
APPLICATION NO.	P08/W1306
APPLICATION TYPE	Minor
REGISTERED	19 December 2008
PARISH	North Moreton
WARD MEMBER(S)	Mr Patrick Greene
APPLICANT	Mr A. Clark
SITE	The Old Piggery, Wallingford Road, North Moreton
PROPOSAL	Re use of redundant piggery site for new residential dwelling with double garage. (As amended by Drawing Nos. 08 AJC 001 Rev E and 002 Rev C and Newt Mitigation Report accompanying Agent's letter dated 29 January 2009).
AMENDMENTS	Drawings 08 AJC 002 Rev C 08 AJC 001 Rev E
GRID REFERENCE	456315/189734
OFFICER	Mrs E Hamerton

1.0 **INTRODUCTION**

- 1.1 This application is before Planning Committee at the request of Cllr Patrick Greene and because the views of the Parish differ from the Officers recommendation.
- 1.2 An application for a new 5-bedroom house on this site was on the agenda for Planning Committee on 22 October 2008 (Report 6); however, the applicant withdrew the application prior to the Committee meeting. This current application is for a new 3-bedroom bungalow.

2.0 **PROPOSAL**

- 2.1 **Attached** at Appendix 1 is the site location plan. The application site is a former piggery; this use ceased about 20 years ago. The site survey drawing **attached** at Appendix 2 shows an existing dilapidated shed on the site; however, this is not clearly visible on the site due to the amount of overgrown vegetation.
- 2.2 This is a full application is for a bungalow with an associated detached garage. The proposal includes retaining the existing access, however currently this access is overgrown and there is no kerb defining it. This is a full planning application; the plans and supporting information are **attached** at Appendix 2.
- 2.3 The proposed bungalow will be set back some 28m from the road; the double garage will be in front of the bungalow to the west. The supporting information that the agent submitted with the application indicates that the house will achieve Code Level 3 of the Code for Sustainable Homes.
- 2.4 We have advertised this application as a departure from the development plan.

3.0 **CONSULTATIONS & REPRESENTATIONS**

3.1 **Parish Council**

- Support
- The revised application provides opportunities to improve the village streetscape
- Removing an eyesore and ‘jungle’ would also benefit the North Wessex Downs Area of Outstanding Natural Beauty, rather than act to its detriment.
- From our soundings, the applicant appears to have support from immediate neighbours.

County Archaeological Services

- The proposal does not appear to affect any presently known archaeological sites; however, there are records of finds nearby. A standard informative is therefore recommended.

Highway Officer

- The proposed development would not have a significant impact upon the local highway network. The proposal utilises an existing access and provides an appropriate area for parking and turning within the site. The parking and turning area should be provided and retained in accordance with the submitted plans.

Forestry Officer

- The trees within the curtilage of the development are not the subject of a tree preservation order and they are not within a conservation area. No objection to the proposal subject to a landscaping scheme condition.

Countryside Officer

- Following negotiations with the agent and Natural England the proposals could proceed, provided suitable conditions are applied. The mitigation strategy will prevent harm to Great-crested Newts should surveys reveal their presence. No objection subject to condition.

Waste Management Officer

- Bin collection point required

Monson

- No objection. Details of the surface water drainage should be provided, along with any culvert/watercourse, along the northern boundary of the site.

Neighbours

- 2 letters of objection in relation to the original plans
- 2 letters of objection in relation to the amended plans
- The development would adversely affect the rural character and setting of North Moreton
- It would lead to a significant reduction in the habitat frequented by great crested newts and other wildlife such as deer, badger, fox, slowworm and lizard.
- The village is poorly provided with facilities and services

- Additional traffic in this area is not wanted
- This would be a dangerous precedent
- Section 13 of the application document has not been completed, there is a stream along the southern boundary of the site and a ditch along part of the western boundary. The area is subject to flooding especially during collective summer storms
- The possibility of soil contamination needs to be taken seriously
- Concern that the neighbours will have to endure further months of noise during construction

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P59/R1440 Proposed site for pig and poultry houses. Planning permission
P60/R1615 Proposed erection of pig house and boiler house. Planning permission
P67/R3649 Proposed site for bungalow. Planning permission
P74/ W0322/O Erection of one dwelling house. Refused. Appeal dismissed.
P05/W1271 (Former AJ Machinery Site – Erection of two houses. Planning permission.

5.0 **POLICY & GUIDANCE**

5.1 **Adopted Oxfordshire Structure 2016**

- G2 Quality and design of development
EN1 Landscape character
H1 The amount and distribution of housing
H3 Design, quality and density of housing development

Adopted South Oxfordshire Local Plan 2011

- G1 General restraint and sustainable development
G2 Protection and enhancement of the environment
G3 Locational strategy
G4 Development in the countryside and on the edge of settlements
G6 Promoting good design
C1 Landscape character
C2 Areas of outstanding natural beauty
C9 Landscape features
H4 Housing
H5 Larger villages within the green belt and smaller villages throughout the district
H6 Locations where new housing will not be permitted
D8 Energy, water and materials efficient design
T1 Transport requirements for new developments

South Oxfordshire Design Guide 2008

Planning Policy Statements

- PPS3 Housing
PPS7 Sustainable development in rural areas
PPS23 Contaminated land

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to consider are:

1. The principle of the development
2. Impact on the AONB
3. Impact on neighbours
4. Design and sustainability
5. Landscape features

- 6. Protected species
- 7. Other material considerations

The principle of the development

- 6.2 The settlements in the district have been categorised by the services and facilities they offer and a hierarchy of policies has been established on that basis. This framework ensures development takes place within the more sustainable locations within the district. All settlements within the district are tested against five criteria.
- 6.3 North Moreton has 2 of the five criteria and is therefore one of the less sustainable locations within the district. Therefore, Policy H6 applies. This policy states that planning permission will not be granted for new houses in isolated locations or in small settlements with few facilities.
- 6.4 Even if North Moreton were a more sustainable location, then the development would still require assessment under Policy H5. Policy H5 relates to the larger villages within the Green Belt and the smaller villages throughout the district. In these locations infill development is allowed, which is the filling of an appropriate gap in an otherwise largely built up frontage. In your officer's view, this site is not within a built up frontage. The site may lie adjacent to the built up area of the village, however it is not within it, instead it forms part of sporadic development going out of the village on the east side of Wallingford Road. Beyond Elm Road, land to the west of the site is open countryside that abuts the road. There is a very distinct change in the character of the area around this site and this contributes to the feel that this site lies outside the built up limits of the village. This is not an infill site and would be contrary to Policy H5 of the adopted Local Plan.
- 6.5 Planning Policy Statement 3 sets out the national planning policy framework for delivering the Government's housing objectives. This PPS reflects the Government's commitment to improving the affordability and supply of housing in all communities, including rural areas and sets out the annual target for housing on previously developed land. Previously developed land is defined in PPS3 as being land that is or was occupied by a permanent structure, however this excludes agricultural buildings. Therefore, this site cannot be classed as previously development land and the argument for providing housing on such a site does not apply.

Impact on the AONB

- 6.6 The site lies within the North Wessex Downs Area of Outstanding Natural Beauty. The fundamental aim of planning policies in these areas is to conserve and enhance their natural beauty and landscape quality. Development within, or conspicuous from and Area of Outstanding Natural Beauty, which would be damaging to the beauty or distinctive character of the area will be resisted (Policy C2 of SOLP). The site lies outside the built up limits of the village and has a semi rural character. There will be views of this site from public viewpoints throughout the AONB and a new house in this location will be harmful to the distinctiveness of the area. As such, this proposal is contrary to Policy C2 of the adopted Local Plan.

Impact on neighbours

- 6.7 The closest neighbouring property to the proposed bungalow is Melhuish Farm; this sits approximately 16m away. There are two houses under construction to the north of the application site; the closest one of these would be some 40m away from the proposed bungalow. To the west of the site, across the road is Elm Road, the closest house here sits some 45m away.

- 6.8 There is existing established trees and vegetation along the boundary of the site. This will remain as part of the proposal. The closest neighbouring property is Melhuish Farm and along the common boundary are a number of established Willow Trees. Although this provides some screening when the trees are in leaf, during winter the screening will be less effective. However, given the distance between the properties and the design of the property as a bungalow, the development would not be harmful to the amenity of the occupiers of Melhuish Farm or any other nearby neighbouring property.

Design and sustainability

- 6.9 The style, design and type of properties in this area are varied; this is part of the character of area of the village. The design of proposed bungalow is acceptable and accords with advice set out in the South Oxfordshire Design Guide and Policy G6 of the adopted Local Plan.
- 6.10 The South Oxfordshire Design Guide requires that a code level of 1 star of the Code for Sustainable Homes is met on all new residential development up to 4 units. A pre assessment was submitted with the application that indicates that this development will achieve at least Code level 1, but could achieve higher, possibly level 3. This accords with Policy D8 of the adopted Local Plan and advice set out in the South Oxfordshire Design Guide.

Landscaping

- 6.11 The Forestry Officer has not raised any objection to this proposal. A landscaping condition has been recommended.

Protected species

- 6.12 During the consultation period of the first application for the proposed house, it was brought to the Council's attention that there may be Great Crescent Newts on or near to the site. A Great Crested Newt Mitigation Report accompanied the supporting information for this proposal. A copy of the report is **attached** at Appendix 2.
- 6.13 Following negotiation with the agent and Natural England, the Countryside Officer considers that this proposal could proceed providing suitable conditions are applied. The mitigation strategy will prevent harm to Great-crested Newts should surveys reveal their presence.

Other material considerations

- 6.14 There are currently two houses under construction on land to the north, the former AJ Machinery site, a former employment site. The Council granted planning permission for housing on this in 2006 because whilst the site had been in employment use, it had been marketed unsuccessfully for alternative employment uses in accordance with Policy E6, and housing was an appropriate alternative use. The same considerations do not apply to this application and no circumstances have been put forward for an exception to Local Plan policies.

7.0 CONCLUSION

- 7.1 North Moreton is not a village with a reasonable range of services and facilities and the principle of development is not acceptable. However, even if the principle of development were acceptable the site is not within an otherwise built up frontage and would consolidate development on the edge of the village which would detract from the character of the village and the Area of Outstanding Natural Beauty.

8.0 RECOMMENDATION

8.1 That planning permission be refused for the following reason:

- 1. The proposed development lies within North Moreton, which is within the North Wessex Downs Area of Outstanding Natural Beauty and is a settlement that has few facilities and where new residential development will not be permitted. The proposed development is not close to services or facilities but in an unsustainable location and would be harmful to the distinctiveness of the area. As such, this would be contrary to Policies G1, G2, G3, C2 and H6 of the South Oxfordshire Local Plan 2011.**

Author: Emily Hamerton
Contact No: 01491 823275
Email: planning.west@southoxon.gov.uk