

Area North Committee – 27 April 2011

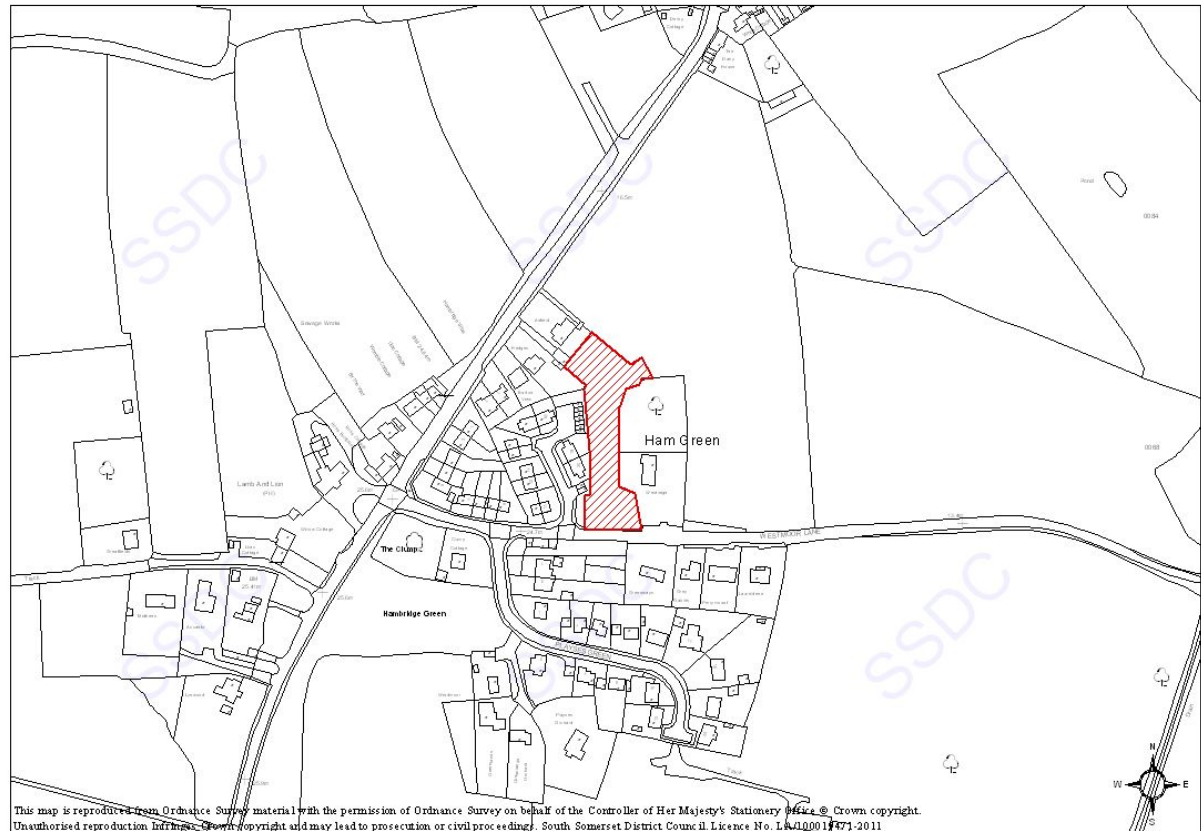
Officer Report On Planning Application: 10/04094/FUL

Proposal :	The erection of 6 No. dwellinghouses (GR 339685/121721)
Site Address:	John Alford Hambridge Ltd, Westmoor Lane, Hambridge
Parish:	Hambridge/Westport
ISLEMOOR Ward (SSDC Member)	Ms Sue Steele (Cllr)
Recommending Case Officer:	Claire Alers-Hankey Tel: 01935 462295 Email: claire.alers-hankey@southsomerset.gov.uk
Target date :	24th November 2010
Applicant :	John Alford
Agent: (no agent if blank)	Terry Mounter Currig Rea, Curry Rivel, Langport Somerset
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee with the agreement of the Area Chair and Ward Member, as the case officer recommendation for approval is a departure from planning policy.

SITE DESCRIPTION AND PROPOSAL



The linear, narrow site is located on the eastern outskirts of the village of Hambridge, a village that does not have a defined development area. It is a brownfield site as it is a disused builder's yard/transport depot, accessed off Westmoor Lane. On site there are currently a number of disused small industrial buildings and office buildings, with much of the site previously used as storage space for builder's materials and aggregate.

The application was originally submitted as a reserved matters application, however the outline application time limit has expired and hence, the application has been updated to a full proposal.

This application seeks permission for full planning permission for the erection of six dwellings with associated garaging, parking and turning areas. Four of the proposed dwellings are three bedroom of varying size and two are four bedroom, and each dwelling has a single garage. The proposed materials are a mix of facing brickwork, render, reconstituted stonework and natural stonework for the walling and concrete mix roof tiles, all with samples to be approved.

Amended plans have been received in response to a number of initial concerns raised by the Highway Authority and Landscape Architect.

HISTORY

09/02823/REM: The erection of 8 dwellinghouses. Application refused on 02/10/2009.

06/00501/OUT: Residential development on existing builders yard. Granted conditional approval on 17/07/2006.

Previous site history prior to this relates to the builder yard.

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.

Saved policies of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:

Policy STR1 - Sustainable Development

Policy STR6 - Development Outside Towns, Rural Centres and Villages

Policy 5 - Landscape Character

Policy 33 - Provision for Housing

Policy 48 - Access and Parking

Policy 49 - Transport Requirements of New Development

Saved policies of the South Somerset Local Plan (Adopted April 2006):

Policy ST3 - Development Areas

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

Policy EC3 - Landscape Character

Policy TP7 - Residential Parking Provision

Policy HG4 - Housing Densities

National Guidance
PPS1 - Sustainable Development
PPS3 - Housing

South Somerset Sustainable Community Strategy
Goal 3 - Healthy and Active
Goal 8 - Quality Development
Goal 9 - Homes

Other Relevant Considerations
Hambridge and Westport Village Plan 2006

CONSULTATIONS

Parish Council - No objection

County Highway Authority - Initially raised an objection to the proposal. However amended plans were submitted in response to the Highway concerns raised, which show a revised access way with an increased width of 6.5m. As such, no objection is raised on the basis that the proposal shows adequate access, parking and turning areas. Recommended conditions are proposed to cover the site layout detail, provision of turning areas and footpaths, visibility splays, gradient of access, disposal of surface water, and footway along site frontage.

Area Engineer - No comment

Contaminated Land Officer - Condition 8 of the previous outline application, relating to contaminated land should be used again.

Landscape Architect - States that the principle of development is established from an earlier outline consent and that the proposal for six houses is the maximum number the site has capacity for. Initial response made a number of comments in relation to small amendments that would improve the overall quality of the scheme, including slight repositioning of some of the houses and garages and further detail on the hard and soft landscaping, boundary treatments and surfacing materials. In response to these comments, the agent has provided additional detail, which the Landscape Architect has confirmed is adequate.

REPRESENTATIONS

None received

CONSIDERATIONS

Principle

Hambridge is a village that does not have a defined development area, and hence the site is in a location where new development is strictly controlled. However outline planning permission was previously granted on the site, which established the principle of development at this site as being acceptable, despite being a departure from adopted planning policy.

The site is situated close to the village centre, is surrounded by residential development and has a use classified as brownfield. Given the site's location it is considered that an appropriate reuse of the site would be residential, as it would improve the appearance of the site in visual terms and would improve residential amenity for existing residents in the area when considered against a commercial use that could cause considerable disturbance to local residents in this area.

Highway Issues

The Highway Authority is satisfied that the proposal provides adequate access, parking and turning areas. The proposed scheme also provides a footpath/pavement across the site frontage to link up with the existing footway at Ham Green, which would improve the pedestrian access in this part of the village.

Visual Amenity

The design of the proposed dwellings has been kept very simple with pitch roofs and a balanced window layout, which is typical of cottage-type dwellings in the area. Accordingly it is considered the proposed development would not have a detrimental impact on the visual amenity of the area.

Residential Amenity

The proposed scheme provides adequate amenity space for each dwelling, and it is considered the proposed layout would not cause a loss of privacy, overlooking, overbearing or a loss of light to neighbouring properties. The relationship between the proposed houses is also considered to be acceptable for the amenity of future occupiers.

Conclusion

It is considered the positives of the proposal of contributing towards improving local residential amenity, and enhancing the built environment with a designed scheme that will contribute towards the character and setting of the area, are sufficient to over-ride the objection on the basis that the site lies outside of any defined development area, and hence the proposal is considered acceptable.

RECOMMENDATION

Permission be granted

01. It is considered the proposed development makes good use of this brownfield site and will improve local residential amenity, and enhance the built environment with a sympathetically designed scheme that contributes towards the character and setting of the area, in accordance with Goals 8 and 9 of the Sustainable Community Strategy, Policies 49 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review, and Policies ST5, ST6, EC3 and TP7 of the South Somerset Local Plan.

SUBJECT TO THE FOLLOWING:

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

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

02. No development shall take place until samples of the materials, including provision of sample panels, to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the area in accordance with Policy ST6 of the South Somerset Local Plan.

03. Before the development hereby permitted is commenced details of the design, material, external finish and recessing 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 and to safeguard the character and appearance of the area, in accordance with Policy ST6 of the South Somerset Local Plan.

04. Before the development hereby permitted shall be commenced details 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 and to safeguard the character and appearance of the area, in accordance with Policy ST6 of the South Somerset Local Plan.

05. Before the new dwellings hereby approved are commenced, sample panels of the walling materials proposed for the dwellings, indicating colour, texture, coursing and bonding, shall be provided on site for inspection and agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the area, in accordance with Policy ST6 of the South Somerset Local Plan.

06. Before the development hereby approved is commenced a full surface water drainage proposal for the whole site, including the supporting calculations, shall be submitted to and approved in writing by the Local Planning Authority. Once agreed the approved drainage scheme shall be fully implemented prior to the first occupation of any of the units and fully maintained in good working order at all times thereafter

Reason: To ensure the adequate drainage of the site in accordance with Policy EU4 of the South Somerset Local Plan.

07. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of all boundary treatments to be erected, and the hard landscaping showing areas with stones, paving, cobbles or other materials. The agreed boundary treatment and hard landscaping shall be completed before the

buildings are occupied and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the local character and distinctiveness of the area, and in the interests of the residential amenity of the area in accordance with South Somerset Local Plan Policy ST6.

08. 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 landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition 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 South Somerset Local Plan Policy ST6.

09. Before commencement of any development work, other than investigative work, in connection with the use hereby permitted the nature, degree and extent of actual or potential land contamination at the site shall be investigated to the satisfaction of the local planning authority. Such investigation shall include as a minimum the preparation of a Phase 1 (desk study) contamination report. If actual or potentially significant risks are identified the further investigations shall be undertaken. Such investigation shall include intrusive site investigation and the completion of a Phase 2 interpretative land contamination report. Investigation reports shall be submitted to the local planning authority for approval. If any unacceptable risks are highlighted, a detailed remediation strategy shall be submitted to the local planning authority. The remediation strategy shall be approved by the local planning authority prior to the commencement of any development work. Remediation works shall be fully implemented and completed before any building hereby permitted is first occupied. All investigations, risk assessments and remediation shall be carried out in compliance with recognised guidance, methodology and protocols.

Reason: To ensure that actual or potential land contamination at the site has been investigated and that any associated environmental risks have been assessed. To ensure that development is 'suitable for use' and that identified contamination will not present any significant environmental risks to the identified receptors in accordance with Policy EP5 of the South Somerset Local Plan.

10. Prior to the commencement of development details of the surfacing of the roads, footways, footpaths and tactile paving and the design of any street lighting and street furniture shall be submitted to and approved in writing by the Local Planning Authority. Once approved such details shall be fully completed prior to the occupation of the first dwelling.

Reason: In the interest of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

11. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: In the interest of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

12. There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2.4m back and parallel to the nearside carriageway edge over the entire 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 interest of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

13. Before the dwellings hereby permitted are first occupied, a 1.8m wide footway shall be constructed over the entire site frontage of the site in accordance with a specification to be approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

14. The development hereby permitted shall be carried out in accordance with the following approved plans: 10.01, 10.02b, 10.03, 10.04a, 10.05, 10.06a, 10.07, 10.08a, 10.09.

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

Informatives:

01. The applicant will be required to enter into a suitable legal agreements to enable the necessary works and to secure the construction of the highway works necessary as part of this development. You are reminded that the details agreed under this arrangement should not depart from the details approved by this decision letter. Any changes should be discussed with the local planning authority prior to agreement with the highways authority as they may trigger the need for the further grant of planning permission.