

14/2005/020

MR R J JEANES

DEMOLITION OF AGRICULTURAL BUILDING AND ERECTION OF A SINGLE DWELLING UTILISING EXISTING BARN TO PROVIDE GARAGING AT HAM FARM, HAM, CREECH ST MICHAEL

28482/25007

OUTLINE APPLICATION

PROPOSAL

The proposal is for the demolition of an existing concrete block barn with a tin sheet roof and the erection of a detached dwelling and garage. The existing access to the north west of the plot would be closed and a new access further to the south would be created. The curtilage would comprise the existing coral area for the cattle using the barn.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the proposed development site is remote from any urban area and therefore distant from adequate services and facilities, such as, education, employment, health, retail and leisure. In addition. Ham does not benefit from a public transport bus service. As a consequence, occupiers of the new development are likely to be dependent on private motor vehicles for most of their daily needs. Such fostering of growth in the need to travel would be contrary to Government advice given in PPG13 and RPG10 and to the provisions of Policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review (adopted April 2000). ENVIRONMENT AGENCY the site lies within a Flood Zone 3 area where proposals for development must be accompanied by a flood risk assessment. In the absence of the required flood risk assessment the Agency object to the proposal as the site lies within a Flood Zone 3 area. (The flood risk assessment may prove that the proposal is unacceptable in this location).

ENVIRONMENTAL HEALTH OFFICER no objection subject to contaminated land condition and note to applicant.

CREECH ST MICHAEL PARISH COUNCIL views awaited.

4 LETTERS OF SUPPORT have been received raising the following issues:- the existing barn backs onto the main road through the village and is a plain modern building out of keeping with the residential properties around it; the existing access gives poor visibility and is dangerous to cyclists and pedestrians; the proposal would enhance the character of village; the existing barn houses animals and feed stuffs and is in close proximity too residential properties and has noisy farm vehicles around the site; similar plots in the area have been developed; whilst it is claimed that the site lies in a flood plain the area did not flood in 2000 and the Environment Agency are undertaking flood prevention to a 1 in 100 year standard; the site should be considered

as an infill plot; the height of the new dwelling should not exceed Ham Dairy; the dwelling would stop the farmyard waste being in view of the village.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review STR1, Policy 49. Taunton Deane Local Plan Policies S1 General requirements, S2 Design, S5 villages, S7 development outside settlements, EN28 Development and Flood Risk.

ASSESSMENT

The proposed development lies outside of a recognised settlement in the Taunton Deane Local Plan and new development is resisted unless:- a) it is for agriculture, this is not; b) accords with a specific development plan proposal, this does not; c) is necessary to meet other legislation, it is not; d) supports the vitality and viability of the rural economy in a way which could not be sited within the defined limits of a settlement. This proposal meets none of these criteria.

The site is located in an unsustainable location where movements to services and employment would all need to be by car. New residential development in such areas is against local and structure plan policy. Planning policy Guidance note 25 requires development in floodplain areas to submit a flood risk assessment to establish the dangers associated with a development and any protection measures in place or needed. In this case there has been no such assessment provided with the application and the precautionary principle should apply whereby planning permission is deemed unacceptable.

RECOMMENDATION

Permission be REFUSED for the reasons of outside development limits contrary to Local Plan policy S7 and Somerset and Exmoor National Park Structure plan policy STR1, STR6; lack of flood risk assessment contrary to the requirements of PPG25, non-sustainable location contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 and STR6 and Government advice in PPG13 (Transport and RPG10).

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

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NOTES:

