

20/11/0015

MR LLOYD DORMER

**APPLICATION TO ALTER THE APPROVED LAYOUT AND HOUSE DESIGN FOR PLOTS 8 AND 9 OF APPROVAL 20/04/0026 FOR THE DEVELOPMENT AT HILL FARM, KINGSTON ST MARY**

Grid Reference: 321858.129763

Full Planning Permission

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

The proposed development, when compared to the extant permission would not impact unreasonably upon the character and appearance of the area generally and the natural beauty of the Quantock Hills Area of Outstanding Natural Beauty specifically; the amenity of existing and proposed neighbouring residents or the highway network. It is, therefore, in accordance with Policies S1 (General Requirements), S2 (Design) and EN10 (Areas of Outstanding Natural Beauty) of the Taunton Deane Local Plan and Policy 49 (Transport Requirements of New Developments) of the Somerset and Exmoor National Park Joint Structure Plan Review.

**RECOMMENDED CONDITION(S) (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) DrNO 1111-05 Location plan  
(A1) DrNo 1111\_04 Rev A site layout  
(A1) DrNo 1111\_03 Rev A Floor plans and elevations - plots 8 and 9 and covered parking

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to their installation, details and/or samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in

accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

4. (i) Prior to its implementation, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.
- (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.
- (iii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2.

Notes for compliance

## **PROPOSAL**

This application seeks full planning permission for the erection of two dwellings on land at Hill Farm, Kingston St. Mary. The application is a revised design and layout for two plots (plots 8 and 9) in a previously permitted (and partially implemented) development of 23 dwellings, granted planning permission under application number 20/04/0026.

The application proposes to replace two semi-detached dwellings, linked by their garages, with two larger, detached dwellings. The proposal also seeks to increase the site area for the two plots, such that it extends all the way to an existing field boundary, to the west of the site; previously it was proposed to construct a new boundary across the field.

The two dwellings would provide large detached dwellings, with attached garage and car port facilities for 3 vehicles. Plot 9 also proposes a detached car port providing covered parking for two further vehicles to the side and front of the plot.

It is proposed to plant some additional trees and new hedgerows around the two plots.

The application is before committee because the agent is related to a member of staff.

## **SITE DESCRIPTION AND HISTORY**

The site, towards the western edge of Kingston St Mary, occupies an elevated position on the north side of the road to Bishops Lydeard and Cothelstone and is within the Quantock Hills Area of Outstanding Natural Beauty. It is elevated from the road, with a steep bank along the road frontage. Stone retaining walls have been constructed at the site entrance, which leads to two gates creating a private development, accessible only by the residents and their visitors. The site is clearly visible when viewing from the west, on approach to the village.

Following on from a previous permission for a smaller scheme, planning permission 20/04/0026 was granted for 23 dwellings. The dwellings were proposed to be broadly arranged in two courtyards, with dwellings arranged fronting these public areas and a spine road running towards the eastern edge of the site, alongside the existing Hill Farm and an adjoining barn conversion. The site subject to the current application is situated at the furthest end of the site from the access, in the northwest corner. A new western boundary for the development was to be created along the backs of the westernmost plots, in a straight line across the centre of the field.

The permission was subject to a Section 106 agreement requiring payment of monies towards the provision of recreation facilities and that at least 33% of the dwellings were smaller 1 or 2 bedroom properties.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*KINGSTON ST MARY PARISH COUNCIL* – No objection.

*SCC - TRANSPORT DEVELOPMENT GROUP* – Comments awaited.

*LANDSCAPE* – I am concerned that the proposals will have a detrimental impact on the local landscape. It may be possible to reduce that impact by reducing the garden widths by 8-10m and planting the area to the west of the boundary hedge with native woodland species such as oak, wild cherry and hazel and without the change of land use from agriculture to garden.

*WESSEX WATER* – New water supply and waste water connections will be required from Wessex Water. Provide advice on how to apply for this.

Note that a public water main is shown on record plans within the land identified for the proposed development. It is possible that the development proposals will affect existing water mains.

*THE QUANTOCK HILLS AONB SERVICE* – No comments received.

### **Representations**

None received.

## **PLANNING POLICIES**

EN10 - TDBCLP - Areas of Outstanding Natural Beauty,  
EN12 - TDBCLP - Landscape Character Areas,  
AONB - Area of Outstanding Natural Beauty,  
S1 - TDBCLP - General Requirements,  
S2 - TDBCLP - Design,

## **DETERMINING ISSUES AND CONSIDERATIONS**

The proposal seeks to redesign two plots on an already permitted development. As such, it is considered that the principle of the development has been established by the extant permission. The main issues in the consideration of this application are whether the proposed changes in design and layout are acceptable, in terms of their impact on the character and appearance of the area – including the proposed development and Area of Outstanding Natural Beauty (AONB), and the impact on neighbouring property. The point of access to the highway network is not proposed to be altered or modified and, therefore, the development is considered to be acceptable in terms of highway safety.

The proposed dwellings would be larger than others that have already been constructed and remain to be built on this development. However, like the remaining development, they are designed with a traditional appearance and are well proportioned.

The previous design provided a high level of enclosure around the courtyard in this part of the estate and this is weakened slightly by the new proposal which would provides larger dwellings set further back. The garage/car port for plot 9 would be seen at the end of the courtyard and this does not provide an ideal visual stop; however, it does have accommodation over and, as such, provides some frontage. Given that the main front elevation for plot 8 would also occupy this central position, the overall composition of buildings is considered to be acceptable. The orientation of Plot 8 has been redesigned since the original submission so that the proposed dwellings have an acceptable relationship with other surrounding property and plots in terms of overlooking.

In terms of policy M4 of the Taunton Deane Local Plan, there is a significant overprovision of parking for this proposed development, with a total of 8 covered parking spaces proposed. However, these are reasonably well sited within the plots and, with regard to the above comments, do not detract unreasonably from the street scene. It is, therefore considered to be acceptable in this location, which is remote from many essential day to day services. In short, it is not considered that insisting on a lower parking provision would encourage less reliance on the private car.

The site is already prominent when viewed from the west and the proposed dwellings would move closer to the west. However, the revised site boundary, although technically encroaching further into the open countryside, follows an existing field boundary, rather than the contrived line across the centre of the field originally proposed. The Landscape Officer has suggested further reductions in the garden size and an increase in the proposed planting. Using the existing hedge boundary allows the existing hedge to be significantly enhanced, and the size of the

plot means that further tree planting can be undertaken along the boundary. As such, it is considered that the proposed arrangement is acceptable, with regard to the existing planning permission. Additional planting has been agreed in principle with the applicant and full landscaping details can be required by condition.

With the enhanced landscaping proposals, it is considered that the impact on the visual amenities of the wider area will be acceptably mitigated and the natural beauty of the AONB would be preserved.

It would appear that the existing Section 106 agreement would continue to apply to the re-planned development and, therefore, there is no need for a new agreement in order to secure the necessary contributions. Plots 8 and 9 were originally proposed to be three bedroom and therefore the obligation relating to building size is not affected. Wessex water have noted that existing sewers may be affected by the proposal, but it would appear that these have been laid specifically to serve the development.

With regard to the above, the proposals are considered to be acceptable. It is, therefore, recommended that planning permission is granted.

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

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