

21/2006/007

MR AND MRS A VELLICOTT

DEMOLITION OF BARN AND ERECTION OF HOLIDAY CHALET AT WELLISFORD FARM, LOWER WELLISFORD, LANGFORD BUDVILLE, WELLINGTON (RESUBMISSION OF 21/2005/010)

309280/122550

FULL

PROPOSAL

The proposal seeks the erection of a log cabin to be used for holiday accommodation, and associated car parking. Additional tree planting is proposed. The cabin measures 16.2 m x 12.5 m.

A previous application (21/2005/010) was submitted in 2005 and later withdrawn.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY proposed site is remote from any urban area and therefore distant from adequate services, occupiers of new development are likely to be dependant of private vehicles fostering growth in the need to travel; traffic generation for one log cabin is unlikely to generate a significant increase in traffic, however the highway authority would not like to see a multiplicity of applications, and there should be a limit to ensure no significant increase in traffic to detriment of highway network; as there is a specific policy for holiday accommodation it is a matter for the Local Planning Authority to decide if this proposal meets with the policy and outweighs transport policies seeking to reduce reliance on the private car. ENGLISH NATURE protection of swallows during nesting and further details of bats

LANDSCAPE OFFICER subject to details of proposed landscaping and planting to be retained it should be possible to integrate the proposal into the local landscape. WILDLIFE OFFICER further survey work for bats recommended and concerns for swallows. ENVIRONMENTAL HEALTH standard contaminated land condition and note to be added to certificate. DRAINAGE OFFICER surface water should be discharged to soakaways constructed in accordance with Building Research Digest 365; note for existing septic tank. TOURISM OFFICER research from data from local tourism industry suggests that there is an oversupply of holiday let accommodation in Somerset; without significant added value (i.e. indoor swimming pool) the business will fail; consider seeking business plan to assess degree to which proposal will significantly improve quality and competitiveness of holiday let sector.

PARISH COUNCIL objects to the application.

POLICY CONTEXT

Policy EC24 (camping, caravans and holiday chalets) of the Taunton Deane Local Plan is relevant to this application. The policy allows holiday chalet development

provided the proposal: would not harm the landscape and is adequately screened; has good access to the main road network; and is not situated in a floodplain. The proposal is considered to meet the requirements of this policy. Policies S1 (general requirements) and S2 (design) are also relevant to this application.

ASSESSMENT

The site lies outside of the floodplain and is screened by existing hedgerows and an earth bank with tree planting; further planting is proposed within the site. The proposed holiday let is approximately 1 mile from Langford Budville and 2.5 miles from Wellington. Previous permission has been granted to erect a holiday chalet in the adjoining field, and to convert barns at Wellisford Manor to holiday accommodation (21/1997/015). Existing holiday accommodation indicates that the applicants have an established holiday let business.

Notwithstanding the Tourism Officer's concerns given the existing holiday accommodation, and that the site is screened from public vantage points and that the proposal is considered not to harm the visual amenity of the area it is considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to time limit, materials, landscaping, retention of planting, holiday occupancy condition, chalet to be demolished if un-occupied for 24 months, wildlife conditions, contaminated land. Notes re compliance, soakaways, contaminated land, wildlife, septic tank.

REASON(S) FOR RECOMMENDATION:- The site is adequately screened and the proposal is not considered to be harmful to the landscape and therefore is compliant with Taunton Deane Local Plan Policy EC24.

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: