

36/2004/003

MR C J PINE & MRS J C PINE

ERECTION OF STORAGE AND LIVESTOCK BUILDING (A) AT MEARE GREEN FARM, FROG LANE, STOKE ST GREGORY.

33380/26620

FULL PERMISSION

PROPOSAL

This proposal is one of two current proposals for the erection of a total of two new agricultural buildings adjacent to each other. This application is for the erection of an agricultural building measuring 26 m x 18.4 m x 6.6 m(h). The building would be constructed of low concrete walling with timber spaced boarding above and a fibre cement roof. The south eastern elevation will be open and the south western elevation will have four sheeted doors. The buildings are to be used for agricultural storage and livestock purposes. The building would be sited to the north of the existing agricultural buildings forming part of the yard complex for the farm. The existing access would be used as at present.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited. SOMERSET WILDLIFE TRUST given the application site is a relatively short distance away from the Curry and Hay Moors SSSI the Authority should consult English Nature, the slurry lagoon on the site should be of sufficient size to accommodate both foul and surface water, any planting on the new bund should be of native species. ENVIRONMENT AGENCY views awaited. ENGLISH NATURE views awaited

PARISH COUNCIL raise no objection to the principle of the proposal but are concerned that the following matters should be resolved: - The footpath is obstructed by a post and rail fence. Users of the footpath have to either climb a fence or exit via a gate into a muddy yard at the bottom of the drove. This matter has been reported to the footpaths officer; the condition of Frog Lane, where it leaves North Curry - Stoke St Gregory road is effected by effluent from the silage clamp leaking onto the road and corroding the surface of the road. Tractors moving between the silage clamps and the cattle yard have compounded this problem. As a result we feel that all traffic movements should be contained within the site and the effluent should be properly piped from the silage clamp to the pumping station. Residents are obliged to use a car to collect their children from the bus, as the road is too muddy to walk down. On two previous occasions the Council has raised concerns about car parking at the site and the planning permission granted in 2003 for the provision of a new access and the provision of a tanker-turning circle would have improved the situation. This new access area is smaller than approved and the tanker turning circle is marked with parking spaces for the new offices and business activities. It was understood that the farm wished to separate out the farm uses from the residential and commercial uses. In association with this application, the Council request that plans should be provided showing a new access off Frog lane with a tanker turning area, separate from the car park if possible, a new internal track from the slurry

pit to the new buildings that does not involve driving over the Frog Lane and that these access/turning area should be provided prior to the commencement of development on the new building.

1 LETTER OF OBJECTION has been received raising the following points:- the movement of traffic around the farm leads to a build up of effluent and slurry over the public highway, as the proposal will result in additional livestock on the farm this will increase the current problem even further and traffic movement around the farm via Frog Lane should be sorted out now.

POLICY CONTEXT

Somerset And Exmoor National Park Joint Structure Plan Review policy STR6 requires all development outside Towns, Rural Centers and Villages to 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. Policy 49 requires proposals for development to be compatible with the existing transport infrastructure, or, if not, that provision should be made for improvements to infrastructure to enable development to proceed. Taunton Deane Local Plan Revised Deposit policy S1 requires all proposals for development, taking account of any mitigation measures proposed, to meet the following criterion, in addition to any other Development Plan policies which apply in a particular case: (A) additional road traffic arising, taking account of any road improvements involved, would not lead to overloading of access roads, road safety problems or environmental degradation by fumes, noise, vibrations or visual impact. Policy S8 states that outside defined settlement limits, new building will not be permitted unless it maintains or enhances the environmental quality and landscape character of the area and (A) is for the purposes of agriculture or forestry; (D) supports the vitality and viability of the rural economy in a way which cannot be sited within the defined limits of a settlement. New structures or buildings permitted in accordance with this policy should be designed and sited to minimise landscape impact, be compatible with a rural location and meet the following criteria where practicable: - (E) avoid breaking the skyline; (F) make maximum use of existing screening; (G) relate well to existing buildings; and (H) use colours and materials which harmonise with the landscape.

ASSESSMENT

The proposed agricultural building has a good functional relationship to the existing farm buildings. The barns are in a position where internal access to the silage clamp could be provided and this would avoid an increase in the use of Frog Lane. Recent barn conversions on the site for office or residential use have resulted in the removal of a large agricultural building located adjacent to Frog Lane so the overall increase in floor space is minimal. The permission for an alternative access and tanker turning area has not been implemented on site. This was a separate application that was not linked to the implementation of other permissions. Generally the tanker arrives early in the morning and turns in the parking area before the employees have arrived by car. The applicants agent has stated that there will be no change in the milk tanker' collection schedule as a result of this application and the current situation will not be made worse. The farm buildings have a similar design and materials to the existing and the creation

of a planted bund to the north west will minimise the impact of the proposal on the surrounding area. Proposal considered acceptable.

RECOMMENDATION

Subject to the receipt of no objections from the County Highway Authority, English Nature and the Environment Agency, the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, internal access road.

REASON(S) FOR RECOMMENDATION:- The proposed agricultural building is considered to be in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policy STR6 and Taunton Deane Local Plan Revised Deposit Policies S1 and S8.

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

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NOTES: