

45/2006/025

ENGLISH & CONTINENTAL PROPERTY CO LTD

ERECTION OF FOUR HOLIDAY CHALETS, QUANTOCK ROSES, WEST BAGBOROUGH

315731/132707

FULL

PROPOSAL

The erection of four log cabins to be used for holiday accommodation, and associated car parking. The site forms part of a nursery currently not in use. The cabins will be constructed with timber.

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; good frequency of bus services, though bus stop 800 m away; it is a matter for the Local Planning Authority to decide if there is any overriding planning need, that outweighs transport policies that seek to reduce reliance on private car; no information on whether nursery will cease; existing traffic movements/number of staff; restricted visibility; would envisage vehicles travelling at 40 mph, splays of 2 m x 120 m would be appropriate; if Local Planning Authority considers proposal would not increase in traffic over and above existing, it may be unreasonable to raise highway objection; aware of concerns where junction meets A358, given that it is main route into village, low scale of development within village, this development is unlikely to result in increase in traffic utilising junction; if approved condition imposed for parking to be kept clear of obstruction and used only for parking in connection with development. WESSEX WATER council should be satisfied with disposal of foul and surface water; agree connection to water main at design stage. NATURAL ENGLAND no objection.

LANDSCAPE OFFICER site well screened at present but existing hedgerow will have to be carefully managed to maintain their screening potential longer term; management of hedgerows to be conditioned; will there be any highway visibility requirements? NATURE RESERVES & CONSERVATION OFFICER site would benefit from landscape scheme to improve habitat for wildlife. Support comments for management of hedgerows. ECONOMIC/TOURISM OFFICER support application. Applicants have successfully satisfied our objectives of proving demand of the business through supporting letter. In addition applicant has satisfied the objective of additionality by offering more than accommodation through the provision of indoor pools. DRAINAGE OFFICER surface water should be discharged to soakaways constructed in accordance with Building Research Digest 365; The Environment Agency's consent is required to connect to a new sewage treatment plant, details should be submitted.

PARISH COUNCIL objects to the application.

SIX LETTERS OF OBJECTION have been received raising the following issues:- outside of curtilage of village; change of use of agricultural land; buildings do not comply with Village Design Guide; buildings at Quantock Roses have agricultural ties, occupant has nothing to do with agriculture, further domestic building not necessary; Planning Enforcement investigating use of garage on site; four units have no outside space and shops, restaurants or pubs within walking distance; very close to busy and dangerous A358; bad location; if allowed and sold as houses on open market, what will TDBC do?; letting bookings for existing houses in this part of the country are down and therefore questions need for any more; doubtful if any economic benefit to West Bagborough as there are no shops; out of character with immediate agricultural land and surrounding AONB; linear nature of village should be respected (village design statement); possible light pollution, and noise pollution, barbeques and outdoor entertaining may cause disturbance to local residents; may not be sustainable as not near shops, train or frequent bus services; development would mean a 13% increase in village population, cannot be sustained with no increase in infrastructure or amenities; village appraisal between 2000 & 2002 (with support of parish council and countryside agency) showed 76% of parish population felt that new buildings would spoil nature of area.

NINE LETTERS OF SUPPORT have been received raising the following issues:- bring needed employment to the village; site well screened by established trees and not visible; know location well from visits to Cedar Fall Health farm and would look forward to holidaying in charming village, like West Bagborough; as neighbouring nursery support application, horticulture difficult with over supply of plants; eco friendly nature and screening, hidden from my property; ideal location with Exmoor, The Quantocks, and West Somerset Railway; easily accessible to West Bagborough and Bishops Lydeard; in the process of buying the Rising Sun at West Bagborough and look forward to working with management of chalets to extend the season of visitors to the area; difficulty in arranging accommodation for relatives, and new chalets would help and would allow to increase number of invitations; valuable amenity in terms of large group accommodation, and support to other businesses in the area.

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 Highway Authority has not raised any concerns regarding the junction where the road meets the A358, as the development is unlikely to result in a significant increase in traffic. The development will reduce the scale of the nursery and is not considered to have a significant increase in traffic movements. Visibility splays

suggested by the Highway Authority would not be possible to condition as the applicant does not control the land. Such visibility splays would result in the loss of hedgerow and planting, this would not be acceptable due to the impact they would have on the character of this rural setting and approach road into West Bagborough village and the Quantock Hills (AONB).

The site lies outside of the floodplain and is screened by existing hedgerows and trees, further planting is proposed within the site. The proposed holiday let is approximately 1 mile from the village of West Bagborough, and has easy access to the A358, which is served by public transport. The chalets location is within reach of the Quantock Hills, West Somerset railway and other local tourist sites.

The site is not visible from the roadside, and due to its distance to other properties and the village, is unlikely to cause any detrimental disturbance. A condition will be attached requesting any details of external lighting.

As the chalets are proposed within an existing nursery in isolation from the village, there is no impact on the linear character of the village. Timber is considered an appropriate material that is widely used on agricultural buildings and blends with the surroundings. Given the use of the buildings as holiday chalets, making the buildings of materials to match that within the village would make the structures permanent.

Any enforcement action regarding the site does not interfere with the application submitted. The agricultural tie on the existing dwelling will not be affected and would require a separate application to remove.

Given the existing holiday accommodation, and that the site is screened from public vantage points, the proposal is considered not to harm the visual amenity of the area.

RECOMMENDATION

Subject to the views of the County Highway Authority the Development Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to time limit, materials, foul sewage details, landscaping, retention and management of hedgerows, holiday occupancy condition, removal after 24 months, external lighting, parking not to be obstructed and only for vehicles in connection with development. Notes re compliance, soakaways, environment agency, Wessex water

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:

