

BATHPOOL CHAPEL

**SITING OF PORTACABIN FOR CHILDRENS SUNDAY SCHOOL ACTIVITIES AT LAND BETWEEN BATHPOOL CHAPEL AND 103 BRIDGWATER ROAD, BATHPOOL.**

25190/25870

FULL PERMISSION

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**PROPOSAL**

The proposal is for the siting of a portacabin on land to the south of the Church of the Nazarene to provide a room for the Sunday school that currently takes place from within the church and allow quiet space for the minister's preparations. The land comprises open land surrounded by hedges and is at a lower ground level than both the church that lies to the north and the A38 highway that lies to the west. To the east there is a private garden, which is at the same ground level as the proposed portacabin. There is no proposed parking for the extra facility but there are informal arrangements to park on nearby land, such as the Bathpool Inn, during services. A previous permission was refused in October last year, as it appeared to include the removal of the roadside hedge and the provision of parking on the remainder of the land. This point has now been clarified and those elements are not part of the current application.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objection.

ENVIRONMENTAL HEALTH OFFICER. No objection subject to a condition limiting the noise emissions from the portakabin.

PARISH COUNCIL no comment.

4 LETTERS OF REPRESENTATION raising the following points:- the portakabin will back onto my adjoining garden and impinge upon my amenities; if the proposal is in addition to the existing Sunday school the proposal will result in additional traffic coming to and parking in the vicinity of the site and this will be dangerous to other road users, there is insufficient parking for visitors to the church, leading to an increase in roadside parking and blocking neighbouring drives; there are a number of locations in the vicinity of the site where traffic already has to cross or stop on the A38 (at the Watermarque, Esso Garage, Yew Tree Lane, bus stop, pedestrian crossing, Hyde Lane, Acacia Gardens, and residential driveways), this is already made worse at the weekends when up to 15 cars park on the highway to go to the Chapel, any increase in the traffic that will result from additional use of the portakabin will create a highway danger; additional traffic to the site will result in increased noise levels and disturbance; the portakabin will

be used by youngsters at other times of the week increasing health, safety and noise disturbance; the siting of a portakabin in this location is not in keeping with the area due to both its colour and materials; children using the Sunday school will still have to disrupt services to use the toilet and the additional space will not avoid this as indicated by the applicant; the difference in levels is only about 3 feet and this will leave the portakabin clearly visible from the adjacent road; the address of the site is incorrect and should be 103 Bridgwater Road and not 133 as referred to; the proposal will devalue the existing dwellings.

## **POLICY CONTEXT**

Somerset and Exmoor National Park Structure Plan the following policies apply:- STR1, requiring proposals to be of a good design and reflect local distinctiveness; Policy 39 requires development proposals to be compatible with the road network or, if not, to provide an acceptable improvement.

Taunton Deane Local Plan Revised Deposit the following policies apply:- S1, governing the general requirements of all development especially relevant are criteria (A),(D) and (F); S2 requires a good design appropriate for the area, M3 requires that the highway network to be able to cope with the expected traffic and on street parking pressure would not be significantly increased; M3a requires adequate parking for non-residential uses.

## **ASSESSMENT**

The portakabin will be located approximately 14 m back from the edge of the highway on land that is at a lower level than the road. There is a boundary hedge that provides some screening of the site when viewed from the highway and in the circumstances I do not consider that the portakabin will have a detrimental impact on the visual amenity of the area. At present there is a Sunday school within the church on Sundays. The Sunday School shares the church with the congregation and this leads to disturbances for both parties. The proposed portakabin is to provide alternative accommodation for the Sunday School as well as some quiet space for the minister to prepare for services etc. The site has residential properties to the south and northeast and concerns have been expressed regarding the noise and disturbance that may be caused from the portakabin, to a degree I share these concerns and recommend the imposition of a noise condition and a use condition to ensure that activity in the portakabin does not cause a nuisance to occupiers of the dwellings. There have been concerns regarding the increase pressure for on street parking resulting from the proposal. If the accommodation was to cater for new activities I would agree with these concerns but the proposal is to provide alternative accommodation for an existing use and I do not consider that it will lead to any material increase in traffic to the site. Proposal considered acceptable.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of temporary 2 year consent, noise limits, Sunday School and minister's preparations only, retention of boundary hedges. Note re planning permission required for change of use of remaining land for any church related activities.

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

**CONTACT OFFICER: 356467 MRS J MOORE**

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