

44/2005/016

MR A SHUTLER

ERECTION OF AGRICULTURAL LIVES STOCK/HAY BARN AT LAND TO THE NORTH OF LITTLE SILVER LANE, OPPOSITE LITTLE SILVER COTTAGE, LITTLE SILVER LANE, WELLINGTON

13533/18875

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a agricultural building measuring 27 m x 9 m x 5 m to the ridge for the storage of hay, agricultural machinery and livestock.

CONSULTATIONS AND REPRESENTATIONS

ENVIRONMENTAL HEALTH OFFICER no objections.

PARISH COUNCIL strongly object to the proposed application. Councillors advised that an additional store had already been erected next to the stable on the site without approval although its construction does at least match the existing stable block. Councillors believe the storage capacity of the two existing buildings located on the site adequately meets the livestocking levels of the land area. Councillors consider that both the design and size of the proposed barn in the application is akin to an industrial storage building and that it would be used in connection with the landowner's building business. The building is considerably greater than any likely agricultural requirement and the proposed design and material construction are not compatible with the proposed designated use. The Parish Council stated that industrial expansion should take place on designated trading estates.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 and S2 seek, inter alia, to safeguard visual amenity.

ASSESSMENT

The proposed agricultural building would be constructed using rendered blockwork and box profile cladding, two open bays and a roller shutter door to enclose and secure agricultural machinery. The proposed materials and design are considered acceptable for use on an agricultural building and considered akin to many in the Taunton Deane area. The size of the building is also considered commensurate with the size of the agricultural holding.

The Parish Council are concerned that the building appears similar to that of an industrial unit. Whilst the roller shutter door may lead to the Parish Councils visual

concerns the site is well screened from the adjacent highway by a high hedge and the field is not prominent within the wider landscape. The roller shutter doors are also considered an appropriate enclosure for machinery and equipment. The proposed building would appear less "industrial" than some others e.g. for agricultural contracting businesses in countryside locations. Furthermore, any significant use in connection with a building business or any other commercial or industrial purpose would result in a material change of use that would require planning permission. The use of the building is therefore effectively controlled. The proposal is acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit and materials.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect the residential and visual amenity of the area and accordingly does not conflict with Taunton Deane Local Plan Policies S1 and S2.

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: