

46/2006/003

MR G SPARKES

## **ERECTION OF TIMBER STABLES, LAND AT CROSSWAYS, WEST BUCKLAND**

317764/119932

FULL

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### **PROPOSAL**

Permission is sought for the erection of an 'L' shaped timber stable building located to the north of Crossways. The building would provide two stables, tack room and storage. The stables would be timber clad walls with profile roof sheeting, colour to be agreed. A new hedge bank would be positioned around the stable block. The site is served by an existing access track to the south of the site with a new 3.0 m wide access proposed to the field.

### **CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY the stable will derive access from an unclassified no-through road and on the basis that stable is for private use only and no business or commercial use I would not wish to raise a highway objection. In the event of planning permission being granted I would recommend the following conditions are imposed:- 1. There shall be no obstruction to visibility greater than 900 mm above adjoining road level forward of a line drawn 2.0 m back and parallel to the nearside carriageway edge over the entire site frontage. Such visibility shall be fully provided before works commence on the erection of the stables hereby permitted and shall thereafter be maintained at all times. 2. The proposed access over the first 5 m of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details, which shall have been submitted and approved by the Local Planning Authority. 3. Any entrance gates erected shall be hung to open inwards. 4. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved by the Local Planning Authority. Such drainage shall be provided prior to the dwelling first being brought into use. Note to Applicant: Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that a Section 184 Permit must be obtained from the Highway Service Manager, Taunton Deane Area, Burton Place, Taunton, TA1 4HE, Tel: 0845 3459155. Application for such a Permit should be made at least three weeks before access works are intended to commence.

LANDSCAPE OFFICER the site is well screened to the east and south but not so well screened to the north east (M5) or west (bridge over M5). It is considered that subject to setting the stables down into the field, at just about lane level and using the spoil to create hedge banks, it should be able to soften its impact sufficiently to meet the requirements of EN12. The hedge bank should be planted with native species such as Hazel, Hawthorn, Field Maple, Holly and Guelder Rose with Maple planted as trees at one every 8 - 10 m.

PARISH COUNCIL considers this application to be visually intrusive in the open countryside and outside of the village envelope - therefore objects to the proposal. Should the application be approved the Parish Council recommend that conditions should be added detailing (1) That all services be placed underground. (2) How surface water will be disposed of. (3) How foul water will be disposed of (4) How external storage of bedding, etc., will be allowed. The Parish Council are concerned that this will be covered by a plastic sheet. The Parish Council, having held a site inspection, raise the following concerns. A gate is now erected across public highway - is approval necessary? A depression to the east, adjacent to the M5 is being filled with waste material - has it the appropriate license?

## **POLICY CONTEXT**

RPG10 (Regional Planning Guidance for the South West), 2001. The RPG now forms part of the legal development plan, now referred to as the Regional Spatial Strategy (RSS).

PPS1 – Delivering Sustainable Development, PPS7 – Sustainable Development in Rural Areas, PPS9 – Biodiversity and Geological Conservation.

Somerset & Exmoor National Park Joint Structure Plan Review Policies STR1 (Sustainable Development), STR6 (Development Outside Rural Centres & Villages) and Policy 5 (Landscape Character)

Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design), S7 (Outside Settlements) and EN12 (Landscape Character Areas).

## **ASSESSMENT**

The pertinent issue concerns the visual impact of the proposed development on the rural character and appearance of the area.

The site is located in open countryside and designated Landscape Character Area. As such special consideration should be given to preserving and enhancing the natural beauty of the Area. PPS7 states inter alia that all development in rural areas should be well designed..., in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness.

The Parish Councils comments that the development would be sited outside of the village envelope and appear visually intrusive are noted. However, it is considered that the proposed stable block with supplementary landscaping could be assimilated into the local landscape without detriment to the visual amenity of the area. The proposed materials would be timber clad and are considered acceptable. Furthermore, it is considered the proposed size of the stabling would not be disproportionate to the size of the paddock. The proposal would be sited immediately off an existing lane to the south east and therefore there would be no significant access track required.

To conclude, it is considered that the proposed stables would not appear unduly prominent or intrusive in this location.

### **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, landscaping, services underground, drainage. Note re landscaping

REASON(S) FOR RECOMMENDATION:- The proposal is considered not to have a detrimental impact upon the rural character or appearance of the area and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1, S2, S7 and EN12 and Somerset & Exmoor National Park Joint Structure Plan Review Policies STR1, STR6 and Policy 5.

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

**CONTACT OFFICER: 356586 MR A PICK**