

48/2005/036

BATHPOOL CHAPEL

RETENTION OF SINGLE UNIT PORTAKABIN FOR USE IN CHILDRENS SUNDAY SCHOOL & MINISTERIAL PREPARATION AT LAND BETWEEN BATHPOOL CHAPEL & 103 BRIDGWATER ROAD, BATHPOOL

25187/25873

RETENTION OF BUILDINGS/WORKS ETC.

PROPOSAL

A 2 year temporary planning permission was granted in January 2003 for the siting of a portakabin for use by the Sunday school and for ministerial preparations in connection with Bathpool Chapel. The portakabin is sited on a flat area of land lying to the east of the church and approximately 14 m back from the highway. It is screened from the main road by the boundary hedge. To the north of the site is a domestic side garden (used as a main garden) of the adjacent dwelling. The current proposal is for the retention of the portakabin for similar purposes.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection. ENVIRONMENTAL HEALTH OFFICER no objection subject to a condition limiting the noise emissions from the portakabin. ENVIRONMENT AGENCY no flood risk objection to this proposal. There is a landfill site within 250 m of the proposal.

LANDSCAPE OFFICER the building is incongruous within the local area and is partially screened by the existing hedgerows. I recommend tree planting and a hedgerow along the eastern boundary to soften its impact.

PARISH COUNCIL object to the proposal on the grounds of inadequate parking and road safety on the main A38 our previous objections were not taken into account when the proposal was refused due to a lack of flood risk assessment.

1 LETTER OF OBJECTION has been received raising the following issues:- the portakabin would be damaging to the visual amenity of the area, visitors to the church on Sundays and in the evenings still park along Bridgwater Road obstructing our view when leaving our drive and this is very dangerous

POLICY CONTEXT

Somerset and Exmoor National Park Structure Plan the following policies apply:- STR1, requiring proposals to be of a good design and reflect local distinctiveness; Policy 39 requires development proposals to be compatible with the road network or, if not, to provide an acceptable improvement.

Taunton Deane Local Plan the following policies apply:- S1 general requirements of all development especially relevant are criteria (A),(D) and (F); S2 requires a good design appropriate for the area, M2 requires adequate parking for non-residential uses M3 requires that the highway network to be able to cope with the expected traffic and on street parking pressure would not be significantly increased.

ASSESSMENT

The portakabin has been on site for the last three years. Its impact on the street scene is minimal and there are no records of any noise complaints or parking problems over that period. Additional planting along the eastern boundary will further assimilate the building into the street scene and a condition is suggested to enable that to be provided. The portakabin has residential properties lying to the south and northeast and I am concerned that the proposed use should not have a detrimental impact on the amenities of these properties and I intend to recommend the same conditions regarding noise and usage as on the previous temporary permission. The County Highway Authority do not raise objection due to the low scale use of the portakabin. In addition alternative parking is provided at Watermarque (on the opposite side of the road to Bathpool Chapel). The proposal is considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of temporary 10 year period, no amplified music or speech shall be audible at the boundary of any residential or other noise sensitive premises, use for Sunday Schools and ministerial preparation only.

REASON(S) FOR RECOMMENDATION:- The proposed portakabin compliments the existing Bathpool Chapel and is considered to be in accordance with Taunton Deane Local Plan Policy S1.

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: