

Appendix A

Extract from Area North Committee Minutes – 26th February 2014

Planning application: 13/04873/FUL - The erection of 1 No. dwellinghouse at Workshop, Lower Stratton, Wigborough. Applicant: Mr S Furber.**

The Planning Officer presented the application as detailed in the agenda. She explained that in policy terms the site was not in a sustainable location and did not meet any criteria mentioned in the NPPF. The LPA had concerns regarding the size and design of the proposal and the adverse impact on the character of the hamlets and nearby listed building.

Ms S Beaufoy, representative for South Petherton Parish Council, noted they supported the proposal. They did not consider there would be a negative impact on other nearby buildings and recommended approval as a house had previously stood on the site. She commented most people living in the countryside required the use of a car and this location was not any different.

Ms C Forsey, a nearby neighbour, spoke in support of the application and made reference to a house having been on the site in the past. She noted she had school age children and her address was not deemed to be so far away from the local school as to warrant school transport.

Mr S Furber, applicant, commented he had looked after land there for a number of years, and had been overwhelmed by support from the local community for the proposal. He disagreed that the site was isolated, he considered the site to have had previous use and the proposal was not a building in the open countryside. He noted the listed building referred to in the report was about 30 metres away with another dwelling in between and he felt that as it was proven a house had stood on the proposal site in the past it should be taken into account.

Ward member, Councillor Paul Thompson, commented that other properties in the hamlet were orientated in a similar way to the proposal, and noted the applicant's family had owned the plot for nearly 100 years. He felt the issues around sustainability were a grey area and that each application in hamlets or the open countryside needed to be considered on their own merits.

During a short discussion, members raised a few comments including:

- No problem with principle of development on the site due to history of a previous dwelling in the past
- Design could be better
- Sustainability always a subject of debate
- People will use a car for travel even if only a very short distance away from facilities
- Little reason to refuse the application

At the end of discussion members were of the view that the application should be referred to the Regulation Committee with the recommendation of approval, as it was not considered the site was in an unsustainable location and that the proposed dwelling was of an acceptable design with no adverse impact.

RESOLVED: That application 13/04873/FUL** be referred to Regulation Committee with a recommendation from Area North Committee for APPROVAL, contrary to the officer recommendation, on the grounds that it is a

sustainable location for development and that the proposed house is of an acceptable design with no adverse impact. Regulation Committee is urged to approve the application.

(Voting: Unanimous in favour)
