

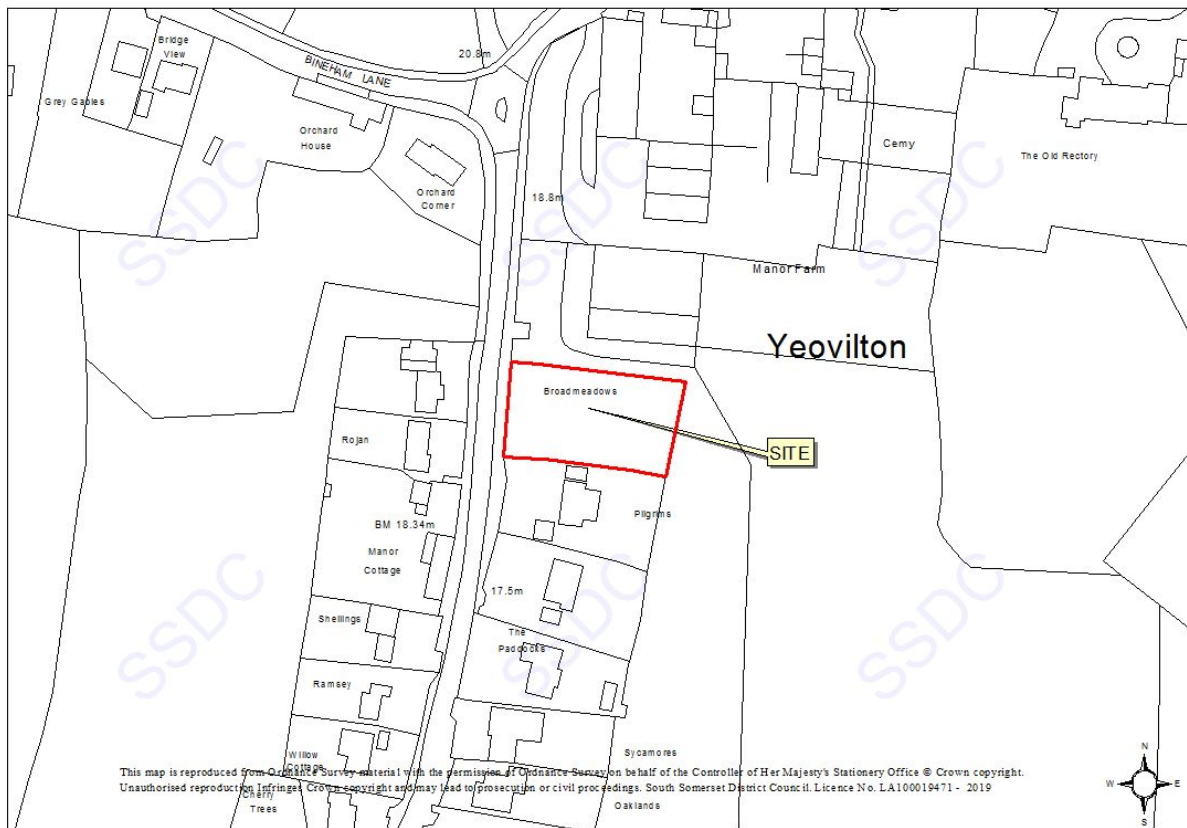
## Officer Report on Planning Application: 19/01996/OUT

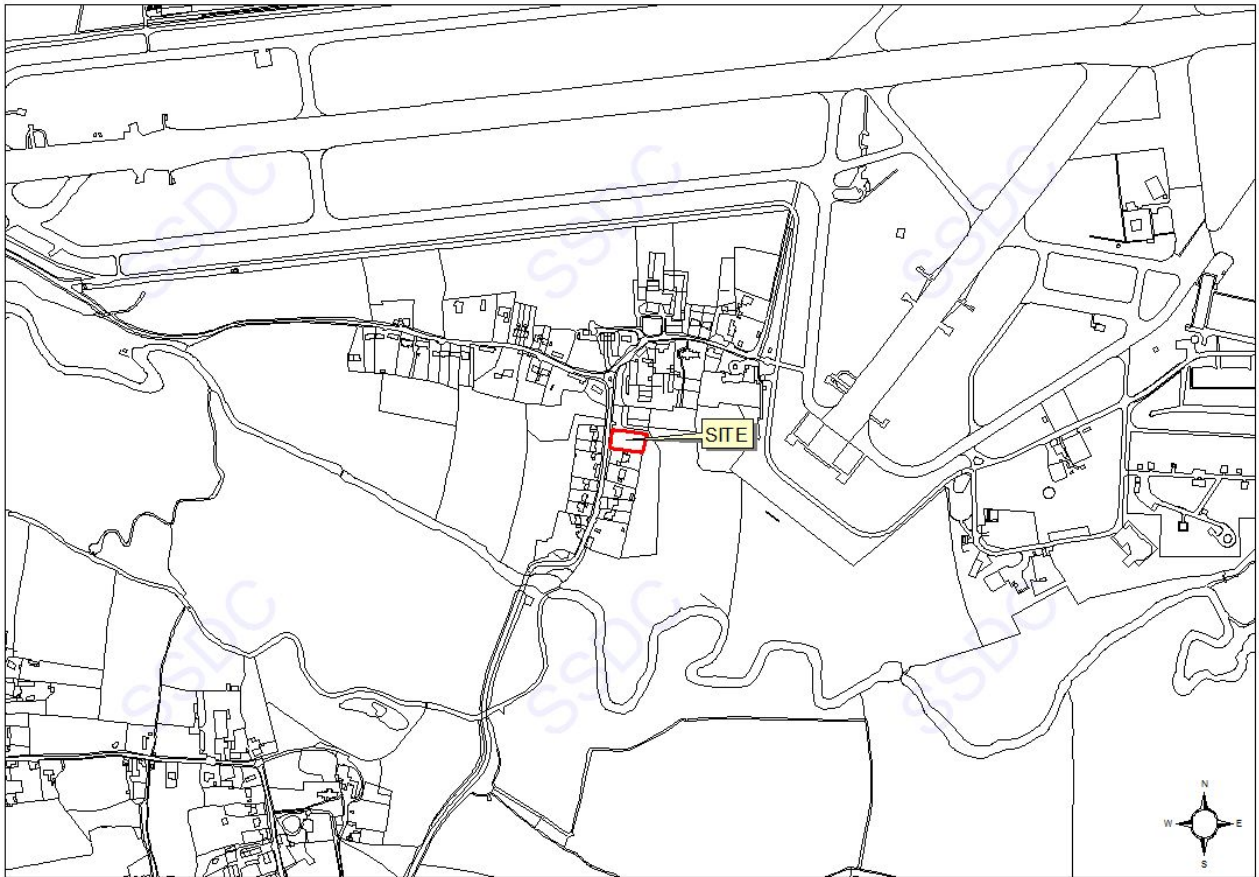
<b>Proposal :</b>	Outline application for the erection of a dwelling with all matters reserved apart from access.
<b>Site Address:</b>	Land Adjoining Pilgrims, Weir Lane, Yeovilton
<b>Parish:</b>	Yeovilton
<b>IVELCHESTER Ward (SSDC Member)</b>	Cllr A Capozzoli, Councillor Charlie Hull, Councillor Paul Rowsell
<b>Recommending Case Officer:</b>	Ian Cousins Tel: (01935) 462497 Email: stephen.baimbridge@southsomerset.gov.uk
<b>Target date :</b>	14th August 2019
<b>Applicant :</b>	Mr R G Wetherall
<b>Agent: (no agent if blank)</b>	Mr P Dance C/o Symonds And Sampson 11 North Street, Stoke Sub Hamdon Somerset TA14 6QQ
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### REASON FOR REFERRAL TO COMMITTEE

As the officer's recommendation is contrary to the opinions of the Parish Council and local people, the application was referred to the Ward Members one of whom disagreed with the officer's recommendation. With the agreement of the Area Chair, the application is referred to the Area East Committee.

### SITE DESCRIPTION AND PROPOSAL





The application site is an open field located within the village of Yeovilton. The site forms a gap within a built-up street scene of predominately residential dwellings. To the south of the site is a residential dwelling with agricultural buildings to the north. To the west of the site are allotments with the Airfield beyond. The site and surrounding land is relatively level.

This is an outline application for the erection of 1 detached dwelling with all matters reserved apart from access. The proposed dwelling will use the existing field gate access.

## **HISTORY**

None

## **POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, and 12 of the NPPF indicate it is a matter of law that applications are 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)

- SD1 Sustainable Development
- SS1 Settlement Strategy
- SS2 Development in Rural Settlements

SS4	District Wide Housing Provision
SS5	Delivering New Housing Growth
TA5	Transport Impact of New Development
TA6	Parking Standards
EQ1	Addressing Climate Change in South Somerset
EQ2	General Development

### National Planning Policy Framework

Chapter 2 - Achieving Sustainable Development  
 Chapter 5 - Delivering a Sufficient Supply of Homes  
 Chapter 12 - Achieving Well-Designed Places

### Planning Policy Guidance

Climate change  
 Design  
 Somerset County Council Parking Strategy (March 2012)  
 Noise Exposure Category B (RNAS Yeovilton)

(Note: In August 2018 a report was accepted by the District Executive that confirmed that the Council is currently unable to demonstrate that it has a 5 year supply of deliverable housing land as required by paragraph 73 of the NPPF. In such circumstances paragraph 11 d) In relation to decision taking is engaged, this states:-

*"where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

Footnote 7 to Paragraph 11 explains that:

*"This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years."*

### **CONSULTATIONS**

Yeovilton Parish Council:

*"Support the principle of development but would prefer a single storey dwelling."*

County Highway Authority

*"Standing advice applies"*

SSDC Highway consultant

*"The principle of this development scheme must be largely a matter for the planning authority to consider and determine given the location of the site in relation to local services and facilities - accessibility and connectivity by sustainable forms of transport. The traffic impact of the dwelling on the local highway network would not be significant or severe. The proposals to improve the existing means of access are sufficient in terms of visibility. The gradient of the access would need to be reduced to a maximum of*

*1:10. In addition, at least the first 5m of the entrance would need to be properly consolidated and surfaced (not loose stone or gravel) and drained to prevent surface water from discharging onto the public highway. Any gates should be erected a minimum distance of 5m from the edge of the carriageway. On-site parking and turning needs to accord with the appropriate standards. In the event that permission is granted, conditions should be imposed securing the above details."*

#### Environmental Health

A condition would need to be imposed requiring a sound report to be undertaken and submitted given the proximity to the Airfield. There are concerns over the proximity of the proposed dwelling to neighbouring agricultural buildings however, this can be overcome by orientation and layout of the building.

#### **REPRESENTATIONS**

Two representations have been received. 1 representation received supports the application and the other representation further supports the application on the provision the dwelling is single storey.

#### **CONSIDERATIONS**

##### Principle of Development

Yeovilton is defined in the local plan as a Rural Settlement, where development will be strictly controlled. The starting point for considering development in Rural Settlements is policy SS2 of the South Somerset Local Plan. The proposal is contrary to that policy, as it does not provide employment opportunities, create or enhance community facilities and services, or meet an identified housing need.

However, as SSDC cannot currently demonstrate a five year supply of housing land, elements of that policy must be considered out of date. As such, it is considered that the LPA cannot rely on the proscriptions of that policy in regard to what the development must provide (e.g. meeting an identified housing need).

The village of Yeovilton is a very small settlement which is devoid of local facilities or services, with even the Church in the village owned by the Navy. It has been assessed that Yeovilton is not closely related to other settlements in the area and in this regard, it is not considered appropriate to 'cluster' it with other surrounding towns and villages from the point of view of services and contributing towards the sustainability of these neighbouring communities. Given this, it is considered that the village does not meet the criteria of being a Rural Settlement as set out within LP policy SS2, and due to its lack of day to day services and facilities must be considered to be an unsustainable and therefore inappropriate location for new build residential development as prescribed by both the local plan and the NPPF. Whilst it is accepted that one new dwelling may provide economic benefits during construction, these would only be temporary and does not outweigh the environmental harm identified in regard to sustainability of future occupants. The principle of the proposed development is therefore considered to be unacceptable.

##### Highways and parking

Given the consultation response from the SSDC Highway consultant, the proposal is considered to be acceptable from a Highway perspective.

The proposals are therefore considered to be in accordance with the NPPF and local plan policies TA5 and TA6.

##### Other Matters

As the proposal is in the form of an outline application, all other matters (landscaping, siting, external appearance) would be considered at the reserved matters stage which would have followed should this application had been approved.

Furthermore, it is considered that the issue raised regarding the proximity to agricultural buildings could also be dealt with at reserved matters stage by securing an appropriate design and layout.

The site is located in Zone B of the Yeovilton noise contours. The noise impacts to the development could therefore be mitigated through the imposition of a condition as suggested by the Environmental Health Officer.

### Conclusions and Planning Balance

For the reasons set out, the proposed development is considered to constitute an unsustainable form of development where future occupiers will be highly dependent upon driving to get to day to day services and facilities. The proposal is therefore considered to be an unsustainable and inappropriate form of development that is contrary to the aims and objectives of Local Plan policies SD1 and SS2 and the provisions of the National Planning Policy Framework.

### **RECOMMENDATION**

REFUSE

### **SUBJECT TO THE FOLLOWING:**

01. The location of the proposed development is remote from local services, facilities and local transport and, as a consequence, occupiers of the new development are likely to be dependent on private vehicles for most of their daily needs. The proposal is not sought to meet an identified local need and so will not contribute to increasing the sustainability of this settlement and it is considered that such fostering of growth in the need to travel is contrary to the aims and objectives of sustainable development as set out within policies SD1 and SS2 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

### **Informatives:**

01. In accordance with paragraph 38 of the NPPF, the council, as local planning authority, approaches decisions on proposed development in a positive and creative way, working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area by:
  - offering a pre-application advice service, and
  - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, no pre-application advice was sought nor were there any minor or obvious solutions to overcome the significant concerns caused by the proposals.