

Planning Application to Develop Land Adjacent to Manor Cottage

Reviewed at PC Meeting on 28 September 2020

Review in relation to SMNP

This review was drafted for discussion at the Parish Council Meeting on 20 September 2020. It has been updated to reflect discussions at that meeting and provides the reasons for the Parish Council's decision on this application.

The Parish Council reviewed this application solely with reference to South Milton Neighbourhood Plan (SMNP).

The key questions raised by this planning application are:

1. Is the proposed development considered to be "infill"?
2. Does the proposed development comply with the SMNP policies?
3. Does the proposed development impact (beneficially or adversely) on South Milton "*being an even better place in which to live and work*" and on other matters set out in the SMNP narrative?

Infill

The proposed development is a single dwelling between Goldings and the Willows. The development is considered to be infill as:

- It occupies the space between two existing dwellings;
- It is a single dwelling and it matches other dwellings along this section of road; and
- It replaces a building that occupied the site until recently though it has a larger footprint.

It is noted that if the proposed development had not been classified as infill, it would not be supported by the Parish Council.

SMNP Policies

Environment and Coastal Management

The proposed development is considered to be in compliance with specific requirements set out in the sub-clauses a) to e) of Policy E&CM1. The view through the proposed entrance gate is important as it lies on the well-trodden walk around the village. Though not expressly identified in the SMNP, it is vital that this viewpoint is retained. It is noted that the applicants altered their original planning application to remove a garage that would have interfered with this view.

The proposed development is considered to be in compliance with specific requirements set out in the sub-clauses a) to d) of Policy E&CM2. With reference to sub-clause E&CM2 c), it is noted that the proposed development is at the inland margin of the area defined as Undeveloped/Heritage Coast. As such, it is considered that the proposed development will not have any material impact on this area.

The proposed development will occupy an area that was partly taken up by a former building with most of the remainder used as an access to Manor Cottage, as well as to productive farmland to the south. The proposed development will not have any material impact on

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productive farmland provided access is maintained through the development to the existing gate. The proposed development is therefore considered to be in compliance with Policy E&CM3.

The proposed development is not considered to have any material impact on biodiversity for similar reasons and is therefore considered to be in compliance with Policy E&CM4.

Housing

The proposed development is considered to be infill and therefore Policies H1 to H3 are not relevant.

According to the submitted plans and design statement the proposed development will be of a similar scale, height, material and layout as adjacent properties. Due to its location on the inside of a bend in the road it will have limited visibility from passers-by. The Goldings screens the proposed development from both nearby listed buildings, the Church and Manor Cottage. The proposed development is currently not visible from the conservation areas in summer but might just be visible in winter from part of Shute Lane. The proposed development is not visible from the viewpoints (Figure 6.2 of SMNP) nor from the Fernley and Greenway views. The proposed development is therefore considered to be in compliance with Policy H4 of the SMNP.

It is noted that the proposed dwelling will be lived in by the applicant and will not be a second home.

Employment

The proposed development does not include any offices or workplace and therefore Policy EMP1 of the SMNP does not apply.

SMNP Narrative

The proposed development does not compromise the vision or the objectives set out in the SMNP. The adoption of an air source heat pump is in line with the SMNP's support for renewable energy installations. The proposed mitigation measures for potential drainage impacts from the development are considered reasonable provided they are in place for the construction phase as well.

Conclusion

The Parish Council endorsed this review and resolved to support this planning application.