

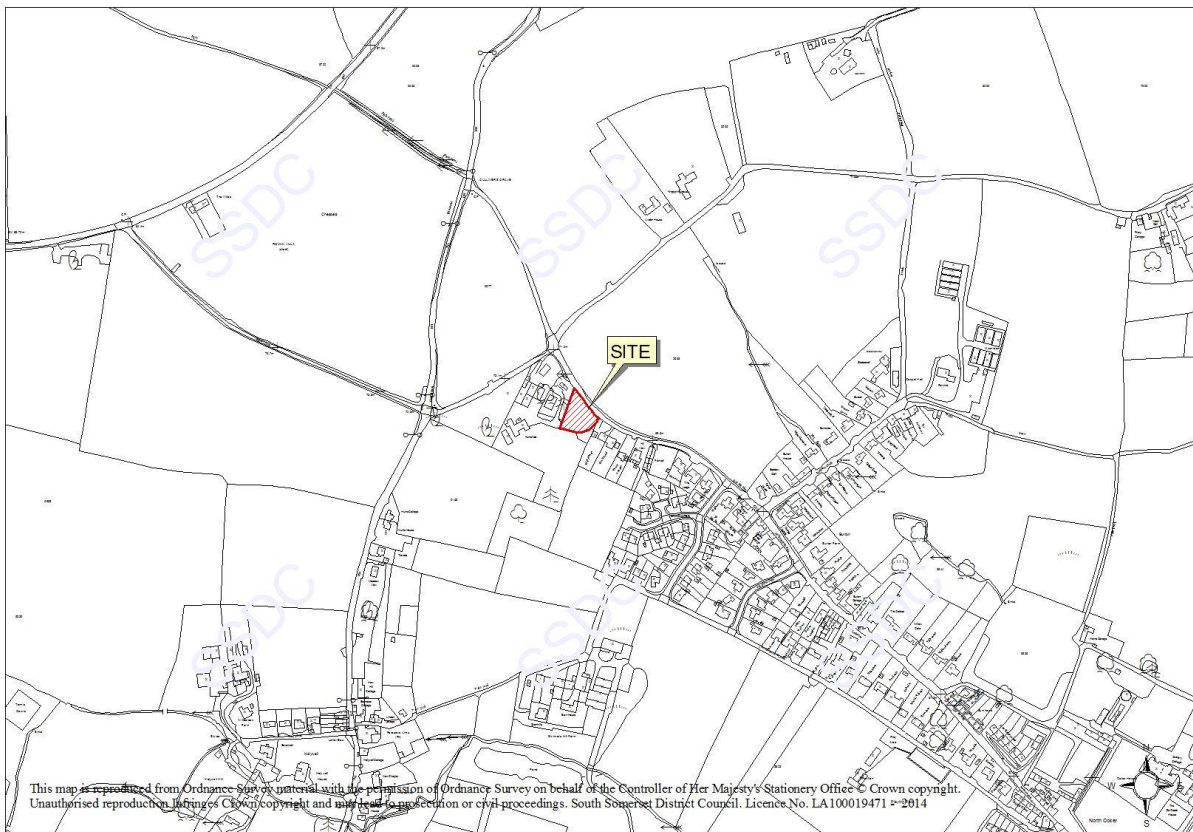
Officer Report on Planning Application: 14/02866/OUT

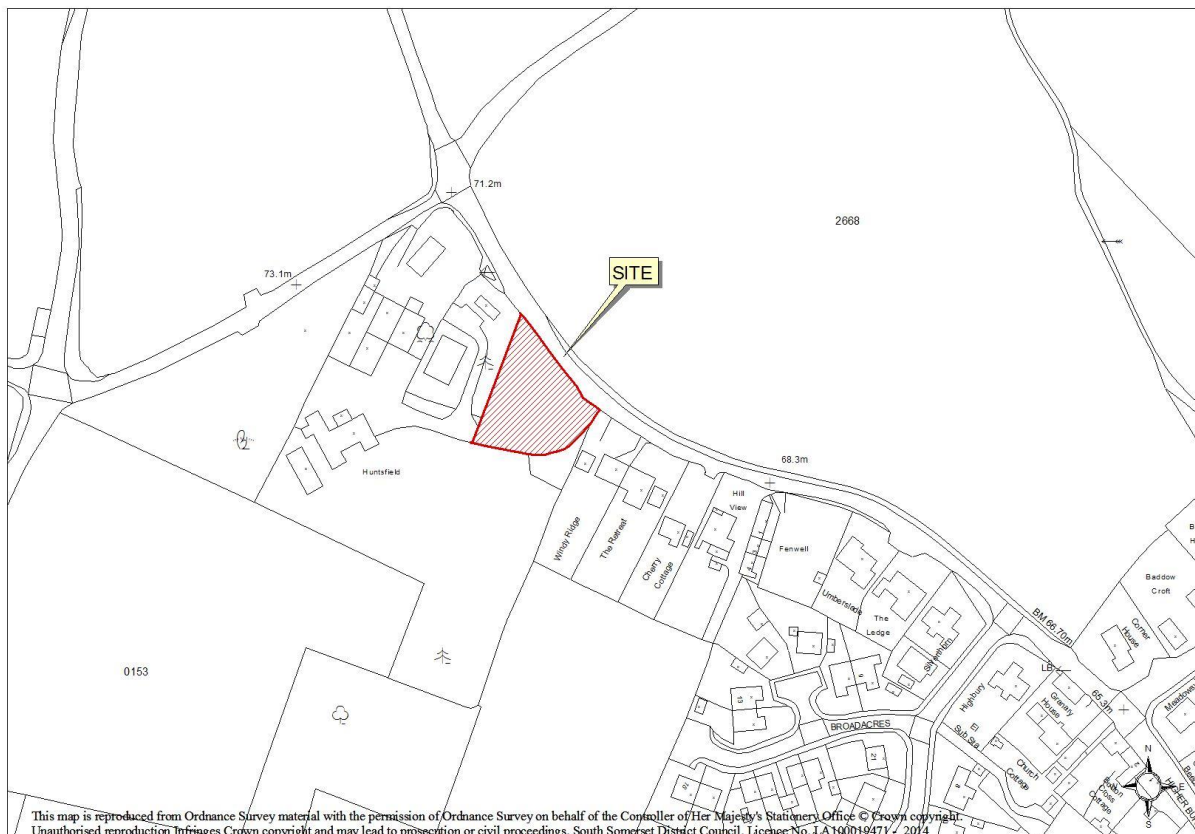
Proposal :	Outline application for the erection of one dwelling and garage (GR 353081/113616)
Site Address:	Land at Huntsfield Nursery, Burton, East Coker
Parish:	East Coker
COKER Ward (SSDC Member)	Cllr G Seaton, Cllr Cathy Bakewell
Recommending Case Officer:	Andrew Collins Tel: 01935 462276 Email: andrew.collins@southsomerset.gov.uk
Target date :	14th August 2014
Applicant :	Mr J Palmer
Agent: (no agent if blank)	Paul Dance, Foxgloves, 11 North Street Stoke Sub Hamdon Somerset TA14 6QR
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL

This application for residential development is recommended for approval and as the site lies outside of the Development Areas accordingly the application is referred to committee. This enables the justification for the development to be considered in light of the issues raised locally and to consider whether this constitutes sustainable development.

SITE DESCRIPTION AND PROPOSAL





The site is located outside but adjoining the development area for East / North Coker. It is located at the Western end of the village in Burton.

This application seeks outline permission for the erection of a single dwelling. All matters are to be reserved with the exception of access and layout.

The application site is located in the Northeastern corner of Huntsfield. The site consists of an overgrown scrubland / field located outside of the residential curtilage of the dwelling, but is clearly linked to the dwelling.

The Northern, Southern and Eastern boundaries are bounded by a mixed species hedge of various quality and type, but are mainly coniferous. Along the Western boundary is a post and wire fence. A high bank separates the site from road level at Burton with the Northern boundary.

The submitted plans show an approximately 6.5m by 12m dwelling in the centre of the plot. A double garage is proposed in the Southwestern corner of the site and a 'T' shape turning area is also shown.

Whilst no elevation plans have been submitted, the Design and Access Statement says that it is envisaged that the dwelling would be 1 and a half storeys with a ridge not exceeding 6.3m in height.

Access to the site from Burton is via an existing driveway that serves the existing dwelling on the site. The access to the proposed new dwelling would be off this drive.

HISTORY

95/02692/FUL - The erection of an extension to bungalow - Application permitted with conditions - 08/01/96

87/00030/FUL - The demolition of existing bungalow and erection of a replacement bungalow - Application withdrawn - 04/04/90

881933 - The continued use of a bungalow without compliance with condition 3 of decision notice 780133 dated 17/04/79 (ie agricultural occupation) - Conditionally approved - 15/08/89

870296 - The erection of extensions to bungalow - Conditionally approved - 30/03/87

812054 - The erection of an extension to bungalow - Conditionally approved - 19/11/81

780133 - Erection of bungalow (amended design) - Conditionally approved - 17/4/79

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the relevant policy framework is provided by the National Planning Policy Framework and the saved policies of the South Somerset Local Plan 2006.

Saved policies of the South Somerset Local Plan (Adopted April 2006):

Policy ST3 - Development Limits

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

Policy EC3 - Landscape Character

Policy TP7 - Car Parking

Policy EH12 - Areas of High Archaeological Potential and Other Areas of Archaeological Interest

National Guidance

National Planning Policy Framework

Chapter 4 - Promoting Sustainable Transport

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

Chapter 8 - Promoting Healthy Communities

Chapter 11 - Conserving and Enhancing the Natural Environment

Other Relevant Considerations

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

EAST COKER PARISH COUNCIL - *"The Parish Council recommends this application for approval."*

COUNTY HIGHWAY AUTHORITY - Refers to standing advice.

LANDSCAPE ARCHITECT - *"There is no landscape objection to the principle of residential development of this plot. Materials; scale; and levels/height will be elements requiring careful consideration should this become a detailed proposal."*

COUNTY ARCHAEOLOGIST - *"The site lies close to a scheduled monument (a Roman villa) and a recent evaluation to the south of the proposal site revealed very well preserved Roman period remains associated with settlement. Therefore, it is very likely that remains relating to Roman settlement will be impacted by this proposal. Normally an archaeological evaluation would be required prior to determination of this application. In this case however, sufficient information exists from the nearby evaluation to assess the significance of potential remains on this site. Due to these remains there will be a requirement for limited excavation of this site."*

For this reason I recommend that the developer be required to archaeologically excavate the heritage asset and provide a report on any discoveries made as indicated in the National Planning Policy Framework (Paragraph 141). This should be secured by the use of model condition 55 attached to any permission granted."

REPRESENTATIONS

A site notice has been posted on site and an advert has been placed in the Western Gazette detailing that this application is a departure from the Local Plan. No comments have been received.

CONSIDERATIONS

Principle

The site is outside, but adjacent to current settlement boundaries and could be acceptable in principle for residential development subject to there being no other significant objections on other grounds. The development areas were drawn around the larger villages and settlements that were considered to be sustainable locations where development was seen as acceptable in principle. In addition North / East Coker have the facilities to be a sustainable location including primary school, shop, public house and playing fields / facilities.

The NPPF states that permission should be granted unless any adverse impacts of so doing would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole or where specific policies in the Framework indicate development should be restricted (NPPF para 37). This means that normal development management criteria will continue to apply in terms of landscape, historic environment, access, flooding, environmental damage, amenity etc. There is no automatic assumption that sites will be approved or refused. Therefore all considerations needs to be carefully considered and assessed as to whether the proposal is sustainable development as defined by the 3 criteria in the NPPF.

Emerging Local Plan Policy SS2 looks to control and limit development, save where it meets identified housing need. Policy SS2 is clear that development will be permitted where it is commensurate with the scale and character of the settlement, delivers on the criteria set out in the Policy, increases sustainability of the settlement, and takes place in settlements which have access to more than two key services. East Coker does have more than two key services, and therefore Members need to consider whether this scheme is commensurate

with the scale and character of the settlement.

Therefore, it is considered that the principle of residential development at the application site is acceptable and accords with the provisions of the NPPF and the emerging local plan policy.

Highways

The highway authority was consulted as to the impact of the scheme on the local highway network. They referred to their standing advice. The scheme utilises an existing access with visibility splays in both directions and is considered to be broadly in compliance with the standing advice in terms of visibility. The block plan shows an appropriate level of parking and subject to the imposition of suitable conditions is acceptable.

Visual Amenity

The site is located on land on the edge of the current settlement. As such the Council's Landscape Architect was consulted as to the impact on the visual amenity of the area. No objections were raised on the principle of the development subject to detailed design issues being conditioned. In addition the agent has confirmed that established planting along the Burton frontage will be retained and is agreeable to a condition requiring the planting to be supplemented.

The proposal is therefore considered to have no adverse impact on visual amenity in compliance with policies EC3, ST5 and ST6 of the South Somerset Local Plan.

Residential Amenity

Appearance and scale are reserved matters so detailed design has not been provided at this moment. It is not considered that, subject to detailed design, a one and a half storey dwelling with a ridge height of 6.3m would have an adverse effect upon the neighbouring property to the East. Therefore the proposal would not harm residential amenity.

Archaeology

The county archaeologist was consulted as to the impacts of the development on any archaeology in the area. Due to recent discoveries on neighbouring sites an investigation at this time is not considered to be required. However there will be a requirement for limited excavation of this site.

As such it is recommended that the developer be required to archaeologically excavate the heritage asset and provide a report on any discoveries made. This would be subject to a condition.

It is therefore considered that, although there may be archaeological remains on the site, they should not constrain the proposed development subject to a suitable programme of archaeological work being carried out by the developer in accordance with aims and objectives of the NPPF and policy EH12 of the South Somerset Local Plan.

EIA

The requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 have been considered. The proposals do not fall within Schedule I and due to the scale, size and nature is not considered to fall within Schedule II. Therefore the

proposal is not considered to require an EIA.

Conclusion

Accordingly the proposal is considered to be acceptable in this location, and to cause no significant adverse impact on the character of the landscape or the area, archaeology, highway safety or residential amenity.

Accordingly the proposal is considered to comply with policies EC3, EH12, ST5 and ST6 and is as such recommended for approval.

RECOMMENDATION

Grant permission

01. The proposal is acceptable in this location, causes no significant adverse impact on the character of the landscape or the area, archaeology, highway safety or residential amenity. Accordingly the proposal complies with policies EC3, EH12, ST5 and ST6 and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

01. Details of the appearance, landscaping and scale (herein after called the "reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development shall begin no later than 3 years from the date of this permission or not later than 2 years from the approval of the last "reserved matters" to be approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. The development hereby permitted shall be carried out in accordance with the following approved plans: drawing 14/051/01B received 19 June 2014.

Reason: For the avoidance of doubt and in the interests of proper planning.

04. No works shall be undertaken unless the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: In the interest of archaeology in accordance with saved Policy EH12 of the South Somerset Local Plan.

05. The application for approval of the reserved matters shall indicate:
 - a) materials to be used for the external walls and roofs;
 - b) materials to be used for rainwater goods;
 - c) the design (including joinery details where appropriate), type of material, plus proposed colour and finish of all windows and doors plus recesses;
 - d) details of eaves/verges;
 - e) location and design details of all vents, flues and meter boxes;

- f) details of all external boundary treatments; and
- g) the surfacing materials, and draining thereof of all areas of hardstanding incl. private and shared driveways.

Reason: To maintain the character and appearance of the area to accord with policies ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006).

06. The application for approval of the reserved matters shall include a scheme for foul and surface water drainage. Such approved drainage details, which shall include provisions to prevent the discharge of surface water onto the public highway, shall be completed and become fully operational before the occupation of any dwelling. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To ensure that the development is adequately drained.

07. The application for approval of the reserved matters shall include a scheme of tree & shrub planting, a tree & hedgerow protection plan and an arboricultural method statement relating to retained trees & hedgerows within or adjoining the site.

The tree & shrub planting scheme, the tree & hedgerow protection plan and the arboricultural method statement details shall be submitted to and agreed in writing with the Council and they shall include the following details:

the installation details, species, sizes, root-types, locations, timing of planting and; the installation and locations of protective fencing, root protection areas & construction exclusion zones clearly detailed upon a tree & hedgerow protection plan and; and details of special tree & hedgerow protection measures for any required installation of built structures, below-ground services and hard surfacing within the root protection areas of retained trees & hedgerows.

Upon approval by the Council, the measures specified within the agreed scheme of tree protection plan and the arboricultural method statement shall be implemented in their entirety prior to the commencement of the development, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials and for the duration of the construction of the development.

All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To preserve and enhance the visual amenity of the area to accord with policies ST5 and ST6 of the South Somerset Local Plan (adopted April 2006).

08. The parking and turning areas indicated on the approved plan shall be kept clear of obstruction and used only for the intended purposes. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order) the garage hereby approved shall not be converted into habitable accommodation without the prior express grant of planning permission.

Reason: To ensure the garage and parking areas are available for on-site parking in the interests of highway safety to accord with the Somerset County Council Parking Strategy (March 2012) and policy TP7 of the South Somerset Local Plan (adopted April 2006).