

49/2004/037

P J DAVEY & SONS

DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 2 NO. HOLIDAY UNITS, BUILDERS YARD AT BLACKWATER LANE, LANGLEY MARSH, WIVELISCOMBE AS AMENDED BY

07093/29339

FULL PERMISSION

PROPOSAL

The site comprises a former builder's yard with existing buildings comprising a corrugated iron pole barn and ships container. The proposal provides for the demolition of the existing buildings and the erection of two holiday chalets with timber walls slate roofs. The accommodation consists of a kitchen/dining area, bathroom and two bedrooms on the ground floor with a further bedroom in part of the roof space at first floor level. The use of the existing access is proposed. The site is generally well screened by existing trees and hedges.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the junction of Blackwater Lane with the unclassified unnumbered road through Langley Marsh is very sub standard, the visibility to the left is only 5 m and to the right 10 m. However, in view of the change of use to holiday units, consider that the traffic generation will be no more than the existing use. Therefore no objection to the proposal.

LANDSCAPE OFFICER the most important trees on the site are the southern boundary ones on the steep bank next to the lane. They appear to be healthy but may need some reshaping management works. The holiday unit (most westerly) closest to it should be moved at least 3 m further north to avoid any future problems, eg concerns of overbearing trees, etc. The other boundary should be carefully landscaped to keep the best of the existing trees as well as providing additional. Suggest native hedgerow with some groups of trees where existing trees cannot be kept. Service runs should be kept away from trees to be retained. ENVIRONMENTAL HEALTH OFFICER recommends contaminated land investigation and remediation condition.

PARISH COUNCIL object; site is situated in open countryside and could set an undesirable precedent; fear that if constructed, could become residential dwellings either by a further planning application for change of use or through occupation and lack of enforcement action; also feel that the access is inadequate and the proposal will lead to an intensification of the existing access.

ONE LETTER OF OBJECTION shared access to adjacent stables; currently infrequent visits to yard by owners and proposal will increase vehicles using the lane, which is very narrow and frequently used by tractors, walkers and horse riders; entrance is on a blind corner and visitors to the area would not know of the danger; lane may need to be dug up to lay a water main to site; the site was used for many years for tipping rubbish - old

bikes, iron, asbestos, etc; any movement of soil may cause bad fumes which could affect people.

POLICY CONTEXT

County Structure Plan Policy STR1 on sustainable development is relevant. Part of this policy requires the development of a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking. 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.

Taunton Deane Local Plan Revised Deposit Policy S1 includes general requirements for new developments. Policy S8 of the emerging Taunton Deane Local Plan states that outside defined settlement limits new building will not be permitted unless it maintains or enhances the environmental quality and landscape character of the area and meets certain criteria. Policy EC19 states that proposals for holiday chalet developments will only be permitted provided that the proposal meets certain criteria, which are met with the current proposal.

ASSESSMENT

The site is well screened by existing tree cover and additional planting is recommended by condition. A holiday let condition is recommended to ensure that the units are only occupied by bona fide holidaymakers. The County Highway Authority do not raise objection to the proposal. The proposal is considered acceptable subject to the recommended conditions.

RECOMMENDATION

Subject to the receipt of satisfactory amended plans and no further representations raising new issues thereon, the Development Control Manager consultation with the Chairman/Vice Chairman be authorised to determine and permission be GRANTED subject to conditions of time limit, percolation tests, materials, landscaping, retention/protection of trees, no service trenches within spread of trees, no felling, parking, holiday let, meter boxes, demolition of buildings, contaminated land investigation/remediation and removal of GPDO rights for extensions and ancillary buildings. Notes re disabled access, water/energy conservation, meter boxes, CDM regulations, bats/owls note, contaminated land, advice re landscaping, soakaways and Environment Agency consent.

REASON(S) FOR RECOMMENDATION:- The site is adequately screened and the proposal is not considered to be harmful to the landscape and therefore is compliant with Taunton Deane Local Plan Revised Deposit Policy EC19.

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: