

18/2002/017

**AGENDA ITEM NO. 18**

MR A J WETHEY HILL

**RETENTION OF HARDSTANDING AND TRACK ON LAND TO THE NORTH OF LOWER STOFORD, HALSE**

14500/28950

RETENTION OF BUILDINGS/WORKS ETC.

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**PROPOSAL**

This is a retrospective planning application to retain an area of stone surfacing adjacent to the gateway of this field currently used as a paddock, together with a stone path approximately 1 m wide between the gateway and the stables (already granted planning permission). Enforcement action has been authorised.

**CONSULTATIONS AND REPRESENTATIONS**

RIGHTS OF WAY OFFICER the R. U. P. P. footpath will not be affected.

FOUR LETTERS OF REPRESENTATION raising the following issues:- if the site is viewed from Ash Common it will be seen that if no restrictions are placed on the use of the hard standing, ie parking of cars, commercial vehicles, or used as a business site for the repair of such vehicles, it will create a major eyesore to medieval settlement of historic interest; if the application is restricted to parking of the single horse box, it would be essential that the hard standing is screened by fast growing trees or hedge on the southern and eastern aspects to lessen the impact; have no objection to the retention of the hard standing provided it is screened by evergreen trees close to the hard standing.

**POLICY CONTEXT**

The West Deane Local Plan is the adopted plan for the site but contains no specific policies for this proposal, Policy S1 of the Taunton Deane Local Plan is relevant in that development should not adversely affect the appearance and character of any affected landscape.

**ASSESSMENT**

It can be argued that the laying of this stone appears to be a man-made feature in this rural location. However, mindful of the small area involved, I do not consider that the visual amenity of the area will be so adversely affected as to warrant refusal of the planning application. I do consider that an appropriate landscaping scheme will screen the views of the hard standing from Ash Common in line with the representations received. Therefore, a suitable landscaping condition has been recommended should permission be granted.

**RECOMMENDATION**

Permission be GRANTED subject to conditions of landscaping. Note re stock proofed native hedge required along eastern extremity of the stoned area.

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

**CONTACT OFFICER: 356462 MRS J HIGGINBOTTOM**

NOTES: