

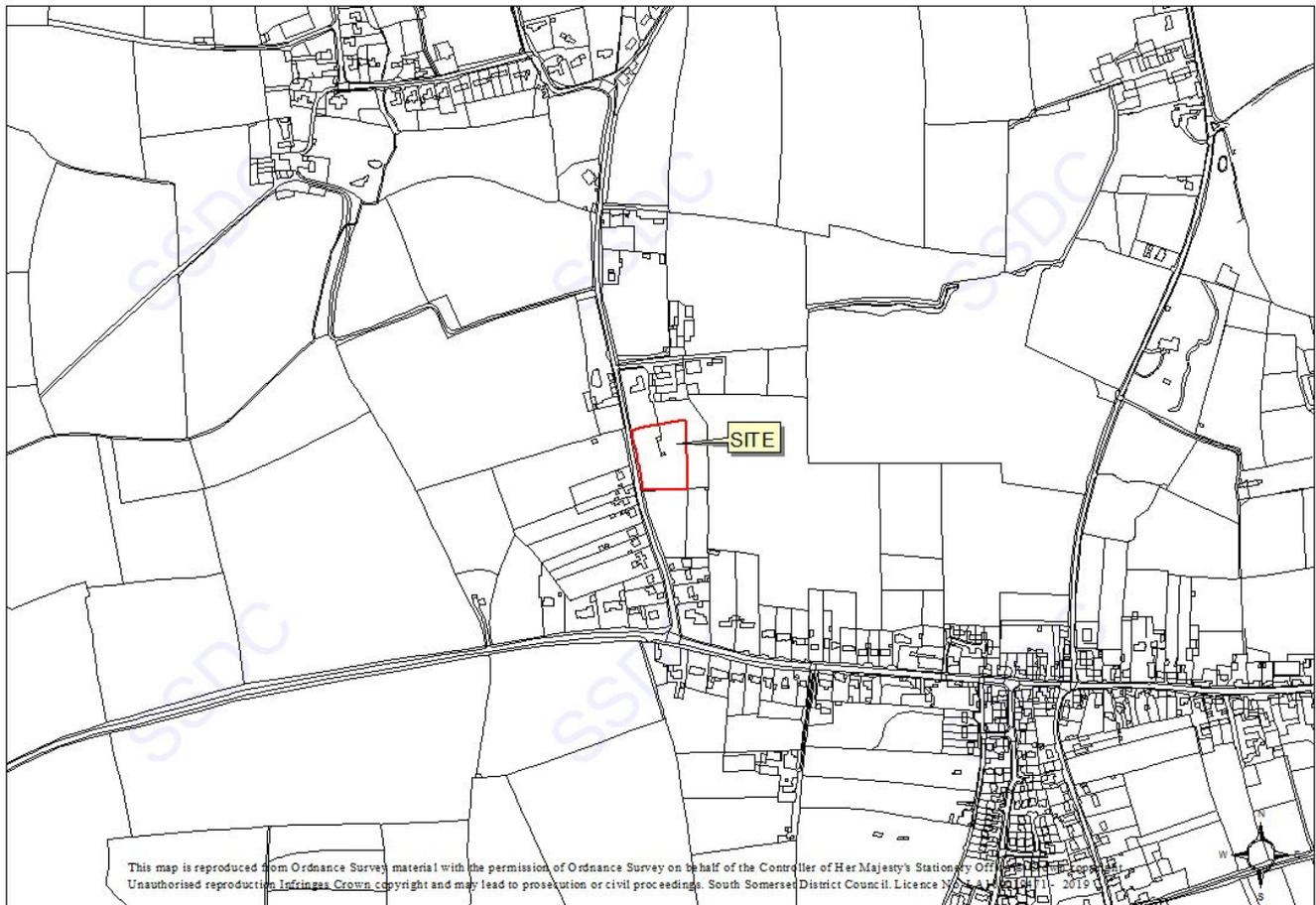
Officer Report On Planning Application: 19/00709/OUT

Proposal :	Outline application for the erection of five dwellings.
Site Address:	Land At Sycamore Farm Barton Road Keinton Mandeville
Parish:	Keinton Mandeville
Northstone, Ivelchester & St Michaels Ward (SSDC Member)	Councillor Tony Capozzoli, Councillor Charlie Hull Councillor Paul Rowsell
Recommending Case Officer:	Stephen Baimbridge Tel: (01935) 462497 Email: Stephen.baimbridge@southsomerset.gov.uk
Target date :	7th May 2019
Applicant :	Mr & Mrs Fry
Agent: (no agent if blank)	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

This application has been referred to committee in agreement with the Ward Members and Chair of committee to consider the concerns that this represents a merging of two villages with a lack of facilities to accommodate the development.

SITE DESCRIPTION AND PROPOSAL





This is an outline application for the erection of five dwellings at Sycamore Farm, Barton Road, Keinton Mandeville, Somerton.

Recently planning consent was granted for six dwellings immediately to the south of the site and these are currently under construction.

The site lies within flood zone 1 which is land at the lowest risk of flooding as defined by the Environment Agency.

Sycamore farm currently operates a farm shop associated with the farm and there is a limited amount of traffic already associated with that use.

Sycamore Farmhouse itself is a Listed building so any future application (Reserved Matters or Full e.g.) must pay particular attention so that it is not impacted upon or its setting harmed.

HISTORY

None directly relevant

POLICY

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.

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

SD1, SS1, SS2, SS4, SS5, TA1, TA5, TA6, EQ1, EQ2, EQ4

National Planning Policy Framework

Chapters 2, 4, 5, 8, 9, 11, 12, 14, 15,

National Planning Practice Guidance

Design, Natural Environment, Rural Housing, Planning Obligations

Policy-related Material Considerations

Somerset County Council Parking Strategy (September 2013)

Somerset County Council Highways Development Control - Standing Advice (June 2017)

CONSULTATIONS

Parish Council: recommend refusal

Concern was raised regarding the personal safety of the residents of the new development, accessing the village amenities; the school, village shop, local pub, the churches and recreational; facilities within the village without a footpath. Residents of Barton St David who have walked this road to enable them to use the facilities that Keinton Mandeville has to offer, know that it is an extremely busy road and unsafe for pedestrians particularly those with pushchairs and young children, and the elderly. This would have a major impact on the environment as motor vehicles would have to be used to access village facilities, therefore increasing the volume of traffic.

There is no buffer piece of land from the proposed building line to the Barton St David/Keinton Mandeville parish boundaries.

By allowing this proposed development it would mean the joining of two separate settlements with different unique rural identities.

Barton St David is an historic village with open spaces being part of its intrinsic character and the natural vista on the approach to the village would be seriously compromised

SCC Highway Authority: No objection subject to conditions

SSDC Highway Consultant: refer to SCC comments (as above)

Natural England: no observations

County Archaeologist: As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.

REPRESENTATIONS

Five letters of objection:

- cause actual and perceived coalescence between the distinct villages of Barton St David &

Keinton Mandeville.

- not be the most sustainable, as it will impact & potentially impair further the currently inferior broadband provision
- impact the Heritage setting of Northfield House (Grade II Listed Property).
- fall beyond the original development line agreed for Keinton Mandeville.
- be out of character with the current semi-rural street scene and will not fit with the local built environment.
- be unsafe for pedestrians as there appears no pavement provision
- increase traffic congestion in/out of villages
- There are already a number of sites in Keinton Mandeville that have been developed, can the village sustain or actually need a further development. Especially as one of the sites is adjacent to the proposed one.
- traffic/safety issues
- Inadequate street lighting on this stretch.
- Impact on wildlife
- The development will put further strain on all public services.
- It would appear that these are yet more large houses that will not be affordable for local people.
- We live in a bungalow which is already between two houses and facing another one, this development would affect access to light at the front of our property.
- It is probable that people along Barton Road are used to living close to working farms and all that that entails, eg farm machinery, noise, animals and smells! and although officially this might be satisfactory it does not mean it is always pleasant.
- Have the positive or negative ecological and environmental issues been taken into account such as increased pollution use of 'green' energy or the detrimental effects of urbanisation of rural areas.
- With an additional forty-two dwellings currently under construction at Lakeview Quarry and six dwellings under construction to the south of the site there is no need for further development to help boost school/nursery attendance levels. More children living along this road is hazardous and walking to school is a challenge with no pathway. Increase in those travelling to drop off children will cause further congestion along Queen Street and parking near the school is very difficult at the best of times.

2 letters of support

- the street scene was irrevocably altered by the development on land north of The Light House. This development now visually and "emotionally" bridges the gap between Barton and Keinton. Both villages already appear to be linked by ribbon development.

- Sycamore Farm house is in Barton so there is already development on the site and has been for many years
- the present farmhouse would be closer to the "farm" than any new buildings.
- -there is a high hedge and trees fronting the road potentially screening any new buildings. It would have far less impact on passers by than the development already taking place
- there is a tarmac road onto the site , therefore we would hope delivery lorries would not park on the road.
- a footpath could be built (presumably) however there was no stipulation for a footpath placed on the adjacent development.
- the proposed development would not overlook other properties.
- we understand both school and pre - school would welcome increased pupil numbers.
- Broadband reception within the village is variable at best a small number of new houses won't significantly alter this.
- There is a shortage of housing, South Somerset council have stated this.
- Being in a village, broadband will always be an issue, this is the same throughout the UK and not unique to us. . I personally believe that the extra houses being built in keinton will force openreach to add capacity. it will be in their interest, as they are a commercial company and want to make money.
- the increase in traffic is a national problem, it's not just for us. cars are cheaper to run and last longer, people are living healthy longer lives and drive into their later lives. Public transport funding is being reduced, forcing people into their cars, out of town shopping is forcing local shops out of business, which in turn is forcing us to drive to these shops. ordering online and home delivery is booming. 5 extra houses will not affect this national problem.
- even after this development, there will be a village border.. it may not be a line on a map.. it may be a hedge, fence or a brick wall, I do not understand why this is such an issue, we are local communities that all get along.. there is no 'them' and 'us'.
- I strongly believe that residents that have lived in the village for most if not all of their life should have this opportunity, to build houses in character with the local area and scene.. rather than a national company shoehorning ugly houses in place.

CONSIDERATIONS

Principle of Development

Policy SS1 (Settlement Strategy) highlights the areas where new development is expected to be focused, grouping certain towns and villages into a hierarchy, of settlements including the Strategically Significant Town (Yeovil), Primary Market Towns, Local Market Towns and Rural Centres. All other settlements, are 'Rural Settlements', which policy SS1 states "will be considered as part of the countryside to which national countryside protection policies apply (subject to the exceptions identified in policy SS2. Policy SS2 states:

"Development in Rural Settlements (not Market Towns or Rural Centres) will be strictly controlled and limited to that which:

- Provides employment opportunities appropriate to the scale of the settlement; and/or
- Creates or enhances community facilities and services to serve the settlement; and/or
- Meets identified housing need, particularly for affordable housing.

Development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general. Proposals should be consistent with relevant community led plans, and should generally have the support of the local community following robust engagement and consultation. Proposals for housing development should only be permitted in Rural Settlements that have access to two or more key services listed at paragraph 5.41 (i.e. local convenience shop, post office, pub, children's play area/sports pitch, village hall/community centre, health centre, faith facility, primary school)." This proposal complies with this.

Usually applications in locations such as this would be considered against the settlement strategy contained within Local Plan policies SS1 and SS2, however the Local Planning Authority are currently unable to demonstrate a five year supply of housing sites. As such, several recent appeal decisions have confirmed that in the context of the National Planning Policy Framework these policies should be considered out of date, as they are relevant to the supply of housing. In such circumstances, the main consideration will be whether any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

The site lies within the open countryside adjacent (north of) to the settlement boundary of Keinton Mandeville. It is also to the south of the settlement boundary for Barton St David. Both Barton St David and Sparkford have ample facilities to support growth of the type proposed here. Barton St David has a pub, childrens play area and faith centre whereas Sparkford has far more (only really lacking a post office and Health centre) so this a sustainable location especially with a lack of a five year housing land supply.

Scale and Appearance

This is an outline application with all matters reserved so matters such as design and appearance are not under consideration at this stage. However the illustrative scheme submitted with the application shows a linear arrangement of detached dwellings stretching from north to south set equidistant from the roadside. There is an approved visibility splay at the frontage of the site where it abuts Barton Road.

Residential Amenity

As the application is in outline only one can only comment on the submitted illustrative plan as to an idea how the details would look for the reserved matter/full application. The layout of the site (as shown) appears logical with five similar type dwellings in a linear fashion ranging from north to south within the plot. There would be no undue overlooking should this arrangement be forthcoming and whilst there is a lack of variety in terms of design per say refusal cannot be recommended on this point alone as this could be addressed upon the submission of the reserved matters/full application.

It should be noted that the proposed dwellings will be in proximity to some working farm buildings and there could be a conflict in terms of smells/noise but given that there is no objection raised by the Environmental Health section it is considered that this cannot be a reason for refusal. There is anticipation that when one buys a house in the country there will be countryside smells/noise to expect in any case.

Highway Safety

County Highways are content with the application subject to certain conditions as proposed below. Access is a reserved matter for future approval in any case. Notwithstanding this the submitted plans do show the required visibility splay in accordance with County standards and a condition is proposed to ensure that this is provided.

Parish Council comments

The Parish Council raise a valid point about the lack of a safe footway leading to the site and it is highly likely that the new dwellings occupants will be reliant on the private vehicle to get around. This all has to be weighed in the planning balance and the extra five dwellings which will be created in terms of the Districts Housing supply outweighs the fact that the occupants aren't likely to access the services in the neighbouring villages other than by a private vehicle. Notwithstanding that the applicant has now agreed to a pedestrian refuge/footpath condition across the frontage of the site which can be secured by condition.

In terms of the coalescing of the two villages by the erection of five dwellings it should be noted that the agent has specifically labelled the land to the north of the site as 'buffer zone between farm and dwellings to be kept as grazing land. So there will be a visual gap and a noticeable one at that.

The loss of a vista at the entrance to the village is regrettable but there is no 'right to a view' in planning and the aforementioned gap will remain to create a visual space between the new development and the lower part of Barton St David.

Responses to neighbour contributions

The coalescence point is addressed above under 'Parish Council comments' - in short it is considered that there will be no coalescence.

Increased Broadband provision whilst desirable does not appear as a specific Policy in the Local Plan so would not appear as a reasonable reason to refuse the application - and as the supporter points out - in theory it would lead to increase in pressure and act as a catalyst for the services to upgrade their provision with more people (including the occupants of the proposed new dwellings) requesting it.

It is considered that given the distances involved the proposal does not impact upon the setting of Northfield House (Listed Building)

It is outside the original development boundary but given the factors explained above - the 'titled balance' applies and this is considered an acceptable sustainable site.

As the matter is in outline it is a matter for reserved matters to ensure that the dwelling fit in with the street scene and be in keeping with the area.

A footpath or pedestrian refuge is now proposed to be secured by condition.

Whilst there will be an increase in traffic there is no objection from the highways authority as the increase will not be significant given the existing highways capacity on this road.

The village can sustain this extra development which is likely to enhance local services by increased patronage by the occupants. Whilst other developments are underway the numbers involved are still manageable and it is considered that there is not an over provision of new housing in either settlement involved.

The lack of lighting is noted but an extra five dwellings wouldnt warrant an extra lighting column in area which traditionally is a 'dark skies;' area.

In terms of ecology - Natural England have raised no objections to the proposal.

As the proposal is for a limited number of houses there is no requirement in policy terms to provide affordable housing.

It is not considered that there would be an undue loss of light to the neighbouring bungalow in this instance.

It is accepted that there is a working farm nearby (with associated noise and odour issues) but this is a common factor in rural sites and purchasers of the properties will be aware of this when choosing their properties to live in.

Listed Building

Sycamore farmhouse itself is a listed building and any future reserved matters application will have to pay special consideration is to any impact upon its setting - The dwelling should be of an appropriate design and orientation so as to not harm the setting in any way.

Planning Obligations

As of 3rd April 2017, the Council adopted CIL (Community Infrastructure Levy), which is payable on all new residential development (exceptions apply) should permission be granted, an appropriate informative will be added, advising the applicant of their obligations in this respect.

Conclusion

The site is in a sustainable location and very close to both the villages of Barton St David and Keinton Mandeville. The site can easily accommodate five extra dwellings with an appropriate density and design. The proposal therefore complies with advice contained with the National Planning Policy Framework and Policies SD1, SS1, SS2, SS4, SS5, TA1, TA5, TA6, EQ1, EQ2 and EQ4 of the South Somerset District Local Plan (2006-2028)

RECOMMENDATION

To grant permission subject to appropriate conditions.

01. The site is in a sustainable location and very close to both the villages of Barton St David and Keinton Mandeville. The site can easily accommodate five extra dwellings with an appropriate density and design. The proposal therefore complies with advice contained with the National Planning Policy Framework and Policies SD1, SS1, SS2, SS4, SS5, TA1, TA5, TA6, EQ1, EQ2 and EQ4 of the South Somerset District Local Plan (2006-2028)

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by section 90(2) Town and Country Planning Act 1990

02. Before the development hereby permitted is commenced, properly-consolidated, drained and surfaced access(es) 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(es) shall thereafter be constructed in accordance with the agreed design and shall be maintained in the agreed form thereafter at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset District Local Plan (2006-2028).

03. The development hereby permitted shall not be commenced unless a scheme providing an appropriate level of parking (including cycle parking), in line with the SCC parking strategy March 2012 (including properly consolidated and surfaced turning spaces for vehicles) have been provided and constructed within the site in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Such parking and turning spaces shall be kept clear of obstruction at all times and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset District Local Plan (2006-2028).

04. There shall be no obstruction to visibility greater than 300 millimetres above adjoining road level forward of lines drawn 2.4 metres back from the carriageway edge on the centre line of all access points, and extending to the extremities of the site frontage. Such visibility shall be fully provided before works commence on the development hereby permitted 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 District Local Plan (2006-2028).

05. Any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 5 metres from the carriageway edge and shall thereafter be maintained in that condition at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset District Local Plan (2006-2028).

06. The gradient of each access way shall not at any point be steeper than 1 in 10 for distance of 5 metres from the junction with the public highway. This part of the access shall be maintained at that gradient thereafter at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset District Local Plan (2006-2028).

07. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site location plan. Dated 07/03/19. Scale 1:1250. Ref. 18209-02
- Site layout plan. Dated 07/02/19. Scale 1:500. Ref 18209-01revB

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