

APPEALS RECEIVED : FOR COMMITTEE AGENDA : 30 November 2011

Proposal	Start Date	Application/Enforcement Number
DEMOLITION OF GARAGE AND ERECTION OF DWELLING WITHIN THE CURTILAGE OF 15 WILTSHIRE CLOSE, TAUNTON	14 NOVEMBER 2011	52/11/0020

APPEAL DECISION FOR COMMITTEE AGENDA – 30 NOVEMBER 2011

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	DECISION
APP/D3315/A/11/2156678/NWF	CHANGE OF USE OF LAND TO SITE LOG CABIN FOR HOLIDAY USE AT BRIMLEY PLANTATION, CROFORD, WIVELISCOMBE	Development plan policies and national planning guidance seek to direct new holiday accommodation to within or adjoining existing settlements, to secure sustainable benefits. The siting of the log cabin would be located in an isolated and remote countryside setting distant from local services, facilities, tourist attractions and public transport. This would result in holiday makers being wholly reliant upon the use of the private car contrary to the provisions of sustainable development policies which seek to reduce such reliance and promote alternative means of transport. In addition, insufficient information has been submitted to demonstrate the economic benefits arising from the scheme	49/10/0052	The Inspector considered the site location would indicate that the greater majority of occupants would be predominantly reliant on the motor car to access essential and discretionary services. He further considered the lack of detail in the financial information provided no justification for additional income and would not fulfil policy expectations. With regard to the site location, the Inspector found the lanes that form the approach to the site to be narrow and winding and, with visibility at the access restricted, increased use of the site would increase the risk to the safety of road users. For these reasons, and having taken account of local opinion supporting the proposal, the Inspector concluded the appeal should be DISMISSED.

		<p>and that the enterprise has been based on a sound financial basis – including market demand, payback projections, marketing etc. As such little weight can be given to the economic benefits of the proposal. The proposal is therefore contrary to Policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review and Taunton Deane Local Plan Policies S1 and S7, and guidance contained within PPS4, PPS7, PPG13 and The Good Practice Guide on Planning for Tourism and there are no material considerations that indicate otherwise.</p> <p>The approach roads by reason of their restricted width, poor alignment and limited passing places, are considered unsuitable to serve as a means of access to the proposed development. The proposal is therefore</p>		
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		contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000).		
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TDLP = Taunton Deane Local Plan **SENP** = Somerset & Exmoor National Park