

Officer Report On Planning Application: 18/00116/FUL**

Proposal :	Change of use of land to caravan park for siting of additional residential park homes, construction of access road, parking spaces, hardstanding bases and associated landscape planting and infrastructure and demolition of existing structures.
Site Address:	Land Adjacent Hillview Yeovil Marsh Road Yeovil Without
Parish:	Yeovil Without
WARDS OF YEOVIL WITHOUT Ward (SSDC Member)	Cllr G Dibben Cllr M Lock Cllr G J Oakes
Recommending Case Officer:	Linda Hayden- Area Lead Planner (South)
Target date :	12th April 2018
Applicant :	Mr B Turner
Agent: (no agent if blank)	Mr Nayan Gandhi RPS 20 Western Avenue Milton Park ABINGDON OX14 4SH
Application Type :	Major Other f/space 1,000 sq.m or 1 ha+

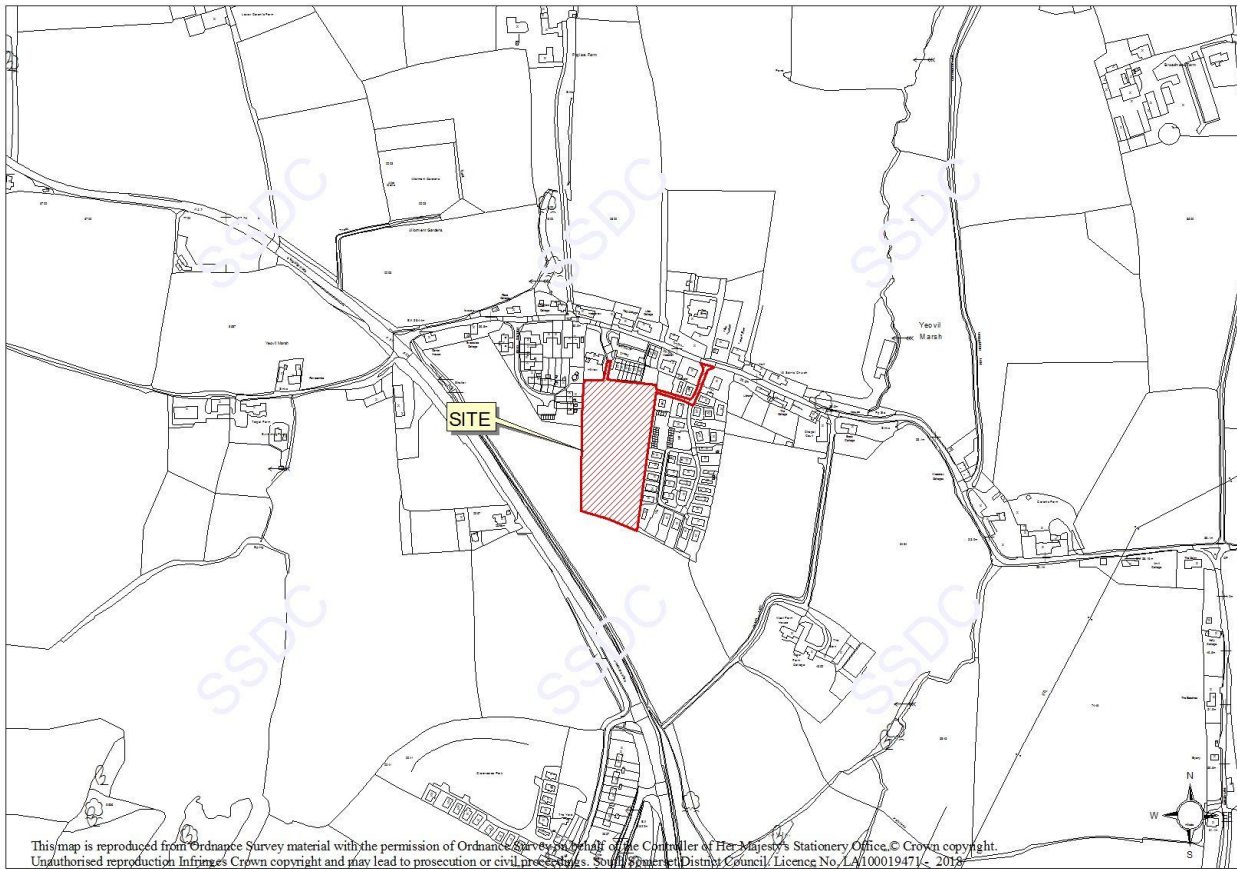
Reason for Referral to Committee

The application has been referred to committee by the Ward Members with the agreement of the Area Vice Chair to allow discussion of the planning issues.

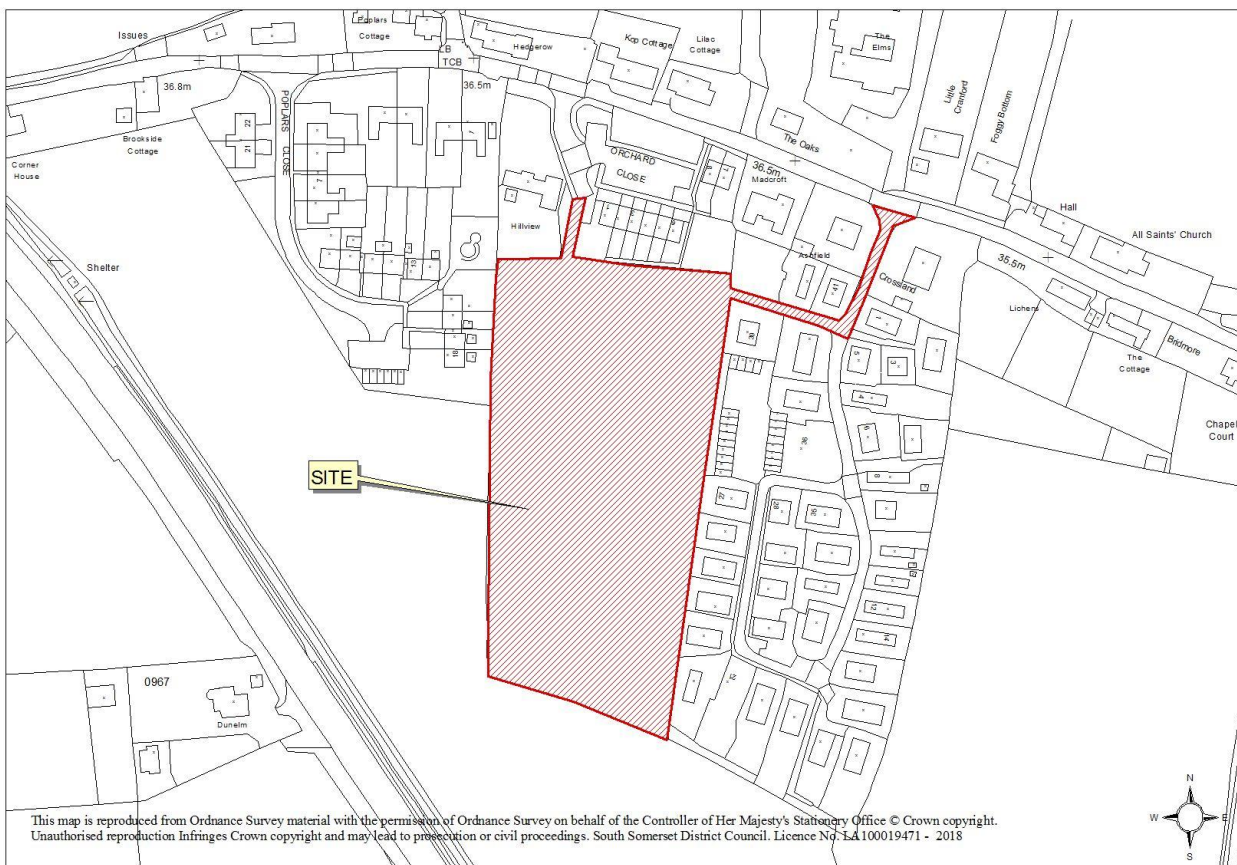
This application has also been 2-starred under the Scheme of Delegation - referral of applications to the Regulation Committee for determination. In collective agreement with the Leader, Portfolio Holder, Area Chairs, Director (Service Delivery), Monitoring Officer, and Lead Specialist (Planning) all major applications will be 2-starred for the immediate future to safeguard the Council's performance, pending a more substantive review.

The Area Committees will still be able to approve and condition major applications. However, if a committee is minded to refuse a major application, whilst it will be able to debate the issues and indicate grounds for refusal, the final determination will be made by the Regulation Committee.

Site Description and Proposal



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The application site is an open field situated to the west of the existing mobile home park 'Yeovil Marsh Park' within Yeovil Marsh, 1km north of Yeovil. The site comprises an open field bounded by the existing park to the east with residential properties to the north and north-west with mature hedgerow to the south and south-west. There are a number of small buildings on the site.

The application proposes the demolition of the existing structures and the change of use of the land to allow for the siting of additional residential park homes (up to 14), construction of an access road, parking spaces, hardstanding bases and associated landscaping and infrastructure. Access to the site would be through the existing site entrance with the formation of an emergency access to the north of the site onto Orchard Close. The proposed park homes would be 'caravans' as defined in the Caravan Sites and Control of Development Act 1960 (as amended).

The application is accompanied by:

- o Planning Statement
- o Statement of Community Involvement
- o Landscape and Visual Impact Assessment
- o Preliminary Ecological Appraisal
- o Transport Statement
- o Flood Risk Assessment

HISTORY

942567 - Outline application for the erection of two bungalows. Refused April 1995, subsequent appeal dismissed.

92/02675/FUL - The erection of 8 low cost dwellinghouses and the provision of parking facilities. Approved March 1993.

90/03295/OUT - Outline application for the erection of 8 dwellinghouses (low cost housing). Approved March 1991.

8923690 - Outline application for erection of 8 No. dwellings (starter homes). Refused October 1989, subsequent appeal dismissed.

861826 - Outline application for the erection of two houses. Refused September 1986, subsequent appeal dismissed.

861825 - Outline application for residential development. Refused September 1986, subsequent appeal dismissed.

820236 - Outline application for the erection of a dwellinghouse. Refused May 1982.

50354/C - The development of land for residential purposes. Refused December 1964.

50354/B - The erection of 24 dwellings and garages. Refused February 1964.

50354/A - The erection of four dwellings. Refused September 1961.

50354 - The development of land for residential purposes. Refused November 1960.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 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
HG3 Provision of Affordable Housing
HG5 Achieving a Mix of Market Housing
HW1 Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development
TA5 Transport Impact of New Development
TA6 Parking Standards
EQ1 Addressing Climate Change in South Somerset
EQ2 General Development
EQ4 Biodiversity

National Planning Policy Framework

Core Planning Principles

Chapter 4 - Promoting Sustainable Transport

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

Chapter 10 - Meeting the Challenge of Climate Change, Flooding and Coastal Change

Chapter 11 - Conserving and Enhancing the Natural Environment

Annex 1 - Implementation

(Note: In September 2017 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 47 of the NPPF. In such circumstances paragraph 49 is engaged, this states:-

"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."

Planning Policy Guidance

Climate change

Design

Natural Environment

Open space, sports and recreation facilities, public rights of way and local green space

Planning obligations

Travel plans, transport assessments and statements in decision making

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

Yeovil Without Parish Council:

Recommend Refusal:

Flooding

There is past evidence of flooding in the houses in Orchard Close and the houses that sit below the highway to the north of the village. The water drains naturally from the high ground to the lower ground. However the drains do not cope with severe rain which is becoming more frequent in this country.

The Flood Risk Assessment looks at the potential flooding impact to the site, it does not take account of the potential increased risk of flooding to adjacent properties, some of which sit below the highway. The Caravans will be raised by 300mm above the surrounding ground, therefore mitigates the flood risk to this proposed site. However this proposal increases the risk of flooding to the existing village and any increase in the impermeable surface area is likely to increase the risk of flooding to the adjacent properties. Flooding is a common occurrence in this area and often not reported to an agency.

The soil is described as slowly permeable seasonally wet slightly acid, but base-rich loamy and clayey soils by the National Soil resources institute. This type of soil impedes drainage and therefore is a flood risk at times of severe rain.

There is no evidence of test holes being dug at the site of the proposed application, it is therefore assumed that no physical site investigation of the ground conditions has taken place. Our Observers reported this soil as "heavy clay"

Visibility Splay

The current visibility splay when exiting the existing mobile home park is hampered by hedging from private dwellings on both sides. Therefore traffic has to venture into the highway before having a clear view. Yeovil Marsh has several farms in the area and the highway has large volumes of local farm vehicles that travel between the local farms and fields, which increases in the summer months. Horses are often walked or ridden through the village as well. The road is narrow and in places cars have to wait to pass. The addition of 14 extra mobile homes and the increase in traffic movements, poor visibility lack of pavements and poor night visibility (no mains street lighting) has the potential for a serious traffic accident, with the increase in traffic movements.

Emergency Exit

The access road for emergency vehicles leading directly from the proposed site into the residential area of Orchard Close - We question if the applicant has right of way over this land and if consideration has been given to the residents of Orchard Close. We also find this emergency entrance hard to understand. In our opinion, it would be too narrow for an emergency vehicle such as a fire engine. Once it passes into the site, there is no planned roadway to connect it with the proposed road in the site. Therefore this road to nowhere gives no benefit for emergency vehicles to access or exit the site. Emergency vehicles would have to cross the open space that is proposed to be an area of amenity and meadow grass. The open space ground is known to be seasonally wet, therefore making it unacceptable for emergency services to transverse. It is our understanding that a fire engine needs a clearance width of 3.7 m, it is unclear the exact width of the proposed road. The road must be of such a standard that it will support a 16 ton vehicle (Building Regulation B50) at all times, it requires a hard standing. Therefore driving across a possibly wet grassed area questions the suitability of this

proposed emergency exit and that it appears not to meet the required standards for an emergency exit. Orchard Close is currently a no through road, this proposed access leads to a current turning area within the Close and would have a detrimental effect to these residents.

Facilities

The village consist of a Church and a Church Hall, these are the only facilities that exist in the village. There is no shops, post office, bus service or doctors surgery within the village. The bus stop is situated on the A37, residents have to walk along the narrow highway to reach the bus stop. The nearest convenience store is situated on the Ilchester Road approximately 1.4 miles away, a walk with a steep ascent, therefore increases the likelihood that residents will make this journey by car. The nearest Post Office is slightly further and situated in the Westfield area of Yeovil. The nearest doctors surgery is Ryalls Park Medical Centre which is 1.5 miles away, of which has recently reported that they are struggling to meet the demand of their existing patients.

This is further exacerbated by the extremely poor broadband reception in this area. Residents often have no internet availability at times during the day and experience speeds of 2 mb/s. Residents are currently served by a BT cabinet situated in Yeovil with no capacity for expansion, it is likely that these 14 additional homes will not be able to connect to the existing internet service and even if they can it is likely they will degrade the existing service for all of the residents. The internet has now become an essential service, for the farms and businesses that are situated in the village. Yeovil Marsh does not have acceptable level of internet service and therefore does not help compensate for the lack of facilities in the village.

Village Demographics

Yeovil Marsh village has a care home for the elderly and the caravan park eligibility criteria is for over 50's. These two factors suggest that the lack of pavements, poorly lit highway and lack of facilities is a safety concern and therefore impedes residents to be able to travel by foot.

Yeovil Marsh is a rural village consisting mainly of individual properties along the narrow unclassified highway. An increase in the number of caravans would mean that there were nearly the same amount of caravans on one site as there are properties in the village. We feel that this substantially changes the characteristics of the village and a disproportionate ratio.

Statement of Community Involvement

The parish council does not feel that adequate consultation with residents of the village has taken place. The public exhibition was held on the evening of the 2nd November 2017 between 6pm and 8pm - 2 hours is a relatively small window to allow the majority of village to attend. Due to the consultation only being held in the hours of darkness it left many residents at a disadvantage. Whilst the applicant's statement of community involvement states that the hall is accessible to all residents by foot and other modes, they neglect to say that residents would have to travel along a narrow highway with no footpath in the dark and would require a torch for visibility, many of these residents are elderly and were deterred from attending because of these circumstances. Therefore by not having an option to attend during the day it excluded residents from attending.

Due to the nature of this application and the impact it has on the village all of the residents should have been received individual invitations and not just a select few. This fact was point out to the applicant by the parish council at the time of the exhibition. The majority of residents that attended the consultation were from the existing Yeovil Marsh Caravan Park and therefore the parish council considers the community involvement concerning this application is inadequate.

Please note that the exhibition was advertised on the Parish Council noticeboard and placed on the

board by the parish council in the interest of the community. The only other noticeboard in the village is the Church noticeboard and it was not displayed there.

Summary

Taking all of these factors into account the parish council feels that this proposal fails to provide inclusive, safe and convenient access by foot, cycle and by public transport.

It is considered the extension to the Yeovil Marsh Caravan site is not in keeping with a rural village setting, and will increase the ratio of caravans to village properties to a disproportionate level and have a detrimental effect on the characteristics of a rural village.

Current occupiers are distant from even basic services, public transport and will be wholly reliant on the private car, therefore directly increasing the number of daily traffic movements on a narrow unclassified highway with few passing places. The poor visibility splay when exiting the site has the potential to increase the risk of a traffic accident.

We believe that this development substantially increases the risk of flooding to other properties in the village. The name Yeovil "Marsh" reflects the characteristics of the area, it is understood that there are also underground springs in the area. Residents have regularly experienced severe difficulties with flooding in this area and this is likely to be exacerbated by this proposal.'

County Highway Authority:

'The applicant has provided information relating to the proposed level of vehicle movements to and from the site. These vehicle movements would need to be considered alongside the existing level of movements that the site generates. The applicant has indicated that the planning application would generate approximately 39 two way vehicle movements. The planning application would appear to be aimed at retired and semi-retired. It is noted that Yeovil Marsh Road is narrow in parts, however it is likely that the vehicle movements will be outside of the peak hours and not represent a severe highway safety concern under Section 4 of the National Planning Policy Framework (NPPF).

From my onsite observations, it was apparent that Yeovil Marsh Road has a relatively low traffic flow. The junction of Yeovil Marsh road and the A37 benefits from a right turn lane and sufficient visibility. The junction is not at capacity and therefore would not raise any concerns from the Highway Authority.

The access onto Yeovil Marsh Road is an existing access and is a classified road that has a 20mph speed limit and from my onsite observations the visibility at the existing access would not cause the Highway Authority to raise an objection to this aspect of the proposal considering the use of the access.

On balance and taking the above into account, the Highway Authority would not raise an objection to the planning application.

The County Highway Authority recommend the imposition of conditions (surface water/Construction Traffic Management Plan/parking and turning areas) should permission be granted.

(Officer Note: A further request was made of the County Highway Authority regarding their advice and they have confirmed: *'..the access is existing and from my onsite observations, there was a very low level of traffic movements along Yeovil Marsh Road and it is a 20 mph speed limit at the access. The Highway Authority does not have any further comments to make beyond the comments already made.'*

Local Lead Flood Authority:

'The development indicates an increase in impermeable areas that will generate an increase in surface water runoff. This has the potential to increase flood risk to the adjacent properties or the

highway if not adequately controlled.

The applicant indicates an intention to utilise soakaways and permeable paving to capture, store and remove surface water runoff, subject to satisfactory soakaway testing, should soakaway testing prove unviable the applicant is proposing to discharge to existing surface water sewer. A detailed surface water drainage strategy with supporting calculations will need to be submitted in support of this application.'

The LLFA has no objection to the proposed development, as submitted, subject to the imposition of a condition to require the submission of a surface water drainage scheme based on sustainable drainage principles.

Landscape Officer:

'I recollect the pre-application enquiry. At that time I expressed a landscape view that should there be a need for this form of accommodation, then noting the site to be edged by residential form on two and a half sides, and to lay within the same land parcel (as contained by the boundary hedging) as the existing caravan park - to be visually contained and relatively unobtrusive, then it would appear to be capable of accommodating additional building form without undue impact upon its landscape surrounds.

An application has subsequently come forward, supported by an LVIA (landscape and visual impact assessment) which considers the likely landscape and visual effects of development impact. It concludes the development proposal will have minor adverse effect upon local landscape character that is both local and confined, whilst the wider landscape surround will be largely unaffected by the proposals. Visual effects are similarly limited, and effectively neutralised by the retention and enhancement of the site's woody surround. I do not dispute these findings.

An indicative planting plan is offered, drawing 10332-00001-07, which is acceptable, along with a proposed tree and shrub palette. On this species detail, I would advise some amendments to precede a detailed landscape submission;

a) I would advise against use of sorbus or betulus as specimen trees. Sorbus (both aria and aucuparia types) generally are indifferent in local soils. Similarly we regard betula as too short-lived to usefully contribute to new plantings, and given the allergenic effects of birch pollen, SSDC now discourages the planting of birch in and adjacent residential areas.

b) I'd advise against common privet's use, consider Ligustrum ovalifolium instead, which has a more compact form, and responds better to clipped management.

If you are minded to approve, please condition submission of a detailed landscape proposal pre-commencement, which in addition to planting detail, should also prescribe the extent and nature of hedgerow management necessary to rejuvenate the current site boundary.'

Ecologist:

'I've noted the Preliminary Ecological Appraisal (RPA, Oct 2017). I don't consider this identifies any particularly significant issues. I consequently have no objections nor recommendations to make,'

Somerset Wildlife Trust:

'We have noted the above mentioned Planning Application as well as the supporting survey provided by RPS. We would fully support the proposals for Mitigation and Enhancement as outlined in the report and would request that they are included in the Planning Conditions if it should be decided to grant Planning Permission.'

Environmental Protection (Licencing):

Advise that providing the existing licence conditions are able to be met by the applicant they have no objection to the permission being granted. Further advise that a variation of the licence will be required if permission is granted.

Crime Prevention Design Advisor:

'I would seek some clarification regarding the emergency access? There appears to be no access control indicating that any road user could use this as short cut. Heavy emergency vehicles such as a fire tender could easily become bogged down after long periods of rain. This could also allow an easy escape route for criminals.'

Senior Historic Environment Officer:

'As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.'

REPRESENTATIONS

16 letters of objection have been received with a petition containing 31 signatures also objecting to the application. The comments relate to:

- o The Local Plan does not classify Yeovil Marsh as a rural centre of market town. The proposal falls short of the policy SS2 criteria.
- o Local concerns should be given weight in decision making process.
- o Access road through the village is narrow and blind in places. There is poor pedestrian access to services
- o Existing access from the site is inadequate
- o Emergency access is inappropriately designed and will impact negatively on existing residents
- o Access from A37 can be dangerous.
- o Increased risk of flooding due to elevation and poor drainage, current surface water pipe is damaged
- o Question the level of services available in the village
- o No room for more overflow parking from residents of existing park homes site
- o Proposal would result in more temporary homes than permanent ones within the village; not in character with the village. Doesn't meet a current need.
- o Most of the new residents would be from out of the district if residency follows that of existing site
- o Proposal will put strain on existing infrastructure
- o Question the quality of the community engagement that took place
- o Concerned about the way in which the land was cleared and the impact of new drainage pipe on adjoining gardens.
- o Internet access via fibre is not available within the village; new residents will place further demand on the service
- o There is not a shop in the village; it is a farm shop. Nearest shop is 1.4 miles away
- o Children's play area is in poor state of repair and should be updated through this application. New play area should be provided on the site to bring the community together.

CONSIDERATIONS

Principle

Paragraph 49 of the National Planning Policy Framework ("the Framework"), makes it clear that housing applications should be considered in the context of the presumption in favour of sustainable development. However, this paragraph goes on to indicate that where a Council is unable to

demonstrate a 5-year supply of deliverable housing land then relevant policies for the supply of housing should not be considered up-to-date.

In such circumstances the decision maker is directed to paragraph 14 of the Framework, which explains that where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless (i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or (ii) specific policies in the Framework indicate that development should be restricted. In this case there is no suggestion that part (ii) comes into play.

The appeal site is considered to represent a sustainable location for development and as such the proposed development would satisfy, or not conflict with, the 3 dimensions of sustainable development set out in paragraph 7 of the Framework. In economic terms it would produce employment benefits during the construction phase and would provide much needed housing, which will be affordable. The local economy would also be likely to benefit from the additional spend arising from this increased population.

In environmental terms, although there would be the loss of some currently undeveloped agricultural land, the Council's Landscape Architect raises no landscape objection. Furthermore, in light of the submitted Ecological Assessment, no objections are raised on ecological grounds.

In terms of local plan policy, Yeovil Marsh has a church, children's play area and a community hall and therefore is considered to be a 'rural settlement' under the terms of Policy SS2 (Development in Rural Settlements). Furthermore, the proposal would provide park homes which are supported within the local plan (para 10.44) as they provide a valuable supply of low cost market accommodation and their expansion and promotion can be supported where development accords with Policy HG5 (Achieving a Mix of Market Housing). Whilst it is recognised that the proposal does not have the support of the local community, this has to be balanced against the Council's lack of a five year supply of housing land and the fact that the development will provide low cost accommodation.

Overall, it is considered that the dwellings proposed would result in an addition to housing stock in an area with an acknowledged lack of provision. This would furthermore be in a location which is relatively accessible by rural standards. There would also be economic and social benefits in supporting employment during construction, and as future occupants would bring trade to nearby services and facilities. As such, it is considered that the proposal can be supported in principle.

Landscape Impact

The proposed site is physically contained by a mature hedgerow and sits adjacent to the existing park homes site and other residential boundaries. The proposals include the reinforcement of the boundary with additional planting in order to strengthen the screen. The application is accompanied by a Landscape and Visual Impact Assessment (LVIA) which concludes that the development would have some limited residual effects upon local views and directly impact a small and contained part of north escarpment. The Landscape Officer agrees with the findings and is of the view that the additional building form can be accommodated on the site without undue impact upon the landscape surrounds of the site. The Landscape Officer also considers that the visual effects will be limited and effectively neutralised by the retention and enhancement of the site's woody surround.

As such, it is considered that the proposal is acceptable in relation to the potential landscape and visual impacts and is therefore in accordance with Policy EQ2 of the Local Plan in this regard.

Flooding

Yeovil Marsh has experienced difficulties with regard to surface water flooding in the past. The

application is therefore accompanied by a Flood Risk Assessment with a Conceptual Surface Water Drainage Scheme. The Local Lead Flood Authority (LLFA) has considered the submitted information and advises that a detailed surface water drainage strategy (with supporting calculations) will be required. They do not object to the application on the basis that a condition is imposed requiring details of a surface water drainage scheme to be based on sustainable drainage principles. The condition also requires details to show how the scheme will be implemented and maintained over the life of the development. It should be noted that it will be a requirement of the strategy that the surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes.

In the circumstances, with the proposed condition as recommended by the LLFA the proposal is considered to be acceptable in relation to flooding.

Highways and parking

The County Highway Authority have considered the application and advised that they do not object to the application subject to the imposition of conditions. The County Highway Authority consider that the proposal will not generate a significant increase in movements at the site and the levels proposed would not represent a highway safety concern under Section 4 of the NNPF. With regard to the site access itself, the County Highway Authority have advised that given Yeovil Marsh Road is subject to a 20 mph speed limit and has a relatively low traffic flow that they do not object to this aspect of the proposal considering the existing use of the access. With regard to the junction with the A37, the County Highway Authority advise that there is sufficient visibility and the junction is not at capacity. In light of this advice, it is not therefore considered that the application could reasonable be refused on the grounds of an adverse impact upon highway safety given that the NPPF states that *'Development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe'*.

With regard to parking, the proposal includes allocated parking for at least 2 vehicles on each individual plot along with 17 spaces for visitor parking. As such, the proposals comply with the relevant parking standards.

In terms of the provision of an emergency access from Orchard Close, this will be 4m wide which is considered adequate to provide access for emergency vehicles. The Fire Service and NHS have been notified of the application and no objection has been received. A condition can be imposed to ensure that appropriate provision for emergency vehicular access over the site is provided along with measures to prevent unauthorised access.

On the basis of the input from the Highway Authority it is considered that the proposal is acceptable in relation to highway safety as the impacts will not be 'severe' and appropriate parking will be provided on the site. The proposals are therefore in accordance with the NPPF and local plan policies TA5 and TA6.

Residential Amenity

Given the distance to neighbouring residential properties and the proposed boundary treatments it is not considered that the proposal will adversely impact on the amenities of neighbouring residential properties through overlooking or loss of privacy.

In terms of the proposed emergency access, this should only be rarely used and it is not considered that the application could be refused on the basis that such provision would severely impact upon neighbouring properties.

The proposal therefore complies with Policy EQ2 in regard to residential amenity.

Affordable Housing

As this proposal will provide low cost housing, it is not deemed appropriate to impose an affordable housing requirement on the development.

Play, Sport and Open Space Provision

The Community, Health and Leisure Manager has verbally confirmed that because of the low cost nature of the units, the level of development and the likely viability issues they would not seek contributions from this development.

Other

The detailed concerns of local residents have been carefully considered and the main issues are dealt with in the report above. However, the following additional points can be addressed:

Strain on existing infrastructure - The electricity provider has been notified of the application and no objection has been received. The electricity provider will have to ensure the appropriate provision for the site and the agent has confirmed that they will encourage the electricity provider to look at the wider network and make any improvements accordingly. It is not considered that the application could reasonably be refused on the basis of the electricity supply in the village. The same applies to provision of Internet access.

Community Engagement - The agent for the applicant held an exhibition/consultation exercise on 2nd November 2017 between 6pm and 8pm. The application includes details of the event in the Statement of Community Involvement and the resulting comments from the 41 attendees. The Statement concludes that of the comments received more were either positive or neutral regarding the proposed development but it does recognise that there were negative responses. The agents state that the application has been adjusted in line with the comments wherever possible. It is considered that the event was an appropriate form of community engagement which was well attended by the local community.

Summary

This site is considered to be an appropriate location for an extension to the existing park homes site given the level of services within the village. The development will provide much needed low cost accommodation without adversely impacting upon highway safety, residential amenity and local services. Appropriate conditions can be imposed with regard to surface water drainage and the use and protection of the emergency access.

RECOMMENDATION:

That application reference 18/00116/FUL** be approved:

01. The Council cannot demonstrate a 5-year housing land supply. Yeovil Marsh is an appropriate location for this level of development and the site is suitable in terms of its services. By reason of its juxtaposition with existing built form and its scale the proposal represents an appropriate and logical rounding-off and the development would not cause demonstrable impact upon residential amenity, highway safety or upon the character and appearance of the area in accordance with the aims of objectives of the National Planning Policy Framework, and policies SS2, HG5, EQ2, TA5 and TA6 of the South Somerset Local Plan (2006-2028).

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan Dwg No.10332-0002-03
Site Layout & Landscaping Dwg No.10332-0001-07
Floor Plan & Elevations Dwg No.10332-0003-01

Reason: For the avoidance of doubt and in the interests of proper planning.

03. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before the site is first brought into use and thereafter maintained at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

04. The development hereby permitted shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with Somerset County Council). The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice and a scheme to encourage the use of public transport amongst contractors. The development shall be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

05. The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

06. No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in accordance with the approved details throughout the lifetime of the development, in accordance with paragraph

17 and sections 10 and 11 of the National Planning Policy Framework, Paragraph 103 of the National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework (March 2015).

07. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of preserving the visual amenity of the site and surrounding landscape and in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028).

08. Prior to the first occupation of any of the units hereby approved, a scheme indicating provision for access to the site by emergency vehicles along with details to prevent unauthorised access through the emergency access shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure appropriate access for emergency vehicles and prevent unauthorised use of the emergency access in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028.

09. No more than 14 units shall be placed on the land and the units must be 'caravans' as defined in the Caravan Sites and Control of Development Act 1960 (as amended).

Reason: To ensure an appropriate level of development that respects the rural landscape in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028.

Informatives:

01. The applicant is advised that they will need to apply for a variation to the existing site licence to allow for the site expansion.
02. The applicant's attention is drawn to the conclusions of the Yeovil Marsh Park Preliminary Appraisal dated October 2017.
03. The applicant is requested to follow the advice of the Landscape Officer (8/2/2018) with regard to the proposed planting for the landscaping plan.