

ALLEN J POPE

**ERECTION OF SINGLE STOREY DWELLING, LAND AT ROSE COTTAGE, APPLEY, WELLINGTON.**

07140/21530

OUTLINE APPLICATION

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**PROPOSAL**

The proposal is an outline planning application for the erection of a single storey dwelling with cob or slate walls with a slate roof. The site comprises an orchard area adjacent to Rose Cottage with a number of fruit trees.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY the site is located within the settlement of Appley, some distance from the nearest urban settlement of Wellington. There are limited local facilities, and it is poorly served by public transport. As a result, the occupants of the proposed dwelling would be solely dependent on private vehicles for their daily needs. Accordingly the development would be contrary to policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review, and contrary to advice contained within PPG13 and RPG10. Therefore recommend refusal of the application.

RIGHTS OF WAY OFFICER the footpath is not marked on the submitted map. Further details should be provided of the position of the building in relation to the footpath. DRAINAGE OFFICER notes that soakaways and cess pit are to be used to deal with drainage matters. Standard note should be used with regard to soakaways. The use of cess pits has always been considered to be against policy and septic tank drainage should be used instead. CONSERVATION OFFICER Possible detrimental effect on the setting of a listed building - Rose Cottage.

PARISH COUNCIL although planning policy means that Appley is not a recognised settlement, the Council wish to support this application for a small one storey dwelling in order to redress the balance of the numerous larger dwellings that have been created in Stawley parish by way of barn conversions, extensions, etc, four of which are in the immediate vicinity of Appley. This area does need small housing stock, especially to replace some already lost by extensive improvements. The Council wish to draw attention to a letter received from DEFRA concerning the role of Parish Councils, which ends '- and must take into account any representations received from the Parish Council'.

**POLICY CONTEXT**

County Structure Plan policy STR1 on sustainable development is relevant. Part of this policy requires the development of a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking. Policy S1 of the Taunton Deane Local Plan Revised Deposit includes general requirements for new developments. One of these requirements is that the accessibility of the development by public transport, cycling and pedestrian networks would be consistent with its likely trip generation and minimising the need to use the car. The County Highway Authority consider that the proposal would clearly foster a growth in the need to travel and is therefore unsustainable in terms of transport policy. Policy STR6 states that development outside towns, rural centres and villages should be strictly controlled and restricted to that which benefits economic activity, maintains or enhances the environment and does not foster growth in the need to travel. WD/SP/2 of the West Deane Local Plan states that outside defined settlement limits, development will not be permitted unless it is for the purposes of agriculture or forestry or accords with a specific development plan policy or proposal. Policy S8 of the emerging Taunton Deane Local Plan states that outside defined settlement limits new building will not be permitted unless it maintains or enhances the environmental quality and landscape character of the area and meets certain criteria, none of which are met with the current proposal. Appley is not defined as a village in planning policy terms and therefore these policies apply. No special need has been put forward to justify an exception being made to the policies.

## **ASSESSMENT**

Appley is not a recognised settlement and therefore the proposal falls to be determined against open countryside policies. The proposed development is clearly contrary to such policies for an area where there is strict control over new development. No appropriate need has been put forward to justify an exception being made for the proposed dwelling. The County Highway Authority is also opposed to the proposed development on sustainability grounds.

## **RECOMMENDATION**

Planning permission be REFUSED for reasons that the proposed development would be in an area of open countryside where new development is restricted to that which benefits economic activity, maintains or enhances the environment and does not foster growth in the need to travel (policies STR6 of the County Structure Plan, policy WD/SP/2 of the West Deane Local Plan and policy S8 of the Taunton Deane Local Plan Revised Deposit); will increase reliance on the private motor car and comprises unsustainable development contrary to advice contained in PPG13, RPG10 policies STR1 and STR6 of the Structure Plan Review. Note regarding use of septic tank.

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

**CONTACT OFFICER: 356461 MR J HAMER**

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