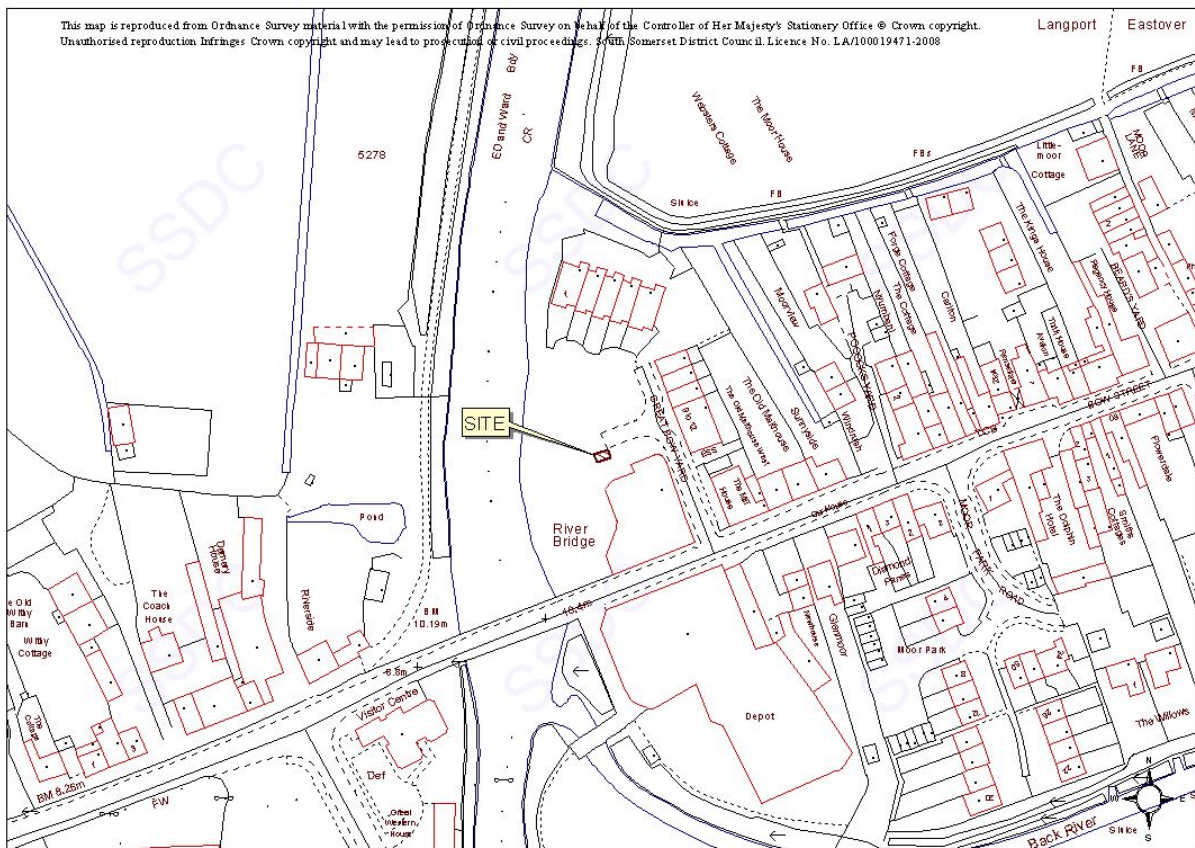


OFFICER: Lee Walton (01935) 462324
APPL.NO: 07/03835/FUL APPLICATION TYPE: Full Application
PARISH: Langport WARD: LANGPORT AND HUISSH
DESCRIPTION: Erection of wood pellet and refuse store (GR 341589 / 126704)
LOCATION: Great Bow Wharf, Great Bow Yard, Bow Street, Langport, Somerset
APPLICANT: Charles Couzens
DATE ACCEPTED: 21 August 2007

Reason For Referral

Chairman asked that the item be brought to Area North Committee given the public interest and Ward Member concerns that the issues raised by the Parish Council are considered by Members.

Site Description and Proposal



Designated part of the development area, conservation area and designated a listed building. The site lies adjacent to the riverside and the road bridge.

The proposal seeks a small building for storage associated with the energy use of the main warehouse building, which is listed.

Planning History

There is a complex planning history since 2000 and a number of matters being considered under alternative planning references.

Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under 54A of the Town and Country Planning Act 1990 and requires that decisions must be made in accordance with relevant development plan documents unless material considerations indicate otherwise.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires -(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 require authorities considering applications for planning permission or listed building consent for works that affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building.

Relevant Development Plan Documents:

Regional Spatial Strategy

VIS1 - Expressing the Vision

VIS2 - Principles for Future Development

EN4 - Quality of the Built Environment

Somerset and Exmoor National Park Joint Structure Plan 2000

STR1 - Sustainable Development

STR5 - Development Inside Towns, Rural Centres and Villages

9 - Historic Environment

South Somerset Local Plan 2006

ST5 - Principle of Development

ST6 - Quality of Development

EH1 - Conservation Area

EH3 - Listed Building

EH5 - Setting of Listed Buildings

Consultations and Representations

Town Council - Refused. The need for the building is not justified, the building stands out from the listed building and be incongruous rather than being subsidiary, style, materials and position give the impression that it is a temporary structure. The design intent must be questioned for a building in a prominent position on a site visible and open to the public, adjacent to a listed building and in a conservation area. The location severely interrupts the view towards the river, vehicular access, the area could be better used for additional parking.

County Highway Authority - No observations

Environment Agency - No comment

Environmental Health - No observations

SSDC Technical Services - No comment.

County Archaeology - No objection

Historic Conservation - No objection subject to condition controlling external materials/ colour.

Curry Rivel Parish Council - No objections.

14 neighbour notifications were issued. There have not been any responses.

Planning Considerations

The main considerations relate to the character and appearance of the locality and of the proposed structure.

The structure is considered diminutive and clearly subsidiary to the listed building. The conservation manager has not objected to the proposal. Its location is considered acceptable and a condition controlling the detailing in terms of materials and colour finish is proposed. The use of timber is not alien given its relationship to the main building.

Addressing the concerns raised by the Town Council the current application is considered afresh the need for the building is not of particular relevance and its effect or impact on setting and character attract much more weight. Timber or brick outhouse is appropriate for the location and the timber proposed is as appropriate relating the structure to the listed building. The design is of limited scale and cannot be regarded as incongruous, many outbuildings are of timber construction but not necessarily of a temporary nature. Given relationship to surrounding structures the proposed building is considered sits comfortably within its context.

The site has limited parking the additional parking the site might attract is of little impact and consequence in relation to the use of the site while the storage requirement appears acceptable.

The wider planning matters arising are being dealt with separately and do not impinge on consideration of this application.

Environmental Impact

This development does not fall within the scope of the Town & Country Planning (Environmental Impact Assessment) Regulations 1999 and so Environmental Impact Assessment is not required.

RECOMMENDATION

Approve

JUSTIFICATION

01. The proposal, by reason of its size, scale and materials, causes no demonstrable harm to the character and setting of the listed building and appearance of the conservation area or residential amenity in accordance with the aims and objectives of policies EH1, EH3, ST6 of the South Somerset Local Plan (2006).

Application Permitted with Conditions

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall not be commenced until particulars of the materials and colour (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and the character and setting of the listed building in accordance with policies EH1, EH3 and ST6 of the South Somerset Local Plan 2006.

03. Before the development hereby permitted shall be commenced details of all eaves/fascia board detailing, guttering, downpipes and other rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and the character and setting of the listed building in accordance with policies ST6, EH3 and EH1 of the South Somerset Local Plan 2006.

04. No development shall commence, before details of the proposed finished ground floor level of the dwellings hereby permitted, in relation to the natural and finished ground levels of the site, have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with any details as may be agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain adequate control over proposed floor levels, in the interests of visual amenity, further to policy ST6 of the South Somerset Local Plan 2006.
