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ERECTION OF TEN GARAGES ON EXISTING PARKING AREA TO NORTH OF HAYGROVE CARAVAN PARK, MILL LANE, TRULL.

21790/22260

FULL PERMISSION

PROPOSAL

The proposal is for the erection of the garages on land to the north of Haygrove Caravan Park. The site is currently used as a parking area for the caravan park, with existing timber and stone buildings in the north east corner of the site which are proposed to be demolished. The two garage blocks proposed will accommodate 10 cars, with further parking proposed for 19 cars. The garage blocks measure 6.0 m x 9.0 m and 21.0 m x 6.0 m with materials to be facing brickwork and double roman tiled roofs.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY view awaited.

LANDSCAPE OFFICER views awaited. RIGHTS OF WAY OFFICER the car park will not affect the adjacent footpaths as long as any drainage is away from the footpath; could the footpath be incorporated into the new car park as part of a landscaped area instead of an enclosed alley?

PARISH COUNCIL objects to this proposal as the site lies within the designated Green Wedge.

3 LETTERS OF OBJECTION raising issues of: site lies within Green Wedge and would harm the open non developed character of the area; the copse within the development area is next to the Sherford Stream and is a natural habitat for wildlife, which according to the Policy EN14 should be protected; lies outside development limits of Trull; garages have the potential to attract additional traffic to Mill Lane; garages could be rented out to other people in the village, rather than the caravan park residents; caravans and Plots on the park already have designated parking areas; hardstanding area has been revealed over last several months which could accommodate the parks residents overspill car parking if the new garages were built; the additional traffic will have a detrimental effect on Mill Lane and would be a road safety concern; junction of Mill Lane with Church Road is substandard in all highway respects; would adversely affect the setting of adjacent listed buildings; pressure to develop on the Taunton Green wedges will intensify; development land in question is adjacent to well-used public footpaths and the setting should be preserved; land is wooded, forming part of an attractive and rare wooded setting for Sherford Stream; remaining woodland should be protected with a

preservation order; any further development adjacent to the stream will increase rainfall run-off; enjoyment of neighbouring property will be affected.

POLICY CONTEXT

TDLP Revised Deposit Policy S1 (General Requirements) requires proposals for development to meet certain criteria. Sub section (D) of the policy requires that the appearance and character of any affected landscape settlement, building or street scene would not be harmed as a result of the development. Policy S8 of the same 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 it meets certain other criteria Policy EN14 (Green Wedges) of the TDLP Revised Deposit states that development which would harm the open character of green wedges will not be permitted.

ASSESSMENT

The site lies to the east of Trull village, adjacent to, but outside, of the settlement limits of the village as designated in the TDLP Revised Deposit. It is accessed along a narrow lane which leads to Haygrove Farm and Haygrove Mill to the east of the site, and the Haygrove Caravan Park to the south. The site is bounded by the Sherford Stream to the west, with a public footpath running along its boundaries to the east and north. The existing car parking area has mature landscaping along the stream boundary.

The applicant has indicated that the car parking and garages will be used in connection with the Caravan Park which is within his ownership.

The site is situated in an attractive area outside the village settlement boundaries, and although close to existing houses, it has the feeling of a countryside location with mature trees in wooded areas, and the Sherford Stream on the western boundary. The public footpath in this location is well used.

The site is situated within the Vivary Green Wedge and it is considered that the proposal would harm the open character of the area and would not maintain or enhance the landscape and is therefore contrary to Policy EN14, S1 and S8. The proposal is therefore considered unacceptable.

RECOMMENDATION

Permission be REFUSED for the following reasons:- proposal would be undesirable extension of development beyond recognised limits of existing settlement, and does not maintain or enhance landscape character of area, contrary to Policy S8 of TDLP Revised Deposit ; site lies in green wedge and would have detrimental impact on visual amenities and open character of green wedge, contrary to Policy EN14 of TDLP Revised Deposit.

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: