

20/2005/007

C J HEAYNS

**ERECTION OF DWELLING AT LAND ADJACENT TO MILLFIELD HOUSE,
PARSONAGE LANE, KINGSTON ST MARY.**

22295/29062

OUTLINE APPLICATION

PROPOSAL

The proposal comprises an outline application for the erection of a dwelling on land to the east of Millfield House and west of Kingston Road. All matters are reserved for future consideration. An indicative site plans shows how the proposed dwelling could be positioned on the site. The site lies outside the defined settlement boundary of Kingston St Mary.

Members will recall previous application 20/2005/008 for access was determined at Committee on 6th July, 2005 at the same site.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY recommend refusal as the proposal is located in an unsustainable location distant from adequate services that would encourage the use of the private car.

DRAINAGE OFFICER no objections subject to informative notes relating to surface water.

PARISH COUNCIL the proposal would conflict with Policy KM2 of the Taunton Deane Local Plan in that the site is outside the settlement limit of Kingston St Mary. The dwelling would not therefore constitute infilling inside the defined settlement limit.

ONE LETTER OF OBJECTION has been received raising the following issues:- the site lies outside the settlement limit; there is no justifiable need; there will be an increase in noise and loss of views; with the relocation of the applicants business there must be better locations available; will the dwelling be subject to an agricultural tie?; is this a precursor for more holiday chalets.

SEVEN LETTER OF SUPPORT have been received in support of the application as:- the new bungalow would mean that as they grow older they would be next door to family to care for them in their declining years as they have both had medical problems; it will not detract at all from the immediate area and will not be detrimental at all; it will go some way to balancing up the properties which exist on the Kingston side of Mill Cross; the site is well screened and surrounded on all sides by houses and would not be intrusive in any way to anybody; it seems a natural infill plot; the village is a short walk away and the bus to Taunton stops across the road; whilst outside of the village boundary I consider that the proposal is a practical use of an area of garden on all sides by existing development.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 and S2, (safeguard visual and residential amenity), S7 (outside settlements), Policy H2 (housing) and Policy M4 (access and parking standards).

ASSESSMENT

The site is located outside the defined settlement limits of Kingston St Mary and therefore there is a presumption against development unless material considerations indicate otherwise. There has been no agricultural justification or otherwise submitted with the proposal. The proposal is not considered to be an infill plot, i.e. the completion of a narrow gap on a substantially built up frontage.

Due to its location, outside of any recognisable settlement and remoteness from services including public transport, the proposal is considered to be unsustainable. As a consequence, occupiers of the new development would be dependant on the car use that would appear not to be consistent with planning policy, the objectives of which aim to reduce the need to travel and promote sustainable development. The proposal would therefore appear to be at odds with sustainable planning policy that aims to avoid fostering growth in the need to travel.

RECOMMENDATION

Permission be REFUSED for the reasons of (1) The site is located outside the limits of a settlement in an area that has very limited public transport services. The development will increase the reliance on the private motor vehicle and would compromise sustainable development, which is contrary to advice contained within PPG 13 and RPG 10 and to the provisions of Policies STR1 and STR6 of the Somerset & Exmoor National Park Joint Structure Plan Review 1991 - 2011 and contrary to Policy S1(a) of the Taunton Deane Local Plan. (2) The site is located outside the limits of a settlement within the open countryside, where it is the policy of the Local Planning Authority to resist new housing development unless it is demonstrated that the proposal serves a genuine agricultural need or other appropriate need. In the opinion of the Local Planning Authority the proposal does not constitute a genuine agricultural or other appropriate need and would therefore be contrary to policy STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policy S7 of the adopted Taunton Deane Local Plan.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356586 MR R UPTON

NOTES:

