

REPORT TO THE AREA PLANNING COMMITTEE

Date of Meeting	2 April 2014
Application Number	13/05989/FUL
Site Address	Land opposite 21 Greenhill Wootton Bassett Wiltshire SN4 8EH
Proposal	Erection of a New Dwelling After Removal of Existing Building
Applicant	Mr S Patnaik
Town/Parish Council	LYDIARD MILLICENT
Ward	WOOTTON BASSETT EAST
Grid Ref	406803 186209
Type of application	Full Planning
Case Officer	Charmian Burkey

Reason for the application being considered by Committee

The application has been called to Committee by Cllr Groom to consider where the site can be described as an exception site.

1. Purpose of Report

To present a case for refusal of the application.

2. Report Summary

The application is for the removal of the existing buildings to be replaced by a dwelling with double garage. The site lies within the open countryside within the cluster of houses known as Greenhill. No case has been put forward to justify the application on agricultural, forestry or other rural based need. The proposal is therefore contrary to well established and recognised policy to restrict new housing in the countryside and is contrary to policies C3 and H4 of North Wiltshire Local Plan 2011 and advice in section 11 of the National Planning policy Framework 2012.

3. Site Description

The site is currently overgrown and disused, although clearly a former farmyard. There is a poor quality dutch barnlike structure and several other smaller buildings on the site together with some covered over spoil.

The land to the south east is in the same ownership and is of similar description. There are a row of cottages further to the south and properties opposite. In general terms the dwellings are very loose knit with significant spaces in between.

Greenhill itself is a no through road which merely serves the dwellings along it. In places it is single track in width.

4. Planning History

There is no relevant planning history.

5. The Proposal

The proposal is to remove the buildings that are currently on site and to build a stone cottage with rooms in the roof to provide 3 bedrooms. The proposal has a modern barnlike entrance feature to the front – north elevation. The garage would be sited towards the rear of the site. The access will be via the existing access. A barn to the south east of the dwelling will be retained, but falls outside the ownership of the applicant.

6. Planning Policy

Policies C3 and H4 of the North Wiltshire Local Plan 2011.
Section 6 of the National Planning Policy Framework 2012 on Delivering a wide choice of high quality homes.

7. Consultations

Lydiard Millicent Parish Council has made the following comments:

The Parish Council would like to support this application. They would wish to see the applicant placing drainage adjacent to the road either ditched or piped.

There is a long term issue along Greenhill whereby many of the original ditches have been filled in. This has led to water cascading down the road when it rains, into the turning circle and often gardens at the bottom of the road. Much deliberation has been given to this issue, and no long term solution has been found. Therefore all new building work needs to help resolve the current issue by installing necessary drainage. They would like confirmation of the boundaries to this application, and the ownership of all the land and buildings to be demolished.

It appears on the plans as though some of the land and buildings on this application does not belong to the applicant. (ATL – there is indeed a single building between the site and the other land that falls within the applicant's ownership, which will remain)

The overall reaction to this application is that it will remove an eyesore from Lydiard Green.

Highways object/raise concerns on the following grounds:

The proposal, located remote from services, employment opportunities and being unlikely to be well served by public transport is contrary to key aims of local and national sustainable transport policy guidance which seeks to reduce growth in the length and number of motorised journeys. I also have the following concerns that need to be addressed:

I have concern relating to the access, I will require a drawing that demonstrates a visibility splay of 2.4m x 25m. During my site visit I note that there is overgrown vegetation from the hedgerow in relation to the access.

I also have concern relating to parking and turning demonstrated on drawing LPC.33493.13.02, the scale does not appear to work at 1:200/A3. I require this clarified.

It needs to be clarified what is happening with the barn and how this is legally accessed and for what purpose it can be used.

Ecology's comments are awaited.

8. Publicity

The application has generated 12 letters of objection for the following reasons:

- The proposal is out of keeping with the area.
- It would set a precedent.
- Lead to loss of wildlife.
- Lead to sporadic development.
- Contrary to the principles of sustainability.
- Increase in traffic.
- Not within the definition of brown field sites.
- Increase in potential run-off.

2 letters of support have been received.

The applicant has responded to concerns expressing the problems of fly tipping and anti social behaviour that has occurred at the site.; his desire to clear the site and create a family home; the dereliction and safety issues with the current buildings; the cost of clearing the site; the potential use of local materials and labour; sustainable heating and construction systems.

9. Planning Considerations

The proposal is a site within open countryside where there is a long established presumption against residential development unless there is a justification for an essential need for a presence for agriculture, forestry or other rural based business. No such case has been put forward by the applicant.

The site is currently overgrown and unused, but this is not an unusual scenario in the Wiltshire countryside and certainly not one which can be used to justify a new residential property.

The issue of fly tipping and anti social behaviour is a private matter and again not one that can be used to justify granting planning permission for a new dwelling. Again it is a scenario that could be too often repeated.

The site lies away from amenities and services and would thus be in an unsustainable location being heavily dependent on the private car for means of access.

There is no justification for this new house in the countryside and the application is recommended for refusal

RECOMMENDATION

Refusal for the following reasons:

- 1) The proposal is for a new dwelling in the countryside without special justification contrary to policies C3 and H4 of the North Wiltshire Local Plan 2011 and guidance given in 6 of The National Planning policy Framework 2012.
- 2) The proposal, located remote from services, employment opportunities and being unlikely to be well served by public transport is contrary to key aims of local and national

sustainable transport policy guidance which seeks to reduce growth in the length and number of motorised journeys. It is therefore contrary to policy C3 and the tenor and guidance given in National Planning Policy Framework 2012.

