

37/2005/011

MR S HILL

CHANGE OF USE OF LAND AND ERECTION OF BUILDING FOR VEHICLE STORAGE AT DAIRY HOUSE FARM, STOKE HILL, HENLADE

27462/22975

FULL PERMISSION

PROPOSAL

Change of use of land and erection of Building for vehicle storage at Dairy House Farm, Stoke Hill, Henlade, Taunton. The site of the current application was originally granted planning permission for a storage and distribution centre for cylinder gas in 1982 subject to a legal agreement. A further application to extend the area to the south east of the farm house for the open storage and distribution of cylinder gas together with the parking for 3 lorries was granted in 1992. The legal agreement originally tied the use to the then applicant, however this element of the agreement was deleted in 2003. The gas storage use has now ceased and the current proposal is for the erection of a large agricultural building 27 m x 18 m and 5.4 m to the ridge set into the ground over part of the concrete yard for use of storage of classic cars. The proposal will provide 2 jobs for the applicant and his partner.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the site is currently used for gas storage and distribution and the applicant has advised that this use employed one member of staff and represented quite heavy traffic flow of at least two distribution and one delivery lorry per day. The proposed use would require two staff with very limited traffic flow, as it will be a storage facility mainly used for classic vehicles. The proposed use would be better suited to a an industrial area rather than a rural location and I have great concern that in the event of a general industrial use being allowed on this site it could set a precedent for this type of development in what I consider to be an unsustainable and inappropriate location. Whilst it is anticipated by the applicant that the use will not result in an increase in traffic, as stressed in my comment above my concern would be that once such a use has been allowed we would have great difficulty in controlling the amount and type of traffic generated. I note from a previous permission on this site, 37/91/016, that the use was strictly limited to the use that had been applied for and for no other purpose within that use class. If the current proposal could be conditioned in the same way and on the basis that the development is unlikely to generate more traffic than the previous use of the site, it would be unreasonable to raise an objection. In the event of permission being granted I would recommend conditions are imposed re limiting the use to vehicle storage, use for the applicant only and the permission granted shall relate to the use applied for.

LANDSCAPE OFFICER as proposed the development will have some impact on the landscape character of the area. However, the applicant on site said he wanted to set the building down another 2m. Along with the use of dark grey cladding for the roof this would reduce the local landscape impact considerably. ENVIRONMENTAL HEALTH

OFFICER I have the following observations due to the previous use as a depot. A contaminated land condition and note should be imposed.

STOKE ST MARY PARISH COUNCIL subject to the planning department accepting the revised application the Parish Council support and raise no objection to the proposal.

RUISHTON AND THORNFALCON PARISH COUNCIL comments as before. The site should not be visible from A358.

THREE LETTERS OF SUPPORT advising less noise and traffic, better than gas storage and alterations will not make a difference to anybody.

1 LETTER OF NO OBJECTION.

1 LETTER OF OBJECTION raising the following issues:- commercial development in area of great landscape value and no special need established; detrimental impact on visual amenity of area by road improvements; detrimental impact on amenities of dwellings due to traffic; potential pollution of water courses; highway danger to potential use of new residential access.

POLICY CONTEXT

RPG10 Regional Planning Guidance for the South West.

Somerset and Exmoor National Park Joint Structure Plan Review policies STR1 Sustainable Development, STR6 Development Outside Towns, Rural Centres and Villages, POLICY 5 Landscape Character, POLICY 19 Employment and Community Provision in Rural Areas, POLICY 48 Access and Parking, POLICY 49 Transport Requirements on New Development.

Taunton Deane Local Plan policies S1 General Requirements, S2 Design, S7 Outside Settlements, EC7 Rural Employment Proposals, EC8 Farm Diversification, M1 Transport, Access and Circulation Requirements of New Development, M2 Car Parking, M3 Accessibility and Parking.

ASSESSMENT

This application is a similar one to that which was refused by Members in August this year. The change from the previous scheme is the removal of the car restoration part of the proposal. The main issues with this application are still the location in the countryside and the relevant policy, the visual impact of the new building and the traffic issues.

The site lies outside the recognised settlement limits within the countryside where policy S7 applies to new development. This states new building will not be permitted unless it maintains and enhances the environmental quality and landscape character of the area and a) is for the purposes of agriculture or forestry; b) accords with a specific development plan policy; c) is necessary to meet a requirement of environmental or other legislation; or d) supports the vitality and viability of the rural economy in a way which cannot be sited within the defined limits of a settlement.

The proposed building is intended to be set into the ground and the Landscape Officer considers that this, with a dark clad roof, will limit any significant adverse visual impact. The building is an agricultural building with blockwork and timber cladding, however its use is not for agricultural or forestry purposes. The use is not compatible with agriculture and it is not necessary to meet other legislation. While in terms of the local economy it could be argued that the use would support it there is no reason why this use cannot be sited within a defined settlement and consequently the proposal is considered to be contrary to this policy.

The use will result in traffic visiting and leaving the site and once granted it would not be possible to control such movements. It is noted that the use is indicated as being less than the open storage use previously existing on site and in light of the Highway Authority comments it would be unreasonable to object on traffic grounds. I would agree with the Highway Authority comments that this use would be better suited to an industrial location rather than a rural one, which is inappropriate and unsustainable. If the use were to be allowed here then the use would need to be limited to that applied for as well as a limit on the hours of use given the proximity to residential properties. A contamination condition would also be required if all other matters were considered acceptable.

While there have been limited objections to the proposal the development is for a new building in the countryside for commercial purposes. Visually the impact is considered to be an acceptable one, however the policy issue here in relation to its location is seen to be the overriding one and the application is recommended for refusal.

RECOMMENDATION

Permission be REFUSED for reason of new commercial building outside defined settlement limits contrary to Taunton Deane Local Plan Policy S7 and Somerset and Exmoor National Park Joint Structure Plan Review Policy STR6.

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:

