

24/2004/007

D T STODGELL

**ERECTION OF DETACHED DWELLING AT LAND TO WEST OF YEW TREE COTTAGE, WRANTAGE**

30583/22359

OUTLINE APPLICATION

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**PROPOSAL**

The proposal is an outline application for the erection of a dwelling on land to the west of Yew Tree Cottage. The site lies outside of the recognised limits of any settlement as identified within the Taunton Deane Local Plan Revised Deposit , within an area of open countryside. An application for the erection of a dwelling on the land in question was refused in 1980 due to the location of the site in open countryside, impact on a Special Landscape Area and highway grounds. The item is being reported to Committee as the applicant is the partner of a member of staff.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY views awaited. COUNTY ARCHAEOLOGIST there are limited or no archaeological implications to this proposal and we therefore have no objections.

DRAINAGE OFFICER a septic tank is to be used to dispose of foul sewage. This area is poor for sub-surface ingestion as the plot size is somewhat limited. The applicant, if successful, should consider the installation of a package sewage treatment works with treated effluent discharging to the adjacent watercourse. This will require the approval of the Environment Agency as they should be consulted.

PARISH COUNCIL unable to support the outline application as design details and plans are unknown. Could be reconsidered if a full application was submitted.

ONE LETTER OF OBJECTION has been received on the following grounds: a precedent may be set, allowing buildings on any available vacant small plot of land in Wrantage. We have been led to believe that planning for Wrantage precludes future development in this rural settlement; the ditch on the northern boundary tends to overflow and the proposal will exacerbate this; loss of privacy and overlooking; a new access will materially increase traffic noise to our home, we submit any entrance should be restricted to the existing entrance immediately to the west of Yew Tree Cottage; until we see the plans for the dwelling we reserve the right to register further observations.

**POLICY CONTEXT**

Policy S8 (outside settlements) of the Taunton Deane Local Plan Revised Deposit and Policy STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review strictly control development outside recognised settlements.

Policy S1 of the Taunton Deane Local Plan Revised Deposit and Policy 49 of the general regulations Somerset and Exmoor National Park Joint Structure Plan Review address highway considerations.

## **ASSESSMENT**

The application site lies outside of any recognised settlement limit as identified within the Taunton Deane Local Plan Revised Deposit, in an area of open countryside. There is strict control of development in such areas, with residential development normally resisted unless it serves a genuine agricultural or other appropriate need. The proposal does not constitute such a need and therefore it is recommended that the application be refused.

## **RECOMMENDATION**

Permission be REFUSED on the grounds that the site is in open countryside where it is the policy of the Local Planning Authority to resist new housing development unless it is demonstrated that the proposal serves a genuine agricultural or other appropriate need. In the opinion of the Local Planning Authority the proposal does not constitute a genuine agricultural or other appropriate need and would therefore be contrary to Policy STR6 of the Somerset and Exmoor National Park Joint Structure Plan and Policy S8 of the Taunton Deane Local Plan Revised Deposit.

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

**CONTACT OFFICER: 356313 MRS F WADSLEY**

NOTES: