

Officer Report On Planning Application: 19/02818/OUT

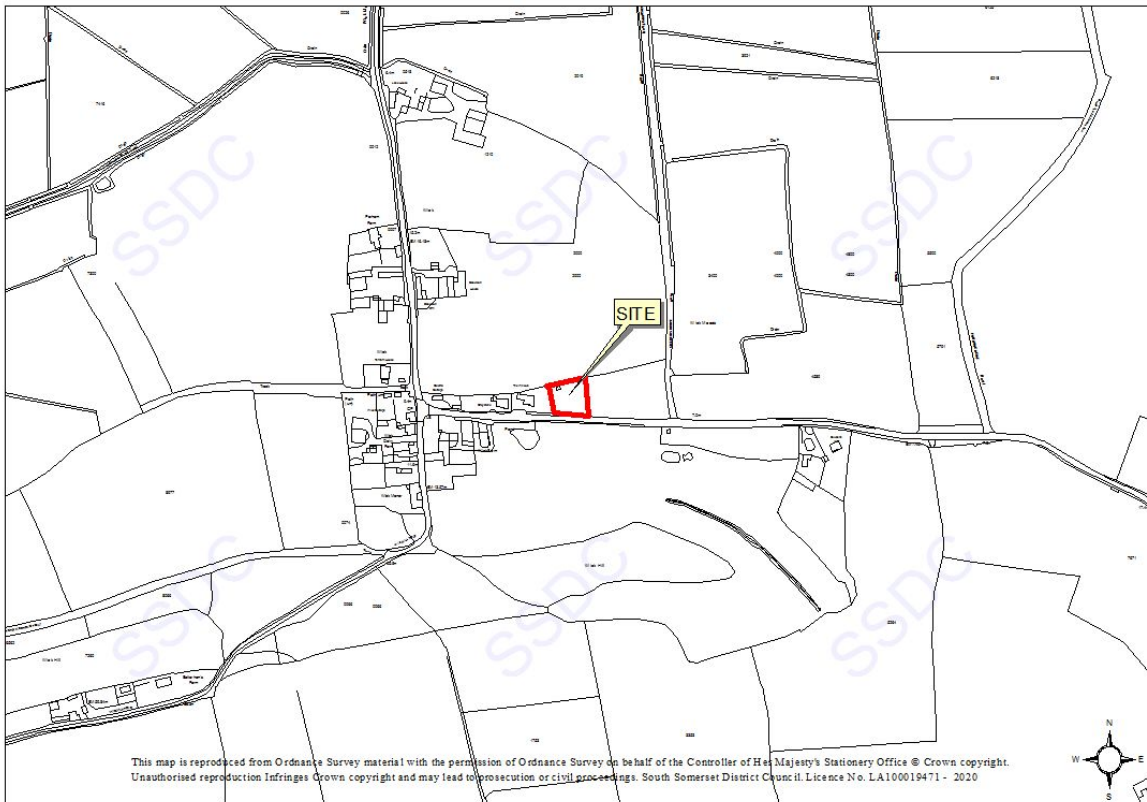
Proposal :	Outline application for the erection of 1 No. dwelling with all matters reserved.
Site Address:	Land Adj. The Willows, Wick, Langport.
Parish:	Curry Rivel
CURRY RIVEL, HUISH & LANGPORT Ward (SSDC Member)	Cllr Tiffany Osborne Cllr Clare Paul
Recommending Case Officer:	Colin Arnold
Target date :	26th November 2019
Applicant :	Mrs Anne Hembrow
Agent: (no agent if blank)	Mr Terry Mounter, Currig Rea, Curry Rivel, Langport TA10 0JF
Application Type :	Minor Dwellings 1-9 site less than 1ha

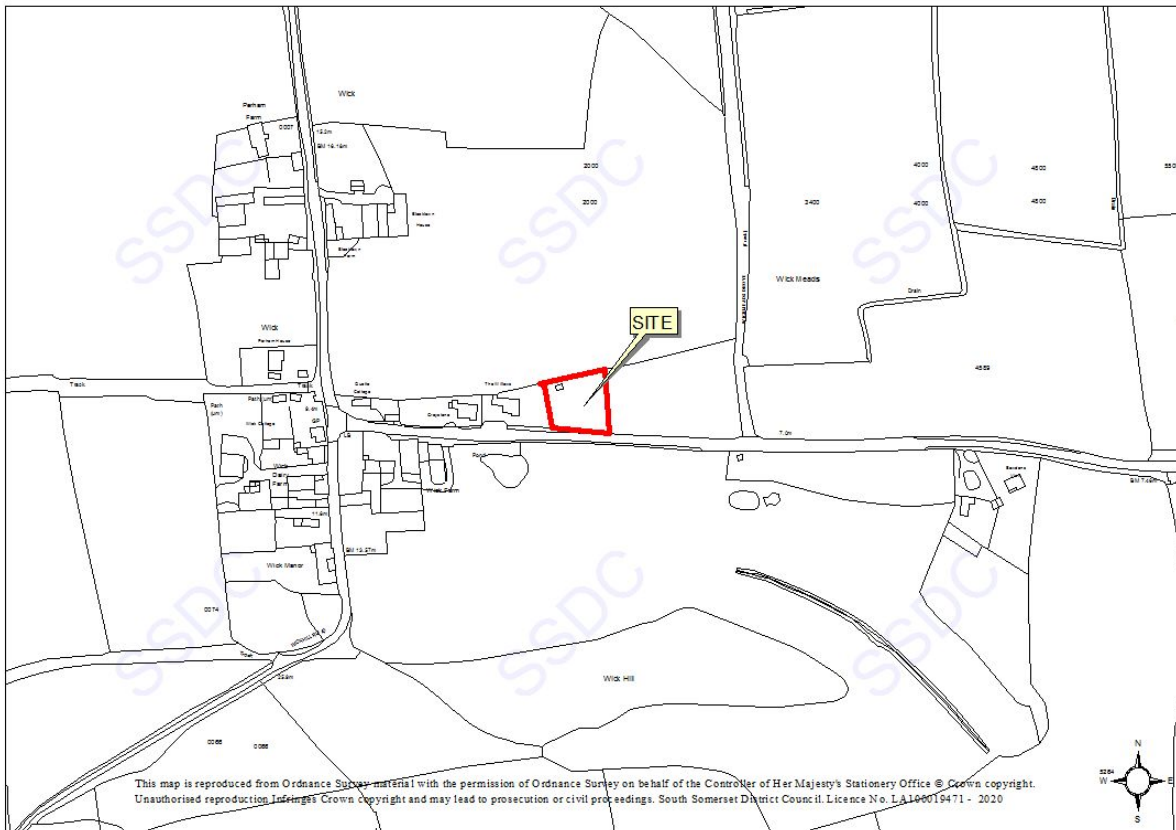
REASON FOR REFERRAL TO COMMITTEE

The Chair has referred the matter to committee on the recommendation of the Ward Member who stated:

There is a presumption in favour of sustainable development as required by the National Planning Policy Framework unless 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. This application does not have any significant adverse impacts that outweighs the benefits. The applicants already live in Wick and therefore already live and work within the restrictions of policy SS2.

SITE DESCRIPTION AND PROPOSAL





This is an outline application (with all matters reserved) for the erection of a dwelling at land adjacent to The Willows, Wick, Langport.

The site is a market garden associated with The Willows and is on the edge of Wick which is a small hamlet near Langport.

The site has an existing five bar field gate which appears to have adequate visibility in either direction.

The site is also well screened to the road via an existing hedge and trees.

The land is higher than the road by some 1.5 metres and the only neighbouring property 'The Willows' is a bungalow.

There are several sheds and some polytunnels on the land presumably in connection with its use as a market garden.

HISTORY

No relevant planning history.

POLICY

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in

accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

Policies of the South Somerset Local Plan (2006-2028)
SD1, SS1, SS2, SS4, SS5, TA1, TA5, TA6, EQ1, EQ2, EQ4

National Planning Policy Framework
Chapters 2, 4, 5, 8, 9, 11, 12, 14, 15,

National Planning Practice Guidance
Design, Natural Environment, Rural Housing, Planning Obligations

Policy-related Material Considerations
Somerset County Council Parking Strategy (September 2013)
Somerset County Council Highways Development Control - Standing Advice (June 2017)

CONSULTATIONS

Parish Council: Curry Rivel Parish Council fully supports the above planning application and recommends approval.

SCC Highway Authority: None received.

SSDC Highway Consultant: Standing advice applies.

REPRESENTATIONS

None received.

CONSIDERATIONS

Principle of Development

The Council currently cannot demonstrate a 5 year supply of deliverable housing land.

Therefore there is a presumption in favour of sustainable development as required by the National Planning Policy Framework which states that:

'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'

This is a site in a small hamlet with no facilities or services. The nearest settlements with suitable facilities are considerable distances away - Langport is to the south and east in excess of a kilometre away from the site and to the south and west is Curry Rivel which is in excess of one and a half kilometres away.

Notwithstanding the relative distances there is no discernible footpath network available to enable occupants of the proposed dwelling to access the services or facilities on foot. Indeed with the narrowness of the road network leading to and from Wick - cycling to the services would not be commodious or desirable. In turn, this would mean that the occupants of the proposed new dwelling would be likely to be reliant on the private motor vehicle which is unsustainable and contrary to the aims of the NPPF.

Scale and Appearance

The design and access statement submitted with the application states that the proposed dwelling will be a bungalow and given that the only neighbouring property is also a bungalow this would appear and entirely appropriate form of development on this site. A condition would therefore be in order to ensure that any subsequent reserved matters application is for a bungalow only.

There is no particular discernible street scene to this stretch of the Drove so it would not be reasonable to insist on any particular building material for this application and would depend on what is submitted at reserved matters.

Residential Amenity

The main dwelling which could possibly be affected by this proposal is 'The Willows' itself. Given the separation distance and the fact that the proposal would be limited to single storey only it means that a dwelling could be accommodated without appearing overbearing or giving rise to any undue overlooking issues between the two.

Highway Safety

The submitted site plan shows visibility splays in both directions of 50 metres. The road is a single track road with limited passing places and the actual speed limit allows for visibility splays such as illustrated.

There is ample space on the site for parking and turning and there will be conditions to ensure this.

The proposal complies with the relevant County Standards.

Planning Obligations

As of 3rd April 2017, the Council adopted CIL (Community Infrastructure Levy), which is payable on all new residential development (exceptions apply) should permission be granted, an appropriate informative will be added, advising the applicant of their obligations in this respect.

Conclusion

Whilst the application is acceptable in most parts - its location is unsustainable and would result in an undue increase in the need to travel via the private vehicle for the occupants of the proposed dwelling which is contrary to both Policy SS2 of the South Somerset District Local Plan and the aims of the National Planning Policy Framework and as such the recommendation is for refusal.

RECOMMENDATION

Refuse

FOR THE FOLLOWING REASON(S):

01. The site lies outside of any settlement boundary where development is strictly controlled for the benefit of all. The relative distances to services and facilities are in excess of reasonable walking distance and there are no pavements to enable easy access. It is therefore in an unsustainable location where the proposed occupants would be reliant on the private vehicles to access facilities and services. As such the proposal is contrary to Policy SS2 of the South Somerset District Local and Plan and advice contained within the National Planning Policy Framework.
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