm can be justified. There are no concerns as to the design and external appearance of the proposed structure, and we understand that the siting of the building has been amended and landscaping proposed to minimise visual impact.

Yours sincerely

A handwritten signature in black ink, appearing to read "James H Whilding". The signature is written in a cursive style with a long horizontal line underneath.

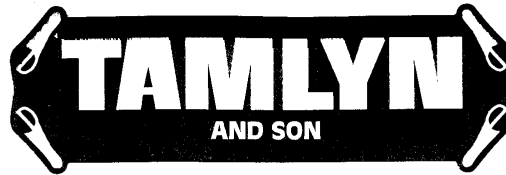
JAMES H WHILDING MRICS
Senior Consultant
ADAS Rural Property Services

APPENDIX 4

<p>I. J. WALKER, FNAEA N. P. BOND, BSc(Est Man), MRICS J. C. MOREHEN, BSc, MRICS R. P. SYKES-MOORE, F.Inst.S.M.M., AIPD</p>		<p>56 HIGH STREET, BRIDGWATER, SOMERSET TA6 3BN Telephone (01278) 458241 Fax. (01278) 458242 E-mail: postmaster@tamlynandson.co.uk</p>
<p>CHARTERED SURVEYORS</p>		
<p>Our ref NPB/BJB 23 August 2002 Mr A Graves Planning Services The Deane House Belevdere Road Taunton Somerset TA1 1HE</p>		
<p>Dear Mr Graves</p>		
<p><u>Town and Country Planning Act 1990</u> <u>Erection of an Agricultural Storage Building at Samways Farm, Burrowbridge</u></p>		
<p>Further to our telephone conversation re highway matters relating to the above application, I am able to confirm that traffic to and from the site will not be increased in anyway by the erection of an additional storage building. The existing agricultural use and the volume of traffic created by the day-to-day working of an arable farm of this size will remain exactly as hither to.</p>		
<p>I hope that this is of assistance to you.</p>		
<p>Yours sincerely </p>		
<p>N P Bond BSc (Est Man) MRICS</p>		
	<p>SURVEYORS, AUCTIONEERS, ESTATE AGENTS AND VALUERS PROPERTY CONSULTANTS AND MANAGERS, VALUERS TO THE LICENSED TRADE BRIDGWATER AUCTION SALE ROOMS L. B. SELLICK, MSc, FRICS, IRRV, FAVLP (Consultant) J. E. MUNDEN, MRICS (Consultant Rating Surveyor) R. C. EDMUNDS, BA, ANAEA (Residential Sales) J. CAPSTICK, BSc (Hons), MRICS C. INGRAM, ANAEA (Letting Manager) M. J. GARRETT, FRICS (Consultant Surveyor)</p>	

APPENDIX 5

I. J. WALKER, FNAEA
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J. C. MOREHEN, BSc, MRICS
R. P. SYKES-MOORE, F.Inst.S.M.M.



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Our ref NPB/BJB

Your ref AG/SAT/51/2002/006

8 November 2002

Mr A Graves
Planning Services
The Deane House
Belvedere Road
Taunton
Somerset
TA1 1HE



Dear Mr Graves

Town and Country Planning Act 1990
Samways Farm, Burrowbridge

Thank you for your letter of the 30 October. I have had a further meeting with Mr D Gillard to obtain the additional information that you require.

1 Mr Gillard withdrew from the partnership of Gillards Farms & Transport as from 31 March 2002. I enclose a copy of the Memorandum of Agreement re the dissolution of the partnership.

The buildings at Creeds Farm, Burrowbridge are all utilised by the Gillard Transport business and indeed have consent for such warehouse and distribution use. For this reason the terms of the dissolution of the partnership could not allow Mr D Gillard's use of the buildings for agricultural purposes.

2 I re-confirm that Mr D Gillard is the sole owner of the agricultural business, which farms land owned and rented by Mr D Gillard. I enclose 6 plans which illustrate where the land blocks are, and in each case I have shown where land is owned by Mr Gillard and where rented.

You will see that on plan 1 that the largest land block lies to the north and south of Samways Farm. The only buildings situated on the other land blocks are at Rock Farm, Middlezoy, my letter to you of 17 October refers.

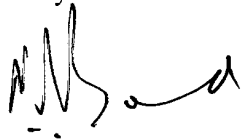
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PROPERTY CONSULTANTS AND MANAGERS, VALUERS TO THE LICENSED TRADE
BRIDGWATER AUCTION SALE ROOMS

L. B. SELICK, FRICS, IRRV, FAVLP (Consultant)
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J. CAPSTICK, BSc (Hons), MRICS C. INGRAM (Letting Manager) M. J. GARRETT, FRICS (Consultant Surveyor)

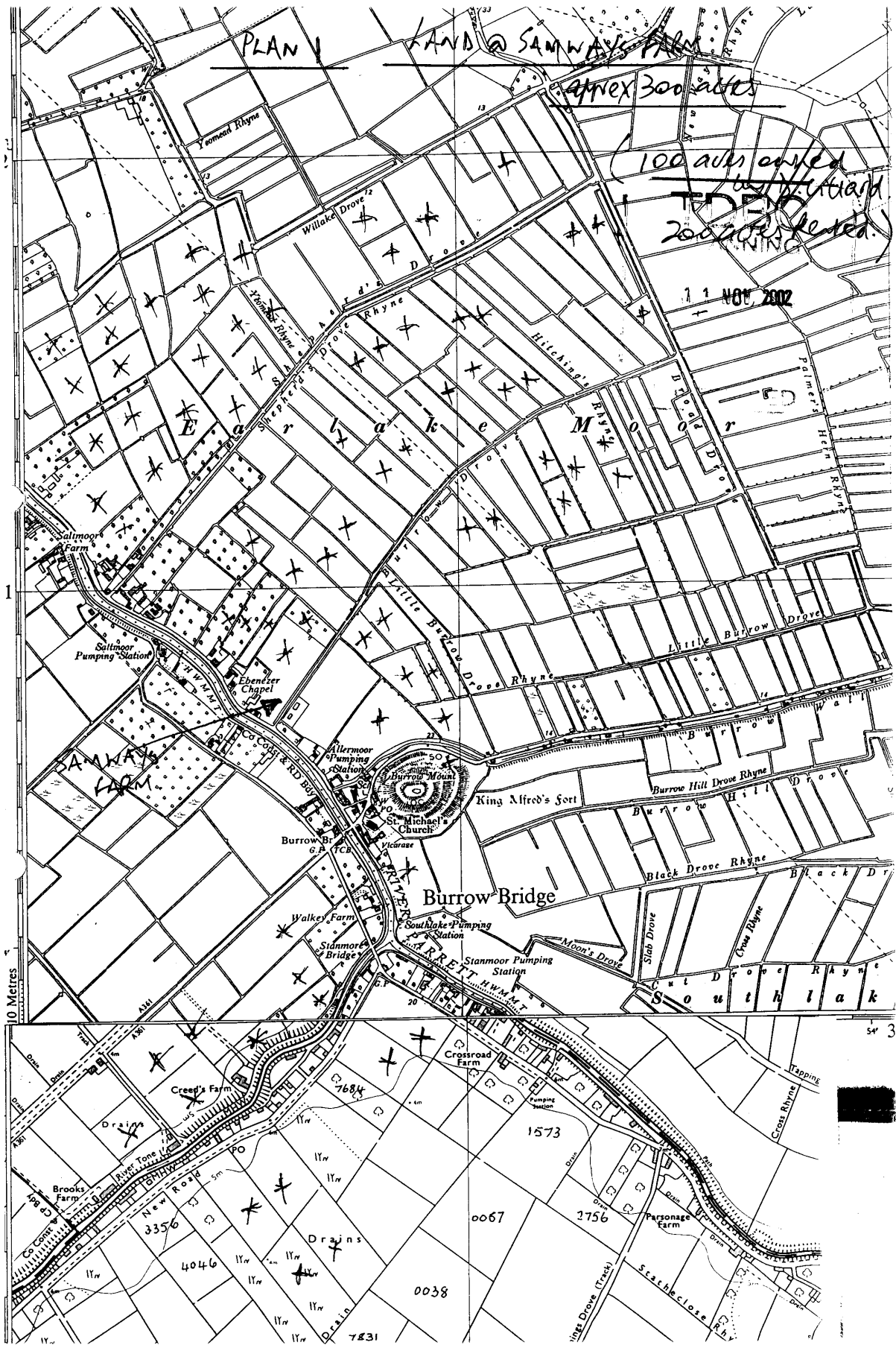
The acreage now farmed by Mr Gillard has been reduced to approximately 670 acres as land at North Newton, previously farmed on Farm Business Tenancy, has recently been given up.

I hope this answers your remaining queries and look forward to an early decision with regard to this application. The applicant is hoping to be in a position to proceed with the erection of this much needed building in good time for the new season next Spring.

Yours sincerely

A handwritten signature in black ink, appearing to be 'N P Bond', written in a cursive style.

N P Bond BSc (Est Man) MRICS



1/4 Mile

Provisional Edition

TDBC
PLANNING

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11 NOV 2002

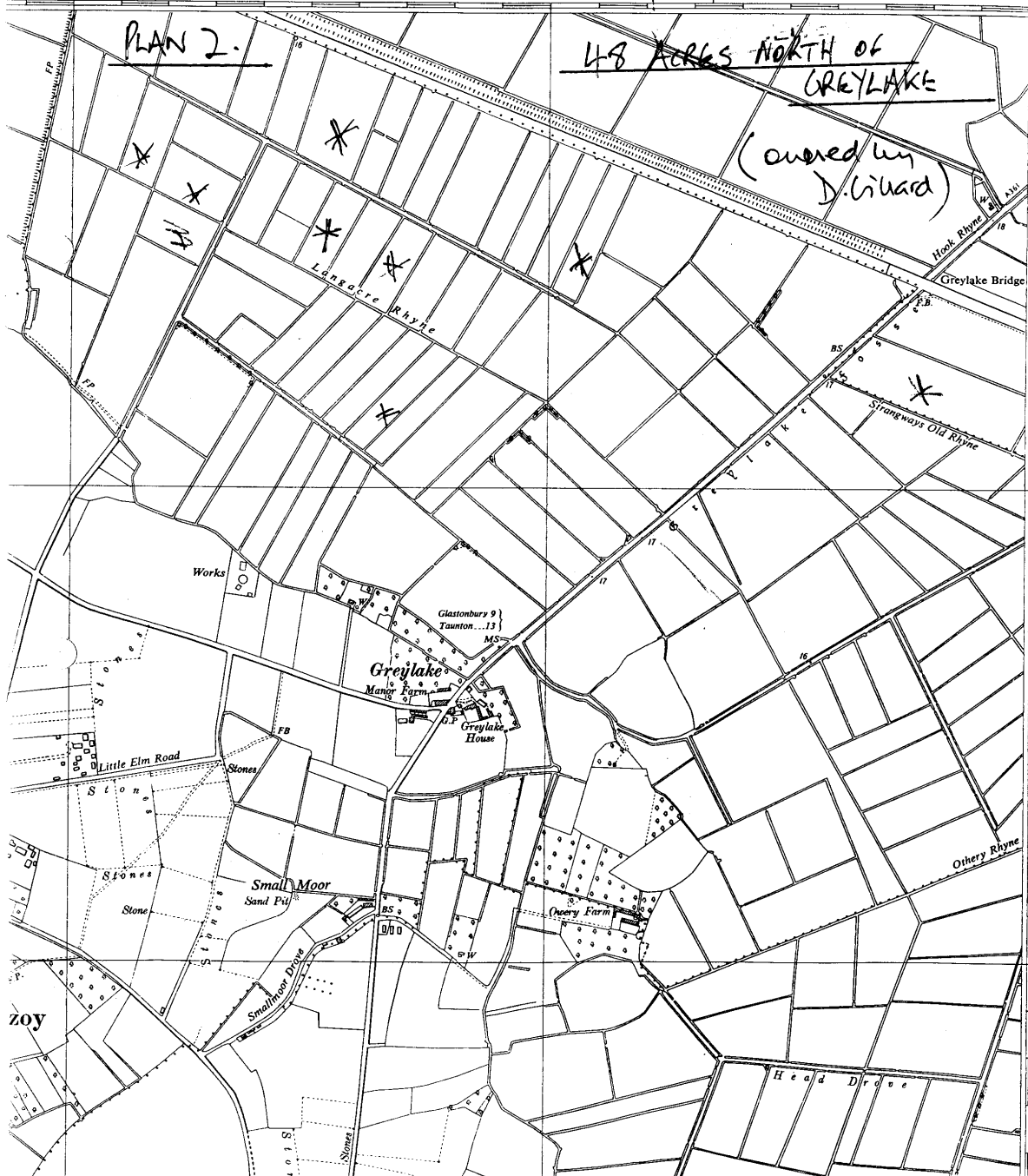
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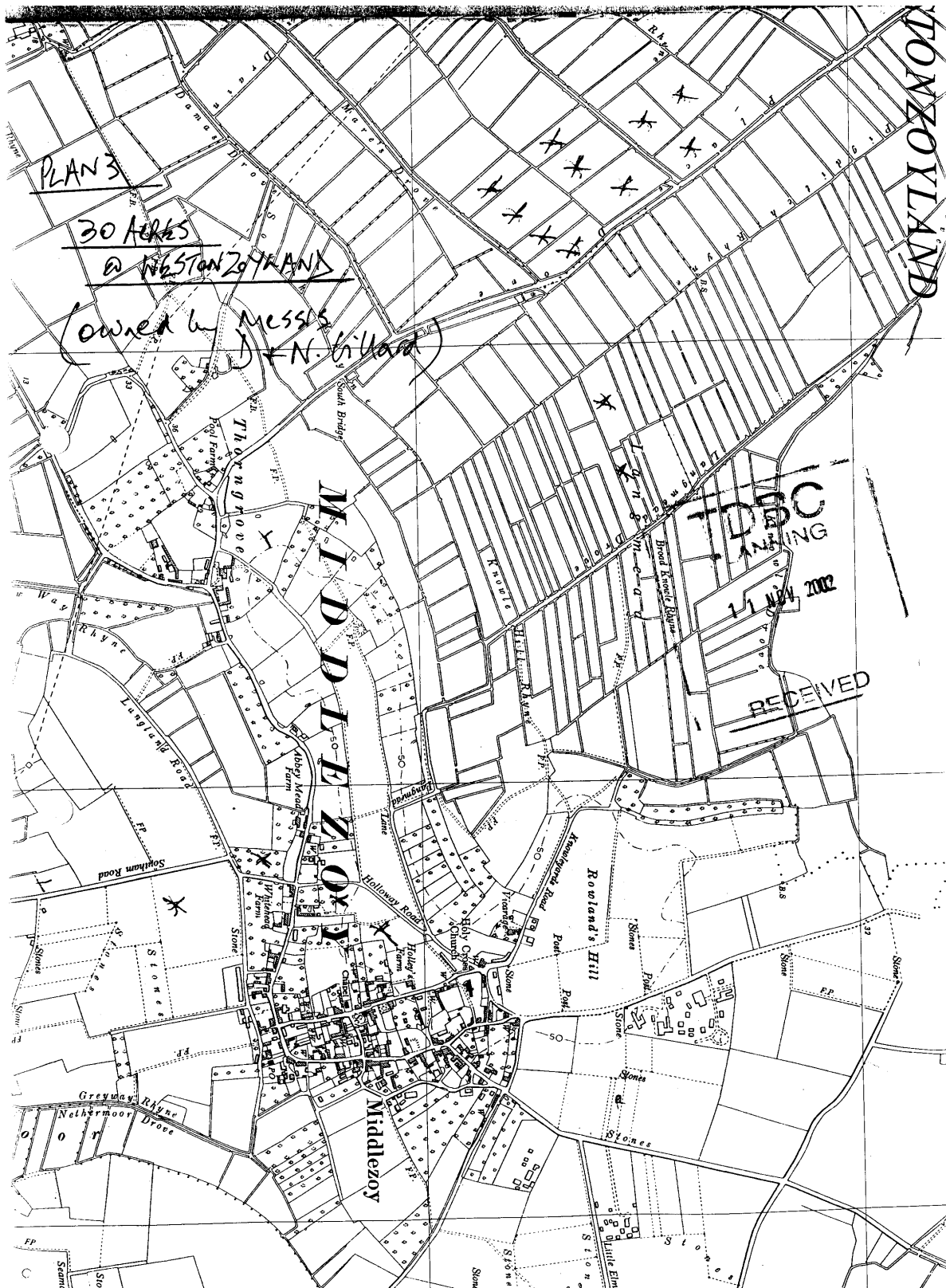
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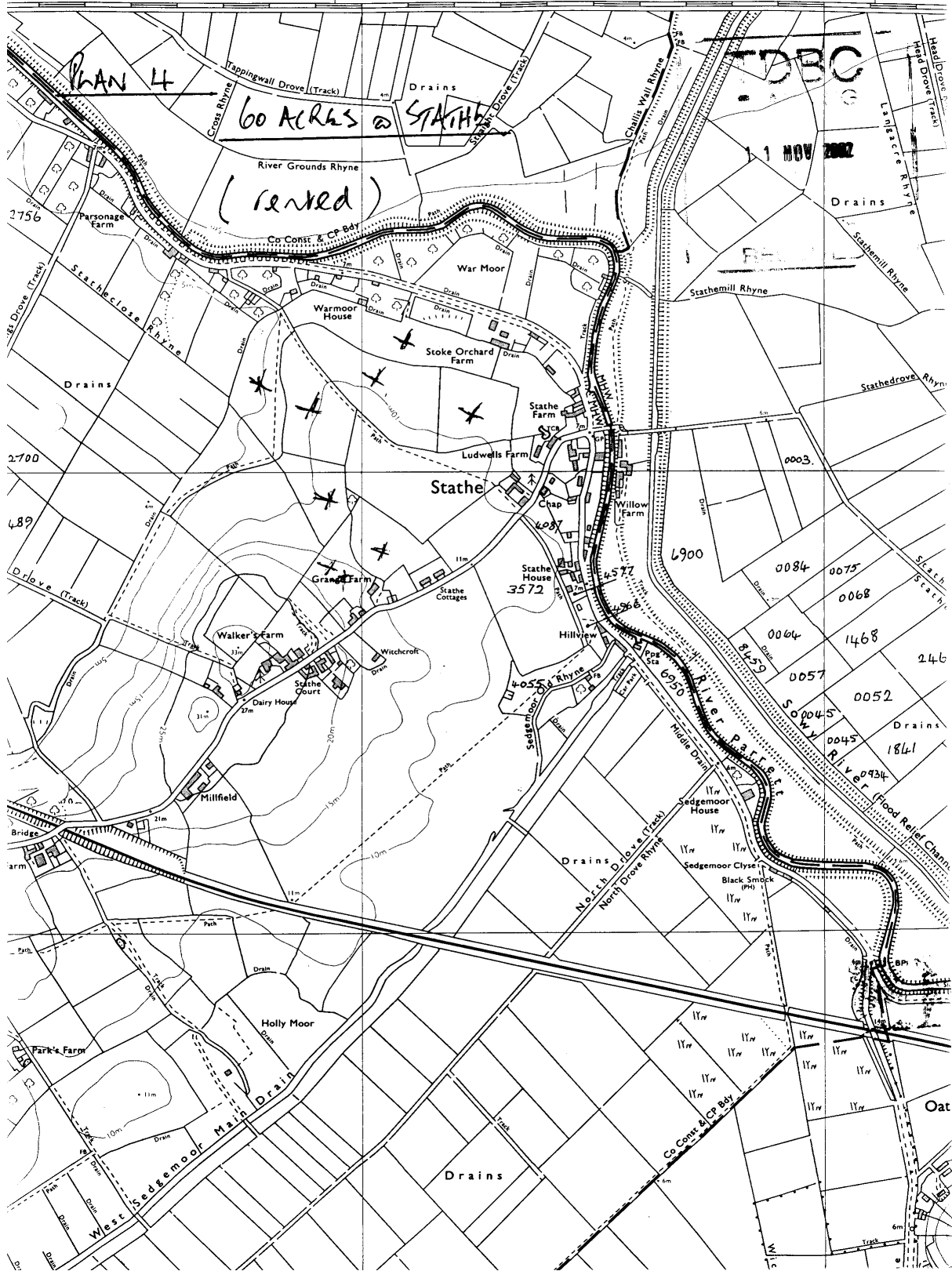
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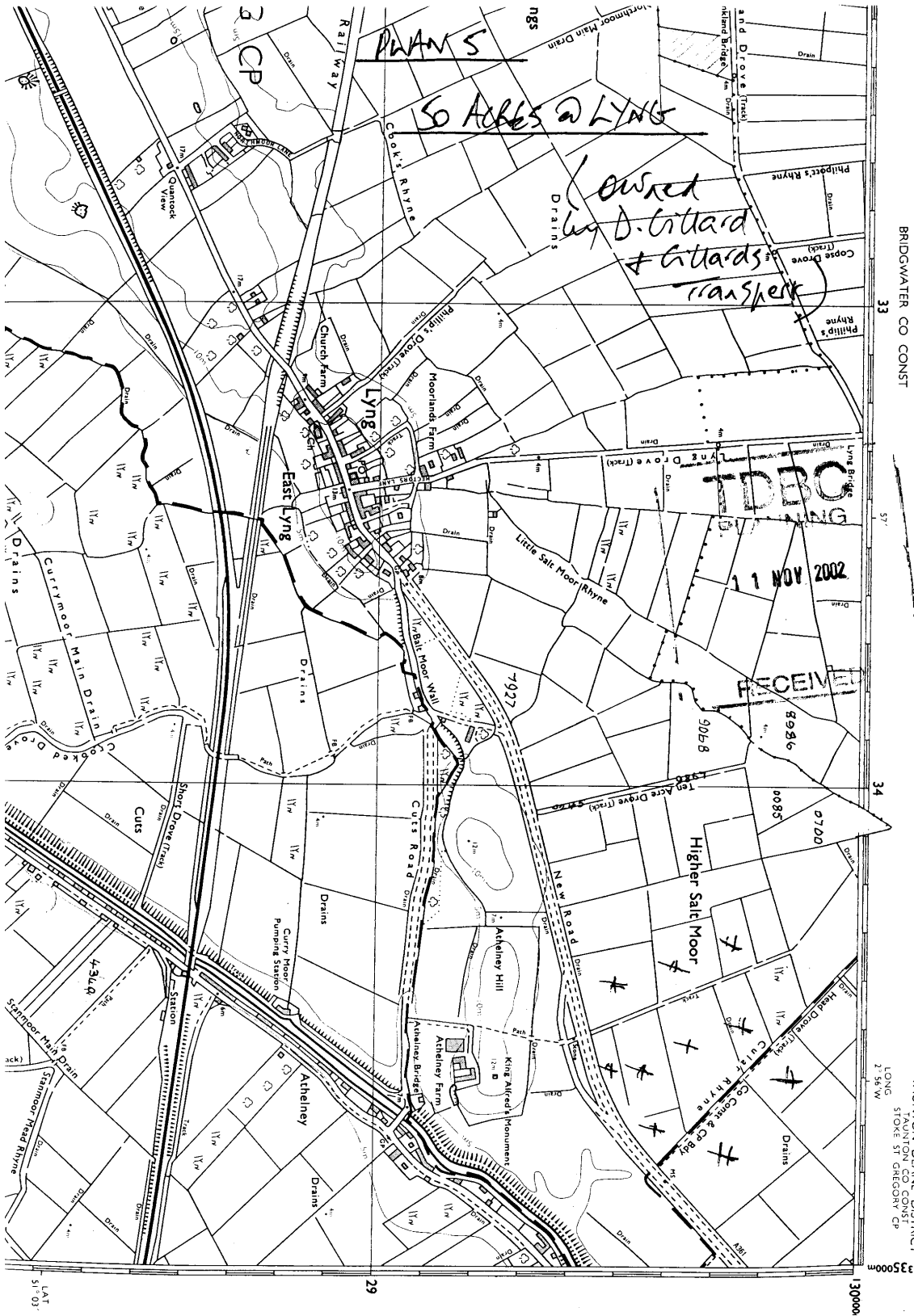
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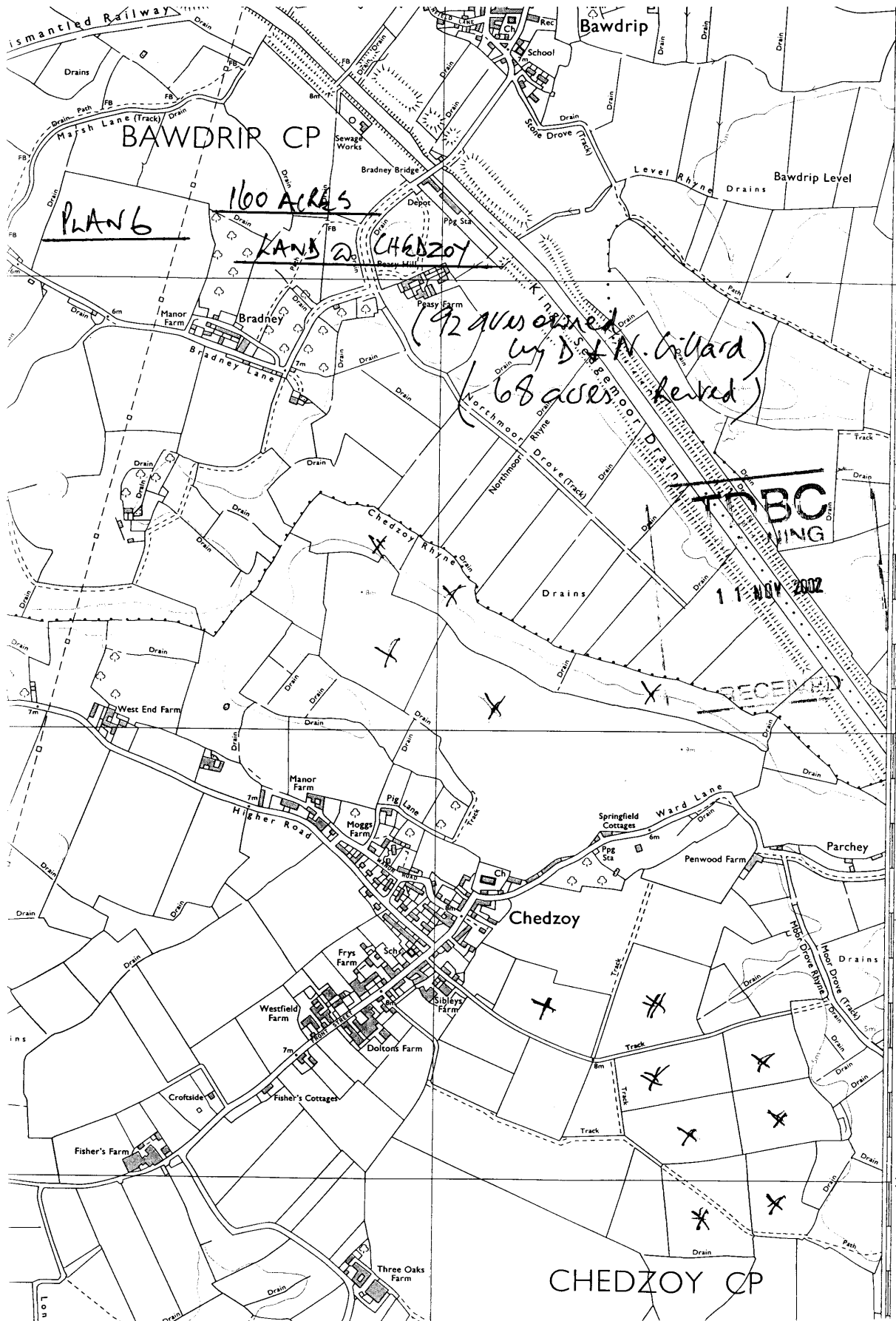
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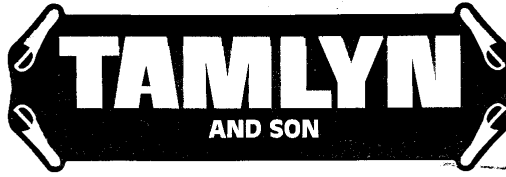
SHEET ST 32 NW

TAUNTON DEANE DISTRICT
TAUNTON CO CONST
LONG ST
STOKE ST
GREGORY CP





I. J. WALKER, FNAEA
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Our ref NPB/BJB

Your ref TRB/CJW/51/2002/006

17 October 2002

Planning Services
The Deane House
Belvedere Road
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Somerset
TA1 1HE

Dear Sirs

Town & Country Planning Act 1990
Erection of an Agricultural Storage Building at Samways Farm, Burrowbridge

Thank you for your letter of the 1 October and I have now been able to obtain the additional information that you require from Mr D Gillard.

Mr Gillard owns a small range of farm buildings at Rock Farm, Middlezoy which are partly utilised as stables for equestrian use. These buildings are not suitable for general modern agricultural use as access to them is severely restricted. 3 new houses have recently been built on the frontage land, which has a severe impact on access. I enclose a plan of the property for your information.

With regard to the buildings at Creeds Farm, Burrowbridge I re-confirm that they are used solely by Gillard Transport for a light industrial use and are not utilised at all by Mr D Gillard.

I hope this answers your query and now look forward to an early decision in this matter.

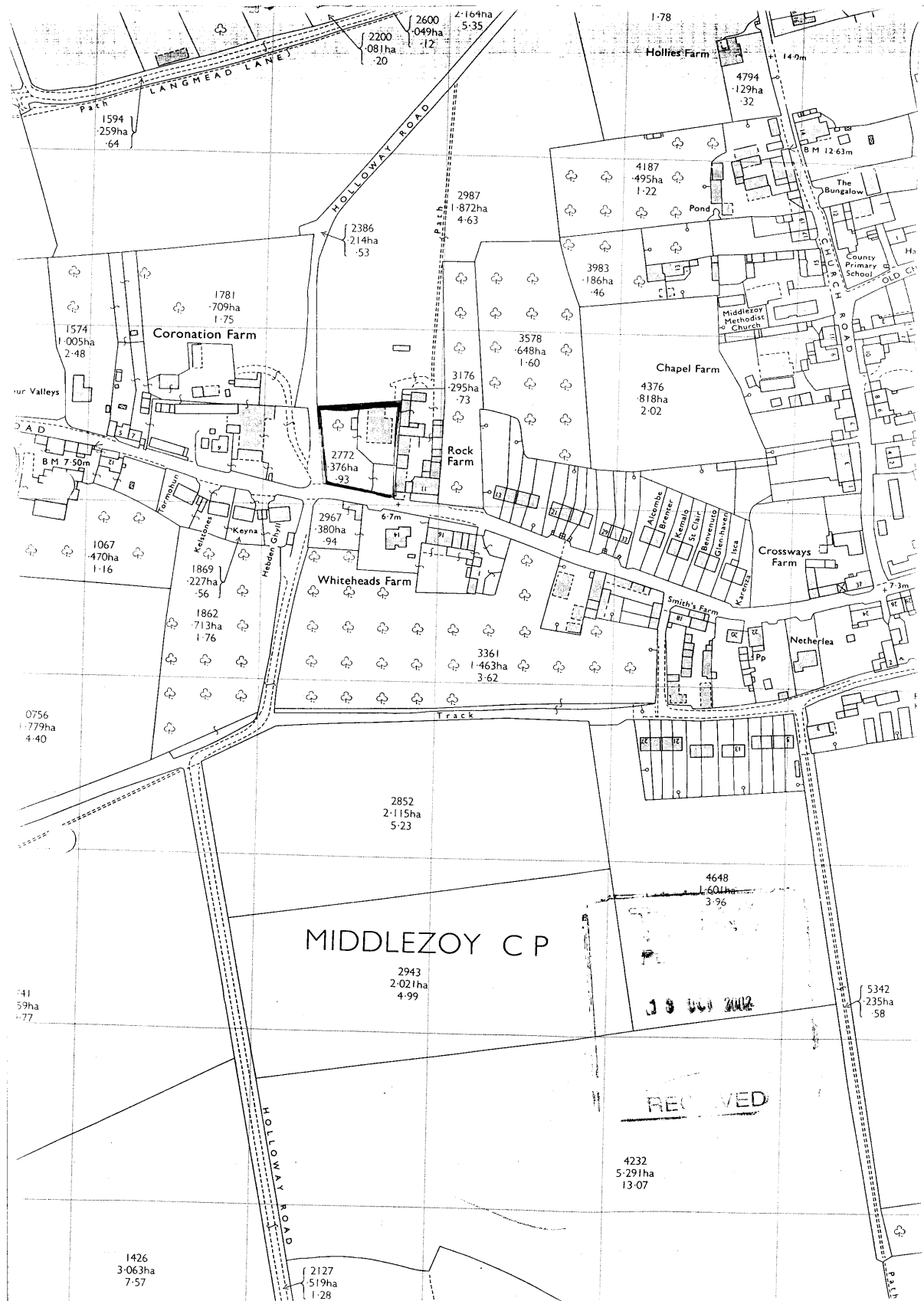
If I may be of any further assistance do please let me know.

Yours sincerely

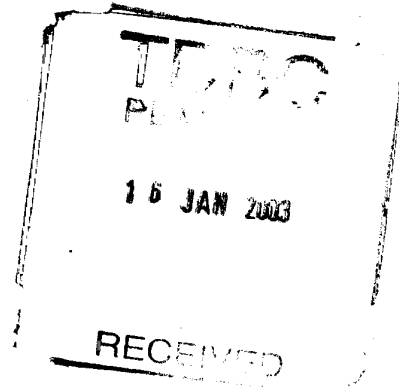
N P Bond BSc (Est Man) MRICS

SURVEYORS, AUCTIONEERS, ESTATE AGENTS AND VALUERS
PROPERTY CONSULTANTS AND MANAGERS, VALUERS TO THE LICENSED TRADE
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J. CAPSTICK, BSc (Hons), MRICS C. INGRAM (Letting Manager) M. J. GARRETT, FRICS (Consultant Surveyor)



APPENDIX 6



FAX NO. 01278 458242

FAX TRANSMISSION

TO: Mr A Graves
Taunton Deane Borough Council

FROM: Nick Bond

DATE: 16 January 2003

NO. OF PAGES:
(to follow this page)

FAX NO: 01823 356329
TIME:

MESSAGE:

SAMWAYS FARM, BURROWBRIDGE

Thank you for your fax received yesterday. I am pleased to learn that you are able to recommend that permission be granted for this application.

With regard to your query re the land given up at North Newton this land was principally used for potato production. The land was given up due to the fall in potato prices and the resulting lack of profitability. The potato crop did not utilize storage as the crops were sold out of the field in July and August.

Sugar beet was also grown on this block, but Mr Gillard has informed me this morning that the slight reduction of the acreage of beet now grown will be more than offset by the need to store the current sugar beet crop until at least March (ie 2-3 months longer) due to the pressure on the processing factory.

I hope this adequately explains the position but please come back to me if any further information is required.

With best wishes

N P Bond BSc (Est Man) MRICS

APPENDIX 7

