

Date of Meeting	16 th March 2017
Application Number	17/00342/FUL
Site Address	Land adjacent to Wilwyn, Weston Lane, West Winterslow, Salisbury, Wiltshire, SP5 1RQ
Proposal	Erection of Two New Dwellings including garaging with office over and new pedestrian and vehicular access
Applicant	Mr and Mrs R Chalmers
Town/Parish Council	WINTERSLOW
Electoral Division	WINTERSLOW – (Christopher Devine)
Grid Ref	423460 132076
Type of application	Full Planning
Case Officer	Joe Richardson

Reason for the application being considered by Committee

The application has been called-in by Cllr Devine if officers are minded to refuse.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be refused for the reason(s) set out below.

2. Report Summary

The issues in this case are:

- The principle of residential development in this location;
- Scale, design, materials and impact on character of the area;
- Highway safety;

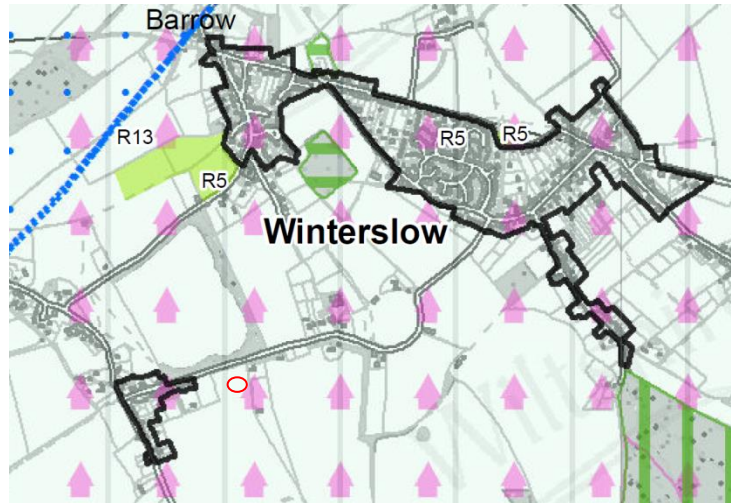
The publicity has generated five letters in support of the application with full support from the Winterslow Parish Council given to the proposed development.

3. Site Description

The application site is an open area of land on the south side of Weston Lane adjacent to the property known as Wilwyn, a detached chalet bungalow. The land is owned by the

applicant, who resides in this property. Access to the land is obtained either by a field gate adjacent to Wilwyn or by an existing central opening to the land via Weston Lane.

The site is on the south of Weston Lane with open farmland to the south and east; woodland to the north and the applicant's residential property to the west.



WCS Salisbury & Southern Wiltshire proposals map



Site outlined in red

In planning policy terms the site lies within the countryside outside of the housing policy boundary (defined limits of development) of Winterslow. The site also lies within a Special Landscape Area (saved local plan policy C6 refers).

4. Planning History

- | | |
|--------------|---|
| S/2003/1072 | Change of use of part of agricultural land into garden for 'Wilwyn' and construction of new access REF |
| 16/10095/FUL | Erection of two new dwellings including garaging with office over and pedestrian and vehicular access WDT |

5. The Proposal

The application proposes the development of the land by the erection of two detached four bedroom dwellinghouses to include garaging with an office above and new pedestrian and vehicular access.

6. Local Planning Policy

The Wiltshire Core Strategy (WCS) was adopted in January 2015 and constitutes the primary planning document. Also of relevance are the NPPF & NPPG and the emerging Winterslow Neighbourhood Plan.

7. Summary of consultation responses

Winterslow Parish Council – Support

WC Highways – No comments received

Spatial Planning – Object

Wessex Water – No comments received

8. Publicity

The application has been advertised by way of site notice and letters to near neighbours.

The publicity has generated five letters in support of the application with full support from the Winterslow Parish Council given to the proposed development.

9. Planning Considerations

9.1 Principle of development and policy

The Council's Spatial Planning officer has assessed the proposal and provides the following consultation response:

The proposal comprises development of two dwellings on land at West Winterslow. The Winterslows are defined by the Wiltshire Core Strategy (WCS) as a large village, and sets out a defined settlement boundary. The WCS sets out that at large villages development will predominantly take the form of small housing and employment sites within the settlement boundaries, and will be limited to that needed to help meet housing needs and to improve employment opportunities, services and facilities. The proposal site falls outside, albeit adjoining, the settlement boundary.

WCS Core Policy 2 states that development proposals outside of defined settlements will

be strictly limited, and only acceptable in certain circumstances, none of which are applicable to the application proposal. The WCS does not propose any strategic housing allocations in Winterslow, and it is envisaged that any non-strategic housing sites will come forward either through the Neighbourhood Planning process or through the forthcoming Wiltshire Housing Sites DPD. The Council are currently working towards a Housing Sites Allocations DPD, and Winterslow Parish Council has begun the Neighbourhood Plan making process. Neither of these documents can be given weight to in decision making at this point in time due to their early stage in preparation.

It is considered that at this point in time the proposal is contrary to the Plan-led approach for housing intended to be delivered through the Neighbourhood Planning and Site Allocation processes. As the Council is able to demonstrate a five year supply of housing land, and there is no over-riding need at this time for development in this location, the presumption against development applies until such time as the site may be allocated for development by the Council or local community.

Need for this development

Para 47 bullets 1 and 2 **of the National Planning Policy Framework states:**

To boost significantly the supply of housing, local planning authorities should:

- use their **evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area**, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;

- **identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements** with an additional buffer of 5% (moved forward from later

in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%

(moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;

With the adoption of the Wiltshire Core Strategy in January 2015, the council meets both of these objectives.

Policy CP24 of the WCS sets out a series of indicative housing numbers across broad locations in Wiltshire, which are designed to guide an even distribution of housing delivery across the area. The application site is not located within but is adjacent to the

settlement boundary of Winterslow, and is therefore in the open countryside.

The CP24 indicative housing requirement for the rest of the community area (excluding Downton) for the remaining plan period is 615 dwellings. Of these 611 now have planning permission or have been constructed and therefore as set out in Appendix 6 of the updated Housing Land supply report of 2015 there is only a requirement for 4 dwellings over the remainder of the plan period.

Table 2 of the Council's current Housing Land Supply Statement 2015 demonstrates that each housing market area in Wiltshire, including South Wiltshire which this site is located, has a 5 year housing land supply, plus a 5 % buffer. Therefore, there is no need for this development at this time.

Other policy considerations

Core Policy 1 outlines the settlement strategy for Wiltshire and identifies the settlements where sustainable development will take place. Winterslow is listed as a large village within the Southern Wiltshire Community Area.

The site although adjacent to the settlement boundary is outside the settlement boundary of West Winterslow, and so therefore is in the open countryside for planning purposes.

Core Policy 2 addresses the issue of development outside of settlement boundaries. Under Core Policy 2, development will not be permitted outside the limits of development unless it has been identified within the subsequent Site Allocations Development Plan Document and Neighbourhood Plan.

The housing requirements set out at CP24 are indicative in order that the Council and community, through the development of subsequent Sites Allocation DPD and Neighbourhood Plans, may apply a flexible approach to housing delivery. It is considered that the proposal is contrary to the Plan-led approach for housing intended to be delivered through the Neighbourhood Planning and Site Allocation processes. As the Council is able to demonstrate a five year supply of housing land, and there is no over-riding need at this time for development in this location, the presumption against development applies until such time as the site may be allocated for development by the Council or local community.

Attention needs to be given to the progression of the Draft Neighbourhood Plan for Winterslow which is ongoing. The Neighbourhood Plan steering group has gathered evidence relating to land ownership and land availability within the village and surrounding area. From the evidence that they have gathered, they have shortlisted the top ten preferred sites for residential development, as voted for by the local community. This site forms one of the 10 sites identified for development within the Neighbourhood Plan.

A letter of support has been received from the Parish Council. However, the site is still in the open countryside, and is therefore contrary to Core Policy 2, until such time as the Neighbourhood plan is has gone through the various stages, including examination and referendum and has been made (adopted).”

Therefore Officers raise a **policy objection** to the application at this time. Subject to the site allocation being maintained in the Neighbourhood Plan when adopted, then this site may have potential for residential development in the future.

9.2 Design and Impact on area and amenity

The proposed dwelling houses are noted to be of a large scale and are centralised within the two plots. The design of the large four bedroom dwellings with offices above the garages are considered to be of an appropriate style for the rural locality. The plots to dwelling ratio is considered to be acceptable and Officers note the proposed external materials consist of reclaimed type facing brickwork, clay tile and slate roofs with painted render and painted softwood or powder coat aluminium windows with brick detailing to the cills and heads. The proposed garages will have stained timber feather edge boarding to the walls above a facing brick plinth. The proposal is considered acceptable in terms of its scale, design and materials.

It is considered that by reason of the siting, existing tree screening, orientation and general relationship between the proposed dwellings and the closest existing neighbouring dwelling (known as Wilwyn), the proposed development would not unduly disturb, interfere, conflict with or overlook adjoining dwellings or uses to the detriment of existing occupiers.

9.3 Highways matters

Access to the proposed site is obtained via by a field gate immediately adjacent to the property known as Wilwyn or by an existing central opening to the land via Weston Lane. The proposed access to the site for this scheme would be via the existing central opening to and from Weston Lane. It is proposed to provide two parking spaces for each dwelling together with parking for two further cars within the double garage. The Highways Team of Wiltshire Council have been consulted on this application but at present no formal comments have been received for this application.

9.4 S106 matters

None

10. Conclusion

It is considered that the proposal is contrary to the Plan-led approach for housing intended to be delivered through the Neighbourhood Planning and Site Allocation processes. As the Council is able to demonstrate a five year supply of housing land, and there is no over-riding need at this time for development in this location, the presumption against development applies until such time as the site may be allocated for development by the Council or local community. Therefore officers raise a policy objection to the application at this time.

However, subject to the site allocation being maintained in the Neighbourhood Plan when adopted, this site may have potential for residential development in the future, but for the moment the proposal is considered premature and cannot be supported on planning policy grounds.

11. RECOMMENDATION: REFUSE, for the following reason:

The application site is situated outside of the defined limits of development as set out within Core Policies CP1, CP2 and CP23 of the adopted Wiltshire Core Strategy and the associated policies maps. Whilst the application site has been included in the emerging Winterslow Neighbourhood Plan, the Neighbourhood Plan is not yet formally part of the development plan for the area. The proposal is therefore considered contrary to the Plan-led approach for housing intended to be delivered through the Neighbourhood Planning and Site Allocation processes. As the Council is able to demonstrate a five year supply of housing land, and there is no over-riding need at this time for development in this location, the presumption against development applies until such time as the site may be allocated for development by the Council or local community. The proposal is therefore contrary to Core Policies CP1, CP2 and CP23 of the adopted Wiltshire Core Strategy, the emerging Winterslow Neighbourhood Plan, and the aims of the NPPF, which advocates a plan-led approach.