

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**30 May 2019**

<b>Application No:</b>	SMD/2018/0788	
<b>Location</b>	Land adjacent to Prospect House Farm, Sutherland Road, Longsdon	
<b>Proposal</b>	Erection of single dwelling and detached garage	
<b>Applicant</b>	Mr & Mrs Carter	
<b>Agent</b>	Sammons Architectural Ltd	
<b>Parish/ward</b>	Longsdon Parish Council	Horton Ward
<b>If you have a question about this report please contact:</b> James Stannard tel: 01538 395400 ex 4298 james.stannard@highpeak.gov.uk		

## **REFERRAL**

- 1.0 The application has been called in to Planning Committee as the site has been previously been subject to an Outline application for similar development (SMD/2018/0231) that was determined by the Committee.

### **1. SUMMARY OF RECOMMENDATION**

<b>Approve with Conditions</b>
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### **2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

- 2.1 The application site comprises an area of agricultural land spanning a length of approximately 35m and a width of approximately 27m, north of Prospect House Farm, and immediately to the west of Sutherland Road, Longsdon. The site is located within the North Staffordshire Green Belt.
- 2.2 The site is bordered to the east by Sutherland Road which runs in a north-south direction. On the opposite side of Sutherland Road facing the site are two detached properties 'Wishwood' and 'The Lodge', which are situated within a cluster of buildings that extend to the north and south.
- 2.3 The northern boundary of the site is shared with the neighbouring bungalow 'Portree', located within a linear pattern of development which extends northwards to Limes Avenue, whilst the southern boundary is shared with Prospect House Farm. To the west of the site is open agricultural land.
- 2.4 The site benefits from outline planning permission for the erection of a single dwelling and garage including matters of access and layout, with all other matters reserved, granted under SMD/2018/0231, in September 2018.

### **3. DESCRIPTION OF THE PROPOSAL**

- 3.1 The application seeks full planning permission for the erection of a single dwelling with associated ancillary garage.
- 3.2 Due to issues relating to existing drainage infrastructure – which is to remain untouched as part of this proposal - and to address minor design issues, the application has undergone amendments and revisions. The latest plans submitted with the application are as follows:
- Proposed Floor and Elevation Plans (Ref: 2018-2381-02 Rev G)  
Proposed Site Plan (Ref: 2018-2381-03 Rev F)
- 3.3 The proposed three bedroom dwelling has two storeys, and a rectangular form, spanning a width of approximately 14.5m and a depth of approximately 7.3m. The height of the dwelling reaches 8.6m at eaves level with an overall height of 15m. The latest plans show the dwelling to be sited immediately adjacent to the public highway some 2m back from the grass verge.
- 3.4 The Site Plan shows that the western boundary to the rear of the garden to benefit from hedgerow planting, whilst to the front of the house, a stone wall with a maximum height of 900mm defines the eastern boundary. Supplementary tree planting is proposed between the northern gable and the neighbouring property 'Portree'.
- 3.5 The ancillary double garage is sited some 8m to the south of the side elevation of the main house and set back behind the front elevation by approximately 9.0m, accessible via a newly created vehicular access and area of hard standing. The garage spans a width of approximately 11m and a depth of 12m, with a pitched roof reaching a height of 5m.
- 3.6 Both the dwelling and ancillary garage are to be constructed of a traditional dark red brick, with roofs finished in Staffordshire Blue tiles and windows finished in a cream UPVC with arched brick heads above.
- 3.7 The ground floor of the proposed dwelling comprises a large open plan kitchen, dining and living area; a Snug; Hallway with entrance door and canopy above; Play Room; and Utility/WC. The second floor contains a Master Bedroom with en-suite bathroom; two further bedrooms; a shared bathroom and a study.

### **4. RELEVANT PLANNING HISTORY**

- 4.1 The site has formed part of the following previous planning applications:
- SMD/2018/0231 Outline permission for erection of a single dwelling and garage including access and layout, with all other matters reserved (Approved 03/09/18)

## **5. PLANNING POLICIES RELEVANT TO THE DECISION**

5.1 The Development Plan comprises of:

- Saved Local Plan Proposals Map / Settlement Boundaries (adopted 1998).
- Core Strategy Development Plan Document (adopted March 2014)

5.2 The Staffordshire Moorlands Emerging Local Plan (Submission Version February 2018) has now been through an Examination by an Independent Planning Inspector and as such planning policies within it can be given appropriate weight, in line with paragraph 48 of the NPPF.

### **Staffordshire Moorlands Local Plan (1998)**

5.3 Development boundaries within the 1998 Adopted Local Plan are still in force until such time as they are reviewed and adopted through the site allocations process.

### **Adopted Staffordshire Moorlands Core Strategy DPD (26<sup>th</sup> March 2014)**

5.4 The following Core Strategy policies are relevant to the application:-

- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development
- SS6 Rural Areas
- SS6c Other Rural Areas Strategy
- H1 New Housing Development
- DC1 Design Considerations
- DC3 Landscape Character
- R2 Rural Housing
- NE1 Biodiversity
- T1 Development and Sustainable Transport

### **Emerging Local Plan Submission Version (2018)**

5.5 The Staffordshire Moorlands Emerging Local Plan (Submission Version February 2018) has now been through an Examination by an Independent Planning Inspector and as such planning policies within it can be given appropriate weight, in line with paragraph 48 of the NPPF.

5.6 The following Emerging Local Plan Policies are relevant to this application:-

- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development
- SS2 Settlement Hierarchy
- SS9 Smaller Villages Area Strategy
- SD1 Sustainable Use of Resources
- H1 New Housing Development
- DC1 Design Considerations

- DC3 Landscape and Settlement Setting
- NE1 Biodiversity and Geological Resources
- T1 Development and Sustainable Transport

### **Revised National Planning Policy NPPF (2019)**

5.7 The following parts of the National Planning Policy Framework are relevant to this application:-

- |  |            |
|--|------------|
| ▪ Achieving Sustainable Development                | Chapter 2  |
| ▪ Delivering a wide choice of high quality homes   | Chapter 5  |
| ▪ Achieving Well Designed Places                   | Chapter 12 |
| ▪ Protecting Green Belt Land                       | Chapter 13 |
| ▪ Conserving and enhancing the natural environment | Chapter 15 |

### **6. CONSULTATIONS CARRIED OUT**

Press Notice expiry date:	N/A
Site Notice expiry date:	12 <sup>th</sup> March 2019

Local residents have been notified by letter.

7 x letters of objection have been received from members of the public. Material planning grounds for these objections are summarised below:

- Green Belt
- Design – Plans show much larger dwelling than previously proposed
- Existing drainage network and wayleaves
- Impacts on Wildlife and Habitat
- Residential Amenity (Light, Noise and Loss of Privacy)
- Highway Safety and Traffic Generation

#### **Longsdon Parish Council**

Councillors unanimously agreed to object to this application on the grounds that the proposed dwelling was too large and certainly too tall for the plot, being almost 8m high, and would certainly overshadow the surrounding dwellings.

#### **Staffordshire Moorlands Ecology**

No Objections subject to conditions – I am satisfied that the survey submitted to support the previous application SMD/2018/0231 remain valid for this application.

#### **Civance (Building Control)**

If drains are existing then this scheme is acceptable. Inspection chamber between the house and the garage could be moved above where the two drains meet as this would make life easier if any issues came to light at a later date

## **SMDC Environmental Services**

### Initial Response

The revised drainage strategy drawing (2018-2381-03 Rev B) shows that the drainage to the neighbouring properties will not be altered and thus goes under the footprint of the proposed new dwelling.

1. What is the condition of the existing drainage system serving Portree and Wishwood; is it blocked, leaking, broken or collapsed?
2. Will it hold any additional weight or forces that may be exerted up on it by the building of the proposed new building, during and after construction?
3. What future access rights will the owners of Portree and Wishwood have if a problem should occur with their drainage system, especially if it is blocked, leaking, broken or collapsed and the situation happens under the footprint of the proposed dwelling?

Excavations of floor slabs may be required throughout the new dwelling to replace any defective drainage. Due to poor access and maintenance conditions to the existing system I would not like to see any drainage going under any dwelling especially from an unrelated neighbouring property.

It is proposed to connect the new package treatment plant to the existing drainage systems within the area. There are no utility company systems in this area, so the existing drainage that would be connected into would be a private system.

4. Have the owners of these existing private systems given permission for the new connection and can the existing system take the additional effluent/water etc.?
5. If not, what will be the final discharged system?
6. If discharging into a natural water course, we need to know what the Environment Agency say?
7. Most natural water courses in the area generally flow into the canal system. What do the Canals and Rivers Trust have to say?

In addition there is no detail on land drainage, surface water management and ground conditions for soakaways.

The drawing indicates that information is to follow or to be determined on site during construction but will the bigger picture of the local area and the protection of the environment be looked at if these decisions are made on site as and when they are required?

At this moment in time, there is insufficient information provided on the drainage infrastructure on the proposed site, including package treatment plant capacity,

outlet details, drain runs, soakaways, ground conditions, other existing drainage and effluent disposal for me to make a proper assessment of the site and local area.

Revised Updated Response:

The drawing that I have looked at and made comments on is drawing 2018-2381-03 Rev F.

I have reviewed the new drawing you sent concerning the drainage (2018-2381-03 Rev F). On this drawing it now shows that the drainage to the neighbouring properties will not be altered and now does not go under the footprint of the proposed new dwelling.

It appears that my original concerns, now do not apply.

Although perhaps not a planning issue, I still have concerns over plant driving over the neighbours existing drainage systems whilst construction is being undertaken, these existing drainage systems will need to be protected as works progress. Again, perhaps not a planning issue – what future access rights will the Portee and Wishwood have if a problem should occur with their drainage systems, especially if it is blocked, leaking, broken or collapsed.

In addition, the drawing looked at indicates that information is to follow or to be determined on site during construction. It is recommended that we advise the Client or Owner that the bigger picture of the local area and the protection of the environment is looked at, when any decisions are made on site.

If discharging any waste water into, close to a natural water course or canal feeder, it is recommended that we establish what the Environmental Agency say and the Canals and River Trust.

There is still no visual detail on the drawing showing the storm drainage, surface water management and location of soakaways but if going to current Building Regulation and inspected things should be standard.

**Environment Agency**

No Objection and would provide the following advice to the applicant:

If the treatment plant is discharging less than 5 cubic metres or less a day, and meets the other conditions of the other General binding rules (<https://www.gov.uk/permits-you-need-for-septic-tanks/you-have-a-septic-tank-or-small-sewage-treatment-plant>) then you do not require an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2019. The applicant must ensure that the discharge will not cause pollution and the treatment plant is regularly maintained.

**Canals and Rivers Trust**

No response at time of writing

## **Severn Trent Water**

No Objections – Proposal would have a minimal impact on the public sewerage system therefore we have no objections and do not require a drainage condition to be applied

## **SCC Waste**

No Objections

## **SCC Highways**

No Objections subject to conditions

# **7. OFFICER COMMENT AND PLANNING BALANCE**

## **Key Issues**

- Principle of Development & Green Belt
- Design & Landscape Character
- Ecology
- Amenity
- Highway Safety & Parking Provision
- Other Matters

## **Principle of Development & Green Belt**

- 7.1 The site is situated outside of the development boundary in the open countryside and within the North Staffordshire Green Belt. Longsdon is defined as a Smaller Village within the settlement hierarchy under policy SS6b of the Core Strategy, however there is currently no defined development boundary and as such the application is subject to policies SS6, SS6c, H1 and R2 of the Staffs Moorlands Core Strategy and restrictive policies relating to the protection of the Green Belt contained within Chapter 13 of the NPPF.
- 7.2 Policy SS6 and SS6c are strategic policies which relate to proposed development in the rural areas outside of the defined development boundary which seeks to restrict new housing development to that which is essential to local needs, in accordance with policy R2. Policy R2 sets out the types of housing development that would be supported in rural areas outside of the development boundary. A new dwelling in this location is only supported under policy R2 where it meets an essential local need, such as accommodation for agricultural workers. Under the relevant local development plan policies, this principle of a proposed dwelling in this rural location would not be supported.
- 7.3 However, at present, the council cannot demonstrate a deliverable 5 year supply of housing land and therefore the above policies are considered to be

out-of-date in the context of the presumption in favour of sustainable development – as set out at paragraph 11 of the NPPF.

- 7.4 The site is located within the Green Belt. As such, the application is subject to restrictive NPPF policies relating to the protection of the Green Belt.
- 7.5 Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 145 of the NPPF goes on to list the types of development which are exceptions to inappropriate development (and are therefore acceptable in principle).
- 7.6 One such exception under the fifth bullet point is “limited infilling in villages”. Therefore to establish whether this proposal is acceptable in principle, an assessment needs to be made firstly as to whether this site is situated within a village, and secondly whether the site constitutes an ‘infill’ plot.
- 7.7 Longsdon village is predominately centred on a linear form of development along both sides of Sutherland Road, leading southwards from Limes Avenue to Prospect House Farm, where the pattern of development continues southwards adjacent to Sutherland Road on its eastern side. As such, it is logical and reasonable to conclude that the application site lies within the fabric of the village of Longsdon.
- 7.8 With regards to whether the site consists as an ‘infill’ plot, there is no definition within the Core Strategy or indeed the NPPF with regards to what constitutes ‘limited infill’ development and therefore each site has to be assessed on a case by case basis. However a useful starting point, and a commonly used definition of ‘infill’ is “*small scale development that fills a gap in an otherwise largely built up frontage*”
- 7.9 The proposal is for a single dwelling and can therefore be judged to represent limited and small scale development. The site is surrounded on three sides by residential development. Prospect House Farm lies to the south, to the north is ‘Portree’ and beyond a row of dwellings which lead up to the junction with Limes Avenue, and to the east on the opposite side of Sutherland Road are two dwellings which are situated within a pattern of linear development. The proposal is therefore considered to fill a gap within a largely built up frontage.
- 7.10 The gap between the curtilage boundaries of Prospect House Farm to the south and ‘Portree’ to the north is approximately 40m. When comparing the size of this gap to a site on land adjacent to ‘High View’ on the opposite side of Sutherland Road, which within the report under SMD/2017/0126 was considered to represent ‘infill’ development with a gap of 88m between two properties, this proposal can be judged as the filling in of a small gap.
- 7.11 In light of the above, it is concluded that this application site represents limited infill within a village, consistent with the conclusion reached for the previous outline application for a single dwelling on this site - and therefore accords with national Green Belt policy. Furthermore, the previous outline approval on

this site established that this is an infill plot and the suitability in principle for the development of a single dwelling on the site.

- 7.12 The application therefore comprises a sustainable form of development within the Green Belt and is acceptable in principle subject to all other relevant material considerations.

### **Design & Landscape Character**

- 7.13 Policies SS1 and DC1 of the Core Strategy set out the design principles and considerations for all new development proposals in the District. Development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance. Emerging Local Plan policy is consistent with these adopted policies. Paragraph 127 of the NPPF highlights the importance of good design and that it forms a key part of achieving sustainable development.
- 7.14 Policy DC3 of the Core Strategy relates to Landscape Character and states that development will be supported which respects and enhances local landscape character and which reinforces and enhances the setting of settlements.
- 7.15 Sutherland Road is characterised by sporadic linear development. To the west of the road, and to the north of the site, stand a row of houses which vary in size, scale and height with no consistent front building line.
- 7.16 The layout of the proposed dwelling has been brought forward towards the highway from its original more central position, in order to address concerns relating to an established drainage infrastructure and wayleave rights issued raised by neighbours. Whilst it would be desirable for the dwelling to be set slightly further back within the plot, it is considered the revised siting would impact negatively on the immediate or wider street scene.
- 7.17 As a result of the revised layout, there is a greater distance between the dwelling and the ancillary garage. Although it would be desirable for there to be a stronger visual relationship between the dwelling and the garage, it is clear that the garage would remain subordinate and subservient to the dwelling by virtue of its scale and height and being set back behind the rear building line of the main house.
- 7.18 Objections received from members of the public and Parish Council refer to the scale and size of the proposed dwelling being too large and far greater than that which was previously considered. The previous Outline application considers matters of Access and Layout, with all other matters reserved. The latest plans submitted for the proposed dwelling comprise a footprint which is consistent with that which was previously approved and is consistent with a number of properties which front Sutherland Road; most notably 'Prospect House Farmhouse' to the south and 'Wishwood' to the east, and is considered to be appropriate for its context.

- 7.19 Whilst the scale and height of the dwelling would be larger than its neighbour 'Portree' to the north, there is a wide variety of dwellings along Sutherland Road both in scale and architectural style. As such, it is considered that the scale and height of this dwelling would be appropriate for its large plot and would not be at odds with the varied character and appearance of the street scene.
- 7.20 Minor amendments to the appearance of the dwelling as originally submitted were requested by the Case Officer, most notably of which is the choice of brickwork. The original plans proposed a lighter red brick. However It was considered that as the predominant characteristic of properties on Sutherland Road – particularly on the western side - was one of a darker red brick, it would be appropriate to revise the material to be used in the external walls to suit the predominant character and appearance of the area. Revised plans were duly submitted which show all external walls of both the dwelling and the ancillary garage to have a darker red brick, and as such the appearance of the proposal is considered to be acceptable.
- 7.21 In light of the above analysis, it is considered that the proposal is of an appropriate scale, height, layout, massing and visual appearance which would not result in any adverse harm to the character and appearance of the street scene or the wider rural landscape, in accordance with Policies SS1 and DC1 of the Core Strategy, and paragraph 127 of the NPPF.

## **Ecology**

- 7.22 Policy NE1 of the Core Strategy seeks to protect the ecological assets within the District, in line with relevant policies within Chapter 11 of the NPPF. The Emerging Local Plan policies are consistent with this adopted policy.
- 7.23 The site is not constrained by any statutory ecological designation. The application has been accompanied by an Ecological Appraisal prepared by Eyebright Ecology in April 2018.
- 7.24 This Appraisal has been considered by the Council's Ecologist who has no objections to the application subject to the suggested mitigation strategy set out within the appraisal be adhered to and subject to appropriate conditions.
- 7.25 In light of the above, it is considered that subject to appropriate conditions, the proposed dwelling would not result in any significant adverse harm to any ecological species of habitats in accordance with policy NE1 of the Core Strategy and relevant policies within Chapter 15 of the NPPF.

## **Amenity**

- 7.26 Policy DC1 of the Core Strategy requires all new developments to protect the amenity of the area, including residential amenity. Aspects of residential amenity include satisfactory daylight, sunlight, outlook, and privacy. The council's 'Space About Dwellings' SPD provides further guidance with regards

to required distances between habitable windows and minimum amenity space standards. Paragraph 127 of the NPPF requires a high standard of amenity to be achieved for all current and future occupiers of land and buildings.

- 7.27 Objections have been received from a small number of residents in relation to the impacts of the proposed dwelling on aspects of neighbouring residential amenity relating to Loss of sunlight; noise; and a loss of privacy.
- 7.28 The neighbouring properties that have the potential to be adversely affected by the proposed development are 'Portree', a bungalow which stands to the north, and 'Wishwood', which stands to the east on the opposite side of the public highway.
- 7.29 The revised siting of the dwelling further forward in the plot towards the public highway results in distance between the ground and first floor windows in the proposed dwelling and windows in the front elevation of the neighbouring property 'Wishwood' being reduced to approximately 16m; falling short of the required 21m set out within the Space Standards SPD.
- 7.30 However, in revising the scheme, the revised plans have altered the internal layout so that the sole window of a habitable room is the first floor window in the front elevation serving Bedroom 3. It is considered appropriate to add a condition that requires this window to be obscure glazing in order to protect the privacy of the neighbouring property. Whilst it undesirable to obscure glaze a bedroom window – due to potential impacts on the quality of outlook – there is a secondary window on the side gable that would provide such outlook and therefore this is considered to be appropriate and acceptable.
- 7.31 With regards to potential loss of sunlight and shadowing to the neighbouring property 'Wishwood' the proposed dwelling stands to the west some 16m distant. At this distance, a property with a maximum height of approximately 7.5m would not block any sunlight in an afternoon. As such, it is concluded that this neighbouring property would not be adversely affected by any aspect of residential amenity.
- 7.32 The majority of the neighbouring property to the north 'Portree would as a result of the revised siting of the property, be sat behind the rear building line of the proposal. Given that there are no habitable windows proposed on the side gable facing this neighbour and that the proposal sits to the south, it is considered that this neighbouring property will not be adversely affected by the proposal with regards to loss of privacy, loss of sunlight, overbearing impacts, or any other aspect of residential amenity.
- 7.33 In summary, an assessment of the application in its revised form has led to the conclusion that the proposal would not result in any adverse harm to neighbouring residential amenity, in line with Policy DC1 of the Core Strategy, relevant supplementary guidance, and paragraph 127 of the NPPF.

## **Highway Safety & Parking Provision**

- 7.34 Policy T1 of the Core Strategy requires all new development to be located where it can be satisfactorily accommodated within the existing highway network.
- 7.35 Paragraph 108 of the NPPF requires safe and suitable access to all developments, whilst Paragraph 108 of the NPPF states that development should include a safe and suitable access. Paragraph 109 of the NPPF states that applications should only be refused on highway safety grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.36 The proposed Site Plan shows that the site can be directly accessed to Sutherland Road, currently bordered by a low dry stone wall. Sutherland Road is straight with good visibility in both directions. The Highways Authority have no objections to the proposed development subject to appropriate conditions.
- 7.37 Staffordshire Moorlands does not currently have any adopted parking standards. The Emerging Local Plan It is clear from the proposed plans that sufficient off street parking provision and turning areas can be provided within the site for the proposed dwelling.
- 7.38 Objections have been received from members of the public on the grounds that the proposal would have an unacceptable impact on the local highway network as a result of increased traffic volume on an already congested road. The proposal would include a satisfactory level of off street parking which would prevent any issues relating to on-street parking. The trip generation associated with one dwelling will be low, and in light of highway comments will not result in any adverse harm to the local highway network or highway safety. Furthermore, it is again material that the principle of a single dwelling on this site has been established through the previous outline consent which remains extant and implementable.
- 7.39 Based on the above, it is considered that subject to appropriate conditions, the proposed development would not result in any adverse harm with regards to highway safety, in line with policy T1 of the Core Strategy and paragraphs 108 and 109 of the NPPF.

## **Other Matters**

### Drainage

- 7.40 The application site contains an extensive drainage network which various have wayleaves and conveyance associated with it owned and maintained by neighbouring properties. This issue was raised and discussed at length during the consideration and deliberation of the previous Outline application.
- 7.41 Whilst the above is a civil matter and not a material planning consideration, this application has been subject to a deep level of scrutiny with regards to

how the proposal will interact and connect to the existing drainage network and what impacts it will have on its accessibility and use for neighbours.

- 7.42 Following a number of objections, the revised layout has been submitted which allows the existing drainage network to be left untouched. This has resulted in the Council's Environmental Services initial lengthy concerns being addressed and there being no objection from the Environment Agency.
- 7.43 Whilst the revised Plan is considered to show a drainage scheme which is acceptable in planning terms, the applicant will be required to gain the necessary licencing and consents from other bodies including the Environment Agency and Building Control, before such works can commence. It is therefore considered that the issue relating to drainage has been satisfactorily addressed.

### **Planning Balance/Conclusion**

- 7.44 Policy S1a of the Core Strategy reflects the presumption in favour of sustainable development set out at paragraph 11 of the NPPF. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay; or 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 any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 7.45 The application proposes a single three bedroom detached property with ancillary garage on a site which lies outside of the development boundary in the Green Belt. The application would see minimal public benefits with regards to contributing to the housing delivery for the District.
- 7.46 The Council cannot demonstrate a 5 year housing land supply, policies for the supply of housing are out of date and therefore the application must be determined in line with the presumption in favour of sustainable development.
- 7.47 As the site lies within the Green Belt, the application is subject to restrictive policies set out within Chapter 13 of the NPPF. An assessment of the application has reached a similar conclusion to the previous Outline application granted under SMD/2018/0231, in that the site comprises "limited infill in a village" and therefore meets the exception set out within paragraph 145 of the NPPF. The application therefore represents a sustainable form of development in the Green Belt and is acceptable in principle.
- 7.48 Following discussions with the applicant's agent, revised plans have been submitted which have addressed Officer comments relating to design and appearance, and achieved a scheme which preserves and protects the existing drainage infrastructure owned and maintained by neighbouring properties.

- 7.49 The revised proposals are considered to be of an acceptable layout, scale, height, massing and visual appearance that would sit well within the street scene and preserve the character and appearance of the wider rural landscape, and do not result in any adverse harm to the residential amenity of neighbouring properties, in line with Policies SS1, DC1 and DC3 of the Core Strategy and relevant paragraphs of the NPPF.
- 7.50 The application has been found to be acceptable in terms of its impacts on ecological assets in line with Policy NE1 of the Core Strategy and highway safety, in line with Policy T1 of the Core Strategy.
- 7.51 As such, following a thorough assessment of the proposal, it is considered that based on the latest revised plans, there are no significant or demonstrable adverse impacts that outweigh the modest benefits of the proposal, and therefore in line with Policy SS1a of the Core Strategy and paragraph 11 of the NPPF, the application is recommended for approval, subject to appropriate conditions.

## **8. RECOMMENDATION**

**Approve subject to the following Conditions:**

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission**
- 2. The development shall be carried out in accordance with the approved plans 2018-2381-02G Floor Plans and Elevations, and 2018-2381-03F Proposed Site Plan, unless otherwise agreed in writing by the Local Planning Authority.**
- 3. Prior to commencement of development samples of all facing and hard surfacing materials will be submitted to and agreed in writing by the Local Planning Authority. Development to be carried out in accordance with approved details**
- 4. Prior to commencement of development, an Ecological Construction Management Plan shall be submitted to and agreed in writing by the Local Planning Authority and shall include the following details:**
  - a) Removal of walls by hand and careful removal of vegetation to avoid potential impacts on great crested newts. If great crested newts are located work should stop and Natural England must be contacted for advice. A license may be required from Natural England to enable work to continue.**
  - b) To avoid impacts on badgers trenches or other excavations left open for more than 12 hours should be provided with an escape ramp (simply a plank of wood with no step at the base, reaching up to ground level or slightly above) for any wildlife to be able to escape.**

- c) **Works shall be timed outside the bird nesting season between 1st March and 31st August inclusive. If this is not possible before works are undertaken a check for breeding birds shall be carried out by a suitably qualified ecological consultant. If nesting birds are located work shall cease until nesting is completed and fledged young have departed the site.**
  - d) **A detailed landscaping plan including vegetation removal and a planting scheme. Landscaping shall advocate the use of native species that will have positive biodiversity benefits.**
  - e) **32m of native hedge planting along the eastern boundary of the development. Hedge plants should be 40-60cm transplants of locally common native species and of British provenance (preferably local) and should comply to British Standard 3936. Hedgerows should be planted with 6 plants per metres in two staggered rows, about 25cm apart with plants at approximately 45cm in each row. Hedgerow plants should be protected with a hedge guard and secured by a cane or stake. Full details including methods of establishment, remedial replacements, weed control, plus long-term aftercare, should be provided**
  - f) **Provision of new bat roosting provision of bat roosting opportunities in the new buildings. Full details and the proposed locations shall be provided.**
  - g) **The biodiversity value of the development shall be enhanced by the provision of features for use by nesting house sparrows (Red listed RSPB species of conservation concern).**
  - h) **The design and location of lighting shall not impact on foraging or commuting bats and minimise disturbance to other wildlife.**
5. **Prior to the commencement of development, a Construction and Environmental Method Statement shall be submitted to and agreed in writing with the Local Planning Authority. The Statement shall include the following details:**
- i. **the hours of work shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 – 18:00hrs Monday – Friday and 08:00-13:00hrs on Saturdays, nor at any time on Sundays and Bank Holidays**
  - ii. **the responsible person (e.g. Site Manager) who could be contacted in the event of a complaint**
  - iii. **a scheme to minimise dust emissions arising from the construction activities on site.**

- iv. any waste material associated with the demolition or construction shall not be burnt on site and shall be kept securely for removal to prevent escape into the environment
- v. a scheme for recycling/disposal of waste resulting from the construction works;
- vi. the parking of vehicles of site operatives and visitors

All works shall be carried out in accordance with the approved details.

Any

alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.

- 6. The access shall be ungated for the lifetime of the development in accordance with the approved Site Plan (Ref: 2018-2831-03 Rev F)
- 7. The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed
- 8. No development shall commence until details of the 2.4m x 31m visibility splay to the north have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use
- 9. No objects shall be placed, constructed, planted or allowed to remain within 2.4m of the carriageway edge that is greater than 900mm in height above the adjacent carriageway level on the frontage of the development between the proposed access and the southern boundary.
- 10. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge.
- 11. The development hereby approved shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the lifetime of the development.
- 12. The ground floor window serving the W.C and first floor windows serving the front elevation of Bedroom 3, the en-suite bathroom; side window serving the Master Bedroom; and the rear Bathroom shall be obscure glazed.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification), no development as specified in Schedule 2, Part 1, Classes B,C and E shall be carried out within the site without express planning permission first obtained from the Local Planning Authority.

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's Decision.

Site Location Plan

