

APPEALS RECEIVED FOR COMMITTEE AGENDA – 14 AUGUST 2013

APPEAL NO	PROPOSAL	APPLICATION NUMBER
APP/D3315/A/13/2200053	ERECTION OF DWELLING ON LAND AT BIBORS HILL, WATERROW	09/12/0013
APP/D3315/C/13/2199572	UNAUTHORISED BUSINESS RUNNING FROM FARTHINGS FARM, LIPE HILL LANE, COMEYTROWE, TAUNTON	E/0122/42/12

APPEAL DECISIONS FOR COMMITTEE AGENDA – 14 AUGUST 2013

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	INSPECTOR'S REMARKS
APP/D3315/A/13/2 194111	OUTLINE PLANNING APPLICATION FOR THE ERECTION OF A DWELLING IN THE GARDEN OF HEATHCOTE, CREECH ST MICHAEL	<p>The site lies beyond the recognised limits of a designated settlement in open countryside where it is the policy of the Local Planning Authority to resist new housing development unless it is demonstrated that the proposal serves a genuine need for a rural workers dwelling . In the opinion of the Local Planning Authority the site is not suitable for housing as the proposal does not constitute a genuine essential need for a rural worker and the proposal would detract from the character of the surrounding environment. The proposal is contrary to Taunton Deane Core Strategy Policies DM1, DM2 and CP8 and advice given in Paragraph 55 of the National Planning Policy Framework.</p> <p>The proposed development would foster a growth in the need to travel and would therefore be</p>	14/12/0039	<p>The Inspector found that the proposed development would neither deliver affordable housing to meet an identified local need nor satisfy any of the other exceptions that apply in rural areas, such as in relation to agricultural workers' dwellings. As such, the development would harm the rural character and quality of the local environment, in contravention of CS Policies DM 1 and CP 8.</p> <p>This is not a sustainable location for new housing having regard to the provisions of the National Planning Policy Framework and CS Policy DM 1.</p> <p>The proposed development would not comply with national and local planning policies on sustainable development in rural areas.</p>

		<p>contrary to government advice given in NPPF, and to the provisions of Policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011 (Adopted: April 2000).</p>		<p>The fact that permitted development rights might allow the erection of large curtilage structures on the site in no way justifies the erection of a new dwelling.</p> <p>In conclusion, the Inspector's findings provide clear and compelling reasons why the development should not be permitted. Therefore the appeal does not succeed.</p>
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