

37/2006/006

TAUNTON DEANE BOROUGH COUNCIL

CHANGE OF USE OF SITE TO FORM PLANT NURSERY AND NEW ACCESS AT HIGHFIELDS, STOKE ROAD, STOKE ST MARY

324580/122847

FULL

PROPOSAL

The application seeks to change the use of land adjacent to Highfields, Stoke Road into a plant nursery and thus allow relocation from the existing site in Mount Street. As part of the proposal a new site access to serve the development is proposed. At this stage none of the proposed greenhouses or site office are shown. Any built development will require further applications in the future.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY drawing No OB/1472:06/01, forming part of the application details the proposed access and visibility splays. This has previously agreed with the Highway Authority and I confirm that the proposed access is acceptable. The note on the drawing states that "Layout and position of roads within the site, site office and ancillary accommodation, parking areas greenhouses and polytunnels, etc all to be determined." It would therefore be advisable to make these items reserved matters. Therefore in the event of permission being granted I recommend conditions.

PARISH COUNCIL concerns raised that neighbours interests will be considered on detailed application, TDBC should not dispose of land adjoining Inglenook for building purposes, landscape screening of greenhouses and polytunnels, has visibility splay been approved by highways, horticultural use and concern over excessive light of noise disturbance.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development, STR6 – Development Outside Towns, Rural Centres and Villages, Policy 19 – Employment and Community Provision in Rural Areas, Policy 49 – Transport Requirements of New Developments.

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design, EC2 – Expansion of Existing Business, EC7 – Rural Employment.

ASSESSMENT

The proposal is for the principle of a relocated Council Plant Nursery on this site and the provision of a new access to serve this site.

The site is located just beyond the settlement limit of Taunton and is considered a suitable location in sustainability terms for the relocation of this horticultural business. The site is well related to the road and there is not considered to be any harm to residential amenity or the landscape. The site is fairly well screened from the west and east and additional landscaping to the south-eastern boundary would help screen the site from long distance views.

The Highway Authority raise no objection and recommend conditions. Further details would need to be subject to a separate application.

RECOMMENDATION

Subject to no further representations raising new issues by 12th October, 2006 the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, access visibility, closure of existing access, landscaping, entrance gates, hardsurfacing, details of access within the site, details of any waste storage and external lighting. Note re permission for future buildings.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to be an acceptable use in this location and not to harm the amenities of the area and complies with Taunton Deane Local Plan Policies S1, S2, EC2 and EC7.

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: