

MR E VENN

**ERECTION OF A HAY BARN TO THE WEST OF THE EXISTING SILAGE CLAMP AT FARM AT LABURNHAM COTTAGE, WOODHILL, STOKE ST GREGORY.**

35360/27190

FULL PERMISSION

**PROPOSAL**

The proposal is for the erection of a hay barn and lean-to adjacent to an existing farm building at Laburnham farm. The hay barn would measure 5.9 m (to apex) 6.6 m wide x 23 m long with the attached lean-to measuring 3.9 m high x 4.5 m wide x 23 m long. The building would be constructed of galvanised iron sheets. To the East of the site there are four residential properties. The distance to the boundary of Windyridge is 19 m (to the house 35 m) and Orchard view is 22 m (and to the house 44 m). Between the proposed building and the residential curtilage lies a silage clamp and hedge.

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL raise no objection but note the neighbours are objecting to the visual impact of the barn.

TWO LETTERS OF OBJECTION have been received:- the barn will block out the skyline from neighbours kitchen window, as a disabled person I like to see the sunset in the direction of the proposed barn and this won't be possible in the future; it should not be used for animals as will cause me problems with flies, noise and smells from the building; the hay barn is close to neighbours boundary and would pose a fire risk, the barn should be sited further away.

**POLICY CONTEXT**

Taunton Deane Local Plan Revised Deposit the following policies apply:- S1 governing the general requirements of all development criteria; (D) requires that the appearance and character of the landscape would not be harmed as a result of the development; (F) requires health safety and amenity to be protected from pollution or nuisance from the development; S2 requires a good design appropriate for the area; S8 restricts development outside of settlement boundaries to that required for agricultural purposes.

**ASSESSMENT**

The proposed hay barn lies within the confines of the existing farmyard amidst existing agricultural buildings and silage clamp where the impact on the existing character of the area and visual amenity is limited. The residential properties are not in close proximity of the site and the intervening hedge would be retained to afford some screening of the barn when viewed from those locations. The proposal is considered acceptable.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of materials colour to be agreed, retention of hedge, protection of hedge, the barn shall not be used for the housing of animals in the future.

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

**CONTACT OFFICER: 356467 MRS J MOORE**

NOTES: