

## **Enforcement Decisions**

**Site: GERBESTONE LODGES, GERBESTONE LANE, WEST BUCKLAND, WELLINGTON**

**Alleged Breach of planning control: : HOLIDAY LETS ALLEGEDLY OCCUPIED BY LONG TERM TENANTS AT GERBESTONE LODGES, GERBESTONE LANE, WEST BUCKLAND**

**Reference number: E/0073/46/12**

### **Reasons for refusal**

1. The property lies beyond existing and proposed settlement limits as set out in the adopted Local Plan, Taunton Deane Core Strategy and the published draft Taunton Deane Site Allocation and Development Management Plan. In this regard, it is clear that the property is within open countryside and subject to Policy SP1 (Sustainable Development Locations) and Policy DM2 (Development in the Countryside) of the Taunton Deane Core Strategy.
2. The size of the property and number of dwellings involved (8 proposed in total) do not make a worthwhile contribution to the 5 year land supply and could set a precedent in the immediate location and across the Borough of Taunton Deane for deviating from the Development Plan. The property is a significant distance from services and facilities required for residential properties. There is no public transport route in the vicinity of the property. The property is in an unsustainable location. The first planning permission and the second planning permission were granted because there was an identified need to help the tourism trade in the area. These factors do not apply to residential use.
3. For the reasons above this is contrary to paragraph 55 of the National Planning Policy Framework (NPPF) and guidance contained within paragraph 207 of the NPPF; it is contrary to Policies SP1 (Sustainable Development Locations), DM2 (Development in the Countryside), CP1 (Climate Change) and CP8 (Environment) of the Taunton Deane Core Strategy and saved Policy EN12 (Landscape Character Areas) of the Taunton Deane Local Plan 2004.

**Appeal decision: ALLOWED (SEE ENCLOSED)**

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