

42/2002/048

AGENDA ITEM NO. 15

MESSERS MF, KJ & DC BAKER

ERECTION OF TEN GARAGES ON EXISTING PARKING AREA TO NORTH OF HAYGROVE CARAVAN PARK, MILL LANE, TRULL (REVISED PROPOSAL)

21790/22260

FULL PERMISSION

PROPOSAL

The proposal is for the erection of two blocks of garages on land to the north of Haygrove Caravan Park. The site is currently used as a parking area for the caravan park, with the existing timber and stone buildings in the north east corner being demolished. A previous proposal for garages on this site earlier in the year was subsequently withdrawn.

CONSULTATIONS AND REPRESENTATIONS

LANDSCAPE OFFICER this is a much better scheme than the previous application and generally respects the streamside habitat and existing tree groups. I recommend that the Ash tree, to the north west of garage block B, is plotted so that any impact and necessary tree management works can be agreed at the planning stage rather than making a TPO application later. Tree protection will be required during construction. There are no details of landscape proposals or tree management along the streamside. RIGHTS OF WAY OFFICER the adjacent footpath will not be affected.

POLICY CONTEXT

TDLP Revised Deposit Policy S1 (General Requirements) requires proposals for development to meet certain criteria. Sub section (D) of the policy requires that the appearance and character of any affected landscape settlement, building or street scene would not be harmed as a result of the development. Policy S8 of the same plan states that outside defined settlement limits, new building will not be permitted unless it maintains or enhances the environmental quality and landscape character of the area and it meets certain other criteria Policy EN14 (Green Wedges) of the TDLP Revised Deposit states that development which would harm the open character of green wedges will not be permitted.

ASSESSMENT

The site lies to the east of Trull village, outside but adjacent to the settlement limits of the village as designated in the TDLP Revised Deposit. It is accessed along a narrow

lane which leads to Haygrove Farm and Haygrove Mill to the east of the site, and the Haygrove Caravan Park to the south. The site is bounded by the Sherford Stream to the west, with a public footpath running along its boundaries to the east and north. The existing car parking area has mature landscaping along the stream boundary.

The applicant has indicated that the car parking and garages will be used in connection with the Caravan Park which is within his ownership.

The site is situated in an attractive area outside the village settlement boundaries, and although close to existing houses, it has the feeling of a countryside location with mature trees in wooded areas, and the Sherford Stream on the western boundary. The public footpath in this location is well used.

The site is situated within the Vivary Green Wedge. The revised proposal overcome previous concerns in respect of impact upon the landscape.

RECOMMENDATION

Subject to further details of tree protection and landscape the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, landscaping, protection of trees, garages for use of residents only.

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: