

46/2004/026

MR ROBERT FLEMING

**ERECTION OF STABLE BLOCK IN FIELD OS PLOT 9312, SAWYERS HILL, WEST BUCKLAND, WELLINGTON AS AMENDED BY PLAN RECEIVED 5TH AUGUST, 2004**

16935/20126

FULL PERMISSION

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**PROPOSAL**

The proposal comprises the erection of an L shaped stable block to accommodate three horses and incorporates a haystore and tackroom. The block measures 14.5 m x 14.5 m and is 3.6 m wide.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objections. ENVIRONMENT AGENCY no objections subject to informative notes relating to drainage and dung heaps.

RIGHTS OF WAY OFFICER a footpath crosses the field but the development would not affect the right of way. ENVIRONMENTAL HEALTH comments awaited. DRAINAGE OFFICER comments awaited

PARISH COUNCIL objections received 29 July 2004 relating to the original submission due a domestic use located in open countryside and that the applicant does not live on site. No comments have been received to date regarding the amended location of the stable.

ONE LETTER OF REPRESENTATION has been received raising objections to the initial positioning of the stable as the land is liable to flooding; the objectors house has been flooded and has caused a shared cesspit to flood and consequently overflow. Insurers will not cover the objectors property due to many flood damage claims that have been made; flood alleviation schemes have been undertaken at private expense however they have been unsuccessful; the objector also highlights he has to drain the applicants field at his own expense; due to the flooding problems the objector feels that it is inappropriate to collect the roof water in water butts and water the land and the proposal would exacerbate the problem and would be visually intrusive; concern is also raised as to the method of disposing of manure; it is stated that manure will be collected by a local farmer however doubt is raised that manure will accumulate into a "load" rather than a "heap" causing problems with smell and seepage into ground and surface water; the objector also points out that a public footpath crosses the site where the application forms state that there is none; no comments have been received to date regarding the amended location of the stable.

## **POLICY CONTEXT**

Taunton Deane Local Plan Revised Deposit Policies S1 and S2 seek, inter alia, to safeguard visual amenity.

## **ASSESSMENT**

The principle of the proposed development would appear acceptable as stable accommodation outside development limits on agricultural land is generally considered acceptable. The fact that the owner does not live on site is not considered a planning consideration.

The main planning issue would appear to be that of visual impact. The revised location positions the stable to the south of the field nearer the M5 than originally submitted. This revised location benefits from less views of the site as the land rises from the access point and then levels off towards the southern side of the field. From the access point therefore the stable would be less visible than the originally submitted position. Furthermore the access track would not be seen above the point where the land levels off and therefore the extended track would not have any increased visual impact to that originally submitted. The revised location would therefore not appear to harm the visual amenity of the area. The size of the field is also considered commensurate with the provision of accommodation for three horses.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials and private use only.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect residential or visual amenity and accordingly does not conflict 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.**

**CONTACT OFFICER: 356586 MR R UPTON**

NOTES: