

**APPEAL DECISIONS FOR COMMITTEE AGENDA – 03 SEPTEMBER 2014**

| <b>APPEAL</b>          | <b>PROPOSAL</b>   | <b>REASON(S) FOR INITIAL DECISION</b>  | <b>APPLICATION NUMBER</b> | <b>INSPECTOR'S REMARKS</b>   |
|------------------------|---|--|---------------------------|--|
| APP/D3315/A/13/2206786 | INSTALLATION OF SOLAR PV ARRAYS AND ASSOCIATED WORKS WITH A CAPACITY OF UP TO 9.5 MEGAWATTS OF POWER AT LAND NORTH-WEST OF RITHERDENS FARM, BRADFORD ON TONE AS AMENDED | The proposed solar photovoltaic installation and associated works would change the Farmed and Settle Low Vale Landscape Character of the area resulting in an unacceptable and detrimental impact to the visual amenity of the area. The detrimental impact is particularly damaging to the local area and especially when viewed from the residential properties at Hele, Wheaton Farm, Stonegallows Hill and the three public footpaths which cross the site where the proposal would be uncharacteristic and dominating in the landscape. The proposal is therefore considered to be contrary to Government advice contained within the NPPF and Planning Practice Guidance for Renewable and Low Carbon Energy and polices CP1(g), CP8, DM1(d) and DM2(8) of the Taunton Deane | 07/13/0016                | <p>The inspector considered the main issue to be the effect of the proposed development on the character and appearance of the local landscape.</p> <p>The scheme would make a significant contribution to the UK's target for the deployment of renewable energy and there would be some benefits in terms of the creation of new wildlife habitats. However, bearing in mind the degree of harm to the local landscape and the strength of local opposition to the scheme, which the Inspector considered to be well-founded with regard to the likely landscape impact in particular, he considered the benefits of the scheme would not outweigh the harm or the conflict with the development plan policies and DISMISSED the appeal.</p> |

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|                            |   | Core Strategy.   |            |   |
| APP/D3315/A/14/2<br>219145 | CHANGE OF USE OF THE STORE/OFFICE BUILDING TO A HOLIDAY LET AT THE GLOBE INN, STAWLEY (RETENTION OF WORKS ALREADY UNDERTAKEN) | Policy DM2 (Part 3) of the Taunton Deane Core Strategy makes provision for holiday and tourism accommodation within existing buildings where there is an identified need and where it is compatible with and supports the economic diversification of existing service enterprises. The proposed holiday let will be operated independently from The Globe Inn public house and as a consequence the financial income streams generated by the new business will not directly benefit the existing service enterprise. Any associated benefit to the public house such as increasing the customer base, food and wet sales will be very limited. The application also fails to adequately demonstrate that there is an identified need for small scale holiday let accommodation within the area. The proposed development would therefore result in an unsustainable pattern of development contrary to Policies CP1, DM1 and DM2 (Part 3) of the | 35/13/0016 | The Inspector concluded that although the appellant states that the appeal property provides comfortable accommodation and expresses a willingness to commission a survey of the local holiday let market via a planning condition, to comply with this aspect of Policy DM2 such evidence would need to be available prior to determination of the proposal.<br>Policy DM2 (criterion 7) also allows for the conversion of existing buildings for holiday uses provided that certain conditions have been met. Little evidence has been put forward to demonstrate that such uses have been discounted.<br>The appeal property is located approximately 6.8 km from the nearest service centres of Wellington and Wiveliscombe, and, as such, it is likely that future occupiers would need to access the nearest shops and services by private vehicle, resulting in an increased level of vehicle emissions in comparison to holiday |

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|  |  | <p>Taunton Deane Core Strategy together with guidance contained within the National Planning Policy Framework.</p> |  | <p>accommodation in more accessible locations. The building is not in a suitable location for the proposed holiday accommodation. There would be conflict with Policy DM2 of the Core Strategy which establishes criteria for new development within the countryside. There would also be conflict with policies DM1 and CP1 of the Core Strategy which, amongst other things, aim to achieve sustainable patterns of development.</p> <p>The Inspector DISMISSED the appeal.</p> |
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**APPEALS RECEIVED FOR COMMITTEE AGENDA – 03 SEPTEMBER 2014**

| <b>APPEAL NO</b>       | <b>PROPOSAL</b>   | <b>APPLICATION NUMBER</b> |
|------------------------|---|---------------------------|
| APP/D3315/A/14/2223185 | CONVERSION OF DWELLING INTO 2 No DWELLINGS AT ROSEMARY COTTAGE, HAM ROAD, CREECH ST MICHAEL | 14/14/0036                |