

36/2005/016

STOKE ST GREGORY PARISH COUNCIL

ERECTION OF VILLAGE HALL, DARK LANE, STOKE ST GREGORY.

34828/27337

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a new village hall on land off Dark Lane and to the east of Church Close. The site is located outside of the settlement limit as identified within the Taunton Deane Local Plan. The proposed building includes the following facilities:- main hall, stage, toilets, meeting room, kitchen, and stores. The building would be single storey, rectangular and with a footprint of some 16 m x 24 m. A total of 25 car parking spaces are proposed, served by a new vehicular access off Dark Lane and the external materials would be red brick, cedar wood weatherboarding and slate coloured roof shingles.

Planning permission was granted in December 2000, reference 36/2000/017, for a differently designed village hall, with similar ground area, on the same site.

CONSULTATIONS AND REPRESENTATIONS

COUNTY ARCHAEOLOGIST there are limited or no archaeological implications, and therefore no objection. RIGHTS OF WAY TEAM no observations. WESSEX WATER recommends conditions.

PARISH COUNCIL the Council hopes that this application can be processed as quickly as possible as the old hall will soon be sold.

POLICY CONTEXT

Policy S7 of the Taunton Deane Local Plan seeks to resist developments outside defined settlement limits, and Policies S1 and S2 seek to safeguard, inter alia, visual and residential amenity and road safety.

ASSESSMENT

The principle for the development has already been established by permission 36/2000/017, and the proposed design is similar in scale and bulk. Accordingly, the proposal is considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, details of boundary walls/banks/fences/hedges, parking to be kept clear of obstruction, details of parking surface to be approved and drainage details.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual amenity, residential amenity, or road safety, and therefore does not conflict with Taunton Deane Local Plan Policies S1 or S2.

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: