

Appendix A

Draft minute from Area East Committee 13th June 2012

Planning Application: 12/01058/FUL ** Erection of a new bungalow and garage as a private dwelling for subsequent disabled use (GR: 352864 / 129479) Plot adjoining Higher Sandpits, Sandpit Lane, Charlton Mackrell Mr & Mrs Cameron Horridge

The Officer explained that this application was 2 starred because if approved contrary to officers recommendation, it could have district wide implications therefore would have to be referred to Regulation Committee.

The Planning Officer proceeded to present the report as detailed in the agenda and with the aid of a power point presentation showed:

- Plan of Charlton Mackrell including the development area;
- The narrow track leading to the site;
- Elevation drawings;
- Access into the site;
- The copped area to the left;
- View along Kingweston Road.

The officer reaffirmed her recommendation to refuse the application, although the application was to accommodate a local disabled person, if approved it would be impossible to impose a condition to keep the dwelling in perpetuity for a disabled person. An exceptional need for a dwelling in this location had not been demonstrated to adequately overcome the strong policy objection against new build residential development outside designated development areas; the proposal would also impact upon highway safety.

SC Councillor J Zouche spoke in support of the application although the property would be outside the village boundary, the land was within it, Cllr Zouche felt the photos shown were misleading as they indicated the lane was much narrower than it actually was, there were plenty of passing places along the lane. He referred to page 93 of the agenda report that stated the proposal was to build in 'open countryside' but Cllr Zouche said the site was not in 'open countryside' the Parish Council had supported the application therefore he asked members to do the same.

Mr C Horridge the applicant addressed members and explained that he and his wife had lived locally all of their lives, the dwelling was needed for his disabled wife, the plot was only just outside the development area, the access point in question was used daily with no issues, the land had not always been classed as greenfield as it had once been quarried in the 1950's.

Ward Member Cllr John Calvert did not think the lane was used as much as had been indicated, he was in favour of recommending approval of the application.

The following comments were made by members during discussion, some of which included:

- This appeared to be an infill plot between two properties;
- The 30mph speed limit ended near to the entrance to the lane which was mainly used by farm vehicles;

- Policy SS2 of the emerging Local Plan appeared to cover development in rural areas for a different type of housing in short supply for locals such as small bungalows for elderly local people to move to and remain in the village;
- Did not understand why some policies had been overturned in other applications.

The Area Lead responded to a couple of issues: the applicant had put a stronger case than a previous similar case in Area East but it was not possible to condition the occupancy. If Policy SS2 had already been in place the application would not have had to be recommended to Regulation Committee, the applicant could always bring the application back to AEC at a later date after the Local Plan had been adopted. It was not possible to remove the 2 starred recommendations now that the application had been in the public domain.

It was then proposed and seconded to approve the application; Members voted unanimously that the application be referred to Regulation Committee with a recommendation for approval of the application.

RESOLVED:

That Planning Application 12/01058/FUL ** be referred to the Regulation Committee with a recommendation to approve, contrary to the officer's recommendation, on the basis that:

The proposed dwelling be approved on the grounds that it complies with policy SS2 of the emerging Local Plan.

(Voting: Unanimous in favour)
