

APPEAL DECISIONS FOR COMMITTEE AGENDA – 26 NOVEMBER 2014

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	INSPECTOR'S REMARKS
APP/D3315/E/14/2 211934	ERECTION OF STORM PORCH TO REAR OF MANOR COURT FARM, HUNTHAM, NORTH CURRY	The proposed extension, by reason of its design and location, would disrupt the appearance and harm the significance of the listed building and is contrary to policy CP8 of Taunton Deane Core Strategy, and guidance in Section 12 of the National Planning Policy Framework in respect of proposals relating to listed buildings. It therefore fails to preserve the listed building and conflicts with the duty outlined at Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.	24/13/0024LB	The Inspector found the main issue to be the effect of the proposed works on the significance and special interest of the building and the setting of adjacent listed buildings. She stated that Simple lean-to additions are not uncharacteristic of traditional agricultural buildings and the proposed addition would essentially follow this pattern. The Inspector concluded that the proposed works would preserve the special interest and significance of the appeal building and preserve also the setting of Higher Huntham Farmhouse and the listed threshing barn. She found no conflict therefore with the objectives of Policy CP8 of the Taunton Deane Core Strategy or with Section 12 of the National Planning Policy Framework. The Appeal was therefore ALLOWED.

<p>APP/D3315/A/14/2 223185</p>	<p>CONVERSION OF DWELLING INTO 2 No DWELLINGS AT ROSEMARY COTTAGE, HAM ROAD, CREECH ST MICHAEL</p>	<p>The site lies in a countryside location, where it is the policy of the Local Planning Authority to resist new housing development unless it is demonstrated that the proposal serves a genuine appropriate rural need. The scheme would result in an unjustified dwelling outside of settlement limits, in an unsustainable location and an area of flood risk. As such, the proposal is contrary to Policies CP1(a) (Climate Change), CP8 (Environment), SP1 (Sustainable Development Locations) and SP4 (Realising the vision for the Rural Area) of the Taunton Deane Core Strategy and Paragraph 55 of the National Planning Policy Framework.</p>	<p>14/14/0036</p>	<p>The Inspector considered the main issues were whether the proposal would be a suitable location for a house, having regard to the principles of sustainable development; and whether the proposed dwellings would be at risk from flooding or increase the risk of flooding elsewhere. The property is on a winding, unlit road with no pavements and this, coupled with its use by lorries to access the nearby sewage treatment works, would not provide safe and convenient pedestrian access to the nearby village and its facilities. The location of the property would mean its occupiers would be heavily reliant on the private car. The Inspector therefore decided the proposed conversion would not accord with the requirements of the NPPF, nor its presumption in favour of sustainable development. There has been no assessment as to the impact of the proposed works with regard to flood risk, nor whether the proposal would increase flooding elsewhere. As such, it conflicts with the requirements of the NPPF and CS</p>
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				Policy CP8. The Inspector therefore DISMISSED the appeal.
APP/D3315/C/14/2 218451	STATIONING OF CARAVAN ON LAND OPPOSITE GIDLANDS HOUSE, WELLINGTON HILL, WELLINGTON	<p>The storage of a caravan in an agricultural field requires a change of use to B8 use. B8 use is not appropriate in a remote countryside location such as this. The Land is located within the Blackdown Hills which is an Area of Outstanding Natural Beauty (the AONB). The caravan is visible from the road and does not blend in with the natural features of the surrounding countryside. This is detrimental to the visual amenity and character of the AONB.</p> <p>There is no evidence of an agricultural function on the Land and therefore there is no ancillary agricultural need for the caravan to be on the Land.</p> <p>The unauthorised use of the Land is contrary to Policies CP8 (Environment), DM1 (General Requirements) and DM2 (Development in the Countryside) of the Taunton Deane Core Strategy (2011-2028); and guidance contained within the National Planning Policy Framework.</p>		<p>The Inspector noted that the Council first investigated the caravan in October 2012 when the appellant stated that it was needed for refreshments etc whilst tending her animals.</p> <p>The Council decided to monitor the situation as apparently more animals were to be brought to the site and the agricultural activity was to increase. However, no more animals were noted and the caravan did not appear to be used.</p> <p>In April 2013, in response to a Planning Contravention Notice, the appellant stated that the land was to be used for grazing horses and the keeping of sheep. The Council notes that no animals have been on the land and as such there is no evidence of using the caravan for agricultural purposes.</p> <p>The caravan has been on the site for at least two years and there is nothing from the appellant to address what the Council says about the lack of agricultural activity or to show that the caravan has been used in association with</p>

		<p>The Council does not consider that planning permission should be given because planning conditions could not overcome these objections.</p>		<p>tending animals. On this basis the requirement to remove the caravan is not excessive and the Inspector concluded that the appeal should be DISMISSED.</p>
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APPEALS RECEIVED FOR COMMITTEE AGENDA – 26 NOVEMBER 2014

APPEAL NO	PROPOSAL	APPLICATION NUMBER
APP/D3315/A/14/2227705	OUTLINE APPLICATION WITH SOME MATTERS RESERVED FOR THE ERECTION OF 1 NO. THREE STOREY DWELLING IN THE GARDEN ADJACENT TO WHITEWELL COTTAGE, 6 MOOR LANE, NORTH CURRY	24/14/0030
APP/D3315/A/14/2228193	REPLACEMENT OF DOUBLE GARAGE WITH THE ERECTION OF 1 NO. DETACHED DWELLING IN THE GARDEN OF THE LODGE, RUMWELL PARK, BISHOPS HULL	05/14/0028
APP/D3315/A/14/2228121	ERECTION OF DETACHED DWELLING ON LAND AT FAIRFIELD STABLES, MOOR LANE, CHURCHINFORD	10/14/0025