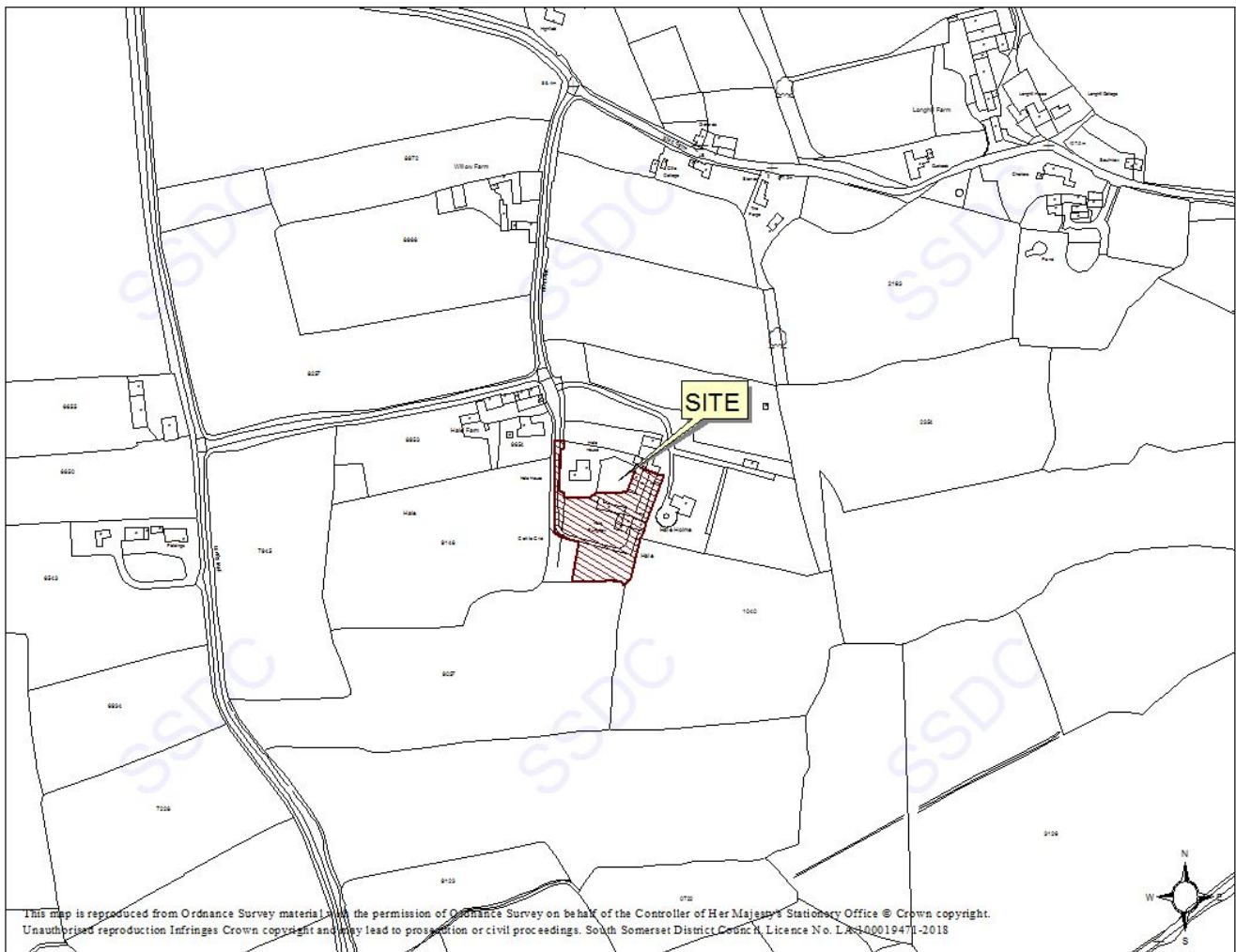


## Officer Report On Planning Application: 18/01885/OUT

<b>Proposal :</b>	Redevelopment of site by the erection of 3 dwellings
<b>Site Address:</b>	Hale Bungalow Hale Lane Cucklington
<b>Parish:</b>	Cucklington
<b>TOWER Ward (SSDC Member)</b>	Cllr Mike Beech
<b>Recommending Case Officer:</b>	Neale Hall Tel: 01935 462363 Email: neale.hall@southsomerset.gov.uk
<b>Target date :</b>	9th August 2018
<b>Applicant :</b>	RT SH DJ BM Boyes
<b>Agent: (no agent if blank)</b>	Mr Paul Dance Paul Dance LTD 11 North Street Stoke Sub Hamdon Somerset TA146QQ
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

Referral for referral to committee:- To obtain a balanced decision given the local interest in this application

### SITE DESCRIPTION AND PROPOSAL





This application seeks outline permission for the redevelopment of adjoining commercial and agricultural buildings through the construction of two houses and a replacement house to the existing bungalow. The dwellings are proposed to be two storey with two being self build properties for family members. All matters, with the exception of access are reserved for future consideration. The site consists of a bungalow and adjacent commercial and agricultural buildings all in fairly poor condition. The site is located outside of the physically defined development area on the edge of a small cluster of residential properties and farm buildings divorced from the main settlement of Cucklington and therefore the site is considered to be in open countryside.

The existing vehicular access is proposed to be used with internal arrangements for turning and parking to be considered at the reserved matters stage.

### RELEVANT HISTORY

940845 - the change of use to former garage and store to parking storage and repair of agricultural equipment in connection with agricultural engineering business.

### POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and 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)

Policy SD1 - Sustainable Development  
Policy SS1 - Settlement Strategy  
Policy SS2 - Development in Rural Settlements  
Policy EQ2 - General Development  
Policy EP3 - Safeguarding Employment Land  
Policy TA5 - Transport Impact of New Development  
Policy TA6 - Parking Standards  
Policy HG3 - Provision of Affordable Housing  
Policy HG5 - Achieving a Mix of Market Housing

National Planning Policy Framework  
Chapter 6 - Delivering a Wide Choice of High Quality Homes  
Chapter 7 - Requiring Good Design  
Chapter 15 - Conserving and enhancing the natural environment

## **CONSULTATIONS**

**Cucklington Parish Council** - Recommends refusal for the the following main reasons:-

The application is inaccurate and therefore invalid, the proposal exceeds the adopted village plan and will alter the character of the area, the location is unsustainable, the two storey dwellings will alter the character and materially damage the residential amenity of adjoining properties.

**County Highway Authority** - No Objection subject to conditions

**SSDC Highways Consultant** - Refers to SCC

**Archaeology** - No objection

## **REPRESENTATIONS**

A number of letters of objection have been received. The applicant has responded to a number of the objections raised. One letter of support has also been received. The representations raised the following issues:

- Inaccurate application and plans, not in accordance with the adopted village plan, increased vehicular traffic, Highway safety, unsustainable location, impact on residential amenity, loss of commercial premises, water supply insufficient, sewage, electric supply routing, contamination of buildings and ground, right to enjoy current outlook, outside settlement, limited services.
- The proposal would detrimentally impact upon the rural character and appearance of the locality.
- Impact on trees.
- Need for housing, tidy up brownfield site, no impact on area, in reach of services at Wincanton.

## **CONSIDERATIONS**

### **Principle of Development**

The site is located outside of the development area, where development is usually strictly controlled. Policy SS2 of the local plan allows for some development in rural settlements with basic facilities, such as Cucklington. However, whilst the site is in the parish of Cucklington, it is outside the main built form of the settlement, along narrow country roads with no pavements or street lights. As such, the future occupiers of any dwellings on this site are likely to be dependent on the private motor vehicle for their day to day needs. The site is not considered to be within the rural settlement of Cucklington and, consequently, the exceptions to restrictive rural development policies set out by policy SS2 are not considered to apply.

Whilst it is accepted that that there will be a social benefit in providing a contribution towards the supply of housing within the district, there will clearly be an adverse impact on the environment in terms of the likely reliance of future occupiers on the private motor vehicle for all of their daily needs. It is not considered that the benefit of providing two additional dwellings towards the housing supply in South Somerset, even when combined with the small economic benefit of employment during the construction phase, is significant enough to outweigh the harm to the environment that would be created by the provision of dwellings in this location outside

of any significant settlements and remote from services, facilities, and employment opportunities. Furthermore, the scheme does not accord with the aims of paragraph 170 of the NPPF for diverging from restrictive countryside development policies.

It is also considered the loss of the agricultural engineering business would be contrary to Policy EP3 and no justification has been given.

As such, in line with concerns raised by representations, the principle of three two storey dwellings in this location is not considered to be acceptable, and does not accord with the policies of the local plan and the aims and objectives of the NPPF.

## **Highways**

The highway authority considered the impact of the scheme on the local highway network. In planning terms it is considered the application is not in an accessible sustainable location. There are no footpaths to the roads linking to the limited village services. The reduced visibility and nature of the roads (whilst considered by highways to be acceptable) is of concern in respect of pedestrian safety due to the lack of dedicated footway and distance from the village. It is therefore considered the proposal is contrary to the aims of policy EQ2 and paragraph 91 of the NPPF.

## **Visual Amenity**

The proposal lies to the South of Cucklington on the edge of a small group of buildings in open countryside. The start of the linear main built area of the village is located approximately 750m to the north via road and it is here where the residential core of the village is established. The wider pattern of the parish also includes limited dispersed farmsteads and cottages that lay beyond the village edge. Once away from the small development clusters the context is clearly rural in between.

It is clear that the application site lays at some distance from the main village and is unrelated. In laying to the south of the village, the plot projects a residential use into the open countryside setting. National planning guidance seeks to protect the character of the countryside, and local plan policy EQ2 seeks to conserve local character and reinforce local distinctiveness. By definition, the proposal will result in an erosion of the countryside - by virtue of domestic expansion, of a residential expression within this rural context. Consequently it is considered the proposal is contrary to policy EQ2 and Chapter 15 of the NPPF.

Given the above conclusions, and in accordance with local concerns, it must be considered that the proposal would have an adverse impact on the character of the locality contrary to local plan policy EQ2 and the aims and provisions of the NPPF.

## **Representations**

In considering the representations it is to be noted the applicant submitted an amended site plan to address some of the concerns over boundaries and highway ownership. The applicant also responded to some of the points of objection raised by contributors. In terms of insufficient water supply, sewage matters, electric supply routing (utilities); this is a matter for the applicant to address. The potential impact on trees and protection would be a matter to be considered at the reserved matters stage. The enjoyment of the outlook is not a material planning consideration as it is well documented there is no right to a view in planning terms. Potential contamination issues would be dealt with at reserved matters stage. The need for housing in the District is accepted, however the above considerations address this issue in relation to this specific site. The site is not considered a brownfield site due to a lack of maintenance of the buildings in use.

## **Conclusion**

The principle of development in this location is not considered to be acceptable. The proposed housing is located in an unsustainable unsafe location. The impacts on the character of the area and highway safety matters arising are considered to be unacceptable.

## **RECOMMENDATION**

Refuse for the following reasons:

**SUBJECT TO THE FOLLOWING:**

01. The proposal would represent new residential development in open countryside, for which an overriding essential need has not been justified. The application site is remote from local services and as such will increase the need for journeys to be made by private vehicles. This identified harm is not outweighed by the contribution of the proposal towards the supply of housing in the district or by any other perceived benefit arising from the scheme. The proposed development therefore constitutes unsustainable development that is contrary to policies SD1, SS1 and SS2 of the South Somerset Local Plan (2006-2028) and to the aims and objectives of the National Planning Policy Framework.
  02. The proposal, by reason of its location would represent an unsafe location for residential development contrary to policy EQ2 and Paragraph 91 of the NPPF.
  03. The proposal, by reason of its siting, would be at odds with the character of the area and local landscape contrary to policy EQ2 of the South Somerset Local Plan and the aims and provisions of the NPPF.
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