

47/2005/015

MR & MRS A CLEMENTS

ERECTION OF TIMBER FRAMED BUILDING FOR THE PURPOSE OF HOUSING AGRICULTURAL MACHINERY AND HAY, ABBEYWOOD, WEST HATCH, AS AMENDED BY ADDITIONAL INFORMATION IN THE FORM OF A LETTER RECEIVED FROM THE APPLICANTS DATED 28TH SEPTEMBER 2005

28699/20849

FULL PERMISSION

PROPOSAL

The proposed agricultural building measures some 14 m by 13 m in ground area, 5.1 m to ridge height and would be sited in an open agricultural field to the rear of Abbeywood.

The applicant has stated that there holding is 6.5 acres, of which 4.5 acres is being used for agriculture. The agricultural interest is pasture conservation, and he requires the barn for housing agricultural machinery and hay.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL does not object. We question the size of the building compared to area of land. Site is very wet. Drainage and stabilising of the steep banks is necessary. Screening of building would be preferred.

THREE LETTERS OF OBJECTION have been received raising the following issues:- there is no evidence of agricultural activity, it is not an agricultural property, and therefore there is no need for a barn; that further development would be detrimental to the rural charm of the area; that flooding may result from the deposit of earth that was removed to initially make way for a tennis court and which is now the site for the proposed barn; that the building is too big for the area of agricultural land; that the applicant does not have any agricultural implements or hay to store; and that the building could be used for storage of commercial vehicles.

POLICY CONTEXT

Policy S7 of the Taunton Deane Local Plan seeks to resist new building outside defined settlement limits unless, inter alia, it maintains or enhances environmental quality, and is for the purposes of agriculture. Policies S1 and S2 seek to safeguard, inter alia, the appearance and character of any affected landscape.

ASSESSMENT

The proposed building, in accordance with policy S7 of the Local Plan, must be for the purposes of agriculture and which I do not question the applicants assertion that this is so, I nevertheless consider that both the size of the building is disproportionately large in relation to the size of the holding, and the location of the building is inappropriate. Either a smaller building sited within the existing residential complex, or a conversion of

a building within the same complex, would be far more appropriate in terms of impact on the character and appearance of this open countryside location.

RECOMMENDATION

That permission be REFUSED for the reason that the barn is both disproportionately large in relation to the size of the holding, and is inappropriately sited, and would accordingly adversely impact on the landscape quality of this open countryside location.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356465 MR J GRANT

NOTES: