

42/2005/023

MR JANI TEHRANI

**CHANGE OF USE OF HOUSE FROM RESIDENTIAL TO EDUCATIONAL USE D1 AT
CANONSGROVE HOUSE, STAPLEHAY, TRULL**

21057/21071

FULL PERMISSION

PROPOSAL

Change of Use of House from Residential to Educational Use D1 at Canonsgrove House, Staplehay, Trull.

The property is located approximately 2 miles south of Taunton and comprises a Georgian style country house with a staff flat set in grounds of around 15 acres with its own driveway and parking. The building was used as a police training college until 1994 and reverted to a family dwelling in 1995. To the immediate north of the site lies the two storey student accommodation for SCAT. There is also a bus stop serving the SCAT premises.

CONSULTATIONS AND REPRESENTATIONS

FORWARD PLAN although originally built as a single residence, this property appears to have been an 'educational' type use between 1960 and 1994 when used as a police training college. It is assumed that the adjoining Halls of Residence (now occupied by SCAT) were constructed during this period. The proposed change of use back to educational use raises policy concerns. Despite a bus route into the town centre, educational uses tend to draw from a dispersed wide catchment and, being located beyond the defined Taunton and associated settlement limit (policy T1), it is probable that such a use will attract significant car usage unless operating in conjunction with the adjoining Halls of Residence. Since the Halls of Residence are used by SCAT who the developers have confirmed are in no way committed to using Canonsgrove House, even if a change of use is accepted, the proposal would be contrary to PPS1 and PPG13 which seek to influence development and reduce the need to travel. The proposal would also be contrary to the principles of policy S7 of the adopted Local Plan which seeks to prevent development in the countryside unless for the purpose of agriculture or forestry or unless the use supports the rural economy and couldn't be accommodated within the defined settlement limit. The proposed change of use should therefore be refused unless conditioned to ensure the educational use operated only in conjunction with the adjoining Halls of Residence.

PARISH COUNCIL support the application.

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 48 Access and Parking, Policy 49 Transport Requirements for New Development.

Taunton Deane Local Plan Policies S1 General Requirements, S7 Outside Settlements M1 Non-residential Parking and Access, M2 Parking Guidance, M3 Non-residential Transport and Parking, T1 Defined Extent of Taunton

ASSESSMENT

The application site lies outside the defined settlement limits of Taunton in a countryside location where new development is not permitted unless it maintains and enhances the environmental quality and landscape character of the area and (a) is for the purpose 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 use of the building for an educational use is not necessary in this rural location and the need could be provided for within a settlement if necessary. While reference is made to the use of the site to the north by SCAT students this is in no way linked to the proposed use and the house could be used by anyone for educational purposes. It is in separate ownership and it is not possible to condition its use in relation to the adjacent site. In the circumstances the use as a dwelling would give rise to potentially less traffic movement than the proposal and therefore in terms of sustainability the existing use is better than the proposed.

In summary the change of use here is considered contrary to guidance in terms of sustainability contained in PPS1 and PPG13 and is considered to be contrary to policy S1 and S7 of the Local Plan and policies STR1 and STR6 of the Joint Structure Plan which seek to strictly control development in the countryside and limit the growth in the need to travel. The application is therefore recommended for refusal.

RECOMMENDATION

Permission be REFUSED for reason of development outside the defined settlement limits without sufficient justification and contrary to policies S1 and S7 of the TDLP and policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review.

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: