

49/2006/023

MRS NEATE

RETENTION OF EXISTING STRUCTURE AND COMPLETION TO FORM AGRICULTURAL BUILDING FOR ANIMALS, CULVERHAY, WIVELISCOMBE

307683/127394

RETENTION OF BUILDINGS/WORKS ETC.

PROPOSAL

The site is to the west of the Culverhay Farm. The building is at the end of a track which passes between and The Linny and Culverhay Cottage. There had previously been a building on the site, but the new building is significantly larger, and the roof ridge is higher. The original building was approximately 5.7 m wide and had a significantly lower ridge; the new building is 25.9 m x 7.92 m with a height of 6.1 m to the ridge, 2.4 m to the eaves. There are a series of windows and doors on the southern elevation, and roof lights in the corrugated roof. The wall material is blockwork which is being faced with natural stone. A report was prepared for Planning Committee on 29th March, 2006 for enforcement action as no application had been submitted, but this application has now been made.

CONSULTATIONS AND REPRESENTATIONS

ENVIRONMENT AGENCY no objections subject to notes to applicant .

LANDSCAPE OFFICER the building is away from existing farm buildings and very prominent in the local landscape from a number of different vantage points and therefore would be contrary to Policy EN12. ENVIRONMENTAL HEALTH OFFICER no observations. DRAINAGE OFFICER no observations.

PARISH COUNCIL supports.

1 LETTER OF OBJECTION has been received raising the following issues:- the additional building size and increased ridge height make this building very prominent in the landscape when viewed from many directions; it is not in keeping with the surroundings; overdevelopment of the original farm building; is the additional roof height, windows, doors, and cavity walls necessary for keeping of animals; no details of how rainwater is dealt with; no details of containment of animal waste; the track is newly made; the original building has been out of use for the last 10 years; the original building was 152 sq m, the new is 205 sq m, so there is a notable increase in floor space; there are numerous vehicles attending the site, including JCBs; there are 2 steel storage containers on site, which have an adverse effect on visual amenity.

1 LETTER OF SUPPORT has been received – the area leading to the building has been tidied, cleared and landscaped; the area where the original barn was sited was unkempt; no objection provided it is an agricultural building for animals.

POLICY CONTEXT

S1 General Requirements, S2 Design, S7 outside settlements, EN12 Landscape Character Areas.

ASSESSMENT

The building has been used for the keeping of animals, however the design and appearance of the building and the cavity wall construction gives the appearance of a domestic building. Given this situation, it would appear that the building has been designed in the form of a dwelling, and this application is to construct a building purportedly for agriculture, but which is basically designed for domestic habitation. There are two options, the first to allow the application and place suitably worded conditions to restrict use to animals only, or to refuse and seek authorisation for enforcement action for demolition. In this instance, the scale of the building is considered to be so excessive and out of character with the area that refusal is recommended.

RECOMMENDATION

Permission be REFUSED for the reasons that (1) The building by reason of its design, size and external appearance is considered to be tantamount to a new dwelling in the countryside which is contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy STR6 and Taunton Deane Local Plan Policy S7 and EN12. (2) The building is considered, by reason of its size in this prominent rural site, to be contrary to Taunton Deane Local Plan Policies S1 (D) and S2.

Enforcement action be authorised to remove the existing structure to ground level.

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: