

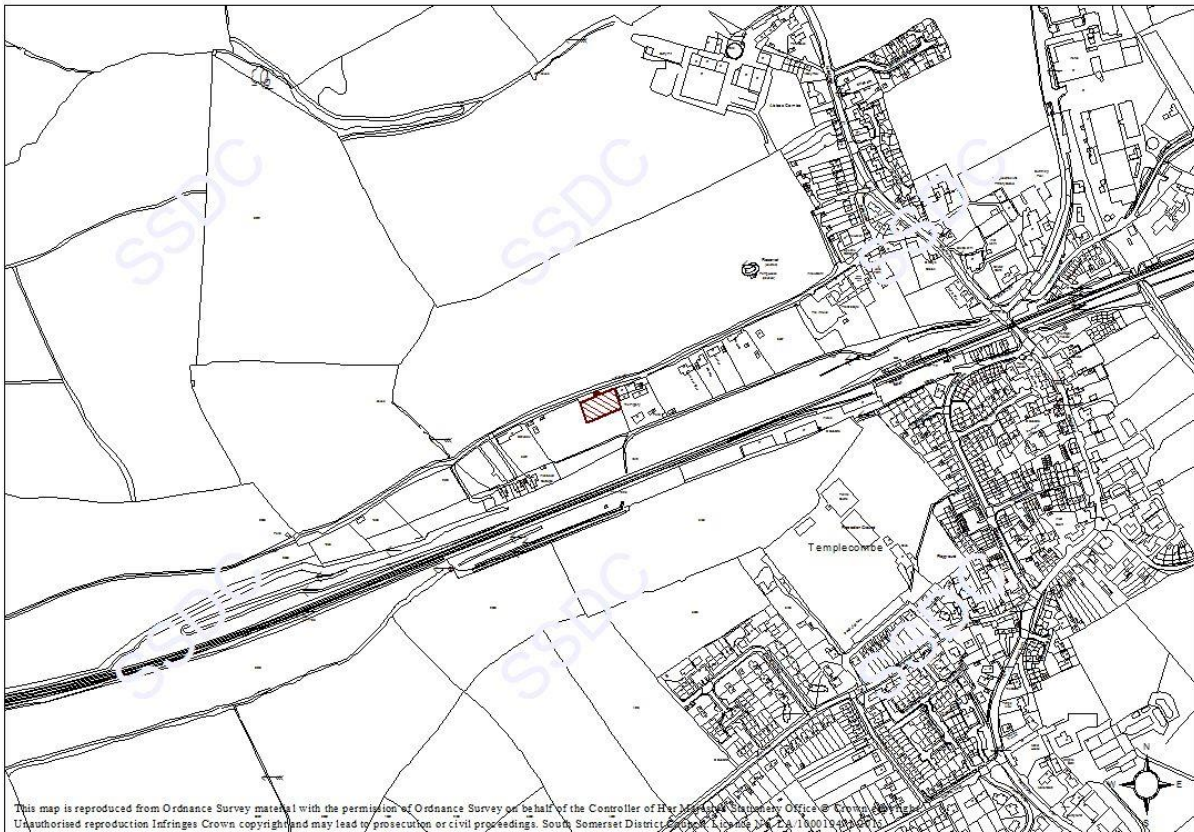
Officer Report On Planning Application: 15/02933/OUT

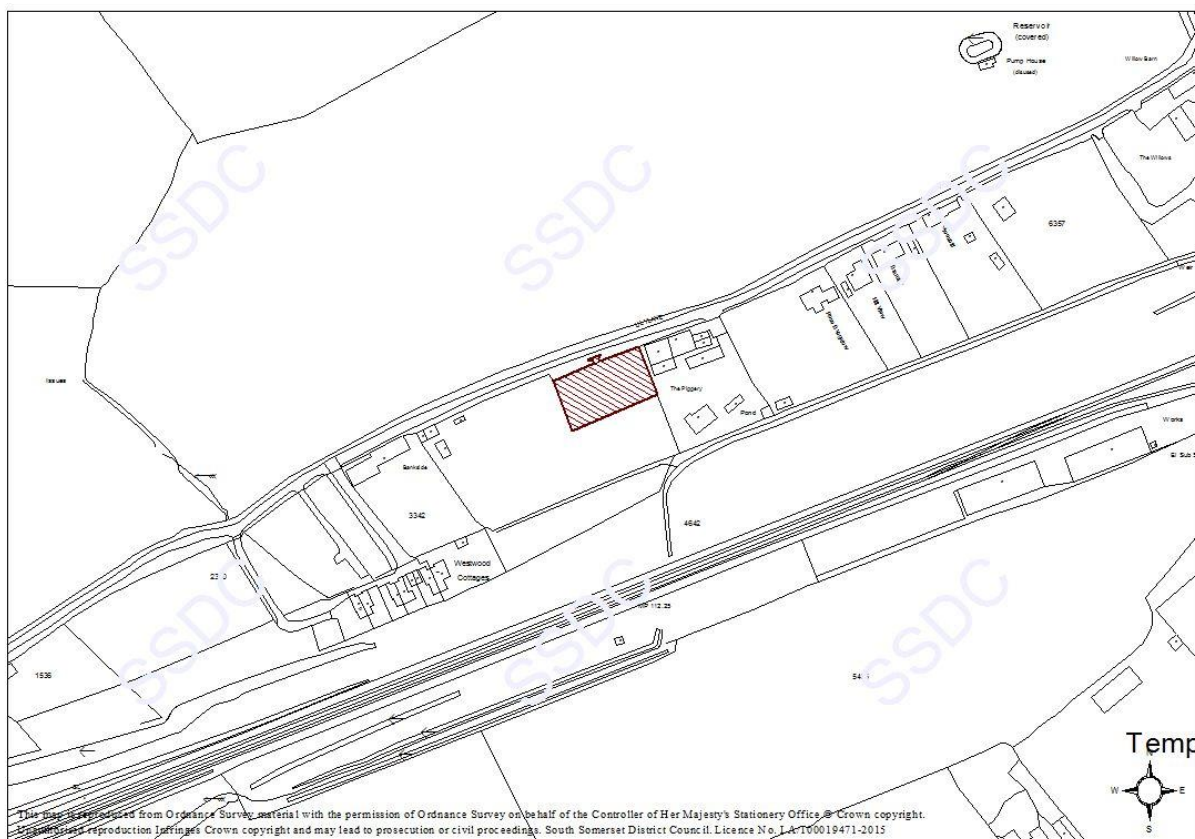
Proposal :	Erection of 2 detached dwellings and formation of vehicular access thereto (re-submission of Application Number 15/00098/OUT).(GR 370459/122480).
Site Address:	Land Between Bankside And The Piggery Lily Lane Templecombe
Parish:	Abbas/Templecombe
BLACKMOOR VALE Ward (SSDC Member)	Cllr T Inglefield Cllr W Wallace
Recommending Case Officer:	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
Target date :	19th August 2015
Applicant :	Mr & Mrs R Saunders
Agent: (no agent if blank)	Mrs Janet Montgomery Wessex House High Street Gillingham Dorset SP8 4AG
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

This application is referred to committee at the request of the Ward Member with the agreement of the Chair to enable the local issues raised to be debated.

SITE DESCRIPTION AND PROPOSAL





The application site is just under 0.12 of an hectare and is adjacent to the western end of roadside consolidated ribbon development that extends out from Templecombe's built form. The site is one of the few remaining roadside gaps south of Lily Lane, a no through road, and performs an important function separating the development to the east from the more sporadic development to the west. These aspects, together with the presence of fields to the north and presence of woodland appearance create a distinctive rural character. South of Lily Lane the land slopes away from the roadside with views across the valley towards the railway track and Templecombe's centre.

The proposal seeks outline planning permission for the erection of 2(no.) detached dwellings and formation of vehicular access. The application reserves all matters, namely, Access, Appearance, Landscaping, Layout and Scale, although there is an illustrative site layout accompanying the application for outline planning permission.

RELEVANT HISTORY

15/00098/OUT - Erection of 2 detached dwellings and formation of vehicular accesses thereto, Withdrawn.

02/02119/OUT - The Erection of 2 Dwellings. Refused and Appeal dismissed.

02/00905/OUT - The Erection of 6 Dwellings. Refused.

00/00919/OUT - The Erection of a bungalow and garage. Refused and Appeal Withdrawn.

97/02872/OUT - The Erection of 2 bungalows and garages. Refused.

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)

SD1 - Sustainable Development

SS1 - Settlement Strategy

SS2 - Development in Rural Settlements

TA5 - Transport Impact of New Development

TA6 - Parking Standards

EQ2 - General development

National Planning Policy Framework (March 2012):

Chapter 1 - Building a strong competitive economy

Chapter 3 Supporting a Prosperous Rural Economy

Chapter 4 - Promoting sustainable transport

Chapter 7 - Requiring Good Design

National Planning Practice Guidance

Other Relevant Documents

Somerset County Council Parking Standards

CONSULTATIONS

Abbas And Templecombe Parish Council - Members had no objections to the application with the proviso that the adjacent hedge should be sufficiently cut back and any damage caused to the road by further construction works was made good and resurfaced if necessary.

County Highway Authority - Standing advice considers visibility, parking and turning.

Landscape Architect - I note this to be an amended scheme of application ref: 15/00098. The area allied to the potential plots is now reduced, and contained to the northeast corner, with orchard planting offered which I view as a clear improvement over the original proposal. However, I continue to consider this open field as clearly demarcating the edge of the general 'ribbon' arrangement of the properties to the east; and providing clear separation of this ribbon, from the singular cluster of dwellings to the west, as is set out in my earlier response, namely, the plot lays within the scope of the peripheral landscape study of the settlement of Templecombe, which was undertaken during October 2008. This study reviewed the settlement's immediate surrounds with the objective of identifying land that has a capacity for development, looking both at the character of the town's peripheral landscape, and the visual profile and relationship of open land adjacent the town's edge. The outcome of the study is represented by 'figure 5 - landscape capacity', which is a graphic summary of the preceding evaluation. Fig 5 indicates that the plot that is the subject of this application is evaluated as having a moderate capacity to accommodate built development. This was a grading that neither favoured development, nor told against it. It is pertinent to note however, that land in close proximity to the west and northwest, is graded moderate-low and low capacity for development, which indicates a greater level of landscape sensitivity at this western end of the lane.

Turning to the detail of the site, I note that it lays west of the current extent of continuous individual and fill plots that characterise Lily Lane at its east end, and is of agricultural origin,

with hedgerow containment. It should also be noted that (i) Lily Lane is characterised by its intervening open spaces between properties, the further it becomes removed from the village; (ii) this lane is not characterised by a continuous line of development; (iii) the site is removed from the core of the village, and (iv) the small cluster of late-Victorian railway cottages to the west has a separate identity (which is not substantively eroded by the presence of 'Bankside' alone) to thus lay beyond the current continuous westward extent of residential Templecombe along this lane. As such, the proposal would extend the residential boundary of village form beyond its current and historic extent, and erode the pattern of Lily Lane's development, and its character, an erosion likely to be exacerbated by the loss of part of its hedging containment in enabling vehicular access. Hence on balance, I continue to view this proposal as eroding local landscape character, contrary to the objectives of LP policy EQ2.

REPRESENTATIONS

There have been two neighbour objections:

- Outside development limits, no satisfactory case in made for an exception to be made.
- No credible case made using Policy SS2 as a justification
- Lily Lane is totally unsuited to further traffic, any development could prejudice road safety
- The site is not easily walkable to the village facilities
- 'The lane presents a rural scene of a mix of scattered development interspersed with open areas. It has a pleasant rural feel quite different in character to the rest of the village.'
- More infilling would destroy this unique part of Templecombe.
- The whole character of Lily Lane would be severely damaged by further new properties
- Impact on wildlife
- The development could act as a precedent

CONSIDERATIONS

Principle of Development:

The council does not have a five year housing land supply and in consequence the local plan housing policies are deemed 'out of date' (para.49 of the NPPF) and attract less status in the decision-making. Paragraph 14 of the NPPF therefore requires for decision taking that this means granting planning permission unless

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

The site is located some 300m west of what was formerly identified as the development boundary of Templecombe, a rural settlement designated by the current local plan to be in the countryside, with few local facilities and services. A 2003 appeal (APP/R3325/A/03/1109034) for two houses for this site was dismissed noting the location was within the open countryside and that the proposal would cause unacceptable harm to the form of development along Lily Lane leading to a consolidation of ribbon development and cause unacceptable harm to the character and appearance of the area. That decision anticipated the more recent development that has taken place in Lily Lane towards the centre of Templecombe. A more recent appeal decision (APP/R3325/W/15/3003176) 100 metres further west of the application site was dismissed having considered that proposal would not meet the environmental dimension of sustainable development.

Under Policy SS2 of the Local Plan, development is 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.

The proposal would not provide (other than in the short term for the construction industry) employment opportunities with any relationship to the settlement. The occupants of these dwellings might use the services of the local Pub, for example, but this cannot be viewed to any significant degree as enhancing local services or facilities. Likewise the development would also not create or enhance community facilities.

While the Parish Council do not object to the proposal, the proposal is not considered to be in the spirit of the Policy to meet an identified, namely, locally endorsed housing need (the best example of which would be affordable housing). Critically, Policy SS2 requires any development to:

- be commensurate with the scale and character of the settlement; and
- increase the sustainability of the settlement in general.

On the basis of the above the principle for the erection of two new dwellings is not accepted, and the proposal is considered contrary to Policy SS2 of the Local Plan.

Character and Appearance:

Lily Lane is rural in character despite the consolidation that has taken place more recently in Lily Lane towards Templecombe. The Landscape Officer sees this open field as clearly demarcating the edge of the general 'ribbon' arrangement of the properties to the east; and provides clear separation of this ribbon development, from the singular cluster of dwellings to the west. The proposal acts to erode and undermine this gap. While the proposal clearly seeks to associate itself alongside the existing built form immediately to the east, however this leaves a diminished roadside gap that is capable of infill which was indeed acknowledged by the 2003 inspector in considering development on the same site who opined development 'could result in pressure for further development alongside the road frontage which would lead to consolidation of the ribbon development along the south side of Lily Lane projecting as an urban extension of Templecombe into the countryside'. As is apparent from the recent developments to the east that has seen infill this concern has subsequently become reality that has also acted to distinguish the more urban presence at the eastern end of Lily Lane with the more rural as one moves westward. There is a very strong sense that the application site and the adjoining gap should form a definitive 'edge of' location requires protection from further development.

Further, the impact of development is considered exacerbated by the breach of the roadside hedgerow and part screening of the site for vehicular access which would open up views and associated domestic paraphernalia which would appear intrusive. The Landscape Officer notes that there is no environmental enhancement in displacing woody vegetation and grassland with a substantive development foot print inclusive of hard-standing. The proposal therefore is considered acts to erode rural character and appearance that gives rise to unacceptable harm contrary to the objectives of Policy EQ2.

Highway Safety:

It is considered that the access can accommodate the required visibility; offers an acceptable level of parking on site, and provides a sufficient turning area that generally accords with highways' standing advice. Lily Lane is accessed via a sharp bend towards Slades Hill, however with regard to this development, the general scale of development in Lily Lane, despite the recent permissions, is considered would not have any significantly detrimental effect for users.

Neighbour Amenity:

While subject to the finalised details as part of the reserved matters application, it should be possible for the detailed arrangements to make for an acceptable scheme without unacceptably harming the residential amenity of occupiers of adjacent properties by disturbing, interfering with or overlooking such properties.

Concluding Remarks:

Notwithstanding the modest benefits engaged by the proposal that would involve two additional houses, mindful of the council's lack of a five year housing land supply, these should not outweigh the adverse harm that is identified, being contrary to the NPPF and Policy SS2 and EQ2 of the South Somerset Local Plan 2006- 2028.

RECOMMENDATION:

Refuse.

FOR THE FOLLOWING REASON:

01. The proposed development is located beyond the current westward extent of residential development associated with Lily Lane, and would extend the built form of the village beyond its current and historic extent, and fails, in terms of its location and layout, to preserve and complement the character and appearance of the location and its rural setting having a detrimental impact contrary to the National Planning Policy Framework, and Policies SS2 and EQ2 of the South Somerset Local Plan 2006- 2028.