

45/2004/004

DAVID MORFEE

ERECTION OF NINE STABLES AND TACK ROOM TO REPLACE FOUR STABLES AND TACK ROOM, FIELD ADJOINING TALLY HO COTTAGE, TRISCOMBE.

15302/35309

FULL PERMISSION

PROPOSAL

Replace four stables with nine stables and tack room. Proposed stables are laid out to form a central yard. The loose boxes measure 3.6 m x 3.6 m, with the corner boxes measuring 3.6 m x 5.4 m. The maximum height measures 2.7 m. Materials are shiplap cladding and onduline roofing.

A previous application (45/2004/003) was recently withdrawn.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection. SOMERSET WILDLIFE TRUST no objection.

LANDSCAPE OFFICER subject to detailed landscape proposals this scheme is much better than previous application and should be capable of being integrated into local landscape. ENVIRONMENTAL HEALTH: no objection, notes re drainage and MAFF code of conduct. DRAINAGE OFFICER details of any foul drainage and surface water will need to be confirmed.

PARISH COUNCIL object to application as concerns that were previously raised have not been addressed; in particular the issue of whether the stables will be used for commercial activities and if so, the concerns over traffic and access to the site; application does not address the situation of excess water and seepage from manure, which could already be affecting the adjoining road.

POLICY CONTEXT

Policies S1 (General Requirements) and S2 (Design) are relevant to this proposal. These proposals seek to ensure that the appearance and character of any affected landscape will not be harmed as a result of development, and that the development should reinforce the character and distinctiveness of an area, including the landscape setting.

ASSESSMENT

The proposal will replace existing stables that lie next to a hedge bank that runs along a single track road. At present the existing stables are screened by this bank. The proposed nine stables will also be integrated into the landscape with further planting and a small earth bank, minimising the impact of the stables within the AONB.

A letter from application 45/2004/003 written by the applicant, answers questions raised by the Parish Council and confirms that: the existing stables will be demolished; the stables are for domestic/personal use with no increase in traffic or vehicle movements; there will be no increase to current seepage of water and manure heaps will be regularly removed.

As conditions will be attached to this proposal regarding no commercial use of stables, foul drainage and landscaping. It is considered that any concerns have been overcome. The proposal is considered not to harm the residential or visual amenity of the area or adversely impact on the AONB, and is therefore considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, no commercial use, landscaping, details of foul drainage and surface water. Notes re compliance, drainage and MAFF code of conduct.

REASON FOR RECOMMENDATION:- The proposal will not harm the visual or residential amenity of the area, and will not impact on the AONB in accordance with Taunton Deane Local Plan Revised Deposit Policies S1 and S2.

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: