

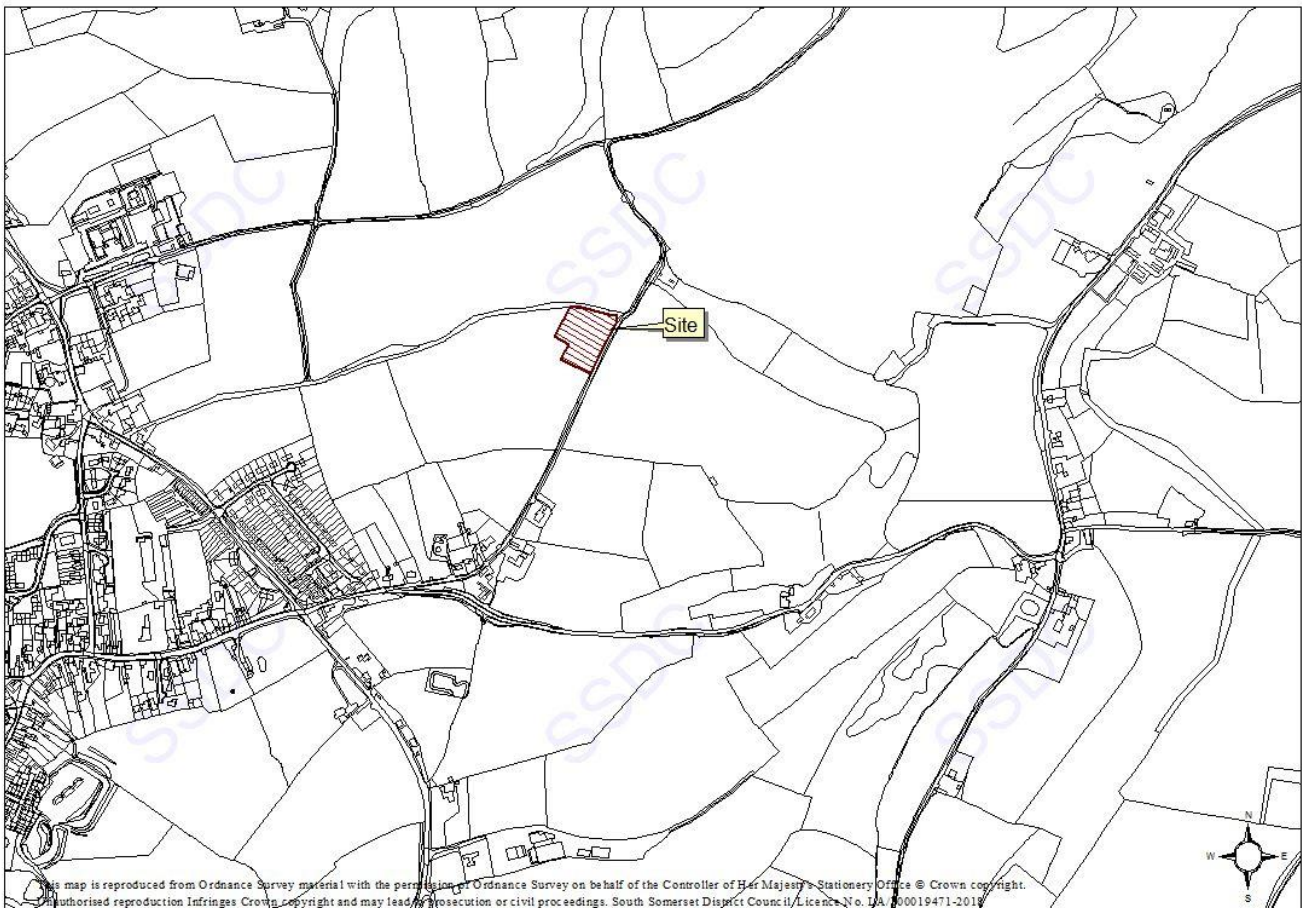
Officer Report On Planning Application: 17/04180/OUT

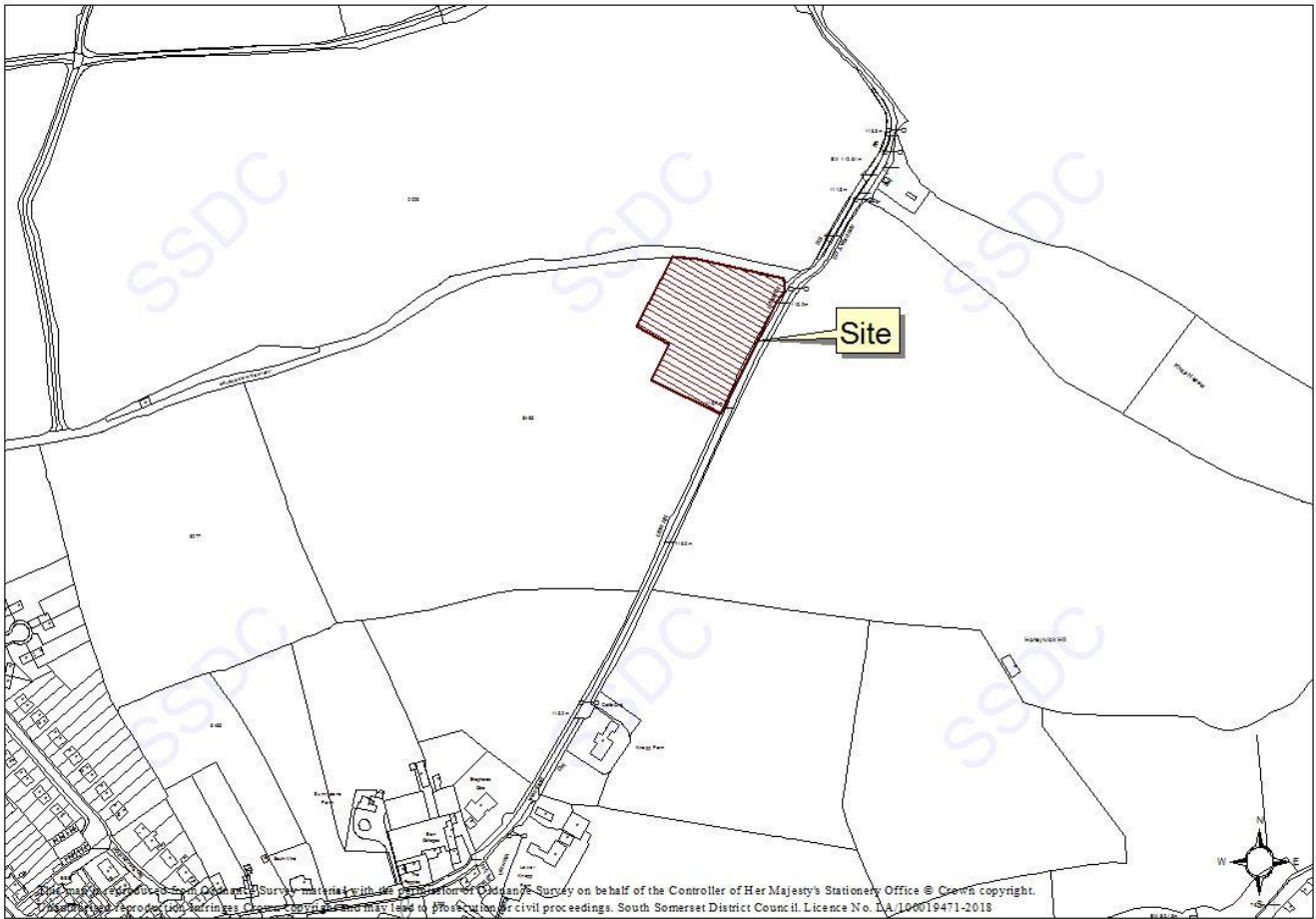
Proposal :	Outline application for the development of a farmhouse, associated agricultural buildings, amenity space, fodder store, machine store and livestock buildings.
Site Address:	Land At Wyke Road Ansford
Parish:	Ansford
CARY Ward (SSDC Member)	Cllr Nick Weeks Cllr Henry Hobhouse
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	23rd February 2018
Applicant :	Mr Mike Berry
Agent: (no agent if blank)	Mr Mark Scoot Maypool House Maypool Brixham TQ5 0ET
Application Type :	Major Other f/space 1,000 sq.m or 1 ha+

REASON FOR REFERRAL

This application is referred to the committee at the request of a Ward Member with the agreement of the Area Vice Chairman to enable the comments of the Parish Council and Neighbours to be fully debated.

SITE DESCRIPTION AND PROPOSAL





This application seeks outline permission for the development of land to form a new farmstead including a farmhouse, agricultural buildings, amenity space, fodder store, machine store and livestock buildings. All matters, with the exception of access, are reserved for future consideration. The site consists of the north-eastern corner of a broadly flat agricultural field laid to grass. The eastern boundary consists of a hedge adjoining the public highway (unclassified), whilst the northern boundary consists of a hedge adjoining a bridleway. The southern and western boundaries of the site are currently open to the remainder of the field. The site is not with a development area as defined by the local plan.

It is proposed to provide a new vehicular access to the site through the eastern boundary of the site, onto the unclassified highway, Wyke Road.

The indicative layout plan shows the use of the north eastern corner of the site as a calving paddock, with a house and double garage immediately to the south. The plan shows the provision of two livestock buildings to the west of the calving paddock and the house, and a track from the proposed access into the remainder of the field bounding the southern edge of the above. To the south of the track the plan shows the provision of a fodder/machinery store and a general purpose agricultural building. In total, the indicative plan shows the provision of 1382 square metres of agricultural floor space. However, it should be noted that since the indicative layout was provided the redline area of the site has been made larger, and the proposed access moved to the southern end of the red line area. The layout, which would need to be agreed as part of a detailed application, would therefore have to change.

The proposal is sought on the basis that the applicant's existing farmstead is on land which has an extant permission for residential redevelopment and, as such the holding need to be relocated elsewhere on the applicant's overall holding.

HISTORY

14/05629/OUT - Outline planning application for the development of a farmhouse, associated agricultural buildings, amenity space, fodder store, machine store and livestock buildings - Application withdrawn 05/02/2015

POLICY

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

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

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

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy EQ2 - General Development

Policy EQ4 - Biodiversity

Policy TA5 - Transport Impact of New Development

Policy TA6 - Parking Standards

Policy HG3 - Provision of Affordable Housing - Sites of 1-5 Dwellings

Policy HG9 - Housing for Agricultural and Related Workers

National Planning Policy Framework

Chapter 3 - Supporting a Prosperous Rural Economy

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

CONSULTATIONS

Ansford Parish Council - Object to the application for the following reasons:

- Ansford Parish Council were disappointed that the applicant chose not to discuss this application with members of the local community including discussions with Ansford Parish Council.
- There would appear to have been no pre application discussions with the planning department.
- The approval of this application would result in an unacceptable expansion in to existing green belt land which would be outside of the current direction of growth of the town.
- The site is located in a very prominent position and if built would be to the detriment of what is a very scenic area.
- The development is located at an unnecessary distance from established developments on the Wyke Road.
- The development would erode the existing special landscape area. There appears to have been no thorough analysis of the impact of development on the surrounding countryside and the amenity value of undisturbed land which is fast diminishing in the Castle Cary and Ansford area.
- The proposed bungalow style residential building is at odds with a traditional farm stead vernacular.
- The opportunity for developing a 'model' farm has not been taken as only utilitarian building proposals have been indicated on the drawings.
- This development would result in the generation of a lot of additional traffic down an existing road which is of very poor quality. In places the road is only 2.9 metres wide with the only passing

spaces being on private property. There is no existing footpath on this road and it is a route which is regularly used by walkers due to its current minor use which this development would change. There is no minor speed limit in place and with numerous blind bends the increase in traffic would make this road less safe than at present.

Pitcombe Parish Council - No comments

County Highway Authority - Refers to standing advice

SSDC Highway Consultant - Initially raised concerns in a number of areas. On the receipt of amended plans and additional information, he confirmed that the proposed access arrangements are in acceptable in terms of location, the geometric layout of the new entrance, the extent of visibility splays, the surfacing and drainage of the access-way, and the position of gates etc. He also confirmed that, on the basis that the scheme is likely to lead to a reduction in traffic movements on Wyke Road (due the fact that the farmstead would now be close to the fields serving it on this side of town), the scheme can be supported on traffic impact grounds.

SSDC Landscape Architect -

"The proposal for a relocated farm is noted, and I recall the earlier application, and the association of this holding with the land around Wayside farm, north of Castle Cary, which now has outline consent for residential development, to necessitate this relocation.

On the assumption that the current farming enterprise could realistically continue to function from the proposed site without its Wayside Farm landholding, and providing you are persuaded by the business case, and accept that there is justification for its relocation, then noting the extent of the land associated with the holding (as indicated, appendix 2 plan - business case) I can confirm that (i) the site selected is one of the better options in terms of its capacity to accommodate the likely landscape and visual effects of development, when comparing it with other locations within the land-holding, and (ii) its landscape sensitivity is not sufficiently high to negate the proposed development. Consequently, with the above provisos, I agree this to be an acceptable site for the scale of development proposed.

Turning to the outline layout as presented in the design and access statement, providing the buildings are slightly cut in where the ground rises; building material tones are relatively subdued; and landscape provision is as suggested by the D&A statement, then I have no further landscape issues to raise."

SSDC Ecologist - Notes that he has considered the application but has no comments or recommendations to make.

SSDC Environmental Health Officer - No comments

SCC Rights of Way - They note the presence of a bridleway abutting the site, but raise no objections to the development. They note the duties of the developer in relation the bridleway.

REPRESENTATIONS

Letters of objection were received from the occupiers of four neighbouring properties. Objections were received in the following areas:

- Would set undesirable precedent
- Visual amenity
- Highway safety
- Damaging road/verges
- Increased disturbance

CONSIDERATIONS

History and Principle of Development

The site is located outside of any development areas or directions of growth as defined by the local plan, where residential development is normally strictly controlled.

The applicant is a farmer, with several blocks of land at different points around the edge of the Castle Cary/Ansford settlement. One of the blocks of land is within the direction of growth for Castle Cary, as defined by the local plan, and now benefits from planning permission for residential development. This block contains the farmhouse and the majority of the agricultural buildings. The applicant therefore argues that a new farmstead is required, and has put forwards the application site as the best possible place within the holding. The applicant has put forwards a good robust case to show that the agricultural enterprise is financially viable and that there is a functional need for a fulltime worker to live on site. It is therefore considered that, subject to a legal agreement to ensure that the existing farmstead is given-up prior to the occupation of the new farmstead, the principle of the proposed development is considered to be acceptable and to accord with local plan and national policies.

The parish council has raised a specific concern that the approval of this application would result in an unacceptable expansion in to existing green belt land which would be outside of the current direction of growth of the town. Although the site is not 'green belt' (there being no greenbelt land in South Somerset), it is true that the proposed development is in open countryside and not within a direction of growth as defined by the local plan. However, as a relocation of the hub of an existing agricultural business, the principle is considered to be acceptable (as discussed above).

Highways

Local concern has been raised in regard to the proposed access arrangements, and whether the resulting increase in vehicle movements on the local highway network would be acceptable. The highway authority was consulted, but only referred to their standing advice.

As such, the SSDC Highway Consultant has considered the scheme in detail. He did initially raise concerns, but on the receipt of additional information and amended plans from the applicant, he has confirmed that the scheme is acceptable from a highway safety point of view. Conditions can be imposed on any permission issued to ensure that the development accords with the scheme as set out in the application in terms of visibility and access layout etc.

In the circumstances, it is considered that it would be unreasonable to raise an objection on highway safety grounds.

Visual Amenity

The site is located on green field land on the edge of an existing settlement. As such, the SSDC landscape architect was consulted as to the impact of the scheme on visual amenity. He considered the scheme in detail and concluded that the selected site is the best of those available within the holding from a landscape impact, and that any harm is not sufficiently significant to negate the proposed development.

It is considered that the detailed design of the dwelling and buildings, and suitable landscaping to help mitigate any minor harm could be agreed as part of a future reserved matters application.

As such, notwithstanding local concerns, the impact of the scheme on the character of the area and the local landscape is considered to be acceptable.

Subject to further details at the reserved matters stage, it is considered that the proposal would have no significant adverse impact on visual amenity in compliance with policy EQ2 of the local plan.

The parish council has raised a concern that the proposed bungalow style residential building is at odds with a traditional farm stead vernacular, and that the opportunity for developing a 'model' farm has not been taken, as only utilitarian building proposals have been indicated on the drawings. However, such detail would be for consideration at the reserved matters stage, not for consideration now.

Residential Amenity

The application site has no close residential neighbours and the development will, therefore, have no adverse impact on residential amenity by way of overlooking, overshadowing or overbearing. The environmental health officer was consulted as to the potential impact by way of noise and odour, but raised no concerns. It is noted that the site is significant distance from the nearest residential properties, and methods for controlling potential odour and noise can be assessed fully at the reserved matters stage.

Therefore, notwithstanding local objections in this regard and subject to suitable details and conditions at the reserved matters stage, the proposal is considered to have no significant adverse impact on residential amenity in compliance with policy EQ2 of the local plan and the aims and provisions of the NPPF.

The parish council has raised a concern that the development is located at an unnecessary distance from established developments on the Wyke Road. However, as a proposal for a new farmstead, including buildings to house livestock, it is reasonable to locate the development away from existing residential properties.

Contributions

The residential component of the development would be liable for the community infrastructure levy (CIL) at the reserved matters stage. No other contributions are sought.

Other Matters

A concern has been raised locally as to the potential for increased damage to the public highway and verges arising from the proposed development. However, this must be a matter for the highway authority, and cannot be considered as a reason to constrain development.

Ansford Parish Council expressed that they were disappointed that the applicant chose not to discuss this application with members of the local community or with Ansford Parish Council prior to submitting. However, there is no requirement for the applicant to do so on applications of this nature. They raised a further concern that there appears to have been no pre application discussions with the planning department. Such discussions are confidential (unless the applicant chooses to reveal them) and, in any case, the applicant is not obliged to enter into any such discussions.

Conclusion

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

RECOMMENDATION

That application reference 17/04180/OUT be approved subject to:-

- a) The prior completion of a section 106 agreement or unilateral undertaking (in a form acceptable to the Council's solicitor(s)) before the decision notice granting planning permission is issued to ensure that the existing dwelling and farm buildings are demolished prior to the occupation of the currently proposed development, or within a reasonable period of such occupation, as may be agreed with the local planning authority.
- b) The below conditions.

FOR THE FOLLOWING REASONS:

- 01. The proposed relocation of an existing agricultural business (including an agricultural worker's dwelling), is considered to be acceptable in this location. Subject to suitable details at reserved matters stage, the proposed development on this site would respect the character of the locality with no demonstrable harm to residential amenity or highway safety. As such the proposal complies with policies SD1, SS1, TA5, TA6, EQ2 and HG9 of the local plan, and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

- 01. The development hereby permitted shall be carried out in accordance with the following approved plans: 43406/5501/SK01C and 140804L0101 received 24 April 2018.

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

- 02. Details of the appearance and landscaping (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.

- 03. 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.

- 04. The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason: In the interests of sustainable development in accordance with policies SD1, SS1 and HG9 of the South Somerset Local Plan.

- 05. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development (including details of how surface water will be prevented from discharging onto the highway), shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: In the interests of local amenities and highway safety in accordance with policies TA5 and EQ2 of the South Somerset Local Plan.

06. Before the dwelling hereby permitted is first occupied, the access over the first 6 metres of its length shall be properly consolidated and surfaced (not loose stone or gravel) details of which shall have been submitted to and approved in writing by the Local Planning Authority, before works are carried out on the access.

Reason: In the interests of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

07. There shall be no obstruction to visibility greater than 900mm above adjoining road level in advance of lines drawn 2.4m back from the carriageway edge on the centre line of the accesses and extending to points on the nearside carriageway edge 120m either side of the accesses. Such visibility shall be fully provided before the development hereby permitted is first brought into use and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

08. Any entrance gates shall be hung to open inwards and set back a minimum distance of 5m from the highway at all times.

Reason: In the interests of highway safety and in accordance with policy TA5 of the South Somerset Local Plan.

Informatives:

01. Please be advised that subsequent full or reserved matters approval by South Somerset District Council will attract a liability payment under the Community Infrastructure Levy. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice.

You are required to complete and return Form 1 Assumption of Liability as soon as possible and to avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place Please complete and return Form 6 Commencement Notice.

You are advised to visit our website for further details <https://www.southsomerset.gov.uk/cil> or email cil@southsomerset.gov.uk
