

E/0039/48/13

UNAUTHORISED ERECTION OF NEW BUILDING AT QUANTOCK FARM, WEST MONKTON

OCCUPIER:

OWNER: MR & MRS G QUICK
QUANTOCK FARM, QUANTOCK LANE, WEST MONKTON
TAUNTON
TA2 8LR

Members will recall that the following report was deferred at the 1 May committee for further details regarding drainage.

The amount of surface water from the building is no different than before the building was constructed as the area was a concrete yard. Any rain water or surface water will go into a 6" pipe to the stream where the existing water goes and has done for many years. This stream is to the south of the building and flows into a man made pond where the water is filtered before exiting back into the main stream on the other side of the pond.

The Drainage Officer has been consulted and this is a copy of his response.

'As the area of impermeable surface has not changed i.e. concrete yard being substituted by roofing the flow characteristics have not altered. Therefore I cannot object to this chosen method.'

PURPOSE OF REPORT

To consider whether it is expedient to serve an Enforcement Notice requiring the removal of an agricultural building forming a covered area over existing buildings in a farm complex at Quantock Farm, West Monkton.

RECOMMENDATION

No further action to be taken.

SITE DESCRIPTION

Quantock Farm, is to the north west of the village of West Monkton, and is accessed along Quantock Lane via rural lanes. The open barn is in a field on the eastern side of an existing complex of agricultural buildings, and to the south east of a recently approved building. The land is open to the south, and it is some distance to nearest dwellings in this direction. A public footpath passes through part of the farm and the main vehicular access to the farm. The site is in Open Countryside, within the Quantocks Landscape Character Area, outside the West Monkton Conservation Area and outside the Quantock Hills Area of Outstanding Natural Beauty. There is a County Archaeological site to the east.

BACKGROUND

A complaint was brought to the Council's attention on 1st March 2013. A site visit was carried out and the owner was surprised that Planning permission was required as he had obtained a grant from Natural England to provide this building under their new legislation. As the building and other building works that are being carried out on the farm has cost him a considerable amount, including matching the grant he was awarded he is not willing at this stage to submit a retrospective application for consideration of its retention.

DESCRIPTION OF BREACH OF DEVELOPMENT CONTROL

The barn is an open steel frame building with a corrugated sheet roof and measures 24.384m x 36.576m. It is sited on the south east side of the site and covers an existing concrete area that the animals used and old farm buildings. One of the old buildings has virtually gone and the other is of stone with a double roman clay roof but is falling into disrepair due to been exposed to the elements. Natural England has advised that under cover areas within the farm for animals to be housed or fed during bad winter weather would be advantageous.

RELEVANT PLANNING HISTORY

There have been a series of applications and permissions for agricultural buildings, covered stock yards, works to the Listed Building, and change of use and conversion of barns to holiday units. The most recent are listed below.

48/11/0039 Erection of agricultural cubicle building, at Quantock Farm, West Monkton. Approved 15/12/11, (phase 1 of 2).

48/12/0007 Erection of agricultural cubicle building, at Quantock Farm, West Monkton. Approved 27/03/12, (phase 2 of 2).

RELEVANT PLANNING POLICES

National Policy, Guidance or Legislation

National Planning Policy Framework

Taunton Deane Core Strategy Policy DM2 (4) Agriculture Related.

DETERMINING ISSUES AND CONSIDERATIONS

The building is sited away from any residential property and thus if used for the housing of animals should not give rise to detrimental impact on amenity. It is in an open area to the southeast of several modern agricultural buildings and whilst close to a public footpath is not on the line of that path. The building which the roof structure has been constructed over, may be historic. This building is stone with a double roman clay roof. The old building appears on maps including the 1947 footpath map and may have been built at the same time as the original farm buildings or some time later. However as there is no specific reference to this building in the listing, it is not covered by Listed Building Legislation. The Conservation Officer wishes to have an accurate record of the building, but this is not possible as no planning application has been made and the building is not Listed. Previous recent proposals have resulted in a large number of objections from local residents. Any new application for an agricultural building would be likely to result in similar objections. The existing building may have protected species nesting/roosting/using it, and they are protected by law. The owners should be reminded of the need to abide by this legislation.

There would be no planning objection to the new agricultural building. The

Conservation Officer's wish to have an accurate recording of the existing building on the site cannot be achieved as no application has been forthcoming.

It is therefore considered that it would not be expedient to take action in this case.

In preparing this report the Enforcement Officer has considered fully the Implications and requirements of the Human Rights Act 1998

PLANNING OFFICER: Ms K Marlow

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