

**SODC Planning Committee 1st July 2020 – Application Reference: P20/S0909/FUL
Submission from Lewknor Parish Council**

Applications relating to the Site

- P09/E0557 B8 Storage and Distribution - Refused
P10/E0085 B8 Refused on Appeal
P11/E2472 Workshop Storage - Refused, Appeal Dismissed
(It was called Moorcroft Barn until 2016)
P16/S2365/PAR Barn Conversion to Dwelling - Refused
P16/S4139/PAR Barn Conversion to Dwelling - Granted
P16/S1013/FUL New entrance onto Weston Road and Gardens - Granted
P19/S0142/FUL Two Dwellings - Withdrawn two days prior to determination
P19/S4174/N4B Barn Conversion to Dwelling (re-applying after three years) - Granted

Lewknor Parish Council are looking at this application on its own merits, we feel all previous applications should not influence a decision. Lewknor Parish Council are opposed to this application.

The proposed development would fail to accord with the Council's development policies, because it would not form the infilling of a small gap in an otherwise built up frontage, nor would the site be closely surrounded by buildings.

Consequently, the proposal would conflict with the Council's own Housing Strategy and would detract from the character and appearance of the site and the landscape setting of this part of the Parish, representing an urbanising impact on the surrounding Countryside. As such, the proposed development would be contrary to:

CSEN1 Landscape – *"The landscape and character of the District will be protected against inappropriate development. Where development is accepted measures will be sought to integrate it into the landscape character"*. **Lewknor Parish Council's point is that permission has already been granted for a conversion of a Barn, that does integrate itself into the landscape, along with views from a Conservation Area.**

CSR1 – Housing in Villages

CSS1 – The Overall Strategy *"Outside the Towns and Villages, any change will need to relate to very specific needs such as those of agricultural industry or enhancement of the environment"*

CS1 – "Presumption in favour of Sustainable Development"

Existing Local Plan

G2 – *"The District's Countryside and Settlements will be protected from adverse developments, reflecting the Council's aim to balance the protection and enhancement of the District's resources"*

G4 – *"The need to protect the Countryside for its own sake is an important consideration when assessing proposals for development"*

C4 – *"Damage to attractive landscape settings, however proposals which contribute to the appearance of a settlement would be considered"*

C9 – *"Any loss of landscape features will not be permitted where they make contribution to the local scene, and/or provide part of an important wildlife habitat"*

H4iii – *"The character of the area is not adversely affected"*

Lewknor Parish Council is not opposed to new development, we have supported twenty four new dwellings since 2013 in the Parish. Being a Smaller Village we are not identified for development, and this site is also not identified on the Parish's emerging Neighbourhood Plan (nearing completion).

This application seeks to remove a traditional agricultural Dutch Barn that has been there for sixty plus years, and forms part of the character and landscape, and replace it with a modern house. The development would have an urbanising impact, thereby detracting from the landscape setting in this part of the Parish.

Lewknor Parish Council urge that development of this sort be refused on the grounds that it goes against all of SODC's core reasons, which taken together seek to protect the District from adverse development, reinforce local distinctiveness, and preserve the landscape in our beautiful area.

We therefore would like Councillors to make a site visit to understand the setting within our Parish