

23/2005/049

MR R WRIGHT

ERECTION OF AGRICULTURAL WORKERS DWELLING ON LAND TO SOUTH OF LOWER PARK FARM, WIVELISCOMBE (RESERVED MATTERS) AS AMENDED BY AGENTS LETTER DATED 9TH FEBRUARY, 2006 AND DRAWING NOS. 1288/1A, 2A, 3A AND 4A

08987/26222

RESERVED MATTERS

PROPOSAL

The proposal comprises the clearance of reserved matters following previous outline application 23/2002/027, granted at the 29th January, 2003 Planning Committee. The proposed 4 bedroom agricultural worker dwelling is of one and a half storey construction with an attached garage. The proposed cottage style design proposes rendered walls with brick quoins and a slate roof with first floor windows intersecting eave level. The amended plans have a combined internal floor area of 150 sq m, excluding the garage. The previous outline permission has established the principle of an agricultural workers dwelling on the site.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection subject to the conditions of the Outline permission being met. RIGHTS OF WAY OFFICER no comment.

LANDSCAPE OFFICER no objection subject to appropriate landscaping to mitigate the rural impact of the workers dwelling. The landscape officer has provided a suggested scheme that has been forwarded to the agent. DRAINAGE OFFICER no objection with recommended notes regarding surface water and foul drainage.

PARISH COUNCIL objected to the originally submitted proposal on the grounds that the size of the proposed dwelling was bigger than necessary for an agricultural worker. The need was also questioned as there was a concern that the agricultural system on the farm had changed since 2002 (the date of the outline permission) with the result that the need established then was no longer relevant. As the consent was not activated the applicants should re-submit the agricultural appraisal to see if they still meet the criteria. Objected to the revised drawings on the grounds the Parish Council saw no reason to depart from their original comments. The farm no longer has a dairy herd and therefore the basic requirement for this workers dwelling no longer exists. The Parish Council therefore urges TDBC to refuse the application and reappraise the case. To fail to do so would allow development in the open country contrary to policy because no proven agricultural need, for this extra dwelling on the holding, exists.

POLICY CONTEXT

Taunton Deane Local Plan Policy S1 covers general requirements, including one stating that the accessibility of the development by public transport, cycling and pedestrian networks should be consistent with its likely trip generation and minimising the need to use the car. Policy S2 provides guidelines for the design of new developments. Policy H12 and H13 cover agricultural or forestry workers dwellings. Policy M4 sets out guidelines for residential parking standards.

ASSESSMENT

The principle of an agricultural workers dwelling on the site has already been established by the previous outline planning permission for the site. This Reserved Matters application only deals with detailed issues such as design, external appearance and landscaping. Issues relating to the current need and changes in agricultural practice can not be challenged at this stage.

The proposal has been reduced in scale to an internal floor area of 150 sq m that is generally considered an acceptable size for an agricultural worker dwelling.

In terms of design, the revised proposal incorporates a cottage style development and utilises materials that are sympathetic to this rural location. The Landscape Officer is satisfied that appropriate landscaping will mitigate the rural impact of the worker dwelling. The proposal is considered to respect the character of the area and to comply with policies of the Development Plan and is therefore recommended for approval.

RECOMMENDATION

Permission be GRANTED. Notes re compliance with the conditions of the outline permission with specific regard to landscaping issues.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to comply with Government Guidance and Taunton Deane Local Plan Policies S1, S2, S7 and H12 and material considerations do not indicate otherwise.

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:

