

APPEALS RECEIVED FOR COMMITTEE AGENDA – 30 JANUARY 2014

APPEAL NO	PROPOSAL	APPLICATION NUMBER
APP/D3315/A/13/2210793	CONVERSION OF STABLE BUILDING TO HOLIDAY LETTING ACCOMMODATION AT PICKET MEAD, OLDWAY LANE, HATCH BEAUCHAMP	47/13/0004
APP/D3315/D/14/2211430	ERECTION OF A SINGLE STOREY REAR EXTENSION TO 3 HEARNE BARTON, WESTWOOD, BISHOPS LYDEARD	45/13/0015

APPEAL DECISIONS FOR COMMITTEE AGENDA – 30 JANUARY 2014

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	INSPECTOR'S REMARKS
APP/D3315/A/13/2200053	ERECTION OF DWELLING ON LAND AT BIBORS HILL, WATERROW (AS AMENDED)	The site is located outside of any defined settlement limits, (as set out in the Taunton Deane Core Strategy) where Development Plan Policy and guidance within the National Planning Policy Framework provides that development should be strictly controlled and provided for where consistent with the policies and proposals set out in the Plan. Waterrow is a small rural village served by few, if any services. The proposed dwelling would be remote from adequate provision of employment, education, health, retail and other such services and facilities required for day to day living. As a result the proposed development will foster growth in the need to travel by private motor vehicles due to its location and lack of accessibility to alternative sustainable modes of transport. The proposed development is	09/12/0013	The Inspector found that the development would not be harmful in terms of highway safety but would cause considerable harm in respect of its location, having regard to the principles of sustainable development, and to the character and appearance of the surrounding area. He had had regard to all other matters raised, including the appellant's desire to continue living in the village and to provide care to his parents and also noted some local support for the proposal. However, he found no material considerations sufficient to outweigh the harm he identified above. He therefore concluded that the appeal should be DISMISSED.

		<p>therefore considered to conflict with Policies STR1 and STR6 of the 2000 Somerset and Exmoor National Park Joint Structure Plan Review, Policies SP1, CP4, CP8 and DM1 of the Taunton Deane Core Strategy together with guidance contained within the National Planning Policy Framework.</p> <p>The proposed development would constitute an undesirable intrusion into a locally prominent and attractive area of open countryside to the detriment of the visual amenities of the locality. The proposals would significantly harm the character and appearance of the surrounding landscape and, therefore, conflict with Policies DM1(d) and CP8 of the Taunton Deane Core Strategy.</p> <p>Inadequate details have been provided to demonstrate that a safe means of access and egress at the site can be achieved. The proposed dwelling would be served by a substandard access virtue of its inadequate visibility splays across the site frontage. The proposal therefore presents a risk to highway safety, contrary to</p>		
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