

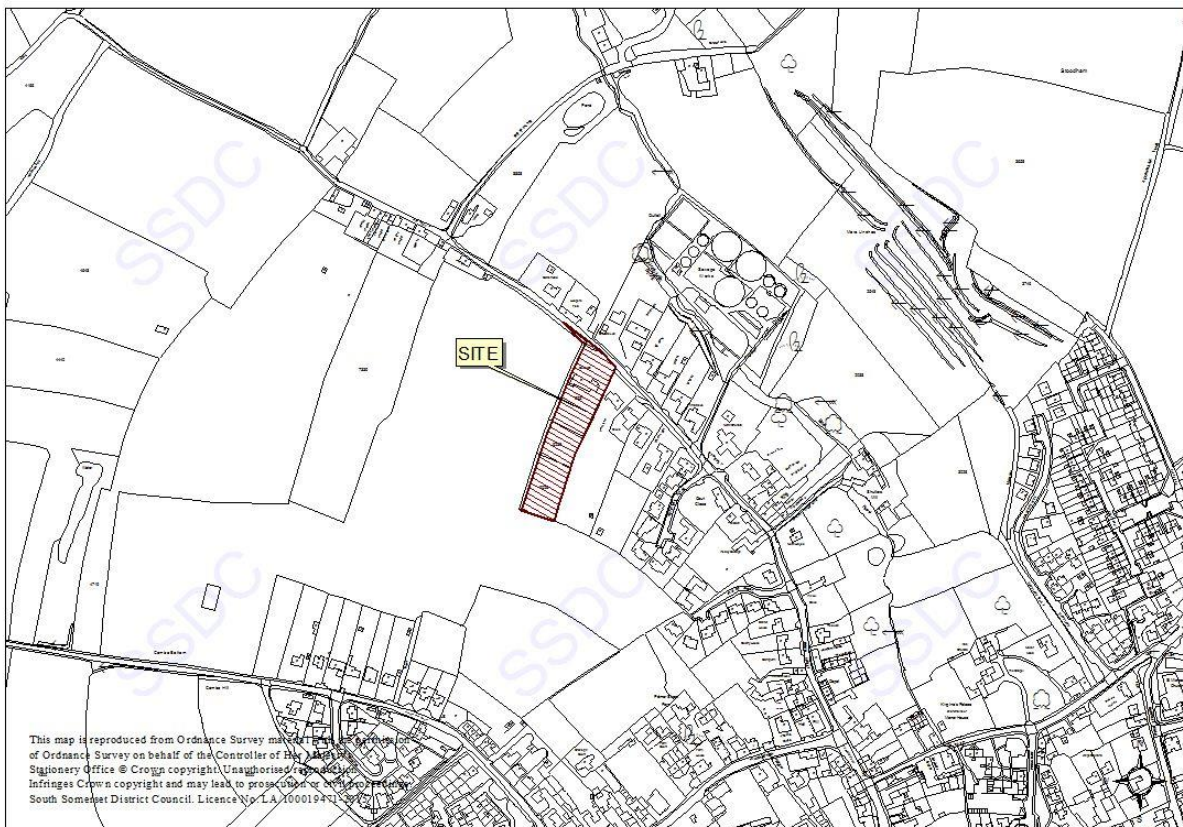
Officer Report On Planning Application: 17/02737/OUT

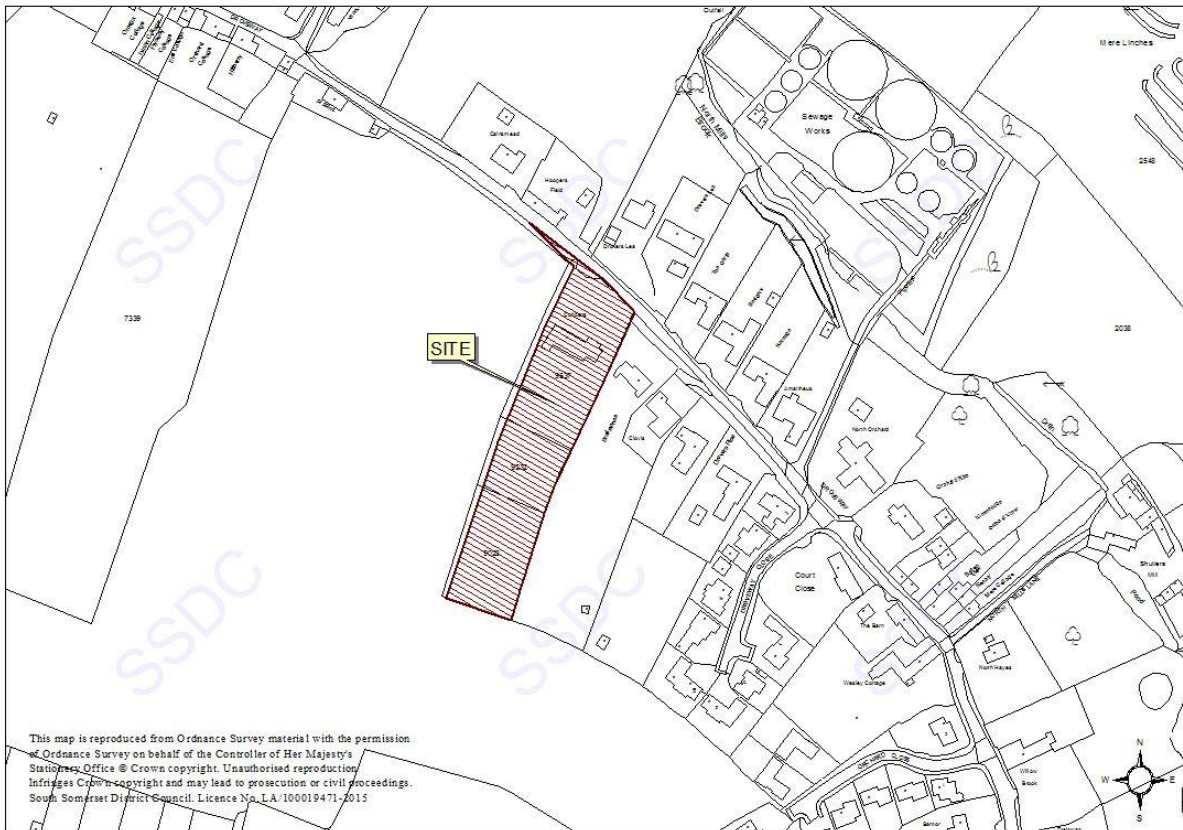
Proposal :	Outline application with all matters reserved except access for the development of 3 bungalows including associated landscaping and parking
Site Address:	Land Rear Of Cobbetts North Street South Petherton
Parish:	South Petherton
SOUTH PETHERTON Ward (SSDC Member)	Cllr Adam Dance Cllr Crispin Raikes
Recommending Case Officer:	Louisa Brown Tel: (01935) 462344 Email: louisa.brown@southsomerset.gov.uk
Target date :	22nd August 2017
Applicant :	Mr Rousell
Agent: (no agent if blank)	Mr Andrew Tregay Boon Brown Architects Motivo Alvington Yeovil BA20 2FG
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The Ward Members, in agreement with the Area Chair, have requested that it goes to committee due to the support from the local Parish Council and to consider the relevant planning issues.

SITE DESCRIPTION AND PROPOSAL





This is an application seeking outline planning consent with all matters reserved except access for the erection of 3 no. bungalows including associated landscaping and parking at land to the rear of Cobbetts, North Street, South Petherton.

The site is located on the north-west fringes of South Petherton on the southwestern side of the highway and to the rear of a detached chalet bungalow, within its garden area.

To the north of the site are residential dwelling which align North Street, to the east are residential garden areas and immediately to the south and west there are fields. The site is bordered by hedgerows on the east and south boundary and a post and rail fence adjoining a public right of way along the west boundary.

It is proposed that the access to the dwelling known as Cobbetts will be amended to allow access for additional dwellings.

HISTORY

17/00119/OUT: outline application with all matters reserved except access for the erection of 4 no. bungalows including associated landscaping and parking - withdrawn

94/02048/FUL: the erection of extension to bungalow to form annexe - approved 28/07/94

Consent from 1966 for the existing bungalow.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

South Somerset Local Plan (2006-2028) Policies:

SD1 - Sustainable Development
SS1 - Settlement Strategy - identifies Horton as a Rural Settlement
SS2- Development in rural settlements
SS4 - District Wide Housing Provision
SS5 - Delivering New Housing Growth
SS6 - Infrastructure Delivery
HG4 - Affordable housing contributions
TA5 - Transport Impact of New development
TA6 - Parking Standards
EQ2 - General development
EQ4 - Biodiversity

Policies HG3 and HG4 of the adopted South Somerset Local Plan requires either on site provision of affordable housing (schemes of 6 or more units) or a financial contribution towards the provision of affordable housing elsewhere in the district.

In May 2016 the Court of Appeal made a decision (SoS CLG vs West Berks/Reading) that clarifies that Local Authorities should not be seeking contributions from schemes of 10 units or less.

It is considered that whilst policies HG3 and HG4 are valid, the most recent legal ruling must be given significant weight and therefore it is not possible to seek an affordable housing obligation from this development. In addition, it also no longer appropriate to seek any contributions towards Sports, Arts and Leisure (Policy SS6) as the same principle applies.

National Planning Policy Framework

Part 4 - Promoting sustainable transport
Part 6 - Delivering a wide choice of high quality homes
Part 7 - Requiring good design
Part 11 - Conserving and enhancing the natural environment

National Planning Practice Guidance

Other Material Considerations

In July 2016 a report was accepted by the District Executive that confirmed that the Council is currently unable to demonstrate that it has a 5 year supply of deliverable housing land as required by paragraph 47 of the NPPF. In such circumstances paragraph 49 is engaged, this states:-

"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."

Somerset County Council Parking Strategy (March 2012)
Somerset County Council Highways Development Control - Standing Advice (June 2013)

ENVIRONMENTAL IMPACT ASSESSMENT

None required

CONSULTATIONS

South Petherton Parish Council:

"The committee is in favour of the development."

SCC Highways:

Refer to previous comments on application 17/00119/OUT

"This is an outline application, with all matters reserved except access. The proposal is for the erection of 4 No. bungalows with parking at the rear of Cobbetts, South Petherton. The existing access that currently serves the property known as Cobbetts will be used, but with some proposed improvements i.e. the construction of a T-junction from Droveway which will also incorporate a footway on the eastern side of the access.

The site is located off Droveway, a lightly trafficked, unclassified, no through road that is subject to a 30mph speed limit. However, due to the nature of the road, observed speeds were approximately 20mph.

The average dwelling generates 6-8 vehicle movements per day and based on the on the higher figure of 8 movements this development is likely to generate an additional 32 vehicle movements over the course of a day, which is deemed not to have a detrimental impact on the highway network or to highway safety. Therefore this aspect of the proposal would not raise an objection from the Highway Authority.

As mentioned above, the observed speeds were approximately 20mph and it is considered that the design standards in Manual for Streets (MfS) are appropriate in this instance and therefore visibility splays of 2.4m x 33m are required. From my onsite observations these are achievable once the proposed improvement works are carried out.

The application proposes to widened Droveway to 4.8m along the frontage and build a 1.5m wide footway on the east side of the access and a margin on the west side. The footway will link the site to the existing footway on the opposite side of Droveway, a few meters to the southeast of where the proposed new footway will end, thereby allowing pedestrian access from the site towards South Petherton.

The applicant should note that the proposed frontage works, including securing the visibility splay and footway, will require a suitable legal agreement with the Highway Authority.

The applicant should also be aware that the internal layout of the site will result in the laying out of a private street, and as such under Sections 219 to 225 of the Highways Act 1980, will be subject to the Advance Payments Code (APC)

The applicant must ensure that under no circumstances should water be discharged onto the highway. Assumption should not be made by the applicant that connection can be made to any existing highway discharge.

The access must be fully consolidated i.e. no loose stone or gravel. This will prevent any loose material being deposited onto the highway which could cause a potential highway safety concern.

The gradient of the access must not exceed 1 in 10 to avoid any potential highway safety concerns.

Consequently, given that the proposal would therefore not appear likely to result in having a detrimental impact on the existing highway network, there is no objection to this proposal from the Highway Authority subject to the following conditions:

1. Before the dwellings hereby permitted are first occupied, a properly consolidated and surfaced access shall be constructed (not loose stone or gravel) details of which shall have been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the agreed design and shall be maintained in the agreed form thereafter at all times.
2. The proposed access shall be constructed generally in accordance with the submitted plan, drawing number P_01 Rev 01 'General Arrangement and Visibility Splays', and shall be available for use before commencement of the development hereby permitted. Once constructed the access shall be maintained thereafter in that condition at all times.
3. The gradient of the proposed access shall not be steeper than 1 in 10. Once constructed the access shall thereafter be maintained in that condition at all times.
4. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before the site is first brought into use and thereafter maintained at all times.
5. At the proposed access there shall be no obstruction to visibility greater than 900millimetres above adjoining road level within the visibility splays shown on the submitted plan. (Drawing No P_01 Rev 01 'General Arrangement and Visibility Splays'). Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.
6. No work shall commence on the development site until the developer has submitted and had approved by the Local Planning Authority details of the footway to be provided along Drove Road. No part of the development hereby permitted shall be occupied until the approved footway has been constructed.

Note:

The provision of these footway works will require a legal agreement and contact should be made with the Highway Authority well in advance of commencing the works so that the agreement is complete prior to starting the highway works."

SSDC Ecologist:

"I've noted the Ecological Assessment (Encompass, Jan 17). I don't consider it raises any significant ecological constraints to the proposed development. However, it does identify some minor protected species issues. I recommend a condition requiring works to be undertaken in accordance with the mitigation recommendations outlined in Section 5 of the Ecological Assessment."

Landscape Officer:

"I recollect the earlier application for 4 houses on this backland site, now revised by this proposal and seeking 3 plots. The comments I made at the time of the earlier application remain pertinent, and follow, amended as necessary:

The coalition government pronounced against what is popularly referred to as 'garden-grabbing' and whilst para 53 of the NPPF is not specific in its resistance to garden development, the inference is that such a mode of development is not particularly favoured. I am also aware that private residential gardens within a settlement are not regarded as previously developed land (NPPF annex 2). Much of this plot is a large garden, within a rural context, whilst similarly large residential gardens lay to the immediate southeast, and with strong woody presence, to assist a sympathetic blend with the wider

countryside. Agricultural plots lay to the south and west of the application site. I note that in most part, adjacent residential form directly addresses the Droveaway, and the linear thread of development along the Droveaway is a strong characteristic of this quarter of town. This characteristic is accentuated by the valley setting of this linear development thread, whilst the rising land to the southwest, which encompasses the 'upper' areas of these large gardens, provides an undeveloped and rural edge, once moving away from the main concentration of South Petherton's residential form in the valley to the southeast.

I am aware that Droveaway Close - an infill development further to the southeast - has been cited as creating a precedent for this proposal. However, such development is (a) closer to the settlement core, and (b) in itself at variance with the prime linear character of the development thread along the valley, once north of the settlement core. I do not consider that the development of Droveaway Close to the south establishes the precedent for further backland development, and I recollect the following observation that comes from the Hales meadow, Mudford appeal (2014) which found in our favour. The Inspector made a comment that is broadly applicable here, re; proposed development alongside - in this instance, five frontage plots distant - existing uncharacteristic development, which I consider helpfully substantiates landscape concerns over local character in this instance.

'Para 9: Mudford is a linear village and notwithstanding interventions at odds with that pattern, notably Hales Meadow and the adjacent recreation ground, this essential character trait remains readily discernible. On the face of it, the proposal would represent development in depth, on a green-field site, beyond Hales Meadow and the recreation ground. This would accentuate the harmful impact previously perpetrated, contrary to criterion (4) of LP Policy ST5 (now superseded by policy EQ2). The appellant seeks to use the presence of the development at Hales Meadow and the recreation ground to justify the proposal. However, harmful (in this instance 'uncharacteristic') development permitted in the past, under a different policy regime, provides little justification for more of the same.'

This proposal now intends 3 dwellings to the rear of the existing dwelling, which would run at right-angles to the Droveaway, and rise plot by plot up the hillside above adjacent dwellings, including that of the recently approved plot by 'Bradstones'. The proposed housing layout is tight. Given the landscape context, and settlement character, it is clear that this proposal is at variance with local character; in running counter to the settlement grain; and in reducing the large plots that aid a gentle transition to open countryside; whilst in rising up the hillside, residential spread would become much more apparent, as does the incongruity of this proposal, to thus introduce a visual impact as perceived from the immediately adjacent public footpaths. Consequently, the proposal fails to meet the objectives of LP policy EQ2, to provide landscape grounds for refusal. "

Rights of Way Officer:

Have no objection to the proposal but request that some issues are noted.

1. Authorisation must be sought for the re-surfacing.
2. Any proposed works must not encroach on to the lawful width of the PROW.

Tree Officer:

"Subject to a scheme of new tree and shrub planting, the proposed loss of a few selected trees within the front garden appears acceptable. I do have some concern regarding the potential impact of the proposed new access road in close-proximity to the hedgerow and mature Field Maple (T6) adjoining the Western site boundary. If it is also intended to resurface the existing Right of Way with new hardstanding, that could be harmful also. If the new hard-surfacing/access road and re-surfaced footpath is not intended to be adopted by SCC Highways, that allows the possibility of sympathetic construction measures. If it is intended that Highways adopt, their approach to construction method is likely to cause significant root damage to the adjoining hedgerow and Field Maple T6.

The outline layout of the x 3 dwellings ought to allow the x 2 mature hedgerow Oaks (T1 & T2) to be retained sustainably. If consent is to be granted, I would be grateful if you could impose the following:

Tree & Hedgerow protection Condition: Prior to commencement of the development, site vegetative clearance, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree and hedgerow protection measures shall be prepared by a suitably experienced and qualified arboricultural consultant in accordance with British Standard 5837: 2012 - Trees in relation to design, demolition and construction and submitted to the Council for their approval. Specifically, the scheme will include details of special engineering measures to construct hard-surfacing in close-proximity to trees and hedgerows. Upon approval in writing from the Council, the tree and hedgerow protection measures shall be installed and made ready for inspection. A site meeting between the appointed building/groundwork contractors and the Council's Tree Officer (Mr Phillip Poulton - 01935 462670/07968 428026) shall then be arranged at a mutually convenient time. The locations and suitability of the tree and hedgerow protection measures shall be inspected by the Council's Tree Officer and confirmed in-writing by the Council to be satisfactory prior to any commencement of the development. The approved tree and hedgerow protection requirements shall remain implemented in their entirety for the duration of the construction of the development and the protective fencing and signage may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve existing landscape features (trees and hedgerows) in accordance with the Council's policies as stated within The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

Tree & shrub planting condition: No works shall be undertaken until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of tree and shrub planting. Such a scheme shall include planting locations, numbers of individual species, sizes at the time of planting, details of root-types and the approximate date of planting. Installation details regarding ground preparation, staking, tying, guarding and mulching shall also be included in the scheme. All planting comprised in the approved details shall be carried out within the next planting season following the commencement of any aspect of the development hereby approved; and if any trees or shrubs which within a period of fifteen years from the completion of the development die, are removed or in the opinion of the Council, become seriously damaged or diseased, they shall be replaced by the landowner in the next planting season with trees/shrubs of the same approved specification, in the same location; unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the planting of new trees and shrubs in accordance with the Council's statutory duties relating to The Town & Country Planning Act, 1990 (as amended)[1] and the following policies of The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure."

REPRESENTATIONS

Nine neighbours were notified and a site notice displayed. Two letters of support have been received supporting the need for bungalows in South Petherton, the widening of the road and stating that there will be minimal effect on the environment.

One letter of representation has been received stating that the plan is inaccurate in relation to the location of the public right of way.

Two letters of objection have been received stating;

- Traffic congestion, increase in traffic, damage to road
- Impact of noise and disturbance during building phase
- Impact on environment and wildlife in hedgerow
- Out of character with surroundings in relation to curtilage and height.
- over development of the site

- damage views from local beauty spot

CONSIDERATIONS

The main issues to assess as part of this application is the principle of housing in this location and the proposals impact on visual amenity, landscape character, trees, ecology, residential amenity, and highway safety.

Principle of housing in this location:

As set out above, the starting point for decision-making is the statutory development plan, which is the South Somerset Local Plan (2006 - 2028). Adopted in March 2015, this provides the policy framework through which to make decisions on whether or not to grant planning permission for development in the district.

However, the lack of a five-year housing land supply means that policies relating to the supply of housing should not be considered up-to-date. As such, proposals for residential development fall to be determined in light of Paragraph 14 which states that where development plan policies are out-of-date planning permission should be granted unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

According to the recent High Court decision (Woodcock Holdings Ltd) in reaching a conclusion on an application, the appropriate weight to be attached to 'out-of-date' housing supply policies needs to be considered in the 'planning balance' of whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits. It falls to the local planning authority to strike the appropriate balance between the very clear benefits stemming from the delivery of houses to meet the Council's shortfall and

any harmful impacts arising from this proposal. The NPPF is very clear that, without a 5 year housing land supply, housing application should be considered "in the context of the presumption in favour of sustainable development" (para. 49) and that any adverse impacts would need to significantly and demonstrably outweigh the benefits when assessed against the policies in the framework taken as whole; or specific policies in the Framework indicate development should be restricted. (para.14).

Having regard to the above, the planning merits of the proposal are considered against the aims of the NPPF and these considerations are set out below:

Sustainability of the settlement:

It is considered that South Petherton is a sustainable location for some housing development given the facilities that the village provides.

It is considered that the development would be acceptably located in relation to facilities and furthermore would be likely to provide additional support for existing facilities.

Having regard to the above it is considered that the development would comply with the relevant sections of the NPPF in respect to locating housing within existing communities where existing services and facilities would be maintained and enhanced.

Visual amenity and landscape character:

The site is located to the rear of Cobbetts. On the southern side of the highway the area is characterised by detached dwellings situated in a linear pattern parallel to the highway, to the south of these dwellings are long rear gardens or gardens and paddocks. As you head towards the village centre to the east then

the character starts to merge into small housing estates/cul-de-sacs. On the northern side of the highway there are large detached dwellings in a linear form parallel to the road with the sewage works to the rear of them.

Objections have been raised in respect of the proposal resulting in overdevelopment and being adverse to the character of the area. Additionally support has been given to the proposal stating that there will be minimal effect on the environment.

Due to the location and size of the site the only direction that the development of 3 no. dwellings can take is in a linear form to the south, as shown on the indicative plan submitted with the application. It is considered that whilst the principle of some back land development can be supported in certain circumstances, this proposal resulting in a new linear form protruding into the open countryside is considered to be out of character with its surrounding.

It is noted that a recent approval was given for 1 no, dwelling to the rear of the adjoining property to the east. This was recommended for refusal on grounds of its adverse impact on the landscape character, but was approved at Committee. This application will be determined on its own merits and it should be noted that it is for 3 no, dwelling, not one and the site adjoins a field and public right of way to the west.

The SSDC Landscape Officer was consulted and has raised an objection to the proposal. The Agent has submitted some additional information to address the concerns raised, and to highlight that consent was given recently to the adjoining site. The additional information submitted shows photos of the site from different vantage points and refers to the Landscape Capacity Study.

Along the western boundary of the site is a public right of way running parallel to the boundary then there are some hedges and another public right of way running from the west boundary across the field to the northwest. The Landscape Capacity Study shows that the site was not assessed but sits alongside an area of land marked 'Landscape with a moderate capacity to accommodate built development'. This assessment does not state that any development is acceptable and merely gives an indication that some development may be acceptable. However this would then be subject to other planning considerations.

In summary the SSDC Landscape has stated;

".....This proposal now intends 3 dwellings to the rear of the existing dwelling, which would run at right-angles to the Drove way, and rise plot by plot up the hillside above adjacent dwellings, including that of the recently approved plot by 'Bradstones'. The proposed housing layout is tight. Given the landscape context, and settlement character, it is clear that this proposal is at variance with local character; in running counter to the settlement grain; and in reducing the large plots that aid a gentle transition to open countryside; whilst in rising up the hillside, residential spread would become much more apparent, as does the incongruity of this proposal, to thus introduce a visual impact as perceived from the immediately adjacent public footpaths. Consequently, the proposal fails to meet the objectives of LP policy EQ2, to provide landscape grounds for refusal. "

In this instance it is considered that this site is not capable of being developed with 3 no. dwellings without adversely impacting on the character of the surroundings and the landscape character, especially when viewed from the public right of ways, this is due to the location of the site, the ground levels and restriction on where the development can go. As such the proposal is considered to be contrary to the aims and objectives of Policy EQ2 of the South Somerset Local Plan.

Residential Amenity:

As this is an outline application with all matters reserved, the proposed plans are indicative only and as such the layout of the properties and detailed matters such as the position of windows will be considered at the reserved matters stage. It is however considered that given the indication that the proposal will be for bungalows only, and given the distance to the nearest neighbouring property to the east, then 3 no.

dwelling could be accommodated without adversely impacting upon neighbouring residential amenity.

It is not considered that a development of three dwellings would result in unacceptable levels of noise and disturbance to neighbouring properties.

Objections in relation to noise and disturbance during the building phase have been received, however any development will come with an element of disturbance during construction, but this is a short lived disturbance and therefore not something that would warrant a refusal.

In the circumstances, it is considered that this site can be developed without adverse impact upon neighbouring properties and is therefore in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028.

Rights of Way:

The proposal shows the right of way outside of the red site line but within the blue ownership line. The indicative layout shows that the right of way will be unaffected. The SCC Rights of Way Officer has no objection subject to some notes in relation to re-surfacing and ensuring works do not encroach on to the lawful width of the PROW.

Ecology:

Objections in regard to the impact on wildlife have been received. The application was submitted with an Ecological Assessment. The SSDC Ecologist has raised no objection to the proposal subject to a condition to ensure that works are undertaken in accordance with the mitigation recommendations outlined within their assessment.

It is considered that subject to the recommended condition the proposal is in accordance with policy EQ4 of the South Somerset local Plan.

Trees:

The application has been submitted with an accompanying Tree survey and Arboricultural Impact Assessment. The SSDC Tree Officer has some concern over the new driveways impact on the tree marked T6, however overall raises no objection subject to conditions.

Highway safety:

This outline application has been submitted with the access to be determined. The existing access to Cobbetts will be improved and used to access the proposed 3 no. dwellings, making a total of 4 no. dwellings utilising the access off of Droveaway.

Objections based on the increase in traffic have been received and letters in support of the widening of Droveaway.

The application was submitted with an Access Statement, carried out by a Transport Consultancy. The statement gives information in regard to the traffic impact of the proposal and shows the access width vehicle swept path analysis.

County Highways have been consulted and raised no objection and referred to their previous comments, though please note these are in relation to 4 no. dwellings as previously applied for, so the overall impact for 3 no. dwellings will be less;

"The average dwelling generates 6-8 vehicle movements per day and based on the on the higher figure of 8 movements this development is likely to generate an additional 32 vehicle movements over the course of a day, which is deemed not to have a detrimental impact on the highway network or to highway safety. Therefore this aspect of the proposal would not raise an objection from the Highway Authority."

With regard to aspects of the improvements to the access and visibility splays the highway authority has

agreed with the information submitted in the Access Statement and raised no objection subject to conditions.

It is considered that this site can be developed without adverse impact upon highway safety and appropriate parking can be provided. The proposal is therefore in accordance with Policies TA5 and TA6 of the South Somerset Local Plan 2006-2028.

Section 106 Planning Obligation:

Policies HG3 and HG4 of the adopted South Somerset Local Plan requires either on site provision of affordable housing (schemes of 6 or more units) or a financial contribution towards the provision of affordable housing elsewhere in the district.

In May 2016 the Court of Appeal made a decision (SoS CLG vs West Berks/Reading) that clarifies that Local Authorities should not be seeking contributions from schemes of 10 units or less.

It is considered that whilst policies HG3 and HG4 are valid, the most recent legal ruling must be given significant weight and therefore we are not seeking an affordable housing obligation from this development.

We will also not be seeking any contributions towards Sports, Arts and Leisure (Policy SS6) as the same principle applies.

The proposal will be liable for CIL at reserved matters stage.

Conclusion:

The Council's lack of a five year housing land supply lends significant weight when considering the planning balance. In this case, the settlement is considered to have a reasonable range of services and facilities. However the proposal is considered to result in a significant and adverse impact upon the character of the area and the Landscape character.

Therefore, in terms of the 'planning balance', it is considered that there are adverse impacts that would 'significantly and demonstrably' outweigh the benefits of providing three dwellings in this sustainable location.

RECOMMENDATION

Refuse

FOR THE FOLLOWING REASON(S)

01. The outline proposal for 3 no. dwellings would occupy a site that results in a linear form of development which would protrude into the open countryside running counter to the settlement grain. The scheme would run parallel to and be visible from a public right of way, rising up the hillside. It would also result in 3 no. small plot sizes contrary to the local character of adjacent larger plots that aid the gentle transition to the open countryside to the south. This will be at variance to the local character and introduce an adverse impact on visual amenity and a severe impact on the landscape character contrary to the aims and objectives of policy EQ2 of the South Somerset Local Plan, and the NPPF.

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case pre-application advice was sought in 2014 and it was stated that as a Local Planning Authority an application to develop the land to the rear of Cobbetts would be resisted, based on its adverse impact on the landscape character.
