

11/2005/009

MR D MIDDLETON

ERECTION OF HOLIDAY LET UNIT AT LAND EAST OF YARD FARM, COMBE FLOREY.

15586/32364

FULL PERMISSION

PROPOSAL

The proposal relates to the erection of a log cabin that measures 13 m x 10 m with an overhanging roof, the ridge of which is 6 m high. The accommodation therein comprises two bedrooms, kitchen, dining/lounge room, sauna, bathroom, laundry room and storage room at ground floor and a third bedroom and additional lounge in the roofspace. The design of the log cabin is typical for this form of development, incorporating natural timber walls with roof materials to be agreed.

The site is located on a former builders yard that was used in the conversion of the adjacent converted barns.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY whilst located in an unsustainable location a development for tourism must be viewed in conjunction with other policies. It is therefore a matter for the Local Planning Authority to decide whether the development is appropriate in these terms. You should however ensure that in detail, the access, parking and turning arrangements are adequate for the purpose proposed. ENVIRONMENT AGENCY no objections subject to floor levels set at a minimum level of 87.7m AOD as shown on drawing number 51204/1.

ENVIRONMENTAL HEALTH OFFICER no objections subject to a land contamination survey. RIGHTS OF WAY OFFICER the proposal should not obstruct footpaths at any time. TOURISM OFFICER the tourism unit is happy to support this application. Current demand supports this type of accommodation in this area and links to the Community Tourism Section of the Taunton Deane Borough Council Tourism Strategy. The accommodation should be independently inspected to ensure a high quality product to our visitors. DRAINAGE OFFICER No objections subject to Environmental Agency approval.

PARISH COUNCIL object on the grounds of its appearance. They feel it looks like an Alpine Chalet and is therefore quite undesirable for West Somerset and is also out of keeping with its surroundings

POLICY CONTEXT

The following Taunton Deane Local Plan policies are considered especially relevant: - Policy S1 requires that proposals for development should ensure that: - (A) additional road traffic would not lead to overloading of access roads or road safety problems; (B) the accessibility of the site for public transport, walking, cycling, and pedestrians would minimise the need to use the car; (D) the appearance and character of any affected landscape, settlement, building or street scene would not be harmed as a result of the development; Policy S2 requires development to be of a good design; Policy S7 requires that outside development limits new buildings will only be allowed, amongst other criteria, that they accord with a specific Development Plan Policy and supports the viability and viability of the rural economy; Policy EC24 requires that proposals for holiday chalets will only be permitted provided that the proposal would not harm the landscape and be adequately screened and has good access to the main road network.

ASSESSMENT

The site lies outside any recognised settlement limits. However Policy S7 supports the principle of this location where environmental quality is maintained/enhanced and the proposal accords with a specific Development Plan Policy, i.e. in this case Policy EC24 (holiday chalets). The site is well screened by a 1.8m fence and would not be seen from the main road. Only the ridge of the cabin would be seen by neighbouring properties. A landscaping condition is proposed to further bolster the screening of the development. In terms of screening therefore the proposal accords with Policies S7 and EC24 and therefore the visual amenity of the area would not be detrimentally affected.

The chalets are also located sufficient distance away from neighbouring properties not to cause any overlooking of overbearing affects and therefore the residential amenity of the area would not be detrimentally affected.

In order to satisfy the remaining criteria of policy EC19 the development should have good access to the main road network. The access with the A358 serves existing dwellings and converted barns. This short distance approximately 100m to the highway network would therefore appear to satisfy the remaining criteria of Policy EC24.

The Parish Council have objected to the design of the cabin, however as already mentioned the design of the log cabin is typical for this form of development. The walls would be constructed of timber and it is recommended that the roof matches materials used on the converted barns and neighbouring houses. The Tourism section have confirmed that there is demand for this type of development in the area and that the scheme accords with he Tourism Strategy.

To address the Highway Authority comments, it is generally accepted that tourism creates its own traffic within these countryside locations where public transport may be limited. This form of development is principally considered acceptable in this countryside location where development may be more reliant on the use of the car due

to its promotion of the rural economy and accordance with policy EC24. Conditions regarding access, parking and turning arrangements are proposed.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, holiday let only, land contamination assessment, removal of PD rights for extensions, garages, gates, walls/fences, and outbuildings, access, floor level as indicated, parking and turning arrangements. Notes re disposal of foul drainage, the requirement of Environment Agency consent to discharge, Disabled Persons Act, energy and water conservation, health and safety and connection to Wessex Water infrastructure and the accommodation should be independently inspected to ensure a high quality product to our visitors.

REASON(S) FOR RECOMMENDATION:- The site is adequately screened and the proposal is not considered to be harmful to the landscape and has good access to the highway network, the visual and residential amenity of the area would not be detrimentally affected and therefore is compliant with Taunton Deane Local Plan Policy S1, S2, S7 and EC24.

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

CONTACT OFFICER: 356586 MR R UPTON

NOTES: