

APPEAL DECISIONS FOR COMMITTEE AGENDA – 27 NOVEMBER 2013

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	INSPECTOR'S REMARKS
APP/D3315/A/13/2196361	ERECTION OF AN AGRICULTURAL WORKERS DWELLING AT HATCH GREEN NURSERY, CAPLAND, HATCH BEAUCHAMP	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. Whilst there is a business being operated from the site, that overall business appears to be of a nature where the vast majority of work can be carried out during part of the normal working day (however long that day may be). As such, it has not been proven that there is an essential need for a worker to live permanently on the site or that the needs of the enterprise could not be fulfilled by any other existing accommodation in the area. In addition, it is not considered that the financial information provided has demonstrated that the business is currently financially sound, has a clear prospect of	19/12/0010	The Inspector found, after consideration, there is sufficient justification in this case to demonstrate the essential need for the rural worker's dwelling in this countryside location. He found the proposed development would accord with the Framework. The appeal therefore succeeds with conditions to confirm all the plans upon which the decision has been made, to safeguard visual amenity, restricting permitted development rights, highway safety and restricting the nature of occupation. The wording of some of the suggested conditions has been amended in light of the advice in Circular 11/05 and in the interests of consistency, clarity and enforceability.

		<p>remaining so and could sustain a new dwelling, particularly one of the substantial size and construction proposed. The scheme therefore represents an unjustified dwelling outside of settlement limits, increasing the need to travel by private car. As such, the proposal is contrary to Policies CP1(a) (Climate Change), SP1 (Sustainable Development Locations) and SP4 (Realising the vision for the Rural Area) of the Taunton Deane Core Strategy, Policies STR1 & STR6 of the Somerset & Exmoor National Park Joint Structure Plan Review and Paragraph 55 of the National Planning Policy Framework 2012.</p>		
APP/D3315/A/13/2 206515	<p>CHANGE OF USE OF LAND TO SITE 5 NO. MOBILE HOMES AND 5 NO. TOURING CARAVANS WITH THE CONVERSION OF STABLES TO A UTILITY BLOCK AT LAPTHORN, ADSBOROUGH</p>		14/12/0015	Appeal WITHDRAWN on 11 November 2013.

APP/D3315/C/13/2 199572	UNAUTHORISED BUSINESS RUNNING FROM FARTHINGS FARM, LIPE HILL LANE, COMEYTROWE, TAUNTON	Breach of planning control: Without planning permission, change of use of the site from use for agriculture to use as a wood processing business.	E/0122/42/12	The Inspector found the enforcement notice attacks a wood processing business and requires, in short, that use to cease and to cease using all associated plant and/or machinery. The requirements of the notice do not exceed what is necessary to remedy the breach of planning control and so the ground (f) appeal fails. The Inspector DISMISSED the appeal and determined the enforcement notice should be upheld without any variation to its steps.
----------------------------	---	---	--------------	---

APPEALS RECEIVED FOR COMMITTEE AGENDA – 27 NOVEMBER 2013

APPEAL NO	PROPOSAL	APPLICATION NUMBER
APP/D3315/D/13/2207667	CHANGE OF USE OF LAND TO INCORPORATE INTO DOMESTIC CURTILAGE, CONVERSION OF OUTBUILDINGS TO FORM LINKED ANCILLARY GRANNY ANNEXE, ERECTION OF FIRST FLOOR, TWO STOREY AND SINGLE STOREY EXTENSION TO THE MAIN DWELLING TO INCLUDE DOUBLE GARAGE AND CONVERSION AND EXTENSION OF ROOF SPACE TO PROVIDE ADDITIONAL ACCOMMODATION AT THE GOLDINGS, RED LANE, CHURCHINFORD	10/13/0019