

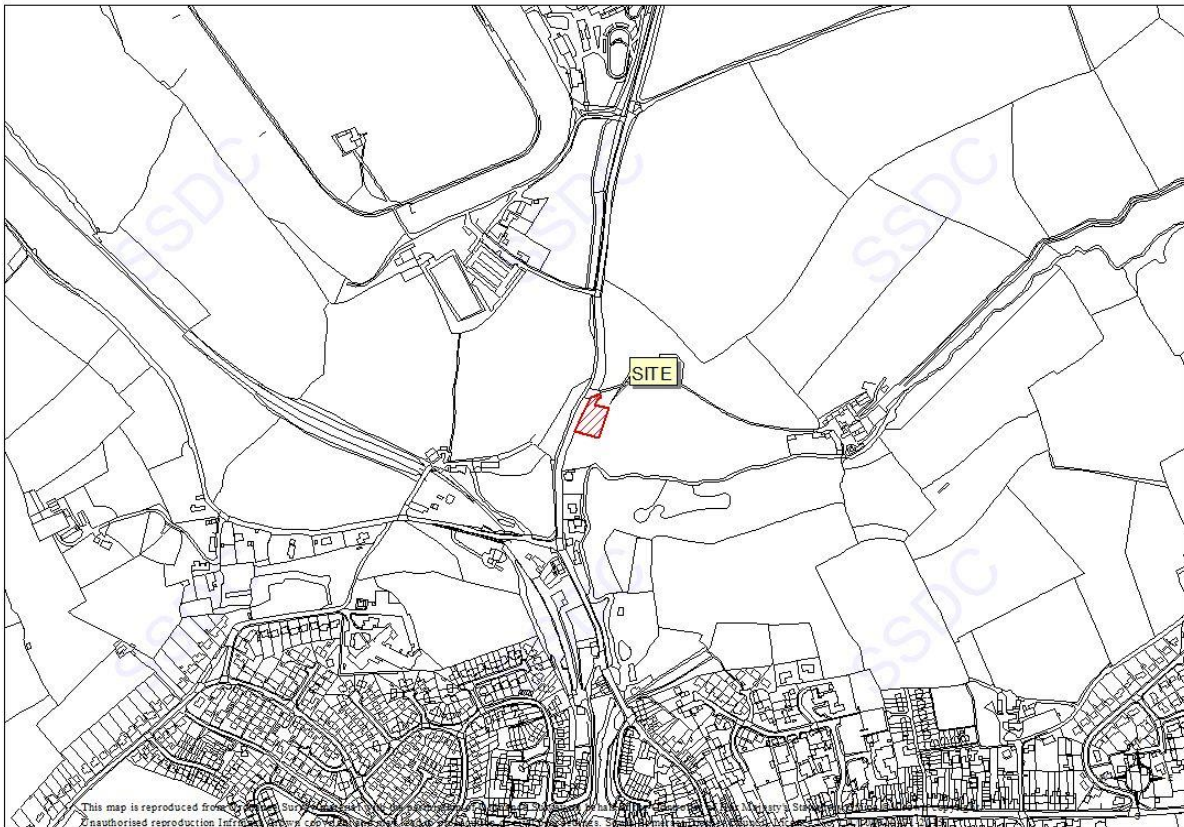
Officer Report on Planning Application: 17/03155/OUT

Proposal:	The erection of 1 No. dwelling (Outline).
Site Address:	Land Adjacent To Wykeham, Old Hill, Charlton Musgrove
Parish:	Charlton Musgrove
TOWER Ward (SSDC Member)	Cllr Mike Beech
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date:	22nd September 2017
Applicant	Mr T Baylis
Agent: (no agent if blank)	Mr Matt Williams, Brimble Lea & Partners Wessex House High Street Gillingham SP8 4AG
Application Type:	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The application is before the committee at the request of the ward member, and with the agreement of the Area Chairman, in order to allow the views of the parish council, local occupiers, and members to be heard.

SITE DESCRIPTION AND PROPOSAL



Policies of the South Somerset Local Plan (2006-2028)

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy SS2 - Development in Rural Settlements

Policy EQ2 - General Development

Policy TA5 - Transport Impact of New Development

Policy TA6 - Parking Standards

Policy HG4 - Provision of Affordable Housing: Sites of 1-5 Dwellings

National Planning Policy Framework

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

CONSULTATIONS

Charlton Musgrove Parish Council - Recommends approval

County Highway Authority -

"I note that the application is outline only with all matters reserved. The proposed development is just north of Wincanton on B3081 Old Hill, and it is a matter for the Local Planning Authority to determine whether the provision of an additional 3 bedroomed dwelling is appropriate at this site, bearing in mind its location to existing facilities and services.

While access is a reserved matter, the Highway Authority would have no objection in principle to the use of the existing access to the north of the site to serve this additional dwelling. However, it is noted that some of the width of the access is currently loose stone rather than having a properly consolidated surface such as concrete or bitmac, and this should be addressed in the detail design of the proposal.

In addition, while it is noted that grass/ hedge trimming is being undertaken to maintain the visibility splays conditioned at this entrance as part of the planning approval for the property 'Wykeham' that uses the same access, it is not clear if the visibility splay that was required to the south (2.4m by 120m, with no obstruction over 900mm in height) is currently achieved in full, and again this should be addressed in the proposals details.

With the above in mind the Highway Authority has no objection in principle to this outline application.

However, the Highway Authority would look to all issues relevant within Somerset County Council's Highways Development Control Standing Advice, including those highlighted above, to be addressed within any future reserved matters application or be conditioned within any approval to such an application."

SSDC Ecologist - No comments or recommendations to make.

SSDC Landscape Architect -

"I recollect the earlier planning approval for Wykeham, which necessitated the construction of the lengthy access track off which this proposal would be served. With no credible correspondence with the town; the need for substantial engineering intervention on the hillside to create both a level platform for the house, and the parking area; a design that does not relate to the character of housing to the south; and a singular placement on a rising hillside that is not

otherwise characterised by built form once east of the B3081, this proposal fails to either conserve or enhance local character, as is required by LP policy EQ2. Consequently there are clear landscape grounds on which to base a refusal of this application."

SCC Rights of Way -Notes that a public footpath runs across the site. They state that they have no objections to the proposal, but note the duties of the developer in relation to the right of way.

REPRESENTATIONS

Letters of support were received from the occupiers of 2 properties close to Wincanton. Support was expressed in the following areas:

- In keeping with the character of the area/enhance local character
- Other development already agreed near the site
- Wincanton requires housing
- Owner has a good track record of development

CONSIDERATIONS

Principle of Development

The site is located outside the development are of Wincanton, where development is normally strictly controlled. Policy SS1 of the local plan directs development to existing settlements and identifies Wincanton as a Primary Market Town. Policy SS5 outlines a "permissive approach" for the consideration of planning applications for housing adjacent to the development area of Wincanton. However, on a nearby site, which is slightly closer to the town, the SSDC Policy Planner has suggested that the permissive approach does not apply, as the site is approximately 128 metres from the closest edge of the Wincanton development area. Notwithstanding the above, the application site is within relatively easy walking distance of Wincanton town centre and, as such, it is difficult to argue that the location is unsustainable in terms of its accessibility to facilities, services and employment opportunities. The quality of pavement to the town centre is not perfect, with several areas being quite steep and one place having steps. However, whilst the pavement is not perfect, it is not considered to be so substandard that people would not use it. SSDC cannot currently demonstrate a five-year housing land supply and consequently the proposal should be considered in the context of the presumption in favour of sustainable development - granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Without a five-year housing land supply, the policies of the local plan that restrict the supply of housing cannot be considered up-to-date and can, therefore, only be afforded limited weight.

In this context, the principle of residential development in this location is considered to be acceptable, and to accord with the up-to-date policies of the local plan and the aims and objectives of the NPPF.

Highways

The highway authority was consulted as to the impact of the scheme on the local highway network, and considered the scheme in detail. Access is a matter reserved for future consideration. However, the highway authority concluded that it would be possible to achieve a safe means of access to the highway, subject to certain enhancements being imposed at the reserved matters stage.

As such, subject to suitable details at reserved matters stage, there would be no adverse

impact on highway safety in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

Visual Amenity

The SSDC Landscape Architect was consulted as to the impact of the development on the landscape character of the area. Whilst the appearance, landscaping, and scale are all reserved matters, the landscape architect has considered the impact of any development on this location, including the scheme shown on the indicative drawings. He stated that the site has no credible correspondence with the town, the development will require substantial engineering intervention on the hillside to create both a level platform for the house, and the parking area, and the proposal will result in a singular placement on a rising hillside that is not otherwise characterised by built form once east of the B3081. In regards to the indicative scheme he noted that the design does not relate to the character of housing to the south. He therefore concluded that the proposal fails to either conserve or enhance local character, as is required by LP policy EQ2 of the South Somerset Local Plan.

Residential Amenity

Due to the size and position of the proposed dwelling and the position of neighbouring dwellings, it is considered that the proposed dwelling could be comfortably accommodated on site without causing demonstrable harm to the residential amenity of adjoining occupiers.

Therefore, the proposal is considered to have no adverse impact on the residential amenity of adjoining occupiers in compliance with policy EQ2 of the South Somerset Local Plan.

Contributions

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 proposed development would however be liable for the community infrastructure levy.

Conclusion

Whilst the impacts of the development are considered to be acceptable in relation to residential amenity, the principle of development, and highway safety, the proposal will have an adverse impact on visual amenity by failing to respect local landscape character. It is considered that this identified adverse impact would significantly and demonstrably outweigh the limited benefits of the scheme.

The support from the parish council and the occupiers of two properties near Wincanton is noted, but does not outweigh the conclusions reached above.

RECOMMENDATION

Refuse for the following reasons:

SUBJECT TO THE FOLLOWING:

01. The proposed site has no credible correspondence with the town, and the development will require substantial engineering intervention on the hillside, and will result in a singular development on a rising hillside that is not otherwise characterised by built form. As such the scheme would not accord with local settlement and landscape character, contrary to policy EQ2 of the South Somerset Local Plan and to the aims and objectives of the National Planning Policy Framework. This identified harm is not outweighed by the contribution of the proposal towards the supply of housing in the district or by any other benefit arising from the scheme.

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, the applicant/agent did not take the opportunity to enter into pre-application discussions and there were no minor or obvious solutions to overcome the significant concerns caused by the proposals.