

46/09/0019

MR C GIGG

ERECTION OF STABLE BUILDING ON LAND BETWEEN MANLEYS FARM AND CALWAY COTTAGES, WEST BUCKLAND

316984.119352

Full Planning Permission

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PROPOSAL

The proposal comprises the erection of an L-shaped stable building incorporating 3 no. stable units, a hay store, and a tack and feed store. The building would be for personal use only; would be constructed of timber with dark grey roofing sheets; would be some 3.7 metres to ridge height; would be sited in the south-western corner of an agricultural field; and an earth bund would be constructed to help screen the building. An existing vehicular access and a hard core track would serve the building.

SITE DESCRIPTION AND HISTORY

The application is being presented to Committee because the agent is related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SOMERSET COUNTY COUNCIL - TRANSPORT DEVELOPMENT GROUP - The stable will derive access from a classified unnumbered highway, which is subject to the national speed limit (60mph), however given the width and alignment of the highway it is likely that speeds are actually below this figure. On the basis that stable is for private use only and not for any business or commercial use, and would not result in any significant increase in traffic over and above the existing use of this land, it maybe considered unreasonable to raise a highway objection in principal. An existing access is to be utilised whereby currently visibility to the west (for vehicles emerging) is approximately 27m. However further improvements, to visibility could easily be made given the highway verge/land adjacent to the carriageway, over which adjoining third party landowners hedges/trees overhang. Taking the above points into consideration and if the Local Planning Authority are minded to grant consent the Highways Authority would recommend conditions are imposed.

WEST BUCKLAND PARISH COUNCIL - No comments to make.

HERITAGE AND LANDSCAPE OFFICER - Subject to landscape planting around the northern and north-eastern boundary, the proposal should have an acceptable landscape impact.

Representations

None received.

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
EN12 - TDBCLP - Landscape Character Areas,
S7 - TDBCLP - Outside Settlement,

DETERMINING ISSUES AND CONSIDERATIONS

The proposed building is relatively "low-key with a ground to ridge height of only 3.7 metres, existing mature hedgerow would partially screen the building, and subject to provision of additional landscaping, in addition to the proposed earth mound, there would be little impact on visual amenity or on the character and appearance of the Landscape Character Area. Accordingly, the proposal is considered acceptable.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposal is considered not to have a detrimental impact upon visual amenity, road safety, or the character and appearance of the Landscape Character Area. and is therefore considered acceptable Accordingly, it does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), and EN12 (Landscape Character Area).

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

3.
 - (i) Before any part of the permitted development is commenced, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.
 - (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.

- (iii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2.

- 4. There shall be no obstruction to visibility greater than 900mm above adjoining road forward of a line drawn 2.0m back from the carriageway edge on the centreline of the access and extending to point on the nearside carriageway edge 43m to the west of the access and a 2.0m back and parallel splay over the site frontage to the east of the access. Such visibility shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times or unless otherwise agreed with the said Authority.

Reason: To safeguard road safety in accordance with Taunton Deane Local Plan Policy S1.

- 5. The access over the first 5m of its length shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority or unless otherwise agreed with the said Authority.

Reason: To safeguard road safety in accordance with Taunton Deane Local Plan Policy S1.

- 6. Any existing or proposed entrance gates shall be hung to open inwards and shall be set back a minimum distance of 5m from the carriageway edge.

Reason: To safeguard road safety in accordance with Taunton Deane Local Plan Policy S1.

- 7. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard road safety in accordance with Taunton Deane Local Plan Policy S1.

- 8. The use of the stables hereby permitted shall be limited to private use only and shall not be used for any business or commercial use.

Reason: To safeguard road safety in accordance with Taunton Deane Local Plan Policy S1.

Notes for compliance

1. Having regard to the powers of the Highway Authority under the Highways Act 1980 The applicant is advised that a Section 184 Permit must be obtained from the Highway Service Manager, Taunton Area Office, tel 0845 3459155. Application for such a Permit should be made at least three weeks before access works are intended to commence. Where works are to be undertaken on or adjoining the publicly maintainable highway a licence under section 171 of the Highways Act 1980 must be obtained from the Highway Authority. Application forms can be obtained by contacting the Highway Service Manager, Taunton Area Office, 0845 3459155. Applications should be submitted at least four weeks before works are proposed to commence in order for statutory undertakers to be consulted concerning their services.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

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