

**APPEALS RECEIVED : FOR COMMITTEE AGENDA : 18 April 2012**

<b>Proposal</b>	<b>Start Date</b>	<b>Application/Enforcement Number</b>
ERECTION OF SINGLE STOREY EXTENSION (SCHEME B) TO EAST ELEVATION AT BUTTLES LODGE, VILLAGE ROAD, HATCH BEAUCHAMP (AS AMENDED)	05 APRIL 2012	19/11/0002LB & 0003LB
WALL DEMOLISHED AND NEW GATES ERECTED AT OLD MANOR HOUSE, COMBE FLOREY ROAD, COMBE FLOREY	28 MARCH 2012	E/309/11/11

**APPEAL DECISION FOR COMMITTEE AGENDA – 18 APRIL 2012**

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	DECISION
APP/D3315/A/11/2166779/NWF	ERECTION OF SINGLE STOREY DWELLING AND GARAGE AT MEADOWAY, HAYDON, STOKE ST MARY	<p>The site lies beyond the recognised limits of a designated settlement in open countryside where it is the policy of the Local Planning Authority to resist new housing development unless it is demonstrated that the proposal serves a genuine agricultural or other appropriate need. In the opinion of the Local Planning Authority the site is not suitable for housing as the proposal does not constitute a genuine agricultural or other appropriate need and the proposal would detract from the character of the surrounding environment. The proposal is contrary to Taunton Deane Local Plan Policies S1 and S7 and advice given in PPS7, PPS1 and PPS3. The proposed development would</p>	37/11/0012	<p>The Inspector considered that the proposal would be harmful to the character and appearance of the area and would conflict with Policy S7 of the Local Plan. She also considered it most likely that the occupants of a new dwelling in this location would make use of the private car for most of their daily needs, conflicting with Government advice in Planning Policy Guidance Note 13. The appeal was DISMISSED.</p>

		<p>foster a growth in the need to travel and would therefore be contrary to government advice given in PPG13 and RPG10, and to the provisions of Policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011 (Adopted: April 2000), and Policy S7 of the Taunton Deane District Local Plan.</p>		
APP/D3315/A/11/2161759/NWF	<p>ERECTION OF CLASS A1 RETAIL UNIT AND RECONFIGURATION OF CAR PARKING AT TAUNTON RETAIL PARK, HANKRIDGE WAY, TAUNTON AS AMENDED</p>	<p>The applicant has not adequately demonstrated compliance with the sequential approach and the proposed retail floorspace and end user could be provided in a more central and accessible location within or on the edge of Taunton Town centre and if allowed it would set an undesirable precedent for similar out of centre retail floorspace proposals which could have a cumulative</p>	48/11/0011	<p>The Inspector considered that the appellant had not demonstrated that the existing and available town centre premises at 15-16 High Street could not be adapted to meet the requirements of the occupier proposed in this case. As a result, the proposal has not demonstrated compliance with the sequential approach, and for this reason she concluded that the appeal should be DISMISSED.</p>

		<p>negative impact upon the town centre and is contrary to the objective of sustainable development. The proposal is considered contrary to PPS1, PPS4, PPG13, Taunton Deane Local Plan Policies S1(B), the objectives of the Taunton Town Centre Area Action Plan and policies CP1 and CP3 of the published Taunton Deane Core Strategy 2011-2028.</p>		
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**TDLP** = Taunton Deane Local Plan **SENP** = Somerset & Exmoor National Park