

APPEAL DECISION FOR COMMITTEE AGENDA – 30 JANUARY 2013

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	INSPECTOR'S REMARKS
APP/D3315/A/12/2182362	UNAUTHORISED MOBILE HOME ON LAND TO REAR OF LANGS FARM, BRADFORD ON TONE ERECTION OF TIMBER CHALET IN THE COURTYARD OF THE OLD STONE BARN, LANGS FARM, BRADFORD ON TONE (RETENTION OF WORKS ALREADY UNDERTAKEN)	<p>The site is located outside of any defined settlement limits, (as set out in the Taunton Deane Local Plan) where Development Plan policy provides that development should be strictly controlled and provided for where consistent with the policies and proposals set out in the Plan. The proposals constitute the formation of a new independent residential dwelling remote from adequate services, employment, education and other services and facilities required for day to day living. Such a proposal would be likely to generate the need for additional travel by private motor vehicles due to its location and lack of accessibility to alternative means of travel.</p> <p>The proposed development will utilise an existing access that fails to incorporate the necessary visibility splays, which are essential in the</p>	E/0025/07/11 And 07/12/0006	WITHDRAWN

		<p>interests of highway safety to ensure that vehicles can see and be seen upon egress from the site. The proposals will intensify the number of vehicle trips over the substandard access and the Local Planning Authority are not satisfied that unobstructed visibility splays can be provided due to limitations over the ownership of the adjoining land. Therefore the proposals are considered to represent a danger to highway safety, contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000), Policy S1 (A) of the Taunton Deane Local Plan and Policy DM1 of the emerging Taunton Deane Core Strategy.</p>		
APP/D3315/A/12/2177389	<p>OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT ON LAND TO THE EAST OF TUDOR PARK,</p>	<p>The proposal will have a significant detrimental impact on the open character of the Taunton-Monkton Heathfield green wedge and would reduce the effectiveness of the area in its role in separating the</p>	08/11/0018	<p>The Inspector considered the main issues and concluded that Paragraph 49 of the Framework advises that housing applications should be considered in the context of the presumption in favour of sustainable development.</p>

	<p>MAIDENBROOK FARM, CHEDDON FITZPAINE</p>	<p>settlements of Taunton and Monkton Heathfield</p> <p>The proposed development of this open greenfield site, characterised by hedge enclosed farmland, would be out of character with and detrimental to the landscape character of the area.</p> <p>The current proposal does not provide for any affordable housing</p> <p>The development is expected to result in a need for an additional primary and secondary school places.</p> <p>The proposal does not include the provision of contributions towards adequate recreation space, playing field provision or community hall requirements</p> <p>The proposal does not include the required package of off site highway work or travel plan contributions as listed in the report.</p>		<p>She concluded that at present a five year supply cannot be demonstrated. The proposed development fails to meet the objective of the Green Wedge to 'prevent the coalescence of settlements which it is desirable to keep separate for townscape and landscape reasons'. The Inspector considered the proposal would cause substantial harm by serious depletion of the Green Wedge between Taunton and Monkton Heathfield. She concluded that on balance the proposed development would not be sustainable development in the terms set out in the Framework and the appeal was therefore DISMISSED.</p>
APP/D3315/				