

35/2004/007

JAMES LUARD

**REMOVAL OF CONDITION 03 ATTACHED TO PLANNING PERMISSION  
35/2001/005, BARN AT STAWLEY WOOD FARM, STAWLEY AS AMPLIFIED BY E-  
MAIL DATED 23RD JUNE 2004.**

06480/23051

REMOVAL OF ONEROUS CONDITIONS

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**PROPOSAL**

Planning permission was granted in September 2001 for the conversion of a redundant barn to amenity centre for guests staying at 3 adjacent barn conversions used as holiday lets. The relevant condition stated that the building should be used as an amenity centre for the sole use of the occupants of the holiday lets or by the occupants of Stawley Wood Farm for purely domestic or agricultural purposes. The applicant wishes to use the barn as a pottery / gallery for the benefit of the occupiers of the holiday lets and of the local community.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY views awaited

PARISH COUNCIL if the planning condition is changed they query whether it will generate more vehicle movement on these very narrow country roads. Very little is explained about the pottery and although 'for the benefit of the inhabitants of the cottages' sounds fairly innocuous, 'for the benefit of the local community' could not only mean extra traffic problems, but if a tutor is used there could be payment involved and may even constitute a business. This would then make the scheme a different ball game and may need change of use permission.

**POLICY CONTEXT**

County Structure Plan policy STR1 on sustainable development is relevant. Part of this policy requires the development of a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking. Policy STR6 states that development outside towns, rural centres and villages should be strictly controlled and restricted to that which benefits economic activity, maintains or enhances the environment and does not foster growth in the need to travel.

WD/SP/2 of the West Deane Local Plan states that outside defined settlement limits, development will not be permitted unless it is for the purposes of agriculture or forestry or accords with a specific development plan policy or proposal. Policies WD/SP/3 and WD/SP/4 of the West Deane Local Plan are relevant. These policies indicate that change of use of buildings outside defined settlement limits will be allowed provided certain criteria are met. It is considered that these criteria are met with the current proposal.

Policy S1 of the Taunton Deane Local Plan Revised Deposit includes general requirements for new developments. One of these requirements is that the accessibility of the development by public transport, cycling and pedestrian networks would be consistent with its likely trip generation and minimising the need to use the car. Policy EC3 of the same plan states that outside the defined limits of settlements, the conversion of buildings to small scale business, industrial, warehousing, tourism, recreation, community, commercial or other employment generating use will be permitted provided that certain criteria are met.

## **ASSESSMENT**

The applicant accepts that it is difficult to assess additional traffic but since the potter can teach a maximum of six pupils at any one time he considers this should not lead to any dramatic increase in the number of vehicles using the roads. The supply of clay and other potting materials would be very infrequent and the transport of pots for sale would not add to the current traffic because the applicant already attends the shows at which he would sell them. The gallery could add to the traffic a couple of times a year since the applicant envisages a possible spring and autumn exhibition of the work of the associates of the Botanical Art Society. The applicant hopes that some of these artists would visit and hopefully they would bring a guest or two. However he does not consider that this would be more than say 20 cars a couple of times a year and this would be no different from the traffic resulting from a coffee morning at Stawley Wood. I consider that the limited change to the use of the building will not lead to any significant adverse impact on the amenities of the area or traffic conditions in the area. The proposal is considered acceptable subject to the recommended condition.

## **RECOMMENDATION**

Permission be GRANTED subject to condition that the building be used as an amenity centre for the holiday lets or as a pottery / gallery only.

REASON(S) FOR RECOMMENDATION: The proposal is not considered to be likely to result in any unacceptable loss of amenity for neighbouring residential properties and is not likely to result in a significant increase in traffic generation and is therefore in compliance with Taunton Deane Local Plan Revised Deposit Policy S1.

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

**CONTACT OFFICER: 356461 MR J HAMER**

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