

APPEALS RECEIVED : FOR COMMITTEE AGENDA : 26 September 2012

Proposal	Start Date	Application/Enforcement Number
HIGH SPIKED FENCE ERECTED IN FIELD ADJACENT TO BROAD LANE, NORTH CURRY	04 SEPTEMBER 2012	E/0322/24/10
VEHICLES FOR SALE AND OPERATION OF CAR MAINTENANCE AND REPAIRS AT THE GABLES, WELLINGTON ROAD, BRADFORD ON TONE, TAUNTON	05 SEPTEMBER 2012	E/0310/05/11
UNAUTHORISED MOBILE HOME ON LAND TO REAR OF LANGS FARM, BRADFORD ON TONE	11 SEPTEMBER 2012	E/0025/07/11 AND 07/12/0006

APPEAL DECISION FOR COMMITTEE AGENDA – 26 SEPTEMBER 2012

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	DECISION
APP/D3315/F/12/2175000 AND APP/D3315/F/12/2175246	ALTERATIONS TO SHOP FRONT AT 21 EAST STREET, TAUNTON	N/A	E0102/38/11	Regarding Appeal 2175000, the Inspector found that the works have materially affected the external appearance of the listed building and thereby also affected its character. Listed building consent is therefore required. The appeal was DISMISSED and the listed building enforcement notice upheld. With regard to Appeal 2175246, the Inspector found that the works do not preserve the character of the listed building and consent will therefore not be granted. The appeal was DISMISSED.
APP/D3315/A/12/2173543	CHANGE OF USE OF LAND TO SITE 3 NO. MOBILE HOMES, 3 NO. PITCHES FOR TOURING CARAVANS, 3 NO. UTILITY SHEDS, 1 NO. DAY ROOM AND THE REPOSITIONING OF STABLE BLOCK, FOR USE BY ROMANY GYPSY FAMILIES AT ALTONA PARK, HILLFARRANCE	The proposed development by reason of the large site area, visual appearance and prominent position in the landscape would have a detrimental impact on the rural setting and appearance of the area contrary to Taunton Deane Local Plan Policies H14 and EN12 and Core Strategy Policy DM3, in particular from local public footpaths and	27/11/0018	The Inspector concluded that overall the modest degrees of harm would be outweighed by the factors which support the granting of planning permission for the proposed development. The extent of harm to the landscape would not be unacceptable (Core Strategy Policy DM1). The Inspector further considered the need for the site provides a significant justification for permission and so it is necessary to restrict its occupation to gypsies

		<p>the nearby rail network. The site is not considered to be in a sustainable location and therefore the provision of further development (in particular due to its scale) outside of the existing site area would be contrary to the provisions of Core Strategy Policy DM3 which seeks to site gypsy and traveller sites in sustainable locations closer to services and facilities. The proposal would also comprise an inefficient use of land in an area where development should be strictly controlled and as such would be contrary to planning guidance contained in PPS1, PPS3 and PPS7.</p>		<p>and travellers. In the interests of the area's character and appearance, conditions are needed restricting the number of caravans and in respect of details of the development, the maintenance of landscaping, and the prevention of commercial activities. The appeal was therefore ALLOWED and planning permission granted for change of use subject to conditions as set out.</p>
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TDLP = Taunton Deane Local Plan **SENP** = Somerset & Exmoor National Park

