

Area North Committee – 28 August 2013

Officer Report On Planning Application: 13/02095/FUL

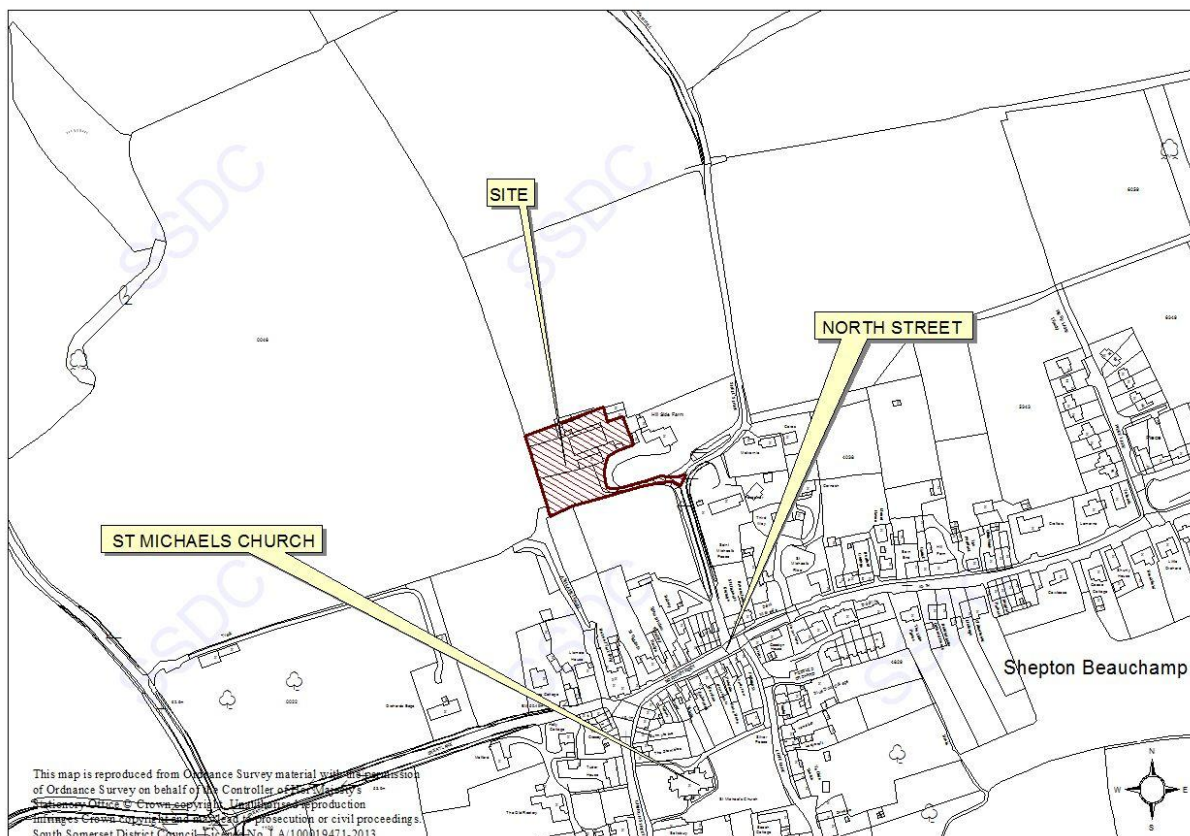
Proposal :	Demolition of redundant farm buildings, change of use and erection of dwelling. (GR 340277/117408)
Site Address:	Buildings Adjacent To Hillside Farm, Shells Lane, Shepton Beauchamp/
Parish:	Shepton Beauchamp
SOUTH PETHERTON Ward (SSDC Members)	Cllr P A Thompson Cllr B R Walker
Recommending Case Officer:	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
Target date :	26th July 2013
Applicant :	Mr and Mrs A and S Humphreys
Agent: (no agent if blank)	Mr M Rowlinson, Architect, Upalong, 83 Sidford Road, Sidmouth, Devon EXx10 9NJ
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

This application is referred to Committee as a policy departure in accordance with the Council's scheme of delegation.

SITE DESCRIPTION AND PROPOSAL





The application site is located in the countryside beyond development limits, and forms part of an agricultural yard area with redundant farm buildings to be demolished that are adjacent to Hillside Farmhouse that is under separate ownership. The site is a little to the north of development limits with field/ paddock(s) between. The site is accessed from the sunken lane (Shell Lane) with an incline up to the site, and is otherwise well screened, but for the public footpath that crosses the site to join with a second that runs along the western boundary. Hillside Farmhouse is the only other dwelling to which the proposal would clearly relate.

The proposal seeks a change of use and the erection of a dwelling with Hamstone elevations under a hipped slate roof. The dwelling is shown to have a ridge height of 8.7m and eaves at 5.2m above ground level. The width of the two storey front elevation is 19.5m and an overall depth of 19.5m that includes the single storey rear wing.

The application is supported by a Design and Access Statement, and Protected Species Survey.

HISTORY

770167 - Erection of tantalised timber framed building. Permitted Development.

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.

For the purposes of determining current applications the local planning authority accords significant weight to the saved policies of the South Somerset Local Plan. The policies of most relevance to the proposal are:

Policy ST3 Development Area
 Policy EC3 Landscape Character
 Policy ST5 - General Principles of Development
 Policy ST6 - The Quality of Development

Regard shall also be had to:

National Planning Policy Framework (March 2012):
 Chapter 1 - Building a strong competitive economy
 Chapter 4 - Promoting sustainable transport
 Chapter 6 - Delivering a wide choice of high quality homes
 Chapter 7 - Requiring Good Design
 Chapter 11 - Environment

South Somerset Sustainable Community Strategy
 Goal 8 - High Quality Homes
 Goal 9 - A Balanced housing Market

Other Relevant Documents
 Somerset County Council Parking Standards

CONSULTATIONS

Shepton Beauchamp Parish Council - Support.

County Highway Authority - General comments made including: visibility is satisfactory in terms of visibility for vehicles emerging to see approaching traffic, while forward visibility is restricted for vehicles turning right into the site, and reference made to parking and turning details.

Landscape Architect - I note (1) the presence of aggregated of farm buildings on the site, which will be removed (2) the adjacent house at a comparable elevation, (3) sufficient separation from the conservation area to avoid undue impact upon it, and (4) a local characteristic of dwellings served by rising west off the main street. This context suggests that the proposal will not unduly impact upon the wider landscape, hence I have no substantive issues to raise. If minded to approved please condition a landscape proposal.

Tree Officer - I have no objection. The young Beech within the hedgerow boundary to the South are unlikely to be allowed to achieve their full growth potential should a consent for a dwelling be granted. I note that the Landscape Architect has requested a scheme of landscaping, which could address the tree cover situation appropriately.

Economic Development - Evidence has been submitted with this application that has informed the buildings are no longer suitable, not required for the purposes they were originally erected. The site is particularly difficult to access due to the narrow lane and vehicles parked on the main street in Shepton Beauchamp. It would be my opinion that the access, quality of buildings and absence of demand for commercial premises is such that this application raises no economic development concerns.

Area Engineer - in response to the amended drawing showing the pond arrangement considers the details acceptable.

Wessex Water - offers general comments.

County Rights Of Way - General comments made.

Ecologist - is satisfied with the protected species survey report, subject to condition/informative for swallows.

County Archaeology - No objections.

REPRESENTATIONS

There has been one neighbour objection received:

- The size of the property,
- It not particularly being in keeping with other properties in Shells Lane
- Ridge height should not exceed that of Hillside Farm to reduce impact on the neighbourhood
- The existing water supply is not considered adequate
- Presence of badgers to be safeguarded.

CONSIDERATIONS

The Principle of Development

Shepton Beauchamp (ST2) offers a range of local facilities supportive of sustainable development, notwithstanding that the site is beyond development limits. The site is accessed through the village and narrow lane that approaches the site so that any intensification that results from an alternative commercial use is considered to have a detrimental impact on the local environment. Paragraph 55 of the NPPF is supportive so far as the uniqueness of this particular site with its poor access, and particular relationship with the adjacent built form makes the site less satisfactory in supporting an industrial use. It is the specific local circumstances that attract the support of paragraph 55 in that the development would re-use redundant land, tidying the site while not resulting in a new isolated home in the countryside. The Economic Development Officer suggests that given the access, the quality of the buildings and an absence of demand for commercial premises in this location the loss of the site does not raise economic development concerns. Accordingly the main considerations include character and appearance, highway safety and neighbour amenity.

Character and Appearance:

The Landscape Architect notes the removal of the agricultural structures on site to be replaced by a single dwelling that would be located so as not disturb the wider landscape. The site is considered sufficiently removed not to affect the conservation area setting. The only other dwelling in Shells Lane that is readily seen is Hillside Farm, a typical 1950s chalet type property. The proposed building is of typical height, while the width and depth indicates a larger property; its mass needs be contrasted with the range of farm buildings that are to be removed. The proposed dwelling would be seen to stand within its own grounds sufficiently removed from Hillside, while still part of the local characteristic of dwellings served by Shells Lane.

Highways:

The proposal utilises an existing access from Shells Lane, which is an unclassified highway. Visibility is satisfactory in terms of visibility for vehicles emerging to see approaching traffic. However, forward visibility is restricted for vehicles turning right into the site, as a result of alignment of the highway at this point, although it is considered that from this direction there would be few such movements. Shells Lane is a no through road. Overall the proposed residential use should be contrasted with the potential agricultural movements or alternative business use that would be greater. The area to the front of the proposed dwelling is substantial and can provide for the required parking and turning.

Neighbour Amenity:

The proposal does not unacceptably harm the residential amenity of occupiers of adjacent properties by disturbing, interfering with or overlooking such properties.

Other Matters:

The neighbour objections are considered as part of the relevant subheadings of this report. Wessex Water in making their general comments have not sought to resist development. Likewise, the presence of badgers is noted in the submitted survey. The Council's Ecologist has not suggested further actions to be required.

RECOMMENDATION:

Approve.

01. The proposal, by reason of its size, design, materials and location, following clearance of the range of agricultural buildings and use, represents an appropriate development which is carefully designed to respect the character of the area, causes no demonstrable harm to residential amenity; is considered to have a positive impact on the local highway system by removing and reducing potential traffic difficulties, and re-uses redundant land while not resulting in an isolated home in the countryside thereby complying with paragraph 55 of the National Planning Policy Framework and policies ST2 and ST6 of the South Somerset Local Plan.

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 development hereby permitted shall be carried out in accordance with the following approved plans: Hum01, 02, 03, 04, 05, 06, 07, 08, 09 received 10 June 2013, 11 received 21 June 2013, and Attenuation Sketch Proposal received 19 June 2013.

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

03. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their

protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The scheme of landscaping shall include additional planting, notating species type; plant size, and where necessary, means of protection (from rabbits/ stock).

Reason: In the interests of visual and landscape character further to policies EC3 and ST5 of the South Somerset Local Plan.

04. No development hereby approved shall be carried out until particulars of the following have been submitted to and approved in writing by the Local Planning Authority:-
- a. details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
 - b. details of the rainwater goods and eaves and fascia details and treatment.
 - c. full particulars of window and doors
 - d. details of recess for windows and doors
 - e. detail of the finished floor level in relation to the natural ground levels
 - f. details of nesting provision for swallows
- Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with saved policy ST6 of the South Somerset Local Plan.

05. All existing buildings and structures on the site outlined in red shall be demolished and all resulting materials completely removed from the site before the dwelling is first occupied.

Reason: In order to secure an orderly development in the interests of visual amenity further to policy ST6 of the South Somerset Local Plan.

Informatives:

01. There is evidence that swallows nest in the redundant farm buildings due to be demolished. Whilst they are building or using a nest, swallows are legally protected by the Wildlife and Countryside Act 1981 which makes it an offence to destroy the nest or nesting site. Demolition should be timed to avoid the nesting season, or the building should be made inaccessible to swallows prior to the start of the nesting season.