

Application No:	<u>3/32/20/004</u>
Parish	Stogursey
Application Type	Outline Planning Permission
Case Officer:	Alex Lawrey
Grid Ref	Easting: 320340 Northing: 142770
Applicant	Mr Cooze
Proposal	Outline application with some matters reserved, except for access and scale, for the erection of 5 No. dwellings
Location	Tanyard Farm, 16 Castle Street, Stogursey, TA5 1TG
Reason for referral to Committee	

Recommendation

Recommended decision: Grant

Recommended Conditions

- 1 Approval of the details of the (a) layout (b) appearance and (c) landscaping of the site (hereinafter call 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Application for approval of the reserved matters shall be made to the Local Planning Authority not later than the expiration of two years from the date of this permission. The development hereby permitted shall be begun not later than the expiration of two years from the approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This is an outline permission and these matters have been reserved for the subsequent approval of the Local Planning Authority, and as required by Section 92 of the Town and Country Planning Act 1990 (as amended).

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

(A3) DrNo QD-001 Location Plan
 (A2) DrNo QD-007 Proposed Access Plan
 (A4) DrNo QD-008 Proposed Access to Development

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

- 3 Prior to any construction works above damp-proof-course level, works for the drainage and management of surface water shall be provided on the site to

serve the development, hereby permitted, in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be retained and maintained in that form. Prior to the occupation of dwellings hereby permitted, the developer shall provide the Local Planning Authority with details and written confirmation of rights to connect the development to the mains sewerage system from the relevant utility company, and if this is not possible shall provide details of an alternative means of disposing of and treating foul water and sewerage. After receipt of details and/or confirmation of the proposed foul water and sewerage connection, disposal and/or treatment system, and subsequent approval in writing from the Local Planning Authority, the works shall be implemented in accordance with approved details, prior to the occupation of any of the dwellings hereby approved. The approved foul water disposal and/or treatment scheme shall thereafter be retained and maintained in that form.

Reason: To ensure the adequate provision of drainage infrastructure.

4 Programme of Works in Accordance with a Written Scheme of Investigation (POW)

Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Local Planning Authority. The WSI shall include details of the archaeological excavation, the recording of the heritage asset, the analysis of evidence recovered from the site and publication of the results. The development hereby permitted shall be carried out in accordance with the approved scheme

Reason: To ensure the preservation of archaeological remains.

Reason for pre-commencement: Any works on site have the potential to disturb archaeological interests.

5 As part of the details required by condition 1 of this permission for any subsequent reserved matters application, these shall include a Heritage Statement assessing the proposed reserved matters design in the context of heritage constraints and impacts at, and around, the site, including reference to local historic features notably Listed Buildings, the Conservation Area, and Stogursey Castle, a Scheduled Ancient Monument. This Heritage Statement shall be submitted to the Local Planning Authority with any subsequent reserved matters application and should follow, and be in conformity with, the guidance for Heritage Statements provided by Historic England.

Reason: In the interest of safeguarding the designated heritage assets and historic character of the area.

6 No building shall be occupied until the site archaeological investigation has been completed and post-excavation analysis has been initiated in accordance

with Written Scheme of Investigation approved under the POW condition and the financial provision made for analysis, dissemination of results and archive deposition has been secured.

Reason: In the interests of disseminating information gathered from archaeological investigation and the preservation of archaeological finds and heritage data with relevant organisations and bodies.

- 7 The applicant shall ensure that all vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means shall be installed, maintained and employed for cleaning the wheels of all lorries leaving the site, details of which shall have been agreed in advance in writing by the Local Planning Authority and fully implemented prior to commencement of the construction phase, and thereafter maintained until the construction phase ceases.

Reason: In the interests of highway safety

Pre-commencement reason: To ensure that in early phases of the development mud and other forms of debris are not deposited onto the public highway

- 8 The proposed access shall be constructed in accordance with details shown on the submitted plan, drawing number QD-006 A, and shall be available for use before first occupation. Once constructed the access shall be maintained thereafter in that condition at all times.

Reason: To ensure there is a safe and suitable means of accessing the site

- 9 Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before any construction of the development hereby permitted, above damp-proof-course level, and thereafter maintained at all times

Reason: In the interests of highway safety and to ensure adequate provision of surface water drainage and management, and to prevent surface water flowing onto the highway.

- 10 The proposed estate roads, footways, footpaths, tactile paving, cycleways, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking, and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to and approved in writing by the Local Planning Authority. Such provision shall be thereafter be retained and maintained as per

the approved details.

Reason: To ensure the adequate provision of estate roads and associated infrastructure

- 11 The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: To ensure adequate and safe access for vehicles and pedestrians to the public highway.

- 12 The Development hereby permitted shall not be commenced above damp-proof-course level until the parking spaces for the dwellings and a properly consolidated and surfaced turning space for vehicles have been provided and constructed within the site in accordance with current policy standards. Such parking and turning spaces shall be kept clear of obstruction at all times and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: To prevent on-street parking and ensure adequate off-street parking is provided for the dwellings hereby permitted

- 13 The maximum vehicle visibility splays currently provided at the access shall not be encroached upon, and shall be retained in perpetuity.

Reason: To ensure the retention of safe access and good visibility splays at the site

- 14 Five roosts suitable for crevice dwelling bat species will be provided within the design of the buildings. The location of roosts entrances and details of construction will be set out in the design. A scheme must be submitted to and approved in writing by the Local Planning Authority prior to work commencing on site. The roosts will be implemented in strict accordance with the agreed scheme and maintained for the exclusive use of bats thereafter

Reason: A pre-commencement condition in the interests of the Favourable Conservation Status of populations of European protected species and in accordance with policy NH4 of the West Somerset Local Plan

- 15 Prior to occupation, a "lighting design for bats" shall be submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting will be installed (including through the provision of technical specifications) so that it can be clearly demonstrated that areas to be lit will not

disturb or prevent bats using their territory or having access to their resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interests of the 'Favourable Conservation Status' of populations of European protected species and in accordance with policy NH4 of the West Somerset

- 16 No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the vegetation is cleared commences and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority by the ecologist. In no circumstances should netting be used to exclude nesting birds.

Reason: In the interests of nesting wild birds and in accordance with policy NH4 of the West Somerset Local Plan

- 17 A bee brick built will be into each wall about 1 metre above ground level on the east elevations of Plots 4 and 5. Photographs of the installed features will be submitted to the Local Planning Authority prior to the first occupation of any building.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 170(d) of the National Planning Policy Framework

- 18 As part of the details required by condition 1 of this permission for any subsequent reserved matters application, these shall include a topographic survey indicating existing site levels measured against a fixed datum point and a proposed levels plan with spot levels and finished floor levels shown, and including any necessary site sections and/or cross sections.

Reason: In the interests of good planning and in the interests of amenity.

Informative notes to applicant

STATEMENT OF POSITIVE WORKING

In determining this application the Local Planning Authority considers it has complied with the requirements of paragraph 38 of the National Planning Policy Framework. Pre-application discussion and correspondence took place

between the applicant and the Local Planning Authority, which positively informed the design/nature of the submitted scheme. During the consideration of the application issues/concerns were raised by a statutory consultee in respect of heritage, layout and scale. The Local Planning Authority contacted the applicant and sought amendments to the scheme to address these issues and an amended description of the proposed development was submitted. For the reasons given above and expanded upon in the planning officer's report, the application was considered acceptable and planning permission was granted.

Proposal

Outline application with some matters reserved, except for access and scale, for the erection of 5 No. dwellings

Site Description

The site is a relatively level area of former agricultural land located to an adjacent bungalow and which had previously included an agricultural building that has now been demolished. It is on the edge of Stogursey along Castle Street, which is narrow and terminates a short distance past the site. There is an existing access to the site. It is set with the Stogursey Conservation Area, and is located in close proximity to listed buildings, and Stogursey Castle, a Scheduled Ancient Monument

Relevant Planning History

3/32/76/029 - demolition of buildings in a Conservation Area and residential development (two dwellings) - granted - 20/06/1977

3/32/80/009 - Renewal of permission for demolition of buildings in a Conservation Area and residential development of two dwellings (3/32/76/029) - granted - 23/07/1980

3/32/14/004 - Demolition of existing bungalow and redundant agricultural building and construction of 12 new dwellings, associated parking and turning and improvements to existing vehicular entrance - granted - 06/07/2016

3/32/17/009 - Installation of one dormer and partial demolition of boundary wall to accommodate a pedestrian gate (Tanyard bungalow) - granted - 22/12/2017

3/32/19/038 - demolition of building in dangerous condition (land adjoining Tanyard Bungalow) - 14/01/2020

Consultation Responses

Stogursey Parish Council - Stogursey Parish Council consider that development of this site would make use of a redundant piece of land and make a sustainable contribution of new housing in Stogursey. The parish council would support the building of 5 dwellings that are sympathetic to the current style and design of

properties in the area.

However, the Parish Council wish to highlight their concerns that the proposed site closely neighbours a Flood Zone 3 area and recommend a survey on possible ways of mitigating flooding not only on the site but in the immediate vicinity as this is a Conservation area. The parish council would like to be assured that the flooding issue will be addressed.

Highways Development Control -

A development of 4 units will not generate a large level of traffic. As an existing farm which could already realise a number of heavy vehicles using the existing access, the proposal is unlikely to be onerous in highway terms.

In the event of permission being granted, conditions are recommended for:

1. dust/mud on roads; 2. Access; 3. Surface water; 4. Estate roads; 5.

Footpath/carriageway consolidation; 6.parking spaces; 7. Visibility

Historic England -

Historic England have noted that the site is located within Stogursey conservation area and is adjacent to the approach to Stogursey Castle, which is a scheduled monument of very high significance that is designated as both a Scheduled Monument and a grade II* listed building. As a centre of administration and feudal control, the castle also had a contextual relationship with the grade I listed Church of St Andrew, formerly a Benedictine Priory church. The Priory was located south of the church, focussed on what is now Priory Farm and where structures remain including the grade II listed Dovecot and potentially some of the surviving barns. Stogursey is an area of particular heritage interest, and is designated as a conservation area which retains its historic layout and a considerable number of historic buildings. The application site appears to have formerly been a tannery and sits at the edge of the village on the approach to the castle at the point of transition between the village and the open country side.

The scheme should be based on a thorough understanding of the character and appearance of the conservation area as well as the contribution made by the site to the setting of the scheduled monument (Para 189, NPPF). These have not been adequately addressed in the accompanying heritage statement which should acknowledge the role of the site as part of the transition between the village core and the wider countryside. It should also consider the site in views out from the monument and the contribution it makes to our understanding of the monument's significance.

Consideration should be given to providing a more contextual response to the layout of the proposed buildings, which at present appear to have a more suburban character. Historic examples of clusters of buildings could form the basis of a scheme, such as farm complexes or houses with associated outbuildings (Para 192(c), NPPF).

The NPPF notes that the council need to take account of the desirability for new development to make a positive contribution to local character and distinctiveness (Para 192 (c)). The scale of the units and layout of the development has not been clearly and convincingly justified as required under the NPPF (Para 194).

Recommendation

Historic England has concerns regarding the application on heritage grounds, as it has not been shown that a sensitive scheme can be brought forward on the site with the consistent size of units proposed (Para 190, NPPF).

response to revised information:

The proposed layout and scale of development at the Tanyard site will have an adverse impact on the Storgursey Conservation Area and the setting of the scheduled Storgursey Castle. Steps should be taken to identify a contextual response to the layout of development, which also addresses the proposed uniformity of the individual units.

Historic England welcomes the submission of a heritage statement and further justification regarding the design approach.

The proposed design has evolved from a previous scheme, which proposed a smaller in size (2 bed) but higher number of units on the site. In respect of the previous scheme, the rationale for a layout reflecting a small terraced row of cottages, would be an appropriate response to the surrounding village context. The proposed scale of the individual units does not lend itself to creating a discrete row of vernacular terraced cottages, as previously proposed and are likely to form an incongruous feature on the edge of the conservation area as well as a conspicuous element on the approach to the scheduled monument.

Historic England consider an alternative approach to delivering the development on the site should be sought. Alternative configurations should be considered that follow traditional development patterns including a farmstead arrangement or a principal house with ancillary buildings.

In the view of Historic England it would be easier to achieve a sensitive development if the size of the units were varied mixing large and small to offer greater variety within the scale and massing of the development

Recommendation

Historic England has concerns regarding the application on heritage grounds and recommend that the council take input from their conservation specialist and work with the applicants to identify a more contextual layout for the proposed development of Tanyard's site, to ensure that the proposed development responds to the character and appearance of the conservation area as well as positively contributing to the setting of the scheduled monument.

SCC - Ecologist - It is noted that prior to this application there has been the potential destruction of a bat roost and this should have been done under a European protected species licence or a class licence to be legal. As a condition of a licence this would need to be replaced within the development to comply with the provisions of the Habitats Regulations 2017. The status of the bat roost, if present,

is unknown. As the Quantock Ecology report stated that the barn was of low suitability it is required that the bat roosts be integrated into the structures of the proposed dwellings. A condition is required setting out how five roosts suitable for crevice dwelling bat species will be provided within the design of the buildings. The location of roosts entrances and details of construction will be set out in the design. A second condition for lighting design for bats, third for clearance of vegetation, and fourth for bee bricks are also recommended/required

Wessex Water Authority - Does not object but noted various points.

The planning application indicates that foul sewerage will be disposed of via the main sewer. Rainwater running off new driveways and roofs will require consideration so as not to increase the risk of flooding. The current planning submission indicates that rainwater (also referred to as "surface water") will be disposed of via existing water course and pond/lake. According to Wessex Water's records there are no recorded public sewers or water mains within the red line boundary of the development site. It is important that surface water flows, generated by new impermeable areas, are not connected to the foul water network which will increase the risk of sewer flooding and pollution. Submitted documentation indicates that surface water will be disposed of via existing water course and pond/lake and this strategy is acceptable to Wessex Water, providing that discharge rates and flood risk measures are in place and agreed with the Environment Agency. There must be no surface water connections to the foul sewer network.

Landscape - no comments received

Conservation Officer - I understand that the applicant is withdrawing Drg No Q6/006A proposed layout and is willing to work with officers to produce an acceptable scheme for reserved matters. I consider this to be an acceptable way forward.

Development enabling team SWT- West Somerset Local Plan POLICY CF1 requires the appropriate provision of formal sports facilities and/ or informal public amenity open-space/play-space as an integral part of new development. The West Somerset Council Play Providers Audit (2008) found that there are distinct gaps in the amount of designated play spaces in West Somerset. This development will increase local need for play space and should achieve improvements on local existing play areas through an offsite contribution. The commuted sum for offsite children's play contribution should be calculated as £3328.00 per each 2 bed + dwelling which is a total of £16,640. The contribution will be index linked and spent on additional play equipment that is within close proximity to the site.

South West Heritage Trust - The site lies within the Stogursey Area of High Archaeological Potential. The applicant has submitted an archaeological desk-based assessment which has been superseded by a 2013 archaeological trial trench evaluation that identified the presence of medieval activity (including a structure). It is recommended that the developer be required to archaeologically excavate the heritage asset and provide a report on any discoveries made as indicated in the National Planning Policy Framework (Paragraph 199) to be secured by the use of planning conditions, attached to any permission granted: 1.

Programme of Works in Accordance with a Written Scheme of Investigation (POW) as a prior to commencement condition; 2. dissemination of results of archaeological findings, including relevant financial contribution

SWT Placemaking - Proposed redevelopment should include No.16 Castle Street

which has a negative impact on the Conservation Area. The layout plan shows development to rear of the site, with open boundaries and exposure to the countryside beyond. The layout should take account of heritage constraints at the site with a buffer preferably including an orchard to the back of the site. The raised footpath adjacent to the site and open triangle of land to the front of the site should be referenced in a revised scheme. The applicant should include a study of the local vernacular and note that the layout/design will need to be subject to the Design Review Panel

Revised response (verbal): agreed that subject to removal of initial indicative drawing the application is acceptable at outline stage provided that the developer works with the LPA to ensure good design prior to submission of RM and submits design to DRP

Environmental Health Team - no comments received

Representations Received

Two neutral comments were received, the issues highlighted were that the application should take account of flooding and surface water management, ecology, the possible impacts on the Conservation Area, potential for asbestos and the public right of way

One letter of objection was received noting significant (and existing) problems with flooding, ecology and commenting on the inadequacies of the access.

Two of the letters contained photographs which provide graphic testimony to the extent of the flooding issues at the site

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for the West Somerset planning area comprises the West Somerset Local Plan to 2032, retained saved policies of the West Somerset District Local Plan (2006) Somerset Minerals Local Plan (2015) and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

West Somerset Local Plan to 2032

AH/3	Areas of High Archaeological Potential
11	Areas of High Archaeological Potential
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11	Areas of High Archaeological Potential
NH1	Historic Environment
SC1	Hierarchy of settlements
SV1	Development at primary and secondary villages

Retained saved policies of the West Somerset Local Plan (2006)

AH/3	Areas of High Archaeological Potential
11	Areas of High Archaeological Potential
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11	Areas of High Archaeological Potential
NH1	Historic Environment
SC1	Hierarchy of settlements
SV1	Development at primary and secondary villages

Local finance considerations

the application will be liable to pay a commuted sum in respect of children's play and sports provision. The commuted sum for offsite children's play contribution should be calculated as £3328.00 per each 2 bed + dwelling which is a total of £16,640.

Determining issues and considerations

Main issues are the principle of development, revisions to the proposal, access and parking, design and the reserved matters, amenity, heritage, ecology, flood risks and drainage, ground contamination, financial contributions and conditions

Introduction

The application is in outline form and is for the development of five dwellings with all matters reserved except for access and scale. The original proposal has been amended to remove reference to layout as submitted plans showing a potential layout were only intended to be illustrative and not necessarily part of the final reserved matters application, if outline permission was granted. The site is on the edge of the settlement of Stogursey and has been the subject of several applications in the past including one (3/32/14/004) for 12no. dwellings and removal of the existing bungalow at the site, this was granted consent in 2016 and is a material consideration in regards to the current application. This application differs in that it has an amended site plan and does not include removal of the existing bungalow.

Principle of development

The site is within (and/or within 50m of) the existing built settlement limits to Stogursey, which is recognised as a primary village in policy SC1 of the adopted WSC Local Plan to 2032. Limited development is allowed in primary villages if the site is well related to existing services within the settlement and has good pedestrian access to them, respects the historic environment, does not generate significant traffic numbers and would not cause harm to the amenity of neighbours. As the

application is outline in form much of the discussion and judgement about these issues has to be placed within the context of a second, reserved matters application, if permission is granted. However so far as is possible within an outline application the issues cited are discussed below. In terms of compliance with policy requirements for residential development in specified locations which are considered to be sustainable the application is considered to be acceptable 'in principle', subject to the evaluation of other criteria cited above.

Access and parking

The main detail provided within this application concerns access and scale. In terms of scale no definitive drawings or statements have been provided giving information about scale other than drawings showing the existing access, existing dwelling and adjacent stonewall in terms of both existing and proposed plans. The proposed access is pre-existing and has previously been in regular use in association with the earlier agricultural use of the land. The County highways officer has not objected to the proposal and noted that at the scale of development proposed the traffic impacts would not be onerous. The site is considered to be large enough to accommodate a layout and design incorporating sufficient off-street parking for the number of dwellings proposed. In regards to pedestrian access to the site and to the centre of Stogursey and its shops and services, there is some pavement provision within the village which although comprehensive throughout the settlement does offer pedestrian access along mainly lit pavements or relatively lightly trafficked 30mph speed-limit roads. Accordingly in terms of access, traffic, pedestrian usage and parking the proposal is considered acceptable. There is a pedestrian footpath adjacent to the site which includes/is crossed over by the existing access. It is not considered that the proposal would have a significant impact on usage of this path.

Design

The application has been revised to remove references to layout within the proposed outline and leave these design issues to the potential reserved matters stage. Comments from the SWT Placemaking specialist and Historic England were made prior to this revision and were directly addressing the proposed layout plan which was not supported, and considered to be suburban in character and inappropriate within the heritage context of the site.

However as the application has been subject to amendments it is considered that so far as an outline application is considered the site is capable of producing a layout and design which would meet relevant policy requirements and there are insufficient grounds to warrant a recommendation of refusal in terms of design or layout. It should be noted that the Placemaking specialist advised that significant revisions to the initially proposed layout would be required and that the layout design should follow the Design Guide principles of context appraisal, site appraisal and design concept, taking into account heritage constraints at the site, and that the layout and design must be subject to the Design Review Panel before a reserved matters application could be supported. The objection from the Placemaking specialist and concerns raised by Historic England are noted but given the revisions to the

proposal to remove reference to layout it is considered that as an outline application there are insufficient grounds to warrant a refusal in terms of design and layout although it is clear that any subsequent reserved matters application would need to make significant changes to the layout initially proposed as part of this application. Further responses from Historic England have raised concerns with the indicative drawing and noted that comments from the LPA's conservation officer should guide approaches to the development. The LPA Conservation Officer has noted that with the removal of the indicative drawing the development is acceptable at the outline stage.

Amenity

In regards to amenity the site is at least 14 metres from dwellings on the opposite side of the road and the proposal is not considered to represent any significant risks to amenity in its' current outline form. At the detailed design stage accompanying any subsequent reserved matters application attention will need to be paid to issues of amenity in regards to the design, siting and orientation of dwellings.

Heritage

The site is in a particularly sensitive location in relation to heritage being in close proximity to a scheduled ancient monument, listed buildings and set within the Stogursey Conservation Area. There are also archaeological issues within the site. Although submitted documentation includes an archaeological report there was no Heritage Statement submitted as part of the accompanying documentation. Whilst this application, in its' amended form, is considered acceptable, any subsequent reserved matters application must include a detailed and thorough Heritage Statement from a suitably qualified professional or consultant, which will be required by a condition attached to any permission granted, and further conditions are also required for archaeology including a Written Scheme of Investigation, Programme of Works and dissemination of findings.

It is acknowledged that the earlier permission at the site 3/32/14/004 achieved a design which minimised impacts on the heritage features and character of the surrounding area so it is certainly possible to design a scheme which would be acceptable from a heritage perspective. As the initial layout design and reference has been removed from this application the proposal is considered acceptable but any subsequent reserved matters application must address heritage in a robust and thorough manner including reference to the local vernacular in its design and avoiding suburbanising features.

A former tannery building in brick and stone, possibly of Victorian provenance, was granted consent for demolition under reference 3/32/19/038. Fabric reclaimed from this demolition should have been kept on site should be re-used within the design of any subsequent reserved matters application, with clear indications and/or annotations as where and how it will be re-used.

A heritage statement has now been submitted as part of revisions to the application.

This has been available to Historic England and the LPA's conservation officer. Whilst concerns have been raised no direct objections have been received. Comments made by Historic England, and the Conservation indicate that a layout and design with closer affinities to the consented scheme 3/32/14/004 of terraced houses, or to a farmstead arrangement would fit better with the existing aesthetics and styles of the Conservation Area. The applicant has acknowledged that significant changes would be needed to the initial indicative layout drawing and confirmed a willingness to take a fresh approach to the reserved matters design. It is therefore considered that at an outline stage no significant harm can be established and that the LPA would retain control of design at any subsequent reserved matters application stage, so heritage considerations whilst of paramount importance, do not represent a reason to refuse the application.

Ecology

The demolition of the former tannery building could have destroyed bat roosts and although this appears to have been done during winter with limited potential for roosting the demolition should have been completed under a European protected species licence or a class licence to be lawful. The County ecologist has further commented that as a "...condition of a licence this would need to be replaced within the development to comply with the provisions of the Habitats Regulations 2017", and requested conditions for bat roosts/roofing details, lighting design for bats, bee bricks and others. Subject to the imposition of conditions suggested by the County ecologist the proposal is considered acceptable from an ecological perspective.

Flood risks and drainage

The site is in Flood Zone 1 although there may be a very small sliver of land to the south-east which is Zone 2 but this area slopes downwards away from the main area of the site. It is therefore considered that the site is suitable for residential development from the perspective of flood risks. Land in close proximity to the site is in Zones 2 and 3 and there have been flooding events in recent times. Submitted documentation has not included a drainage strategy or similar, but has indicated on the application form that surface water will be collected in a pond and further discharged to a nearby watercourse, whilst no further details have been provided this is acceptable provided that conditions are attached to any permission granted requiring full details of the drainage and surface water management proposals.

The application also states that foul water will be disposed of via a mains sewer and/or septic tank. Wessex Water have stated that connection to the foul mains sewer is acceptable but that surface water must not enter the foul sewer network, and that disposal to the watercourse must have Environment Agency agreement. Additionally comments from the County highways officer required a condition to ensure surface water does not flow onto the highway, and it is considered that, subject to conditions for a drainage strategy, details and implementation, the proposal is acceptable, at the current outline stage.

Ground contamination

The site has previously been considered to have some potential for ground contaminants however as part of application 3/32/14/004 ground investigation reports were submitted which provided assurance of safety at the site. No objections or conditions were required when that application was approved in 2016 and it is considered unlikely that uses of the land since this date would have created additional contamination issues.

Other matters

The parish council have supported the application but commented that final designs must be in-keeping with the local area and heritage, and that flood risks and water management must be addressed. Two letters with comments were received and one letter of objection, with issues raised being flood risks, ecology, traffic and pedestrian impacts, and heritage. These issues are discussed above. An additional matter raised was in regards to the potential for asbestos to be present at the site. This would subject to separate legislation and part of the Building Control regulatory regime.

Financial contributions would be required for children's play provisions amounting to a total of £16,640, as detailed above. Whilst this a material consideration it is accorded very limited weight in the evaluation of the proposed development.

Conclusion

The site has a relatively recent consent for 12no.dwellings which does not appear to have been implemented but is a material consideration in terms of the current application. This proposal reduces the number of dwellings to five and is an outline rather than full application. Although there are clear deficiencies in terms the submitted documentation, notably in regards to heritage and drainage these are not considered to provided significant reasons to refuse the application as final details, and appropriate supporting documentation will be required at the reserved matters stage. Therefore subject to conditions cited above the application is recommended for approval subject to agreement for a section 106 to facilitate play contributions offsite.

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

