

30/12/0010

MR C HARRIS

CHANGE OF USE OF LAND FROM PADDOCK TO PARKING AREA, RELOCATION OF STABLE BUILDINGS AND ALTERATIONS TO GATE AT RED LANE COTTAGES, POUNDISFORD (RETENTION OF WORKS ALREADY UNDERTAKEN)

Grid Reference: 322402.121246

Retention of Building/Works etc.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design) and policy DM1 of the proposed Core Strategy.

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) DrNo 0512-01 Rev A Location Plan

(A4) DrNo 0512-02 Rev A Site Plan

(A4) DrNo 0512-04 Site plan

(A1) DrNo 0512-03 Stable plans and elevations and gateway elevations

Reason: For the avoidance of doubt and in the interests of proper planning.

3. (i) Before any part of the permitted development is commenced, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.
- (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or

as otherwise extended with the agreement in writing of the Local Planning Authority.

- (iii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2.

- 4. The area allocated for parking on the submitted plan shall be used for the parking of ambulances, private vehicles or event trailers used by the occupier of 1 Red Lane Cottages only and for no other purpose.

Reason: To ensure that there is limited parking of vehicles on the site in the interests of visual amenity and in limiting traffic movements in accordance with Taunton Deane Local Plan Policies S1 and S2.

Notes for compliance

PROPOSAL

The proposal is the change of use of an area of land in a paddock for the siting of timber stables and parking of ambulances (private event vehicles) as well as alterations to the existing metal gate to a close boarded timber gate. The gate would be 1.8m high while the stables are 3.7m x 12.7m.

SITE DESCRIPTION AND HISTORY

The site is to the North of Poundisford and lies off a track that leads to Red Lane Cottages and Redland House. The site already has approved stables within it except in a different location.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

PITMINSTER PARISH COUNCIL - Objects.

The access is a long narrow lane from the junction with Fosgrove Lane and Pitminster Lane which passes Corner Cottage. The ambulance and paramedic vehicles are large brash and conspicuous with their emergency sign lettering. They look out of place in their country setting and are harmful to the outlook of residential

neighbours and walkers when seen from the lane and would also be conspicuous from land in ownership of 2 Red Lane Cottages. The arrival and departures associated with the use would be annoying to the immediate neighbours. It is considered the site is unsuitable for development for commercial/business purpose by reason of

- a) its location in a predominantly rural area,
- b) its detrimental affect on the visual amenities of the area,
- c) its harmful affect on the residential amenity of the neighbouring houses.

The proposal is in conflict with Policy S1(D) of the Taunton Deane Local Plan - the appearance and character of any affected landscape, settlement, building or street scene would not be harmed asa result of the development.

SCC - TRANSPORT DEVELOPMENT GROUP - Although the proposals are acceptable in principle, more information is required with regard to the desired use of the proposed parking area.

Further to the consultation dated 08 May 2012, the Agent has now provided additional information regarding the intended use of the parking area. This consultation is therefore based on the additional information which has been provided.

Access to the site would continue via the private access track which is known as Red Lane. This is unsurfaced, fairly narrow and serves a small number of dwellings. Available visibility from Red Lane onto the highway is considered to be substandard. The application proposals include the change of use of part of the paddock to form a parking area, relocation of the stables and alterations to the existing access.

The relocation of the stables and alterations to the access are considered to be acceptable and would not create any highway safety issues. The Agent has confirmed that up to three land rovers, an ambulance and a trailer will be parked within the site on the proposed parking area. The vehicles would generally be used at weekends only. The proposals are anticipated to result in a maximum additional 24 traffic movements per week.

This increase in traffic using the junction, although low, would not normally be considered to be acceptable due to the substandard visibility at the junction of Red Lane with Fosgrove Lane/ Pitminster Lane. However, consideration is given to the fact that no personal injury accidents have been reported at the junction, despite the poor visibility. Furthermore, the applicant could park the vehicles on Red lane without the need for planning permission. Should this occur, the parking of these vehicles on Red Lane would result in the reduction in available parking on the private road, which could in turn could create highway safety issues. On this basis, the proposals are on balance considered to be acceptable.

LANDSCAPE LEAD - Subject to suitable landscaping the proposals are acceptable.

Representations

3 letters of no objection from local residents.

4 letters of objection on grounds that

- the land is agricultural,
- it should not be used for commercial use,
- it is used for parking ambulances,
- it will lead to contamination and if approved would be able to be used for any B1c or B8 user.
- concern over safety of road network, poor sight lines and commercial traffic will increase accident risk at dangerous junction where there have been previous accidents.

PLANNING POLICIES

STR6 - Development Outside Towns, Rural Centres and Villages,
S1 - TDBCLP - General Requirements,
S7 - TDBCLP - Outside Settlement,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
ROW - Rights of Way,
EN12 - TDBCLP - Landscape Character Areas,

DETERMINING ISSUES AND CONSIDERATIONS

The main issue is the visual impact of the storage of ambulances on the land to the rear of the dwelling and the retention of stables. The vehicles are currently mainly visible when stored on the land from the access point to the field and from a short stretch of the motorway to the north as are the stables. The stables largely screen the ambulances from the access point and the proposed provision of solid timber gates to the access will further limit any visual impact of the vehicles.

The stables and vehicle parking is well related to the boundary of the existing residential curtilage. Despite the Parish Council view, the neighbours in the adjacent cottages have not objected. The area has limited visual impact when viewed in conjunction with the dwelling and existing hedge planting and is not considered to be so detrimental to the character of the area to warrant an objection. Hedge planting could be carried out adjacent to the nearby post and rail fence and to the north to further limit views from the M5. The scale of vehicle storage here can be controlled by condition and subsequent vehicle movements to attend events/festivals is not considered harmful and detrimental to the character of the area or to highway safety.

In order for the proposal to be acceptable the use needs to be restricted to prevent a general storage use for future occupiers and so a specific condition limiting parking to ambulances and event trailers is considered appropriate.

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

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