

REPORT TO THE EASTERN AREA PLANNING COMMITTEE

Report No. 3

Date of Meeting	22/07/2010
Application Number	E/10/0731/OUT
Site Address	Three Horse Shoes Pewsey Wiltshire SN9 5NB
Proposal	Outline application for 1 No. dwelling.
Applicant	Mr R Wright
Town/Parish Council	MILTON LILBOURNE
Grid Ref	418203 160841
Type of application	Outline Planning
Case Officer	Peter Horton

Reason for the application being considered by Committee

This application has been called to committee at the request of the ward member, Cllr Kunkler.

1. Purpose of Report

To consider the recommendation that the application be refused for the reasons set out.

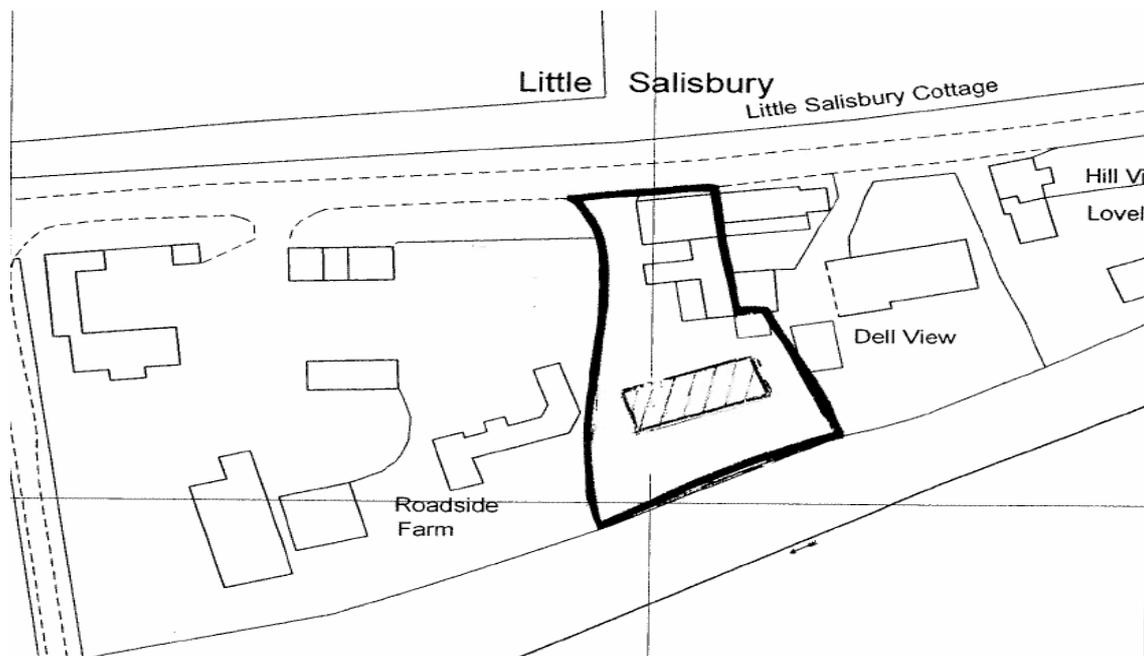
2. Report Summary

The main planning issue is whether the proposed dwelling is acceptable in a countryside location.

The proposal has been advertised with a site notice. The parish council objects to the application. One letter of support has been received.

3. Site Description

Three Horseshoes is situated on the south side of the B3087 Pewsey to Burbage road in the hamlet of Little Salisbury, between Pewsey and Milton Lilbourne. It was formerly a public house, but ceased trading last year. Planning permission was subsequently granted for change of use to residential in September 2009 (ref. E/09/0934/FUL). The application relates to the former pub car park, situated at the rear of the property. The site borders residential properties on its two sides, with open countryside to the rear.



Site location

4. Planning History

E/09/0930/FUL – Withdrawn September 2009 as officers indicated it would be refused.

Erection of detached dwelling and garage

E/09/0934/FUL – Approved September 2009

Change of use from public house to dwelling

5. The Proposal

The proposal is an outline application for a single dwelling, with all matters reserved for subsequent approval.

6. Planning Policy

Central Government planning policy on countryside planning issues is contained in PPS7 'Sustainable Development in Rural Areas'.

Kennet Local Plan - policy HC26 restricts new build residential development in the countryside to that required for the essential needs of agriculture, forestry or other employment essential to the countryside.

7. Consultations

Parish Council: Objects: (a) the proposal has not addressed the sustainability objection of the highway authority; (b) concerns regarding access and visibility on to the highway, and; (c) the applicant is incorrect to assert that the parish council supports the proposal.

AONB Officer: Objects in principle as the proposal involves a new dwelling in the open countryside of the AONB. It is therefore contrary to long established national and local planning policies.

Wiltshire Council Highway Officer - Objects on sustainability grounds as the site is remote from services, employment opportunities and is not well served by public transport. It would therefore be unsustainable in that it would increase the need to travel, especially by car.

8. Publicity

One local resident has expressed support, considering the proposal to represent a visual improvement.

9. Planning Considerations

The application proposes a new dwelling in the countryside, located 1.3km away from the edge of Pewsey and 0.7km from Milton Lilbourne. Long standing national and local planning policies have established that there should be no new build residential development in the countryside unless required to satisfy an essential agricultural or other rural employment need. The reasons for this are that such locations are not equipped to deliver the range of services that residents need access to, and that any occupiers therefore need to travel by car to reach them. The new Government has put an emphasis on sustainable development to discourage developments in locations such as this. No essential agricultural or other rural employment case has been made in this instance – it is purely a speculative proposal. The proposal is therefore clearly contrary to policy and warrants a clear cut refusal. To allow the proposal would set an unfortunate precedent that could be repeated in numerous other instances.

The applicant claims that the proposal would represent a visual improvement “over the large vacant car park with a decaying and unsightly surface”. However it does not require the granting of a planning permission for a new dwelling to tidy up the site. It could be returned to garden without the need for planning permission.

Members might recall that an appeal was allowed in 2006 for 5 dwellings (3 affordable) on employment land just to the west of Three Horseshoes at Roadside Farm (ref. K/50590/F). However the Inspector was mindful of the special circumstances of the case whereby the development would allow the firm (a kitchen manufacturing company) to finance a move to Salisbury Road Industrial Estate, thereby maintaining local employment. He also noted that the site was brownfield land. Hence this decision does not constitute a precedent whereby a speculative proposal for a new house should be allowed in the rear car parking area of a nearby dwelling.

10. Conclusion

The proposal is contrary to long standing national and local countryside planning policies and should be refused.

RECOMMENDATION

Refuse, for the following reasons:

- 1 The site lies within the countryside as defined in the Kennet Local Plan, well outside the nearest settlements of Pewsey and Milton Lilbourne. In the countryside residential development is strictly controlled and limited to that required in connection with a proven agricultural, forestry or rural employment need. The proposed detached dwelling does not accord with these exceptions and as such the development is contrary to Policy HC26 of the Kennet Local Plan and to central government planning policy set out in PPS 7: 'Sustainable Development in Rural Areas'.

- 2 The proposal, located remote from services, employment opportunities and being not well served by public transport would be unsustainable in that it would increase the need to travel, especially by car. The proposal is therefore contrary to the key aims of Central Government planning policy in PPG13 which seeks to reduce growth in the length and number of motorised journeys.

Appendices:

None

Background Documents Used in the Preparation of this Report:

Planning application files, as referred to in the report