

49/2004/016

MR S A MEARS

ERECTION OF AGRICULTURAL BUILDING, LAND ADJACENT TO LOWER NUNNINGTON PARK FARM ESTATE, WIVELISCOMBE.

08622/26343

FULL PERMISSION

PROPOSAL

The proposal provides for the erection of a barn/cover for agricultural use for the storage of a tractor and equipment and animal uses on a periodic basis. The size of the proposed building is to be 12.2 m x 7.26 m with maximum height of 4.6 m. The materials proposed are blockwork up to 1.2 m height with either wood cladding or steel coated profile cladding with the roof the same. The proposed siting for the building is at the western edge of the field adjacent to a group of fir trees beyond the boundary.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL object for reasons of the site is near a watercourse and the building's close proximity to the watercourse could lead to contamination and environmental impact damage, believe the paddock is only used for ponies and question whether the development can be justified on agricultural grounds, the building will be situated in open countryside and feel it would have a detrimental impact.

ONE LETTER OF REPRESENTATION the site is small; the erection of an agricultural building hardly seems justified in view of the size; if consent is granted and the building no longer required, then there is likely to be an application to convert to an industrial building or even potentially residential; the location of the land and the access is already particularly dangerous for the off loading of animals, etc; question the ramifications of the continuous presence of a parked mobile caravan since the current occupier acquired the property.

POLICY CONTEXT

County Structure Plan policy STR1 on sustainable development is relevant. Policy STR6 states that development outside towns, rural centres and villages should be strictly controlled and restricted to that which benefits economic activity, maintains or enhances the environment and does not foster growth in the need to travel.

WD/SP/2 of the West Deane Local Plan states that outside defined settlement limits, development will not be permitted unless it is for the purposes of agriculture or forestry or accords with a specific development plan policy or proposal. Policy WD/EC/33 of the same plan states that proposals for new farm buildings should ensure that they do not harm the amenity or appearance of the area and that proposals will be assessed against certain criteria. These include (i) that siting and design should minimise

landscape impact, avoid breaking the skyline, where possible setting the building into the ground, and making maximum use of existing screening, mounding and planting; (ii) locations well related to existing farm buildings are preferable to isolated locations in open countryside; (iii) the proposals are of sympathetic materials and design which minimise landscape impact, with the roof normally being darker than the walls; and (iv) the operational needs of agriculture and forestry. It is considered that the current proposal meets these criteria.

Policy S1 of the Taunton Deane Local Plan Revised Deposit includes general requirements for new developments. Policy STR6 states that development outside towns, rural centres and villages should be strictly controlled and restricted to that which benefits economic activity, maintains or enhances the environment and does not foster growth in the need to travel.

ASSESSMENT

The proposal comprises a relatively modest building to serve a small field of approximately 1.13 ha . A building of the size proposed is considered reasonable and acceptable. It will be viewed against a backdrop of existing fir trees and a condition is recommended to provide additional planting. There were sheep in the field at the time of the case officer's site visit. There is no evidence to indicate that the touring caravan is being used for anything other than providing an on site toilet and tea brewing facility

RECOMMENDATION

Permission be GRANTED conditions of materials and landscaping.

REASON(S) FOR RECOMMENDATION:- It is considered that the siting of the proposed building, on the edge of the field and adjacent to tree cover, will not have an adverse landscape impact and is reasonable for the purposes of agriculture. The proposal is therefore in compliance with Taunton Deane Local Plan Revised Deposit Policy S1 and West Deane Local Plan Policy WD/EC/33.

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

CONTACT OFFICER: 356461 MR J HAMER

NOTES:

