

NORTHERN AREA PLANNING COMMITTEE

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 6 JUNE 2012 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM.

Present:

Cllr Peter Colmer, Cllr Christine Crisp, Cllr Peter Davis, Cllr Bill Douglas (Substitute), Cllr Alan Hill (Vice-Chair, in the Chair), Cllr Peter Hutton, Cllr Howard Marshall (Substitute), Cllr Judy Rooke (Substitute) and Cllr Toby Sturgis

Also Present:

Cllr Howard Greenman and Cllr Carole Soden.

42 Apologies

Apologies were received from:

Cllr Simon Killane
Cllr Mark Packard
Cllr Peter Doyle
Cllr Desna Allen
Cllr Tony Trotman

Substitutes:

Cllr Killane was substituted by Cllr Bill Douglas.
Cllr Packard was substituted by Cllr Judy Rooke.
Cllr Allen was substituted by Cllr Howard Marshall.

43 Minutes of the Previous Meeting

The minutes of the meeting held on **16 May 2012** were presented.

Resolved:

Subject to altering the Refusal reason of Minute 40(c) from:

The proposed development would prejudice the use and enjoyment of the bridleway contrary to Section 130 of the Highways Act. In the absence of any specific development plan policy applicable in this instance, this is considered to be a significant material consideration.

To:

The proposed development would prejudice the use and enjoyment of the bridleway due to the sudden noise and perception of danger contrary to Section 130 of the Highways Act and Policy T5 of the North Wiltshire Local Plan 2011 and the National Planning Policy Framework which seeks to protect and enhance public rights of way.

To APPROVE as a correct record and sign the minutes.

44 **Declarations of Interest**

Cllr Howard Marshall and Cllr Alan Hill declared a personal interest in Minute 48(c) – 12/00889/FUL: *Land Adjacent to 8 Tern Close, Calne* – by virtue of being Calne Town Councillors where the application had come before the Town Planning Committee.

Cllrs Marshall and Hill declared the interest would not prejudice their decisions and would consider the matter with an open mind in debate and vote.

45 **Chairman's Announcements**

There were no announcements.

46 **Public Participation and Councillors' Questions**

The committee noted the rules on public participation.

47 **Planning Appeals**

The Committee noted the contents of the Appeals update.

48 **Planning Applications**

Attention was drawn to the late list of observations provided at the meeting, and attached to these minutes, with regards to applications **7a** and **7c** as listed in the agenda pack.

48 a) **11/02688/FUL - Land at Abbey View Farm, Malmesbury, SN16 9DA**

Public Participation

Mr Mark Willis, agent, spoke in support of the application.

The Planning Officer presented their report which recommended Refusal. Attention was drawn to the location and design of the proposed application, and emphasis on the consideration of the functional and in particular the financial tests regarding the proposed business was highlighted.

The Committee then had the opportunity to ask technical questions of the officers. The size of the dwelling, the viability of the proposed business arrangements, and the possibility of tying the dwelling to the agricultural building legally were raised. It was clarified that there is no specific policy regarding the size of an agricultural workers' dwelling, but that the scale was seen as generally appropriate.

Members of the public then had the opportunity to address the Committee with their views, as detailed above.

Cllr Howard Greenman, Wiltshire Councillor, was permitted to address the Committee by the Chair, and spoke in support of the application.

A debate followed, where the development of the site was discussed, along with concerns regarding the business model and subsequent need for an agricultural workers' dwelling.

It was,

Resolved:

That Planning Permission be REFUSED for the following reason:

- 1. The proposed dwelling cannot be justified in connection with the essential need for a rural worker to live permanently adjacent to Abbey View Farm. Therefore, the erection of a dwelling in the open countryside, outside the framework boundary of any established settlement, would be contrary to policy H4 of the North Wiltshire Local Plan 2011 and guidance contained within the National Planning Policy Framework.**
- 2. No Section 106 Agreement has been secured therefore the proposed development does not include or bring forward adequate provision for public open space as is required by policies C2 and CF3 of the adopted North Wiltshire Local Plan 2011 and supporting guidance contained within the North Wiltshire Open Space Study 2004.**

Informatives

- 1. This decision relates to documents/plans submitted with the application, listed below.**

- 2215/01 – Location plan, date stamped 5th August 2011
- 2215/02A – Plans and elevations as proposed, date stamped 16th November 2011

2. The applicant is advised that planning permission is required for the retention of the storage units and is unlikely to be granted.

48 b) **12/00715/FUL - 4 Kent End, Ashton Keynes, SN6 6PF**

Public Participation

Mr Michael Fowler, agent, spoke in support of the application.

Cllr Ian Woods, Chairman, Ashton Keynes Parish Council, spoke in objection to the application.

The Planning Officer introduced their report, which recommended that planning permission be granted. Attention was drawn to the location within the conservation boundary and the materials being in keeping with the area and the proposed extensions still being subservient to the main property.

The Committee then had the opportunity to ask technical questions of the officers.

Members of the public then had the opportunity to address the Committee with their views, as detailed above.

The Local Member, Cllr Carole Soden, then addressed the Committee. Cllr Soden supported the application in principle, so long as the objections of the Parish Council were noted and their suggestions in the event of approval adopted.

A debate followed, wherein the types of materials in the construction of the extension to the proposed annex was discussed, along with the possibility of ensuring the annex remained formally tied to the main property.

It was,

Resolved:

To DELEGATE for approval as per officer recommendation, subject to a S106 agreement to tie the annex to the main house and prohibit separate sale/rental for the following reason:

The proposed development is considered to be acceptable and would be in keeping with the character and appearance of the area, and will have no adverse impact on the amenities currently enjoyed by the neighbouring residents or on the character or

appearance of this part of the Ashton Keynes Conservation Area. The proposal would not be subject to an unacceptable risk of flooding or materially increase the risk of flooding elsewhere and is in accordance with Policies C3, HE1 and H8 of the adopted North Wiltshire Local Plan (2011).

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.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence on site until details of the materials to be used on the walls and roof of the proposed development, including details of the proposed solar slates have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICIES: C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

3. No works shall commence on site until details of the proposed rooflights (including size, manufacturer and model number) have been submitted to and approved in writing by the Local Planning Authority. The new rooflights shall be of a design which, when installed, do not project forward of the general roof surface.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

POLICIES: C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

4. No works shall commence on site until details of all new external window and door joinery and/or metal framed glazing have been submitted to and approved in writing by the local planning authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: in the interests of preserving the character and appearance of this part of the Ashton Keynes Conservation Area.

POLICIES: C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

5. No development shall commence on site until details of the finish to external timber, including any paint or stain to be used on the potting

shed, machinery store and greenhouse have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use / occupied.

REASON: In the interests of visual amenity and the character and appearance of this part of the Ashton Keynes Conservation Area.

POLICIES: C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

POLICIES: C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

7. The extension (building) hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 4 Kent End, Ashton Keynes.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

POLICIES: C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

8. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

- 120106-08 A – Design scheme, date stamped 2nd May 2012
- 120106-09 A – Site plan block plan and garden buildings, date stamped 2nd May 2012
- 120106-01 – Location plan, date stamped 9th March 2012

REASON: To ensure that the development is implemented as approved.

9. No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use

at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

POLICY: C3 of the North Wiltshire Local Plan 2011.

48 c) 12/00889/FUL - Land Adjacent to 8 Tern Close, Calne, SN11 8NG

Public Participation

Mrs Evelyn Dean spoke in objection to the application.

Mrs Wheel spoke in objection to the application.

Mr Nick Puntis, agent, spoke in support of the application.

The Planning Officer introduced their report which recommended refusal. It was highlighted that it was a material consideration that there remains extant planning permission for a single dwelling on the site. It was also a material consideration that an appeal for erection of a pair of semi-detached dwellings on the site had been dismissed. It was noted that the plans had been reduced since the appeal decision, and that the main issue remained whether the impact on neighbouring properties was overbearing.

The Committee then had the opportunity to ask technical questions of the officers. An enquiry was made to the planning solicitor as to whether the existence of a covenant on the land prohibiting new buildings would have an impact on the Committee's previously granted permission. The solicitor clarified that any covenant would be a civil matter, and should not be taken into account when considering current proposal before the Committee, and further that the deadline for challenging the previously granted permission had passed.

Members of the public then had the opportunity to address the Committee with their views, as detailed above.

The Local Member, Cllr Howard Marshall, then expressed reservations regarding the application, but considered it may have been a better option than the design that was already approved and could be constructed at any time.

A debate followed, where the views of the Town Council were discussed. It was clarified the Town Council had not been consulted regarding the plans as revised since the report was concluded. The scale of the proposed property and impact on the amenity of the neighbouring properties was debated.

It was,

Resolved:

That Planning Permission be REFUSED for the following reason:

- 1. The proposed development would by virtue of its scale, bulk and form result in a cramped form of development which would be detrimental to the open nature of Tern Close and out of character in the locality adversely affecting the visual amenity of the street scene. As such the proposal would be contrary to Policy C3 of the adopted North Wiltshire Local Plan**

- 2. The proposed development by reason of its siting would be overbearing resulting in an unacceptable and oppressive outlook for the occupiers of Number 8 Tern Close which would be detrimental to the amenities of the occupiers of this property. As such the proposal would be contrary to Policy C3 of the adopted North Wiltshire Local Plan 2011**

Informative

- 1. This decision relates to documents/plans submitted with the application, listed below.**

Plan Ref: Dwg No: 2011 -31- 1 Rev c	Dated: 24th May 201
Dwg No: 2011 -31- 2 Rev c	24th May 2012
Dwg No: 2011 -31- 3 Rev c	24th May 2012
Dwg No: 2011-31- 5 Rev B	22nd March 2012
Revised Dwg No: 2011 - 31 - 4 Rev C	10th May 2012
Revised Dwg No: 2011 - 31 - 4 Rev C1	10th May 2012

49 Urgent Items

There were no urgent items.

(Duration of meeting: 6.00 - 7.25 pm)

The Officer who has produced these minutes is Kieran Elliott, of Democratic Services, direct line (01225) 718504, e-mail kieran.elliott@wiltshire.gov.uk

Press enquiries to Communications, direct line (01225) 713114/713115

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

Item 7a – Land at Abbey View Farm, Malmesbury, Wiltshire, SN16 9DA (11/02688/FUL)

The applicants agent has confirmed that it is acknowledged that a contribution of £5,800 is required for the enhancement of Public Open Space in the locality and is willing to sign a Section 106 Agreement to this effect should Members be minded to recommend approval of the application.

If Members are minded to recommend approval, it is recommended that this be subject to the applicant entering into a legal agreement under S.106 of the Town and Country Planning Act 1990 in respect of the provision of a financial contribution toward public open space, as required by policy CF3 of the adopted North Wiltshire Local Plan 2011.

Item 7c - Land Adjacent to 8 Tern Close, Calne, Wiltshire, SN11 8NG (12/00889/FUL)

The applicants have submitted a revised scheme which they have discussed with the immediately affected neighbours. The revised proposals make two significant changes to the scheme originally submitted. Firstly, the whole building has been lowered by 1.0m (by reducing the slab level). In addition the gable ends have now been hipped. Attached are two illustrations the first (A) compares the originally submitted application with the extant permission for one dwelling (shown with a dashed line) and the appeal scheme for two dwellings (shown with a dotted line). The second (B) compares the recent revision with the extant permission and appeal scheme.

In relation to the three issues that have been identified in the officers report, that is: the impact on Number 5, 6 and 7 Tern Close; the impact on No 8 Tern Close; and the visual impact on the character and appearance of the area, the following comments are made:

By reducing the height of the building and introducing a hipped roof the impact on the properties to the north (Nos 5, 6 and 7) will be reduced to such an extent that the concerns raised by officers and the Inspector have been satisfactorily overcome.

The same changes have a less dramatic result in terms of the impact on No 8. The proposed dwelling is still some 2.0 metres closer to No 8 than the dwellings that were dismissed on appeal (as having an adverse impact on No 8), however the dwelling is lower (by about 1.0m). Arguably, there is an improvement, officers still believe that, based on the concerns raised by the Inspector that the proposed dwellings will adversely impact on the amenity of No 8.

The effect of the two dwellings on the appearance of the area is perhaps a little more subjective. The Inspector made the following comments regarding the appeal scheme:

“However, the proposed pair of semi-detached dwellings would be far wider than the approved development and would occupy most of the site frontage. Although the garage attached to the plot 2 would have a flat roof, due to its height and bulk, its physical impact would be far greater than a fence or wall, as permitted, across the site. Notwithstanding the space that would remain to either side of the pair of houses, its perception of the open land beyond the appeal site and the contribution that it makes to the spacious character of the area would be significantly reduced. (full decision letter attached)”

Officers view is that as originally submitted this application did not represent a significant improvement over what the Inspector had rejected (hence a recommendation to refuse planning permission). By reducing the overall height of the building, and its bulk (through use of the hipped

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION
6th June 2012

roof) the revised scheme is undeniably better. The proposal does occupy less of the frontage than the appeal scheme and is around 1.0 m lower. However, it still occupies significantly more of the site than the extant permission. It is a matter of judgment whether the revised scheme overcomes the Inspectors concerns.

On balance it is considered that the proposal remains unacceptable for reasons based on the impact on the appearance of the area and an adverse impact on the residential amenity of No 8 Tern Close:

Recommendation:

Planning Permission be REFUSED for the following reason:

1. The proposed development would by virtue of its scale, bulk and form result in a cramped form of development which would be detrimental to the open nature of Tern Close and out of character in the locality adversely affecting the visual amenity of the street scene. As such the proposal would be contrary to Policy C3 of the adopted North Wiltshire Local Plan (*refusal reason unchanged from original report*).
2. The proposed development by reason of its siting would be overbearing resulting in an unacceptable and oppressive outlook for the occupiers of Number 8 Tern Close which would be detrimental to the amenities of the occupiers of this property. As such the proposal would be contrary to Policy C3 of the adopted North Wiltshire Local Plan 2011 (*refusal reason changed to refer to impact on no 8 Tern Close only*).

Informative

1. This decision relates to documents/plans submitted with the application, listed below.

Plan Ref:	Dwg No: 2011 -31- 1 Rev c	Dated: 24 th May 201
	Dwg No: 2011 -31- 2 Rev c	24 th May 2012
	Dwg No: 2011 -31- 3 Rev c	24 th May 2012
	Dwg No: 2011-31- 5 Rev B	22nd March 2012
	Revised Dwg No: 2011 - 31 - 4 Rev C	10 th May 2012
	Revised Dwg No: 2011 - 31 - 4 Rev C1	10 th May 2012

For comparison dwg nos. 2011-31-2 Rev B and 2011-31-2 Rev C are attached (Appendix A).

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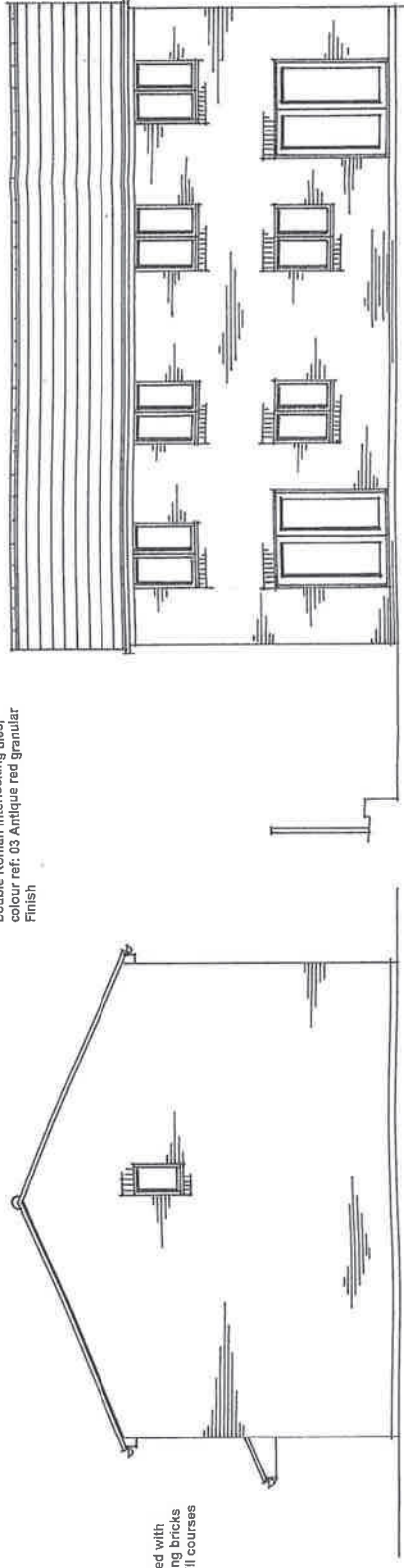
12/00889

Roof to be covered in Redland 50 Double Roman interlocking tiles, colour ref: 03 Antique red granular Finish

Walls to be constructed with approved sample facing bricks with soldier lintel & cill courses

Half-round gutters and round downpipes to be in black Upvc

Windows, doors and frames to be in white Upvc

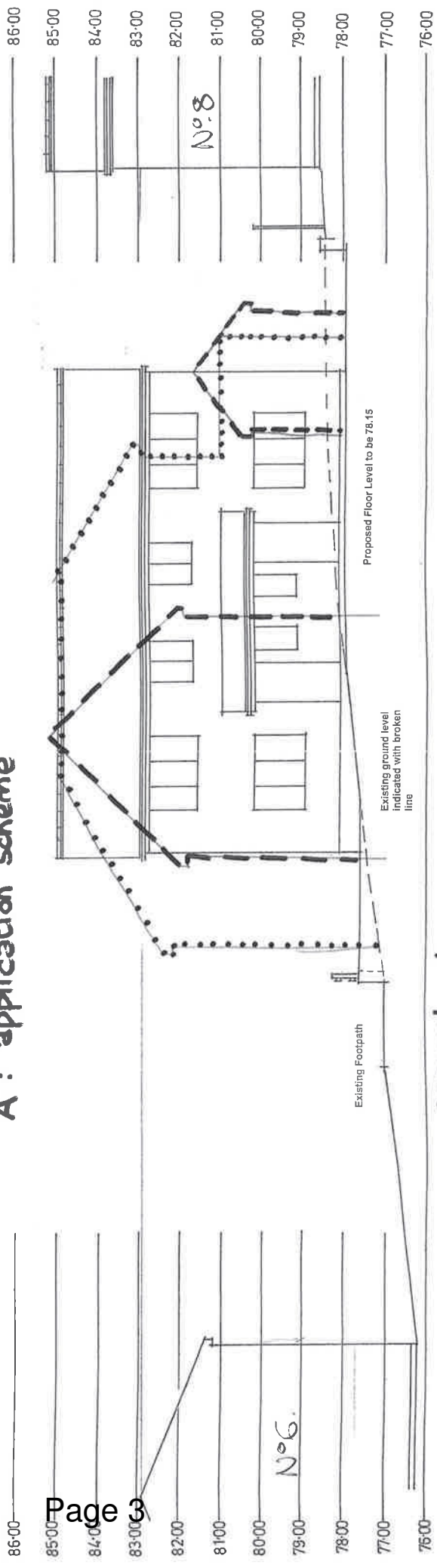


South Elevation

East Elevation

Scale 1:100

A : application scheme



..... appeal scheme
--- approved scheme
PLANNING SERVICES

22 MAR 2012

Vines & Lipscombe Design Group
Architectural & Town Planning Consultants

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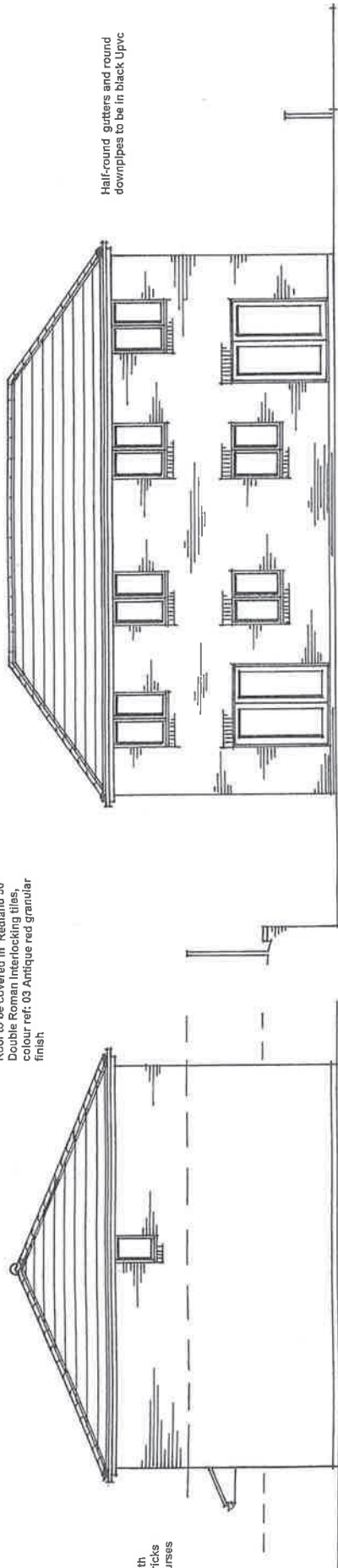
TWO DWELLINGS (SEMI-DETACHED)
LAND ADJACENT TO 8, TERN CLOSE,
CALNE, WILTSHIRE SN11 8NG
FOR MR RUSSELL BOND

Drawing No: 2011 - 31 - 2 Rev B Date: March 2012

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Roof to be covered in Redland 50 Double Roman Interlocking tiles, colour ref: 03 Antique red granular finish

Walls to be constructed with approved sample facing bricks with soldier lintel & cill courses



Half-round gutters and round downpipes to be in black Upvc

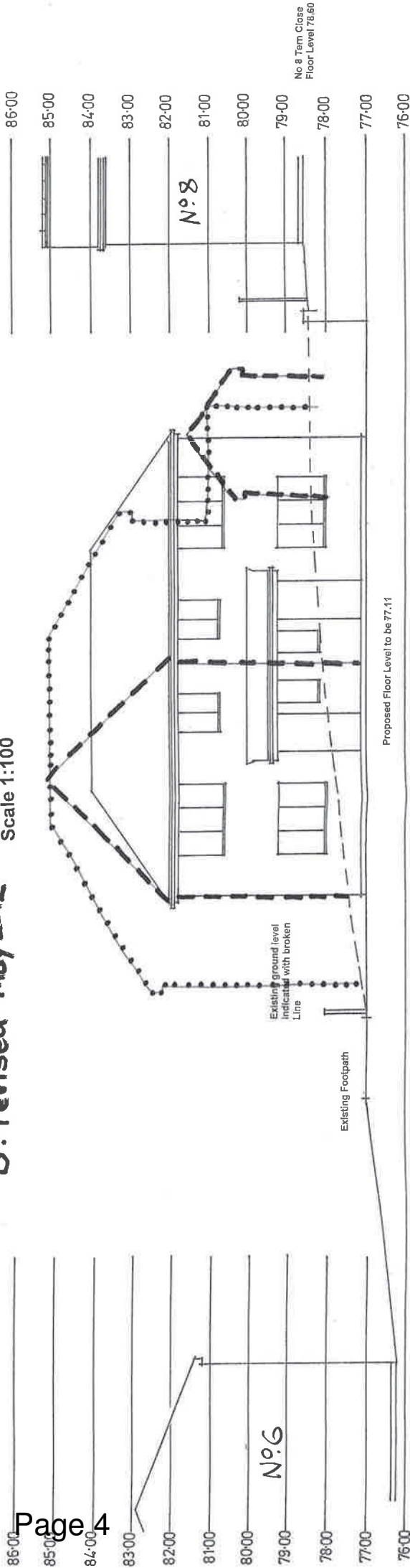
Windows, doors and frames to be in white Upvc

South Elevation

East Elevation

B: revised May 2012

Scale 1:100



No 8 Tern Close Floor Level 78.60

Proposed Floor Level to be 77.11

..... appeal scheme
--- approved scheme

Cross Sectional Details (West)

Vines & Lipscombe Design Group

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ARCHITECTURAL DESIGN, TOWN & COUNTRY PLANNING, DEVELOPMENT & BUILDING CONSULTANTS

Drawing No: 2011 - 31 - 2 Rev C Date: May 2012

TWO DWELLINGS (SEMI-DETACHED)
LAND ADJACENT TO 8, TERN CLOSE,
CALNE, WILTSHIRE SN11 8NG
FOR MR RIJSEIJ BOND



Appeal Decision

Site visit made on 12 July 2011

by Wendy McKay LLB

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 4 August 2011

Appeal Ref: APP/Y3940/A/11/2148108
Land off Tern Close, Calne, SN11 8NG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr P Butler against the decision of Wiltshire Council.
 - The application Ref N/10/04562/FUL, dated 7 December 2010, was refused by notice dated 4 February 2011.
 - The development proposed is the erection of a pair of semi-detached dwellings.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are firstly, the effect that the development would have on the character and appearance of the surrounding residential area, and secondly, the implications for the living conditions of neighbours with particular regard to overbearing.

Reasons

3. The appeal site is located within a residential area. It presently comprises an area of grassed open space at the eastern end of Tern Close. It is positioned between existing residential properties with farmland to the east of the plot. There is another area of open grassed space at the entrance to the cul-de-sac.
4. An application for a new detached house, detached garage, access and fencing on the site was approved in August 2010.

The effect on the character and appearance of the surrounding area

5. On the first issue, whilst there are blocks of two-storey terraced housing in the vicinity of the site, their set-back, orientation and general space around them are such that Tern Close presently retains a very open and spacious ambience. The approved scheme would impact to some extent upon the existing open nature of the site. However, the proposed pair of semi-detached dwellings would be far wider than the approved development and would occupy most of the site frontage. Although the garage attached to the Plot 2 dwelling would have a flat roof, due to its height and bulk, its physical impact would be far greater than a fence or wall, as permitted, across the site. Notwithstanding the space that would remain to either side of the pair of houses, the perception of the open land beyond the appeal site and the contribution that it makes to the spacious character of the area would be significantly reduced. Given the prominent position at the head of the cul-de-sac, the proposal due to its bulk

and proximity to the side boundaries would appear visually dominant and out of keeping in the streetscene.

6. Although the density of the approved scheme would be significantly less than that of the surrounding area, the desirability of making more efficient use of land, in line with the advice set out in PPS3: Housing, is strongly outweighed in this case by the harm which I have identified. I conclude that the development would materially detract from the spacious character and appearance of the surrounding area, contrary to North Wiltshire Local Plan 2011 Policy C3.

The implications for the living conditions of neighbours

7. On the second issue, the two storey side elevation of the proposed Plot 2 would be some 7.2m from the first floor bedroom window in the north side elevation of No 8 Tern Close. Notwithstanding the hipped roof design, at this separation distance the new house would have a significant overbearing impact on the outlook from No 8.
8. The front elevation of No 6 Tern Close would face the two storey side of the proposed Plot 1 at a distance of about 9.8m. The appellant acknowledges that the dwelling on Plot 2 would be closer to the boundary which faces the front of No 6 than the approved dwelling. He submits that since the appeal proposal has a shallower pitched roof and is slightly lower at the ridge, the line of sight from either ground or first floor windows from No 6 would not be materially different. Since the level of the land rises from north to south, the new building would sit at a higher level than No 6. Bearing in mind the differences in levels and the orientation of the respective dwellings, this change in siting of the proposed built development would result in an oppressive outlook for the occupants of No 6. I conclude that the development would have an unacceptable adverse impact on the living conditions of neighbours contrary to North Wiltshire Local Plan Policy C3.

Other matters

Open space provision

9. The North Wiltshire Local Plan Policy CF3 relates to the provision of public open space in new developments. The appellant has agreed to make a financial contribution calculated in accordance with the Council's guidance and a Unilateral Undertaking under the provisions of s.106 of the 1990 Act has been submitted. Nonetheless, the appellant contends that the agreement should be given little weight as the Council has not provided any clear indication of a specific need for improved public open space in the area.
10. However, Policy CF3 of the Local Plan provides a statutory basis for requiring new housing development to make provision for open space on-site and for the Council to accept in the appropriate circumstances financial payments from developers for the provision of open space. The background to that policy makes reference to the defined approach contained within the Open Space Study 2004. The Council indicates that the contribution towards public open space would be directed towards the Anchor Road Community Park.
11. I am satisfied that the financial contribution sought by the Council would be in compliance with the guidance set out in Circular 5/05 and the Community Infrastructure Levy Regulations 2010. I consider that without such a contribution the scheme would undermine the Council's strategy in respect of

the provision of open space, contrary to Development Plan policy. However, the submitted planning obligation provides the appropriate framework for the necessary financial contribution to that open space requirement. Whilst I have taken this Unilateral Undertaking into account as a material consideration in this case, it is strongly outweighed by the harm which I have identified under the main issues.

Car parking provision

12. The scheme provides two parking spaces side by side in front of Plot 1 and a garage with parking space in front for Plot 2. The Council did not refuse the application on the basis of insufficient parking provision. Nevertheless, the Council's Highways Team commented on the application after it had been determined. In December 2010, new minimum car parking standards were introduced that require a minimum of two parking spaces for a three bedroom house and garages are no longer regarded as allocated parking provision, except where there are overriding design considerations.
13. Although the scheme does not meet the revised standard when the garage space is discounted, the Highways Engineer indicates that he could accept a parking space within the garage if the minimum internal dimension could measure 3m x 6m to allow the potential for storage whilst also providing parking. Alternatively, he requires the provision of two individually accessible car parking spaces per unit.
14. In the light of my findings under the first and second main issues, it is not necessary for me to reach a firm conclusion on this topic. However, on the evidence before me, it would seem that notwithstanding the details shown on the submitted plan, this objection could be satisfactorily overcome by the imposition of a planning condition relating to the submission and approval of a revised scheme for car parking.

The Draft National Planning Policy Framework

15. I have had regard to the Draft National Planning Policy Framework document, recently issued for consultation, in reaching my decision. However, this document is still in draft form and could be changed as a result of the consultation process. I afford little weight to it in the context of the planning issues raised by this appeal.

Wendy McKay

INSPECTOR

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