

46/2005/024

ANDREW FRANCIS DENNIS

**PROPOSED CHANGE OF USE OF DOUBLE GARAGE TO FARRIERS FORGE WORKSHOP AT THE FORGE, BLACKMOOR, WEST BUCKLAND, WELLINGTON AS AMENDED BY LETTERS DATED 4TH SEPTEMBER, 2005 AND 9TH SEPTEMBER, 2005**

16873/18479

FULL PERMISSION

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**PROPOSAL**

This area of Blackmoor is a group of dwellings and buildings within the generally scattered area of Blackmoor. It is proposed to change of use of existing double garage sited to the north of the road on land which is adjacent to the house and grounds known as The Forge. The existing double garage building is a timber structure with 2 metal up and over doors. There is also a stable block and shed in close proximity of the garage, and parking area for a total of 5 vehicles, some being behind others. There is access to an agricultural field to the rear of the site. The applicant is intending to have an apprentice to learn the trade, and the main part of the business is carried out on the customers' sites and not at the application site. The applicant wishes to use the site for the use for making up stock of horseshoes.

The applicant has stated that he will include soundproofing to the building, although from his tests at the site, he doesn't consider soundproofing essential as the noise emanating from the building was at a low level.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY traffic movements will be minimal, but concerns if a general industrial use, need details of parking for the house, need turning area to be shown on plans, no objection subject to plans and conditions.

ENVIRONMENTAL HEALTH OFFICER suggests noise condition. ECONOMIC DEVELOPMENT OFFICER supports this application, help job creation and diversity, a business grant for growth and training of an apprentice has been awarded. TOURISM OFFICER no observations. DRAINAGE OFFICER no observations.

PARISH COUNCIL objects as an inappropriate use in a residential area.

THREE LETTERS OF OBJECTION have been received raising the following issues:- the workshop is only 22 m from front of house, concerned about noise levels, although has also discussed the matter with the applicant, and minimum noise is suggested, would prefer to have garage door moved to side; Blackmoor is a peaceful country hamlet, totally incompatible with industrial development; concern if a flue/duct is needed; concern about access at a hazardous location; however, if sound and pollution

screening, traffic calming, and only the garage used, then this is not a formal objection; increase in traffic as a cut through; concerns over extra traffic, and parked cars; smells/noise from new use.

## **POLICY CONTEXT**

S1 general requirements, S2 design, EC4 working from home, relates to within the dwellinghouse, thus is not strictly relevant; EC6 conversion of rural buildings, relates to conversion of buildings outside settlement limits for uses such as employment uses; EC7 rural employment proposals, outside settlement limits, new small scale buildings for business, industrial etc. uses would be acceptable subject to criteria, such as access, near a village, and where no harm to residential amenity.

## **ASSESSMENT**

The site is in open countryside, but proposes to use an existing building within a small complex of buildings. Most of the activity will be carried out at the customer's land/sites, but some adaptation and work on horseshoes will take place on site. The applicant has agreed to install soundproofing at the premises in order to minimise any potential noise. He has carried out a noise test, in order that the neighbours could hear if there was any noise. Given the agreement to provide sound proofing and changing the position of the doors to a personnel door only on the north side of the building, it is considered that the use is acceptable. In terms of traffic generation, the proposed use should not involve any increase in traffic. The use at present is a double garage with stables and parking spaces and thus could cater for a reasonable number of cars/horse boxes entering/exiting and parking without detriment to the amenities in the area. The proposal is considered to meet the criteria within the relevant policies, and is considered to be acceptable.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time, specific noise, personal use, only, for use as farriers forge only, details of turning area, full details of sound proofing measures, full details of all external alterations, including flues/chimneys.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to be acceptable and accords with Policies S1, EC6 and EC7 of Taunton Deane Local Plan as it enables the employment of a specialist crafts person, and subject to conditions, which should ensure no detriment to the amenities of local residents.

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

**CONTACT OFFICER: 356460 MS K MARLOW (MON/TUES ONLY)**

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