

47/2006/001

MR & MRS CLEMENTS

ERECTION OF TIMBER FRAMED BUILDING TO HOUSE AGRICULTURAL MACHINERY AND HAY, ABBEYWOOD, WEST HATCH.

28677/20844

FULL

PROPOSAL

Members may recall previous application 47/2005/015, being presented to the Committee Meeting of 2nd November, 2005. This was refused planning permission. The current application is for a similarly sited agricultural building but smaller in size. It now measures some 14 m x 9 m as opposed to the refused building of 14 m x 13 m.

The applicant has stated that the holding is 6.5 acres of which 4.5 acres is being used for agriculture. The agricultural interest is pasture conservation, and he requires the barn for housing agricultural machinery and hay.

CONSULTATIONS AND REPRESENTATIONS

LANDSCAPE OFFICER the site is visible from a number of local vantage points but it is not clear from the submitted drawings if any level changes are proposed. Subject to a boundary hedgerow being planted around the site it should be possible to integrate the proposals into the local landscape.

2 LETTERS OF OBJECTION have been received raising the following issues:- the development is much too big and still disproportionately large , the land is not farmed by the applicant; there is no need for such a big building on such a small piece of land; the building has not been re-sited to come within the residential complex; there are concerns over the stability of the banks on site; and soakway drainage on clay soil is impractical.

1 LETTER OF SUPPORT has been submitted on the basis that he considers the building necessary, and the location both sensible and unobtrusive.

PARISH COUNCIL no views received at the time of agenda preparation. They did not object to the previous application but questioned the size of the building compared to the area of the land.

POLICY CONTEXT

Policy S7 of the Taunton Deane Local Plan seeks to resist the new buildings outside defined settlement limits unless, inter alia, it maintains or enhances environmental quality, and is for the purposes of agriculture. Policies S1 and S2 seek to safeguard, inter alia, the appearance and character of any affected landscape.

ASSESSMENT

Whilst the proposal represents an improvement to the previous refusal in so far as the building is smaller, the siting has not altered, and this is still inappropriate in that it would both adversely impact on the open countryside, and would be more sensibly located within the residential curtilage.

RECOMMENDATION

That permission be REFUSED for the reason that the proposed building is inappropriately sited such that it would adversely affect the character and appearance of this attractive open countryside area. Accordingly, the proposal is contrary to Taunton Deane Local Plan Policies S1, S2 and S7. Note re applicant is advised that a building sited within the existing residential complex of Abbeywood, or the conversion of an existing building in the same complex, both subject to details of design and size, would be likely to receive planning permission.

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: