

# Taunton Deane Borough Council

Planning Committee - 21 March 2012

E/0294/49/11

## UNAUTHORISED STABLES ERECTED AT FORD GATE COTTAGE, FORD ROAD, WIVELISCOMBE

**OCCUPIER:** MR C MCGRATH

**OWNER:** MR C MCGRATH  
FORDGATE COTTAGE, FORD ROAD, WIVELISCOMBE,  
TAUNTON, TA4 2RH

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### PURPOSE OF REPORT

To consider whether it is expedient to serve an Enforcement Notice requiring the removal of sheds/stables from an agricultural field adjacent to Fordgate Cottage, Wiveliscombe

### RECOMMENDATION

No further action be taken.

### SITE DESCRIPTION

Fordgate Cottage is a detached dwelling at the junction of Ridge Hill with Grant's Lane. The site is off Grants Lane which is off the B3188 road from Wiveliscombe passing through Ford. The buildings are sited along the NE edge of the field adjacent to Fordgate Cottage.

### BACKGROUND

A complaint was received for the siting of sheds/stables in a field and a site visit has been carried out. It was found that the buildings were in an agricultural field but it appeared the use was for horses.

### DESCRIPTION OF BREACH OF DEVELOPMENT CONTROL

The sheds/stables are in an agricultural field and require planning permission due to the structures being used for domestic animals. A change of use has occurred.

### RELEVANT PLANNING HISTORY

Planning permission 49/08/0051 approved 19.03.09 for the Change of Use of Agricultural Land to domestic and parking area however the shed/stables are not within this part of the site.

### RELEVANT PLANNING POLICIES

National Policy, Guidance or Legislation

PPG18 – Enforcing Planning Control

## Taunton Deane Local Plan 2004

- S1 – General requirements
- S2 – Design
- S7 – Outside settlements
- EN12 – Landscape character areas

### **DETERMINING ISSUES AND CONSIDERATIONS**

A site visit and meeting with the owner of the property was made on 2 November 2011 where it was ascertained that a stable building with two loose boxes had been erected, together with an open fronted implement and hay storage shelter on land to the west of Ford Gate Cottage. The owner was advised that the land on which the buildings had been erected was outside of the recognised residential curtilage of Ford gate Cottage, which was extended following the grant of planning permission (LPA reference 49/08/0051) and therefore, being for equine use, planning permission was required for the development.

The buildings are of a timber frame construction and clad externally in horizontal boarding stained a dark brown; the stables have a shallow pitched roof and the store a lean to roof, both covered in a green mineral felt; they have an approximate height of 3.0 metres and a depth of 2.5 metres; together the buildings span a width collectively of 10 metres (approx). They are set on a concrete base and served by electricity which is run via extension leads from the main dwelling; there are no permanent services provided on site. The buildings occupy a relatively elevated position, being set above the level of the residential parking area to the east by approximately 3.0 metres. The site is screened by the natural lie of the land which has a sharp incline to the west and a more gentle gradient to the south. In general, the fields around the application site are bound by well established hedgerows and groups of mature trees; to the north the buildings are thought to be largely screened by the hedgerow that bounds the field.

There are no public footpaths within the area from which the proposed buildings are thought to be visible from and only a small glimpse of the site is possible through the narrow vehicular access to the property from the main highway to the east. As a result of the above factors, the buildings are only thought to be clearly visible within the local landscape from the adjacent property known as Ridgehaven and private agricultural land to the east.

Whilst the site is somewhat elevated, the buildings are positioned at the lower end of the land which is considered to limit the visual impact of the development upon the wider landscape character and visual amenity. At the time of visiting the site it was apparent that a new native hedgerow had been planted behind the stable buildings; it is recognised that no control will be available to the Council in order to retain this planting, however if allowed to establish it will mature to screen the buildings from views of the neighbouring property and wider area. The buildings will be screened by existing hedgerows, the topography of the landscape and in time the recently planted hedgerow; these factors combine to reduce the prominence of the buildings within the landscape to an acceptable level.

Notwithstanding the above, the owner, Mr McGrath, was advised that an application for planning permission should be submitted to the Council for consideration, however no such application has yet materialised. Having regard to the matters discussed above, the impact of the building within the local landscape is low and it is therefore recommended that no further action be taken.

**In preparing this report the Enforcement Officer has considered fully the Implications and requirements of the Human Rights Act 1998**

**ENFORCEMENT OFFICER: Mrs A Dunford  
PLANNING OFFICER: MR R Williams**