

APPEALS RECEIVED : FOR COMMITTEE AGENDA : 19 MAY 2010

Appeal Proposal	Start Date	Application/Enforcement Number
Erection of carport, store and log store at The Pound, Trents Farm, Royston Road, Churchinford	15 APRIL 2010	10/09/0023
Erection of two single storey one bedroom residential units at the rear of 49-53 Silver Street, Taunton	16 APRIL 2010	38/09/0357
Travellers in field at Poleshill, Langford Budville	05 MAY 2010	E0108/21/09

APPEAL DECISION FOR COMMITTEE AGENDA – 19 MAY 2010

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	DECISION
APP/D3315/C/09/2114632	LARGE EXTENSIONS TO BARNs TO FORM TEA ROOM/RESTAURANT AT NERROLS FARM	In light of the detailed report and site plans for consideration by Committee tonight the Planning Committee are requested to authorise enforcement action to secure the cessation of the unauthorised uses for the reasons as stated in the reason for refusal above.	Enforcement No E0342/08/08 Planning App No 48/09/0003	<p>Appeal A: The Inspector considered that from the photographs the barns appear wholly appropriate to their rural setting and are not incongruous to the setting of the listed building. The enclosure of the lean-to has made little difference to the impact on the setting of the farmhouse and planning permission should be granted for the alterations with the condition that the timber be stained in a more sympathetic colour. A further condition requiring the building to remain ancillary to the operation of the visitor attraction to prevent a separate use is to be imposed. The reptile house extension however did not preserve the character of the curtilage of the listed building. This part of the appeal therefore failed.</p> <p>Appeal B: Planning permission will be granted for the retention of the lean-to tea room and play area. The building is curtilage listed and any alterations will need to be authorised by such a consent. In the meantime the listed building enforcement notice remains in place as varied and the appellant is still obliged to comply with its requirements.</p>
APP/D3315/A/09/2119292/ NWF	ERECTION OF 4 BEDROOM DETACHED DWELLING WITH DETACHED GARAGE, ON LAND AT REAR OF 265/267 CHEDDON ROAD, TAUNTON (RESUBMISSION OF 38/08/0225)	Rydon Lane by reason of its restricted width, poor alignment and sub-standard junction with Cheddon Road is considered unsuitable to serve as a means of access to the proposed development. The proposal is therefore contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review Adopted April 2000 and Policy S1 of the Taunton Deane	38/08/0523	The inspector found that, with the combination of the sub-standard visibility splay at the junction, the narrowness of the lane, the absence of designated passing places and the poor forward visibility at the bend, the increased traffic flows likely to arise as a result of the development would be against the interests of highway safety. He therefore DISMISSED

		<p>Local Plan. No information has been submitted to determine whether there is a reptile population on site, assess the impact of the development on any reptiles, and provide mitigation measures if relevant. As such, it has not been demonstrated that the development would have no detrimental impact to reptiles that may be present and is therefore contrary to the requirements of Planning Policy Statement 9: Biodiversity and Geological Conservation and the Somerset and Exmoor National Park Joint Structure Plan Review Policy 1 (Nature Conservation).</p>		<p>the appeal.</p>
--	--	---	--	--------------------

TDLP = Taunton Deane Local Plan **SENP** = Somerset & Exmoor National Park