

MR S WHITE &amp; MRS A UNDERHILL

**ERECTION OF 2 DWELLINGS AND GARAGE WITH DRAINAGE AND ACCESS THERE TO AT LAND TO THE SOUTH OF THE CROWN INN, CREECH HEATHFIELD (AMENDED SCHEME).**

27980/27150

FULL PERMISSION

**PROPOSAL**

Outline planning permission was granted in July 2001 and reserved matters in August 2002 for the erection of two dwellings and associated access and garages on land to the south of The Crown Inn, Creech Heathfield. In the current application the site levels and layout remain unaltered but there would be some minor alterations to the approved details. This application also includes the drainage details for the site, a condition of the previous application. The minor alterations comprise:- (A) for house type A, the front section would be 7.5 m wide instead of 6.9 m (as shown on the elevations) or 7.3 m (as shown on the floor plan) and the side of the dormers would be tile hung rather than rendered; (B) for house type B; the dwelling would now be 12.2 m long rather than 11.9 m as shown on the approved scheme and the front dormer would become two panes wide rather than three as shown on the approved drawings. The application also includes the surface water drainage details

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objection. COUNTY ARCHAEOLOGIST the site is close to a known archaeological site and it is likely that remains are located on this site, no objection subject to a condition requiring the provision and implementation of a programme of archaeological work in accordance with a written scheme which has been submitted to and approved by the Local Planning Authority. WESSEX WATER a public/foul sewer crosses close to the boundary of the site and a 3 metre easement is required on either side, there are foul sewers and mains supply in the vicinity of the proposal. The surface water is to soakaways and the Local Planning Authority should be satisfied that the arrangements are acceptable.

CONSERVATION OFFICER no objection. LANDSCAPE OFFICER attractive rural hedge has been grubbed out and this contributed to the rural character of the footpath. It would have been better if the access could be from Charlton Road. Based on previous permission no objection. DRAINAGE OFFICER no observations. ENVIRONMENTAL HEALTH OFFICER. no observations. RIGHTS OF WAY OFFICER a public footpath runs along the access to the site and this has not been shown on the plans, the catch pit manhole is to be located in the middle of the tarmac road and this is unacceptable, kerbs on the eastern end of the access run across the footpath and this is unacceptable, the footpath can be tarmacked provided its future maintenance is the responsibility of the house owners and their successors in title, all entry and exit points on the tarmac access must be level.

PARISH COUNCIL object to the proposal, the old roman roan should be preserved as it is, other residents have rights of access over the road, the access runs along a public footpath, neighbouring dwellings would be overlooked, the mass and bulk of the development is too big.

## **POLICY CONTEXT**

Somerset and Exmoor National Park Joint Structure Plan Review polices STR1, requiring proposals to be a sustainable development; STR4 allows for limited development in rural centres and villages; Policy 9 this policy seeks the retention, maintenance and enhancement of historic buildings and their settings; Policies 11-13 seek to protect/investigate and record the archaeological potential of sites; Policy 39 requires development proposals to be compatible with the road network or, if not, to provide an acceptable improvement.

Taunton Deane Local Plan Revised Deposit the following policies apply:- S1, governing the general requirements of all development; S2 requires a good design appropriate for the area; H1 governs development within settlement boundaries criterion (G) requires development to respect the character of the area and criterion (I) requires existing dwellings to retain existing levels of privacy and sunlight; M3a requires adequate parking for residential; EN17 protects the setting and integrity of the listed building; EN24 controls development of sites with high archaeological potential requiring an evaluation of the site and, where development is then considered acceptable a watching brief for the development.

## **ASSESSMENT**

The Parish Council has raised the same objections to the scheme as those previously considered when granting the previous outline and reserved matters permissions. The proposed amendments to the house details are of a minor nature and are considered acceptable. The Drainage Officer considers the proposed drainage acceptable but there are some concerns in regard to the Rights of Way Officer. I have requested amended details of the drainage to overcome the concerns over the location of the catchment pit and its impact on the footpath. Subject to acceptable drainage details the proposal is considered acceptable.

## **RECOMMENDATION**

Subject to the receipt of acceptable amended plans reducing the size of the new garage the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, percolation tests, landscaping, construction of wall, visibility splays, details of new access road, parking, garages domestic only, bathroom windows obscure glazed, no additional windows, no extensions. Notes re Wessex Water, no obstruction of Crown lane at any time, energy conservation, meter boxes, encroachment, contact Rights of

Way Officer, level access, private drainage ditches may cross the site new access road should meet with the existing Lane with a level access.

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

**CONTACT OFFICER: 356467 MRS J MOORE**

NOTES:

