

27/2006/007

MR S STEEL-PERKINS

ERECTION OF STABLE BLOCK LAND AT FROG STREET, HILLFARRANCE AS AMENDED BY APPLICANTS E-MAIL DATED 6TH JUNE, 2006

316655/125012

FULL

PROPOSAL

The proposal is for the erection of a stable block comprising three stables, a tack room and hay store. The proposed is located in the southwest corner of a field situated adjacent to the flood alleviation scheme on Frog Street, north of Hillfarrance. The materials to be used are shiplap boarding for the external walls and black onduline corrugated fibre based roofing sheets for the roof. An e-mail dated 6th June, 2006 has been submitted by the applicant confirming the stable block will be 'dug in' to the ground by 300 mm, therefore reducing the ridge height shown on the plans by 30 0mm.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY has no objection on the basis the stables are for private use and no business/commercial use. The point of access is in close proximity to the bridge, but it remains an existing access and it is felt that the use of the land for private stabling of horses would not lead to a significant increase in vehicular movements above and beyond the existing use.

LANDSCAPE OFFICER states the landscape is low lying and open and the stables will be prominent in the landscape. It would be possible to 'dig it in' slightly but otherwise the only form of mitigation would be substantial planting.

PARISH COUNCIL objects to the proposal on grounds of high visual impact and also safety of entry and exit too close too new bridge.

THREE LETTERS OF SUPPORT have been received. Two letters are from the same person, the first one says they are in agreement with the plans submitted, and the second letter says they are in agreement with the proposal subject to adequate screening being provided, particularly on the south and west sides of the building. The third letter says they have no objection to the proposal subject to permanent screening on the south and west frontages.

POLICY CONTEXT

The policies relevant to this application are S1 (general requirement) and S2 (design) of the adopted Taunton Deane Local Plan.

ASSESSMENT

It is considered that with the mitigation of a landscaping scheme, along with the maturity of the existing hedge planting on the south and west boundaries of the field where the stable block is situated, the visual implications created by the erection of a stable block will be minimised. The proposal has also been amended to reduce the ridge height of the stable block, again minimising an adverse impact on the landscape and street scene.

The proposal will make full and effective use of the site, which due to surrounding narrow lanes cannot be accessed by modern agricultural machinery. The access to the field will be unaltered from the double gates that were erected when the flood alleviation scheme was built.

The stable block is for domestic use only and the applicants live within close vicinity to the site. Therefore the site will mostly be visited on foot and there will be little or no additional road traffic created by the proposal.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, and siting of muckheap.

REASON(S) FOR RECOMMENDATION:- The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 and S2.

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

CONTACT OFFICER: 356569 MISS C NUTE

NOTES: