

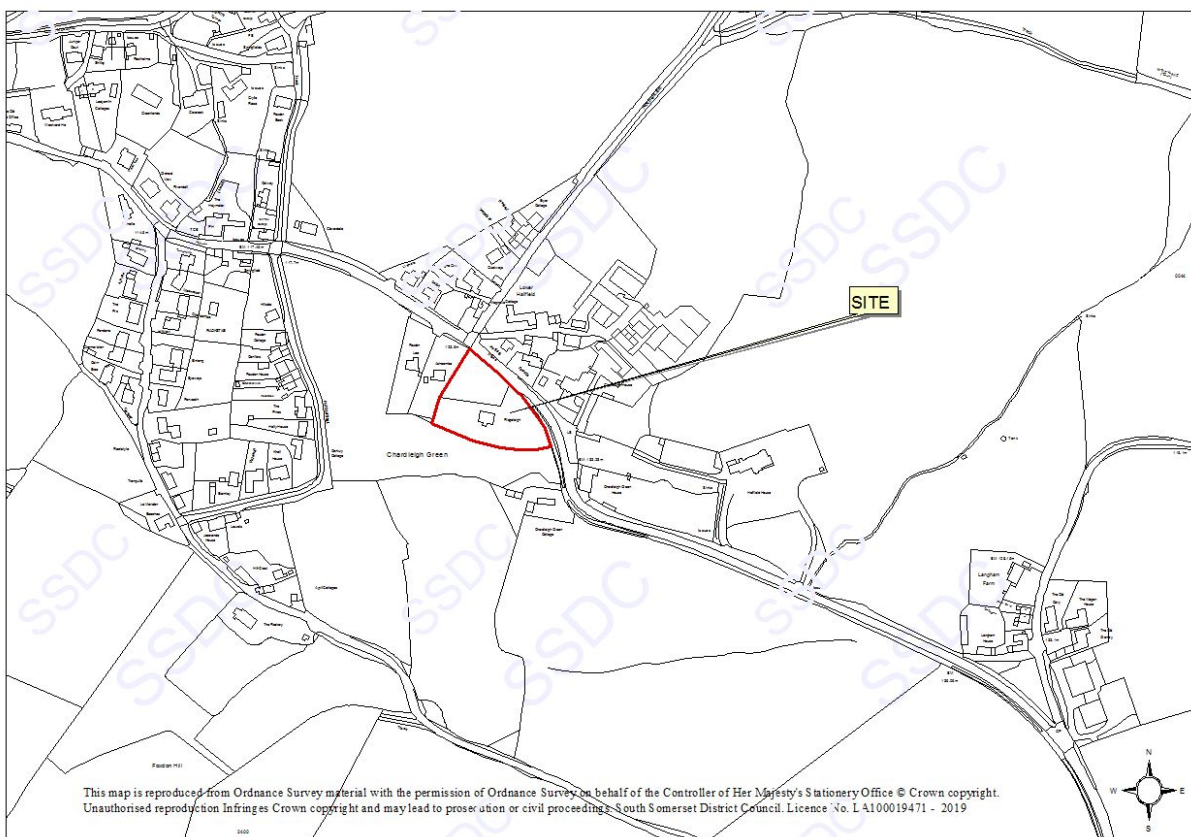
Officer Report On Planning Application: 19/02401/FUL

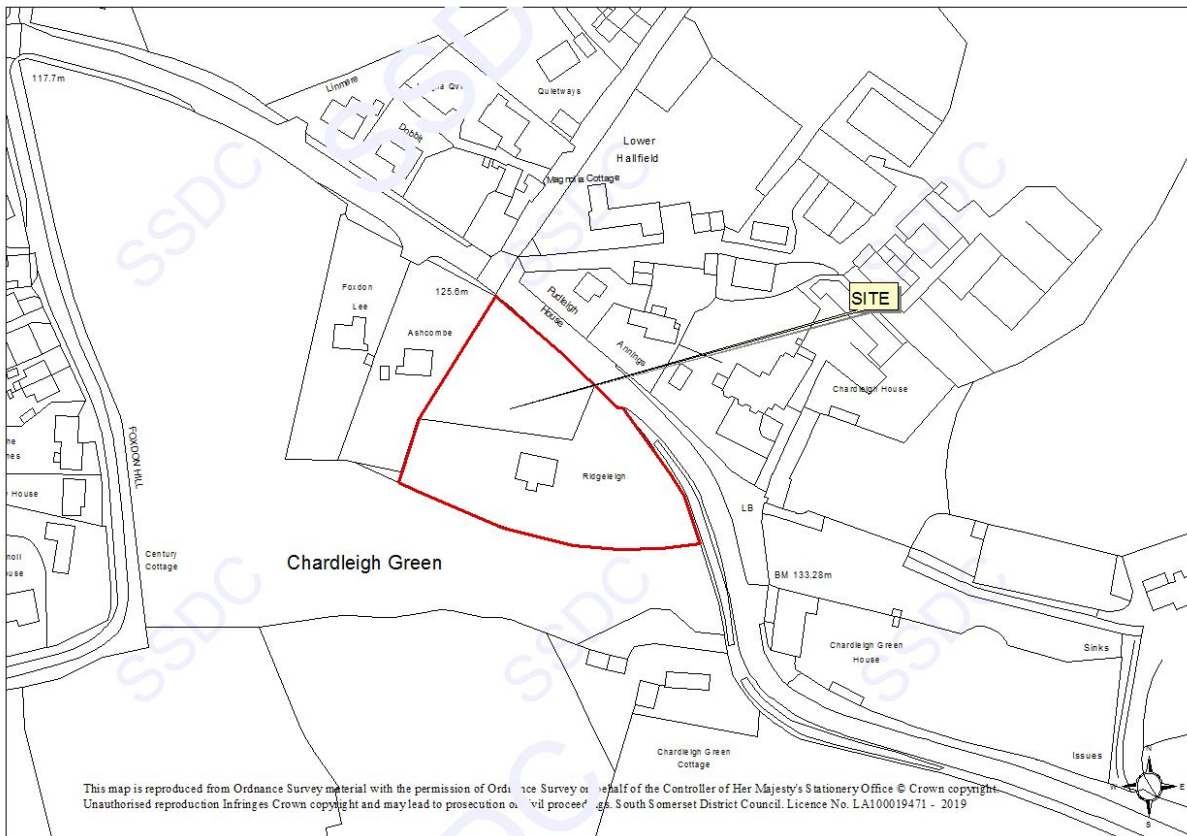
Proposal :	The erection of 2 No. dwellings and the erection of a detached garage to serve Ridgeleigh and alterations to existing vehicular access.
Site Address:	Ridgeleigh Chardleigh Green Wadeford
Parish:	Combe St Nicholas
BLACKDOWN & TATWORTH Ward (SSDC Member)	Cllr Martin Wale Cllr Jenny Kenton
Recommending Case Officer:	Louisa Brown
Target date :	15th November 2019
Applicant :	A.Gilbert, S.Hyde and P.Hyde
Agent: (no agent if blank)	Reed Holland Associates Ltd Somerset House Lower Middle Street TAUNTON TA1 1SF
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to Committee by the Ward Member with the agreement of the Area Chair to allow discussion of the planning issues.

SITE DESCRIPTION AND PROPOSAL





The site consists of a detached, single storey dwelling located in a large plot within the small settlement of Wadeford. The dwelling is located on elevated land when viewed from the road to the north. Residential development is located to the north and east of the site.

This application seeks permission for the erection of two detached dwellings (1x 4 bed & 1x 5 bed) along with a new garage to serve the existing property. The new development will utilise the existing access with alterations to the boundary to facilitate improved sight lines.

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
- SS2 Development in Rural Settlements
- TA1 Low Carbon Travel
- TA5 Transport Impact of New Development

TA6 Parking Standards
EQ1 Addressing Climate Change in South Somerset
EQ2 General Development
EQ4 Biodiversity
EQ5 Green Infrastructure

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)

(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

Combe St. Nicholas Parish Council:

"The Parish Council raises no objection to the proposal. It was mentioned in their meeting that plot 2 may look better with flint in the render."

County Highway Authority:

"Standing advice applies."

REPRESENTATIONS

1 representation received objecting to the application on the grounds of highway safety.

CONSIDERATIONS

Principle of Development

The village of Wadeford is a very small settlement which, with the exception of a pub, is devoid of local facilities or services. In terms of distance, Wadeford is relatively close to the nearby settlement of Combe St Nicholas where additional local services are located, however, the two settlements are distinct and separate from each other with no paved footway or cycle links to connect them. Accordingly, it is not considered appropriate to consider Wadeford as a satellite settlement of Combe St Nicholas. The town of Chard, where a wide range of facilities and services, and in particular a greater choice of shopping and town centre type uses, is likely to act as a greater draw to future residents than those found within Combe St Nicholas. This, combined with the modest nature of the proposed scheme means that the contribution that the proposal might otherwise make towards supporting the services found in Combe St Nicholas is likely to be minimal.

There is a bus service operating through the village at an approximate frequency of one every 2 hours during the day with the closest bus stop being located at the public house. This bus stop is approximately 260 metres from the existing access to the proposed development along an unlit road, without pavements. Therefore, unless future occupants wished to walk along an unpaved and unlit stretch of this highway, which would clearly not be desirable from a public safety point of view, occupiers would be reliant on the use of a motor vehicle.

For these reasons, this site within Wadeford is considered to be an unsustainable location and therefore an inappropriate location for new build residential development.

The proposal is for open market housing that is not sought to meet an identified local need. On this basis the proposal is considered to be an unsustainable form of development that is contrary to the aims and objectives of LP policy SD1 and the provisions of the NPPF and is considered to be, in principle, unacceptable. The application is therefore recommended for refusal.

Scale and appearance of the proposed dwelling

It is considered that the scale, design and materials of the proposed development in themselves are acceptable.

Impact on character of area

The site is not located within a conservation area, nor are there any listed buildings within its immediate vicinity that could be affected by the proposed development.

The application site forms part of an irregular pattern of development and it is considered that the proposed development will not result in built form that would appear incongruous or harmful to the character of the area. Spatially, the site is of a scale that is able accommodate the proposed development so as not to appear cramped or over-developed.

Highways and parking

It is considered that the necessary sight lines and parking provision can be achieved. Accordingly, there is no objection to the proposal on Highway grounds.

Residential Amenity

Due to the size and position of the proposed dwellings and the position of the host and neighbouring dwellings, it is considered that the proposed dwelling would not cause demonstrable harm to the residential amenity of adjoining occupiers.

Conclusions and Planning Balance

With no five year supply of housing land in South Somerset, paragraph 11 of the NPPF is engaged which explains that, for applications involving the provision of housing, relevant policies are considered

out-of-date 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." As such the tilted balance set out in paragraph 11 of the NPPF is the measure against which the development should be assessed. This states that "For decision-taking this means...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 application is considered to be sited in an unsustainable location given its distance from facilities, services and public transport connections. This identified harm is not outweighed by the contribution of the proposal towards the supply of housing in the district or by any other benefit arising from the scheme.

RECOMMENDATION

REFUSE

For the following Reasons:

01. The proposal represents new residential development in an area defined as 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 benefit arising from the scheme. The proposed development therefore constitutes unsustainable development that is contrary to policies SD1 and SS2 of the South Somerset Local Plan (2006-2028) and to the aims and objectives 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 there were no minor or obvious solutions to overcome the significant concerns caused by the proposals.
