

46/2004/010

ANNE & SIMON HOLLINGTON

**ERECTION OF REPLACEMENT SHED AT FIELD GRID REF 164173 OPPOSITE HUNTERS LODGE FARM, CLAYHIDON AS AMENDED BY PLAN RECEIVED**

16347/17231

FULL PERMISSION

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**PROPOSAL**

The proposal is for the erection of a shed in the north east corner of a field (Grid Reference 164173) situated on the southern edge of Gortnell Common in the Blackdown Hills. The shed will comprise of a 10 ft x 8 ft store plus a 4 ft x 8 ft covered area and will be of timber construction with a pitched roof.

**CONSULTATIONS AND REPRESENTATIONS**

SOMERSET ENVIRONMENTAL RECORDS CENTRE 5 County wildlife sites recorded within 1 km of the application. SOMERSET WILDLIFE TRUST no comment

PARISH COUNCIL recommend refusal because they object to any building on the ridge.

ONE LETTER OF OBJECTION has been received from nearby residents (in Clayhiden), objecting on the grounds that there was no shed to replace; no other buildings on North side of road situated in AONB; dangerous access; parking; non-native tree planting; loss of agricultural use.

**POLICY CONTEXT**

West Deane Local Plan Policy WD/EC/13 Positive measures of management and enhancement should be used to safeguard the landscape quality of Areas of Outstanding Natural Beauty.

Taunton Deane Local Plan Revised Deposit Policy EN10 Development must not adversely affect the landscape, character and appearance of the Areas of Outstanding Natural Beauty. Policy EN13 Proposals must respect the character & appearance of the Blackdowns Landscape Character Area. Policy S1 Sets out general requirements for development. Policy S2 Seeks good design.

**ASSESSMENT**

The original plan sited the shed midway along the east boundary. Following discussions with the applicant, amended plans have been submitted, moving the shed to the north

east corner of the field. In this position it is felt that the existing hedge and woodland bordering the site would act as screening for the proposal. In addition to this the applicant has indicated that they will plant more trees around the shed to ensure that it does not detract from the quality of the landscape. A suitable condition will ensure that this is achieved and that the planting is native to the surrounding area.

The application is not a change of use for the field so the existing agricultural use would remain. It is not considered that there would be an increase in traffic to the site due to the proposed shed.

It is felt that the proposal complies with the relevant policies in the Local Plan and will not adversely affect the AONB with the suggested landscaping.

### **RECOMMENDATION**

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

REASON(S) FOR RECOMMENDATION:- It is considered that the proposal complies with Taunton Deane Local Plan Revised Deposit Policies S1, S2, EN10 and EN13 in that the landscape, character and appearance of the area would not be adversely affected.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

**CONTACT OFFICER: 356313 MRS F WADSLEY**

NOTES: