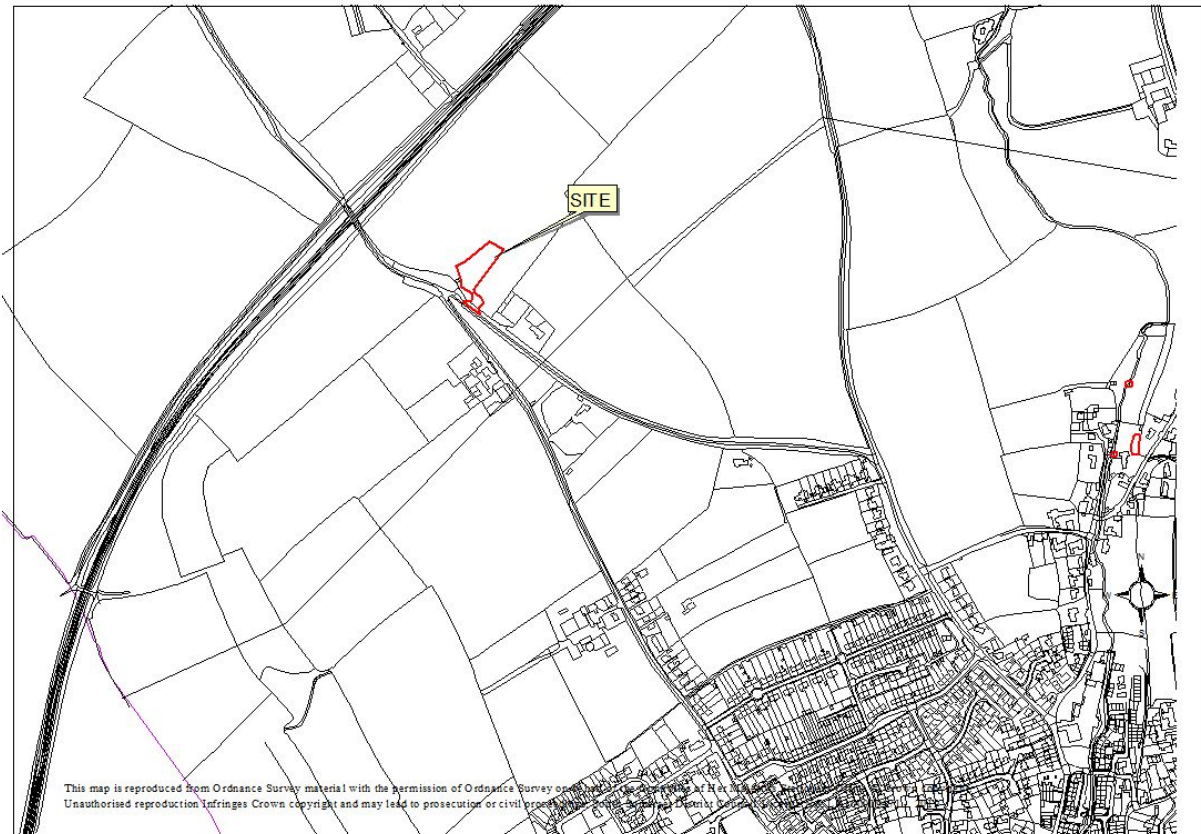
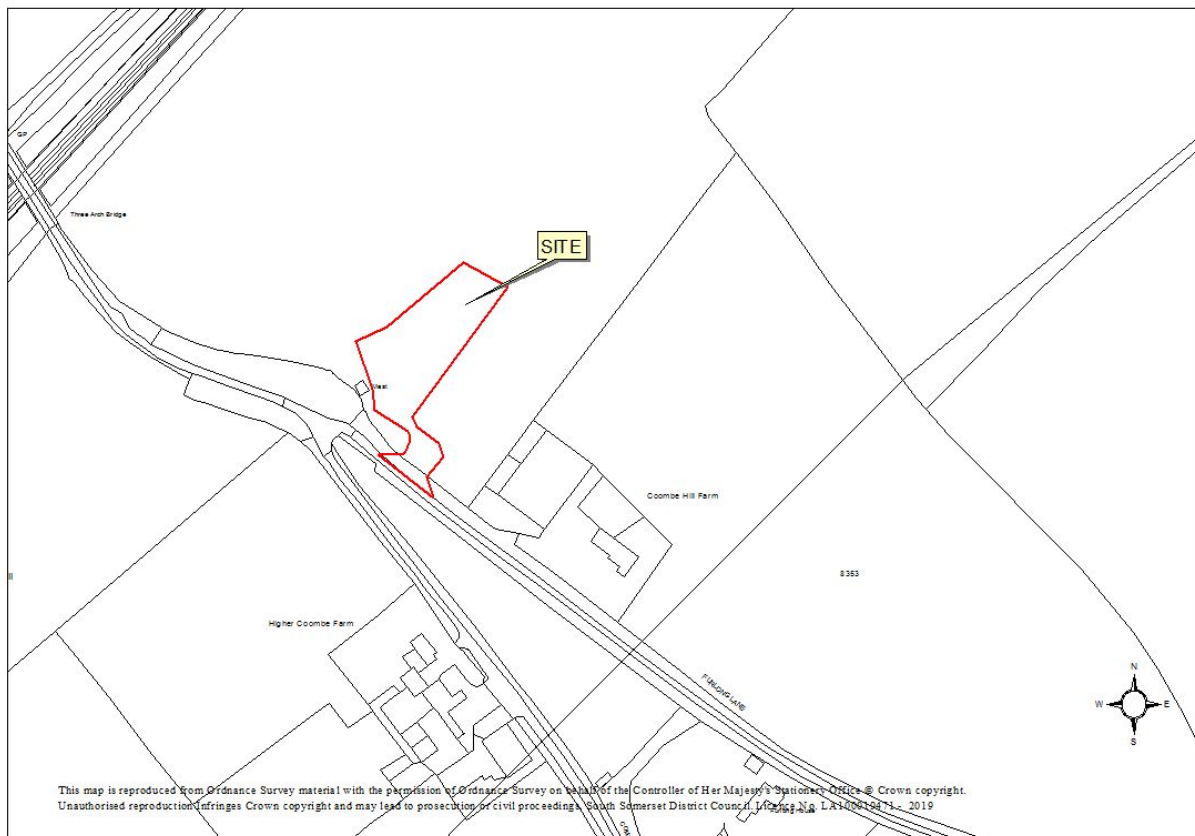


Officer Report on Planning Application: 19/01680/OUT

Proposal :	Outline application with all matters reserved save for access for the erection of an agricultural workers dwelling
Site Address:	Coombe Hill Farm, Furlong Lane, Milborne Port
Parish:	Milborne Port
MILBORNE PORT Ward (SSDC Member)	Cllr S Dyke
Recommending Case Officer:	Ian Cousins Tel: (01935) 462497 Email: stephen.baimbridge@southsomerset.gov.uk
Target date :	12th August 2019
Applicant :	Mr & Mrs Tizzard
Agent: (no agent if blank)	Mr Edward Dyke Agriculture House Market Place Sturminster Newton DT10 1AR
Application Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL





The site forms part of an established working farm. The area subject to this application is located to the north west of a cluster of farm buildings. The site is elevated and prominent when viewed from the north west of the site. Vegetation in the form of mature trees is located to the south west of the site.

This is an outline application for the erection of 1x agricultural workers dwelling considering the principle of development and access only.

HISTORY

Various applications relating to agricultural development on the site.

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
- HG9 Housing for Agricultural and Related Workers
- 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
Chapter 15 - Conserving and enhancing the natural environment

Planning Policy Guidance

Climate change
Design
Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

Milborne Port Parish Council:

"No objection to the application providing the dwelling is agriculturally tied".

SCC Highway Authority:

"Standing advice applies."

SDDC Highway Consultant:

"It appears that the existing entrance onto Coombe Hill is of a good standard".

REPRESENTATIONS

None

CONSIDERATIONS

Principle of Development

The principle of development is primarily informed by Policy HG9 of the South Somerset Local Plan.

This policy allows for the provision of an agricultural workers dwelling subject to qualifying criteria.

The application has been supported by a planning statement detailing the functioning of the business and justifying the requirement of staff being present on site. It also explains that the business is both established and successful.

Accounts have also been submitted (which are confidential) which demonstrate that the business is profitable and sustainable.

On this basis, the Functional and Financial test is considered to have been met.

In addition to the above assessment, the final bullet point requires the siting and landscaping of the new dwelling minimises the impact upon the local landscape character and visual

amenity of the countryside.

Although the application is in outline form, when viewed from Osborne Road to the North West, it is considered that any form of residential development will result in a dwelling being unduly prominent in the landscape due to the elevated and open position of the site. It is accepted that the edge of the existing farm building is visible from this location and, along with the mature tree belt, would offer a visual backdrop, however the existing farm building does provide a distinct and simple edge to the farm. As a result, it is considered that, to introduce a dwelling in this location, along with the associated residential paraphernalia, would negatively encroach into the countryside to the detriment of the rural character of the area.

Accordingly, it is considered that the proposal fails to fully comply with Policy HG9 of the Local Plan. Further to this, the proposal is also considered to be contrary to Policy EQ2 of the Local Plan and section 15 of the revised National Planning Policy Framework 2019 that requires development to conserve and enhance the landscape character of the area.

Access

It is considered that the existing access and surrounding road network is suitable to accommodate the traffic that is likely to be generated by the development. Accordingly, there is no objection to the proposal on Access or highway grounds.

Conclusions and Planning Balance

It is considered that the applicant has justified the need for an agricultural workers dwelling to support the established business and therefore the requirements of the functional and financial test has been met. Notwithstanding this, it is considered that any form of residential development in this location will result in a dwelling being unduly prominent in the landscape due to the elevated and open position of the site which, in turn, will be harmful to the rural character of the area.

RECOMMENDATION

Refuse

SUBJECT TO THE FOLLOWING:

01. It is considered that residential development in this location will result in a dwelling being unduly prominent in the landscape due to the elevated and open position of the site which, in turn, will be harmful to the rural character of the area. The proposal is therefore considered to be contrary to policies HG9 and EQ2 of the South Somerset Local Plan and section 15 of the revised National Planning Policy Framework 2019 that requires development to conserve and enhance the landscape character of the area.