

PLANNING APPLICATION REPORT

Case Officer: Jacqueline Houslander
Aveton Gifford

Parish: Aveton Gifford **Ward:** Loddiswell and

Application No: 0908/17/ARM

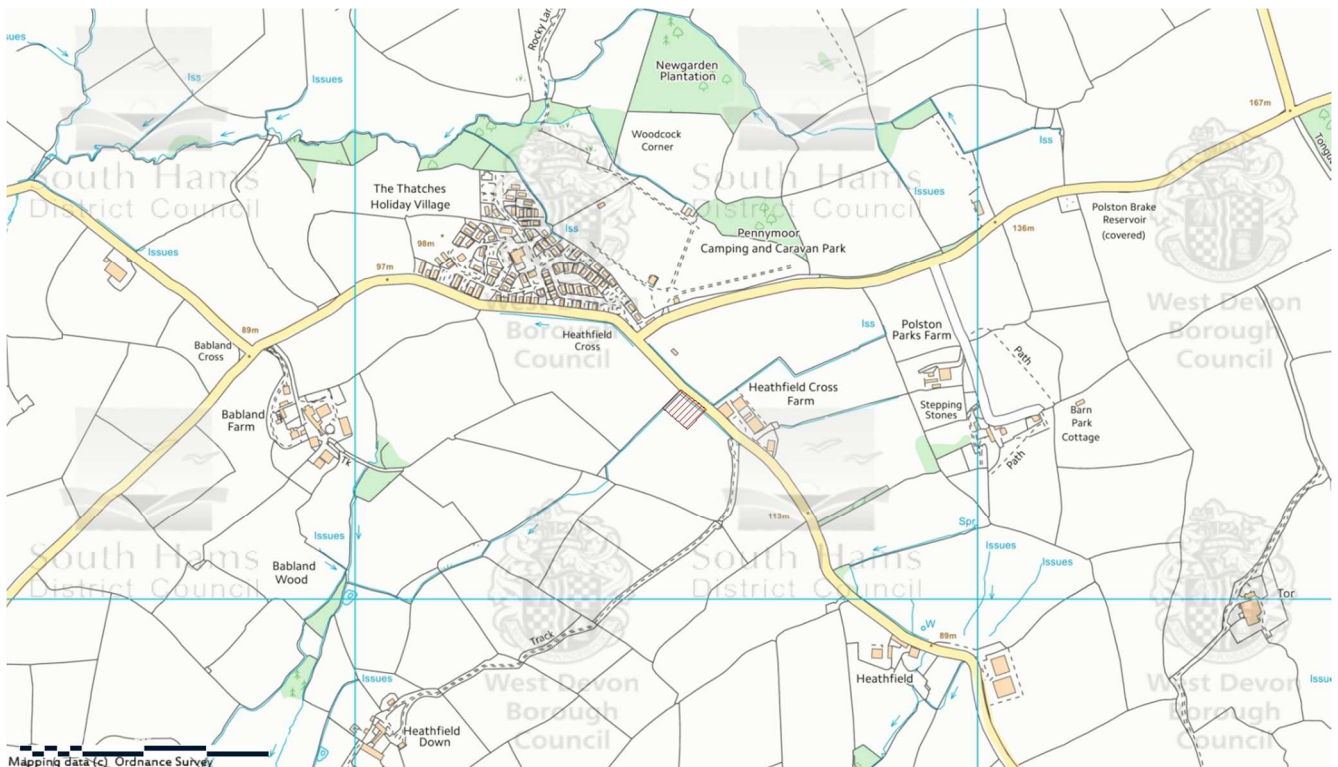
Agent/Applicant:
Ms Amanda Burden
59 Fore Street
Totnes
Devon
TQ9 5NJ

Applicant:
Mr & Mrs Chris Steer
C/O Agent

Site Address: Oak Tree Farm, Modbury, Devon, PL21 0SB

Development: Application for approval of reserved matters following outline approval
02/0385/15/O

Reason item is being put before Committee: This application is being put to the development management committee because the applicant is related to a Councillor.



Recommendation: Conditional Approval

Conditions:

Accord with plans

Samples of the stone and slate and render

Protection of existing landscaping

Removal of mobile home within one month of the dwelling being occupied

Key issues for consideration:

Whether the reserved matters details: appearance, scale, layout, landscaping and access are acceptable

Site Description:

The site is situated within the countryside, approximately 2km east of Modbury and approximately 1.5 km north east of Harraton Cross (on the A379). It currently accommodates an agriculturally tied mobile home and its garden area. The site is enclosed by treed hedge banks to the north east (along the lane) and northwest (with adjacent field). To the south east of the site lie a pair of agricultural buildings, granted planning permission in 2011, which are enclosed by new earthworks and planting/landscaping and, the farm yard area. Fields lie beyond to the west and south.

Heathfield Cross Farm lies to the east of the site and existing farm buildings. The general landscape of the area is agricultural, with the exception of The Thatches Holiday Park and Pennymoor Caravan Site, which lie approximately 130 metres north west of the site.

The Proposal:

This is an application for reserved matters approval of an agricultural dwelling. The outline planning application was approved under planning reference number: 02/0385/15/O.

The proposal indicates a 4 bedroom dwelling and a single garage with attached storage space. An office is included in the ground floor plans, as well as an open plan lounge/ dining and kitchen area. A separate utility room is also provided on the ground floor. On the first floor there are 4 bedrooms one of which is ensuite and a separate bathroom.

The south elevation indicates 2 patio style doors from the lounge and dining areas. It is proposed to include timber lintels to all of the window and door openings. The rest of the elevations are proposed as painted render and the roof is proposed as natural slate.

The entrance to the house is on the north elevation, which shows a main entrance as well as a subsidiary access to the utility room. The main entrance has an open fronted porch in front, constructed using natural stone side walls and vertical timber cladding to the gable roof at the front.

A separate single garage and store is proposed to be located between the dwelling and the front boundary. Access to the dwelling from the highway is the same that has been used for the mobile home which has been on the site since 2012. The proposal however is to site the dwelling on the land behind the existing mobile home (to the west). A new access drive is therefore proposed to run parallel with the public highway inside the northern boundary hedge. It is proposed to surface the driveway, parking area and turning area in rolled stone. It is also proposed to remove the mobile home once the dwelling has been completed.

The applicants purchased their holding of 52 acres in 2011. Since that time they have erected 2 agricultural buildings and the temporary mobile home. The holding now stands at 256 acres. The land is mainly laid to grass with a small amount for spring barley to produce their own straw and grain. They currently have a herd of 56 suckler cows; 48 fattening cattle. There is also a herd of 340 breeding ewes producing around 510 lambs. The two buildings on the site are used to accommodate the livestock and to store farm machinery.

The proposed landscaping would provide a hedge bank on two sides of the dwelling (south and east) by a hedge which will link with the existing hedges. A stock proof fence will be erected on the field side (south) of the proposal to allow the grass to be grazed.

Consultations:

- County Highways Authority
- Environmental Health Section
- Aveton Gifford Parish Council: The Parish Council would like to support this application on the following grounds;
 - To facilitate the sustainability of an expanding local business.
 - To support the sustainability within the parish of parish facilities and amenities.

Relevant Planning History

- 02/0008/12/F Provision of mobile home for agricultural worker (timber chalet)
Conditional approval: 21 Mar 12
- 02/0385/15/O Provision of permanent agricultural dwelling (all matters reserved)
Conditional approval: 10 Apr 15

ANALYSIS

Principle of Development/Sustainability:

The principle of the development has been established through the outline consent and the justification for an agricultural dwelling. This application is to consider the details of the scheme, the reserved matters which include, layout; scale; appearance; landscaping and access. Policies CS07 Design; CS09 Landscape and Historic Environment; DP1 High quality Design;

Appearance:

Policies CS07 Design in the Core Strategy and DP1 High quality Design on the Development Policies DPD encourage good design in considering new development.

Policy DP1 in the Development Policies DPD, states that development should display high quality design and respect and respond to the South Hams character. It should be based on a good understanding of the context of the site, contribute positively to its setting, enhancing local character create clearly distinguishable private and public space; allow for ease of movement to and from the development; protect landmarks, features and enhance views. Policy CS7 also seeks good design which respects local distinctiveness, respects the character of the site and its surroundings.

The proposal is not designed as a traditional farm dwelling, however it has some elements which provide a traditional touch such as the stone porch and the timber lintels above the windows. Rendered buildings are also quite commonplace in rural areas whether they be cob or more modern concrete block construction. A comprehensive landscaping scheme has also been provided which ensures the proposal respects the context, which is of fields, farm buildings and hedgerows and hedgerow trees around the fields and buildings. The establishment of the landscaping should help the proposal to integrate successfully into the landscape setting.

Landscape:

Policies CS9 in the South Hams Core Strategy and Policy DP2 Landscape character would apply. In this case the site is flat with the field to the south gently sloping down to the south. The existing public highway to the site is narrow with hedge banks on either side. There are a series of trees in the hedge adjacent to the application site. There is also an existing hedge to the east. The addition of two additional hedges along the south and east would add to the landscaped character of the area and help the proposed dwelling to be screened from view from the south, and east. The existing agricultural building and the farmyard lies to the west. The landscape proposals indicate a stock proof fence to the northern boundary, but a landscaped approach with a hedge bank may be more appropriate to break up the view of the site and serve to integrate it into the landscape more effectively.

In terms of landscape character the area is identified in the Devon Landscape Character Assessment as Plymouth and Modbury Farmlands, the distinctive characteristics of such landscapes is: *"a patchwork of fields, small woodlands and some estate planting. Creating a settled, well treed and scenic landscape. Despite the presence of the A38 and the town of Ivybridge, the areas narrow wooded valleys retain an intimate and secluded character, with tree lined rivers snaking through a pastoral landscape of meadows, woodland and estate parkland"*

In this case, the land is relatively flat, with gentle slopes, reasonably small fields and pastures surrounded by mature hedgerows. The proposal acknowledges this character by proposing a simple and modest house and garage with reinforcements to the field boundaries and it will not impact negatively on the primary characteristics of this landscape type. It can therefore be considered to meet the requirements of the policy.

Scale:

The proposed dwelling is for four bedrooms and is a reasonable scale for a family and 3 children. An office is included which will contribute to the running of the farming business. The building is two storey's which is commonplace for farms in rural areas. There are three much larger agricultural buildings in reasonably close proximity to the proposed dwelling, which are far more dominant in the landscape, however are typical farm buildings necessary and commonplace in the area. The dwelling's modest scale in comparison is appropriate.

Layout:

The layout of the development is considered acceptable. The proposal keeps the dwelling slightly apart from the farming activities, but in close enough proximity. The rear elevation benefits from a south facing aspect, whilst the more utilitarian uses are in the northern part of the building. The garage, is located in front of the dwelling with the store and also space for parking a number of vehicles. The dwelling is then surrounded by lawned areas to the south, east and west. The layout is considered to be acceptable.

Neighbour Amenity:

There are no immediate neighbours and therefore there will be no impact in terms of residential amenity.

Highways/Access:

The access to the site is from the existing access to the mobile home on the site. No comments have been received from the highway authority at the time of writing the report. However the existing access serves both the farm building (which will entail larger vehicles) and the mobile home and is reasonably wide (11 metres wide), with a good level of visibility when emerging.

Emerging policies in the JLP

In terms of the emerging policies in the Joint Local Plan, Policies SPT1 Promoting sustainable development and DEV 20 Place Shaping and the Quality of the built environment apply.

SPT1 is a strategic policy and seeks to ensure that the three principles of sustainability in the NPPF are met – economic, social and environmental. In this case the environmental impact of the development is relevant. It seeks to ensure development is locally distinctive which has been addressed in the Design Policies above; protecting agricultural land for agricultural use; encouraging a gain in biodiversity and avoiding adverse environmental impacts from development proposals. The proposal helps to meet these aims, by adding to the landscaping around the site, which will help to provide additional biodiversity on the site and as there is already a residential use on the site there will be no additional environmental impact from the site.

DEV 20 seeks to ensure new development is of a high quality. It seeks to ensure that proposals take account of: use of sustainable materials; relating to its context; using existing assets such as landscaping to enhance the proposal; building design that is distinctive to the place where it is located; reduce opportunities for crime.

In this case the proposal uses sustainable materials in the form of natural slate and stone and render and timber. All of which are a good quality and will ensure the building remains for a long period of time. The landscaping that exists is being enhanced such that the proposal will integrate into its landscape setting; the building design is considered an appropriate design for this location and in relation to the buildings and environment around it. Finally, the access and driveway are located such that any visitors will have to pass in front of the dwelling before arriving and hence be seen from the occupants of the dwelling. The proposals thus also meet emerging development plan policies.

Planning Balance

This proposal is for the consideration of the reserved matters from the agreed outline application. The principle of the development is therefore established. Having reviewed the reserved matters against current and emerging planning policy, the proposal meets the policies and as there are no other material considerations in this case, the proposal is recommended for approval.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.

Planning Policy

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant development plan policies are set out below:

South Hams LDF Core Strategy

CS7 Design

Development Policies DPD

DP1 High Quality Design

Emerging Joint Local Plan

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the above as the statutory development plan once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

- For current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- For the JLP, which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at a relatively advanced stage of preparation. The precise weight to be given to policies within the JLP will need to be determined on a case by case basis, having regard to all of the material considerations as set out on the analysis above.

PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN -: PUBLICATION (as considered by the Full Councils end Feb/Early March 2017)

SPT1 Delivering sustainable development.

DEV10 Delivering high quality housing.

DEV20 Place shaping and the quality of the built environment.

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

Proposed Planning Conditions

1. The development hereby approved shall in all respects accord strictly with drawing number(s) SHDC1 Site Location Plan;; 184.04.01 Floor Plans and garage plans and elevations; 184.04.02 Proposed Elevations; received by the Local Planning Authority

on 17th March 2017 and 184.04.51 Rev P2 Site Plan; Design and Access Statement dated March 2017(revised April 2017), received by the Local Planning Authority on 2nd May 2017.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

2. No development shall take place, or any equipment, machinery or materials be brought onto the site for the purpose of development until:-
 - (i) The erection of fencing to delineate a Protection Zone to protect retained hedges has been constructed in accordance with location and construction details of plans and particulars to be submitted to and approved by the Local Planning Authority. Within the Protection Zone nothing shall be stored or placed, nor any works take place, nor shall any changes in ground levels or excavations take place unless they are agreed in writing by the Local Planning Authority.
 - (ii) All hedge restoration or management works as detailed on plans to be submitted shall be in accordance with those details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect hedgerows of amenity, wildlife importance.

3. Details of the proposed render type and colour(s) shall be agreed in writing with the Local Planning Authority prior to its application and shall be applied without the use of metal beads or stops. Movement joints, where required, shall be positioned at changes of direction or directly behind rainwater downpipes.

Reason: To ensure that the finishes and colours are appropriate to the locality.

4. A schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, shall be submitted to and approved in writing by the Local Planning Authority, once the foundations have been constructed. The development shall thereafter be carried out only in accordance with the details as approved.

Reason: To enable the Local Planning Authority to consider the details of the materials.

5. The roofs hereby approved shall be clad in natural slates, a sample of which shall have been submitted to and approved in writing by the Local Planning Authority prior to the slates being applied to the roof. The works shall then be carried out in accordance with the agreed slate.

Reason: To perpetuate the use of vernacular materials so as to retain the character of the locality.

6. The mobile home shall be removed from the site within 1 month of the occupation of the dwelling hereby approved.

Reason: This planning consent relates to a new dwelling which is to replace the temporary mobile home which is on the site.