



# JOINT AREA COMMITTEES IN SOUTH SOMERSET



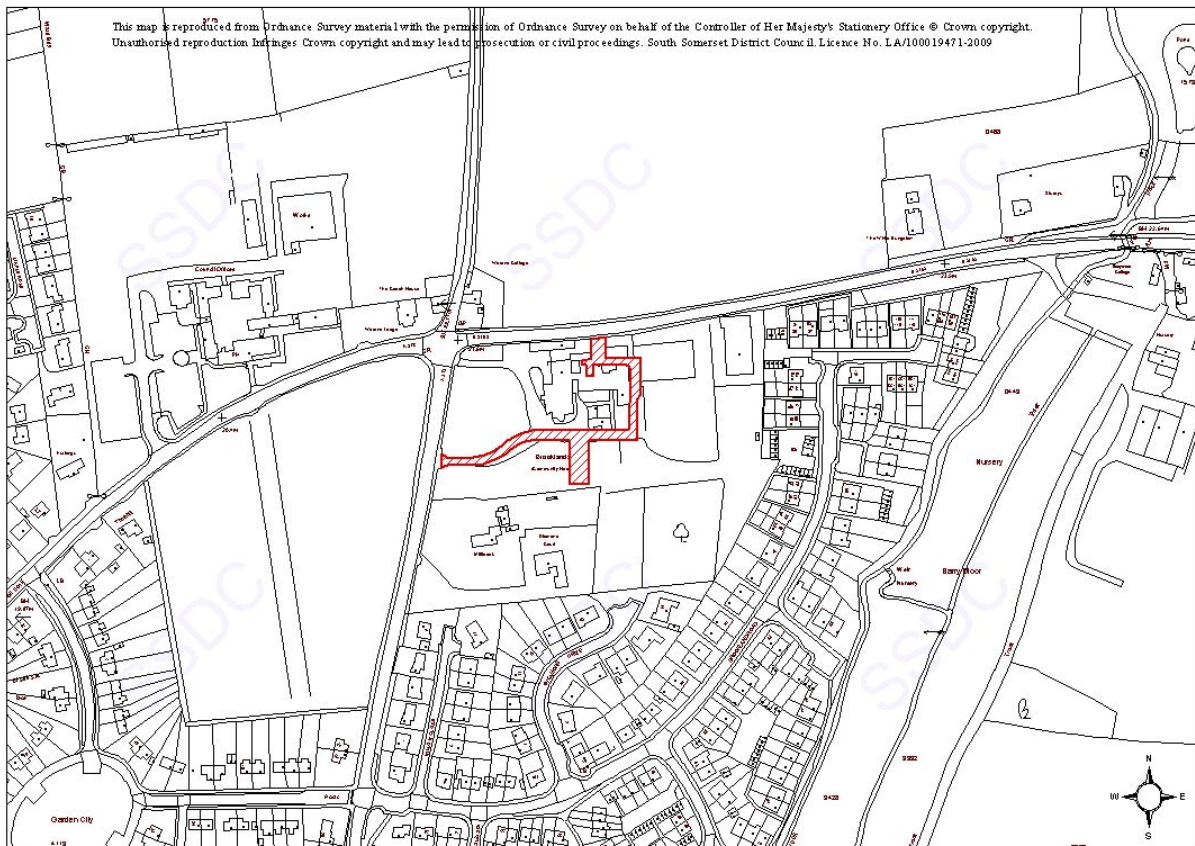
## Officer Report On Planning Application: 08/04879/FUL

<b>Proposal :</b>	The erection of 3 No. Dwellings (GR: 342783/127549)
<b>Site Address:</b>	Bartletts Elm School Field Road Huish Episcopi
<b>Parish:</b>	Huish Episcopi
<b>Ward : (SSDC Member)</b>	LANGPORT AND HUISH Mr Roy Mills (Cllr)
<b>Division (SCC Member)</b>	LANGPORT Mr Derek Yeomans (Cllr)
<b>Recommending Case Officer:</b>	Adrian Noon Tel: 01935 462370 Email: adrian.noon@southsomerset.gov.uk
<b>Target date :</b>	15th May 2009
<b>Applicant :</b>	Yarlington Homes
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### REASON(S) FOR REFERRAL TO COMMITTEE

This application is referred to the Committee at the discretion of the Planning Team Leader, with the support of the Chairman, due to its significance for Huish Episcopi.

### SITE DESCRIPTION AND PROPOSAL



This application relates to part of a 1.6 ha site immediately to the rear of the original Bartletts Elm School building, backing onto Brooklands Road to the east and bounded by the B3153 to the north. The former school building and coach house has been converted to 14 flats. The remainder of the site benefits from outline permission and is subject to a separate reserved matters application for 97 units (08/04538/REM).

This application seeks to add 3 dwellings (a 3-bedroom house and two 2-bedroom houses) to the main development; These would be plots 1, 97 and 98 at the western end of the site on land outside, but adjacent to, the outline application area.

The application is supported by a Planning Statement (including a Statement of Community Involvement), a Design and Access Statement and an Arboricultural Report. It has been invalidated during the course of determination due to the withdrawal of the initially submitted arboricultural details. This information has now been updated and resubmitted along with amendments to provide parking on the basis of 2 spaces per dwelling and 1 space per flat/apartment and to address matters of detail raised with the applicant. The revalidated application has been the subject of further consultations.

## **HISTORY**

05/02818/OUT Outline permission granted for residential development of land to rear of main school building.

05/02831/FUL Planning permission approved for conversion of former school building and coach house to 14 flats

Both these permissions require the formation of a mini-roundabout on the A372 to provide access prior to commencement.

A reserved matters application and linked full application were received in July 2009, but were subsequently withdrawn following concerns about impact on trees.

08/03510/S73 Application approved to vary condition 2 of 05/02831/FUL to delete the requirement for the formation of mini-roundabout prior to commencement in favour of a requirement to agree junction improvements prior to occupation.

08/04806/FUL Planning permission granted for alternative car parking layout in relation to the converted school building and coach house.

There is an associated application (08/04538/REM) to erect 97 dwellings in relation to 05/02818/OUT.

## **POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

### Relevant Development Plan Documents

Draft Regional Spatial Strategy for the South West (Proposed Changes June 2008):  
Development Policy C - Development at in Small Towns and Villages  
Development Policy E - High Quality Design  
Development Policy G - Sustainable Construction  
Development Policy H - Reusing Land  
H2 - Housing Densities

### Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000):

STR1 - Sustainable Development  
Policy 48 - Access and Parking  
Policy 49 - Transport requirements of new development

### South Somerset Local Plan (adopted April 2006):

Policy ST1 - Rural Centres  
Policy ST5 - The Quality of Development  
Policy ST6 - Landscape and Architectural Design  
Policy ST9 - Crime Prevention  
Policy HG1 - Provision for New Housing Development  
Policy HG4 - Housing Density

Policy HG6 - Affordable Housing Target  
Policy HG7 - Affordable Housing  
Policy CR4 - Amenity Open Space  
Policy TP1 - Pedestrian Provision  
Policy TP4 - Road Design  
Policy TP7 - Car Parking

Policy-related Material Considerations  
None relevant

National Guidance  
PPS1 - Delivering Sustainable Development  
PPS3 - Housing  
PPG13 - Transport  
PPS25 - Flooding

South Somerset Sustainable Community Strategy  
Goal 3 - Healthy Environments  
Goal 4 - Services and Facilities  
Goal 8 - High Quality Homes  
Goal 9 - A Balanced housing Market

Parish/Town Plan - Huish Episcopi  
No conflict

Other Relevant Documents:  
None

## **CONSULTATIONS**

Huish Episcopi Parish Council - no objection in relation to the overall scheme as amended and is pleased to note the reduction in height of the semi-detached houses (plots 47 & 48) and the slight reduction (by 3) of the overall number of dwellings. A number of comments are made with regard to trees and the level of detail originally supplied. In this respect no objection is raised to plots 97 and 98, however it is noted that plot 1 appears to take the place of two substantial trees.

The PC wish to maintain their objection to the access arrangements agreed at outline stage.

Langport Town Council - comments awaited at the time of writing.

Landscape Architect - no objection subject to a condition to require the agreement of method of fence construction to plot 1 due to proximity of tree.

Tree Officer - Initially expressed concerns about the detail of the supporting arboricultural information. An updated report has been submitted and his formal comments will be reported to the committee.

Highways officer - No objection to these 3 dwellings. Is aware of the concerns about the site access arrangements but notes that these have been agreed at outline stage.

Area Engineer - requires drainage details to demonstrate that surface water run-off will be controlled to existing 'greenfield' run-off rate as required by PPS25.

## **REPRESENTATIONS**

One letter received making the following comments:-

- the application should not be determined until a full set of drawings has been submitted.
- many trees have already been removed

## **CONSIDERATIONS**

This is a full application for three houses that would be built as part of a much larger development that is subject to a separate application. It is considered that these dwellings should be considered as part of that application as they would not make sense as a stand-alone application

The key issues are considered to be:-

- Layout (including Parking and Impact on Amenity)
- Appearance and Scale (i.e. Visual Impact)
- Landscaping (including Impact on Trees)
- Access

#### Layout

It is considered that the layout is acceptable and respects the 'no build' zones agreed at outline stage to protect the trees. The overall layout is also acceptable to the highways authority (subject to the minor changes to detail initially recommended by the highways officer).

The level of development (62.5 per hectare) is undoubtedly high, but is considered to be within the parameters set by PPS3 and policy HG4. It is pointed out that this high density includes the block of 34 sheltered apartments. Taking this out of the equation the development comprises 66 houses and flats on a site of 1.45ha, a density of 45 per hectare.

With regard to crime prevention it is considered that all parking areas would be adequately overlooked and that rear gardens and entrances would be secure.

This is considered compatible with the locality and compliant with policies ST9, HG4, SR5 and ST6.

#### Parking Provision

It is considered that the proposed levels of parking (2 spaces per dwelling and 1 space per flat/apartment) is appropriate to the location and compliant with policy TP7.

#### Residential Amenity

Within the development it is considered that adequate amenity would be created for future occupiers. With regard to any impact on existing adjoining residents it is considered that adequate separation would be maintained so as to safeguard the amenities of the occupiers of the converted school building to the west.

#### Visual Impact

It is considered that the design and detailing of the proposed structures is of a high standard that would be locally distinctive. The proposed mix of render, stone, slate and tile is considered acceptable subject to the agreement of samples to ensure appropriate quality. On this basis the development is considered to comply with policies ST5 and ST6.

#### Landscaping

The landscape architect considers the overall layout and indicative planting to be acceptable in principle. Accordingly a condition to require the detail to be subsequently submitted is considered appropriate. A condition to ensure the agreement of an appropriate fence to plot 1 would address concerns about any impact on trees.

#### Impact on Trees

There are a number of protected trees on this site, both individually and collectively. The proposed layout respects the 'no build' zones agreed at the outline stage which also effectively agreed which trees would be retained. It is understood that any trees that have been removed are in areas that have been agreed for clearance.

The applicant's arboriculturalist has worked closely with the Council's tree officer who is understood to be broadly supportive of the proposal as amended by the revised tree survey and report submitted during the application. Nevertheless an oral update will be needed to report his formal observations.

#### Access

The highways officer considers that these extra three dwellings could use the approved access. A condition would be appropriate to ensure that the houses are not occupied until such time as this has been created. It would not be reasonable to seek contributions from three houses to secure improvements to the junction of the A372/B3153 given that the approved mini-roundabout on the A372 is considered appropriate to serve the development.

## Other Issues

The neighbour's comments with regard to the 'fullness' of the drawings are not supported. The application is supported by a full set of drawings, which are considered to properly and accurately portray the application. It is believed that some confusion may have arisen at other offices which have muddled the revised drawings with the original, and now superseded, drawings. Whilst this would be regrettable it cannot justify holding back an acceptable proposal.

Open space would be provided to the front of the site as agreed by the outline application.

## CONCLUSION

It is accepted that there remain concerns about the junction of the A372/B3153. Whatever the shortcomings, perceived or otherwise, of this junction, there is no onus on the linked reserved matters application to provide anything other than the approved mini-roundabout on the A372.

The proposal is simply for the erection of three additional dwellings that would share the access have already been approved at outline stage. For the reasons outlined above the detail of this proposal is considered acceptable and would comply with policies ST5, ST6, ST9, HG1, HG4, CR4, TP1, TP4 and TP7.

## RECOMMENDATION

That subject to the formal comments of the tree officer the application be conditionally approved.

01. The proposed development would be provided with adequate parking and would not be prejudicial to highways safety, residential amenity, the wellbeing of the retained trees or the visual amenities of the locality. As such the proposal complies with policies ST5, ST6, ST9, HG1, HG4, CR4, TP1, TP4 and TP7 of the South Somerset Local Plan (adopted April 2006).

## SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The dwelling hereby approved shall be occupied until such time as the access approved by application 05/02818/OUT has been fully implemented to the satisfaction of the County Highways authority.

Reason: To ensure that the development is served by an appropriate access to the public highway in accordance with policies ST5 and TP4 of the South Somerset Local Plan (adopted April 2006).

03. Before any part of the permitted development is commenced, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.

For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition to the satisfaction of The Local Planning Authority and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with policies ST5 and ST6 of the South Somerset Local Plan (adopted April 2006).

04. No dwelling hereby permitted shall be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the local planning authority. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

Reason - In the interests of visual amenity in accordance with policies ST5 and ST6 of the South Somerset Local Plan, adopted 2006.

05. No dwelling hereby permitted shall be commenced until particulars of the design, material and external finish to be used for all windows and doors shall be approved in writing by the local planning authority. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

Reason - In the interests of visual amenity in accordance with policies ST5 and ST6 of the South Somerset Local Plan, adopted 2006.

06. No dwelling hereby permitted shall be commenced until particulars of all eaves/fascia board detailing, guttering, downpipes and other rainwater goods shall be submitted to and approved in writing by the local planning authority. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

Reason - In the interests of visual amenity in accordance with policies ST5 and ST6 of the South Somerset Local Plan, adopted 2006.

07. No dwelling hereby permitted shall be commenced until particulars of all boundary treatments, including the method of construction of the boundaries to plot 1, and hard surfacing materials have been submitted to and approved in writing by the local planning authority. Such details shall include the use of porous materials to the parking and turning areas. Once approved such details shall be fully implemented unless agreed otherwise in writing by the local planning authority.

Reason - In the interests of visual and residential amenity, the well being of the trees and to ensure the adequate drainage of the site and to mitigate any flood risk in accordance with policies ST5 and ST6 of the South Somerset Local Plan, adopted 2006 and the advice of PPS25.

08. The areas allocated for parking, including the garages, shall be kept clear of obstruction and shall not be converted or used other than for the parking of vehicles in connection with the development hereby permitted

Reason - To ensure that adequate parking is provided and maintained to meet the needs of the development in accordance with policy TP7 of the South Somerset Local Plan, adopted 2006