

PLANNING APPLICATION REPORT

Case Officer: Oliver Gibbins

Parish: Okehampton **Ward:** Okehampton South

Application No: 3472/19/FUL

Agent:

Mr Stephen Blakeman
Architecture & Design Technology
1 Rose Cottages
Exbourne
Devon
EX20 3SH

Applicant:

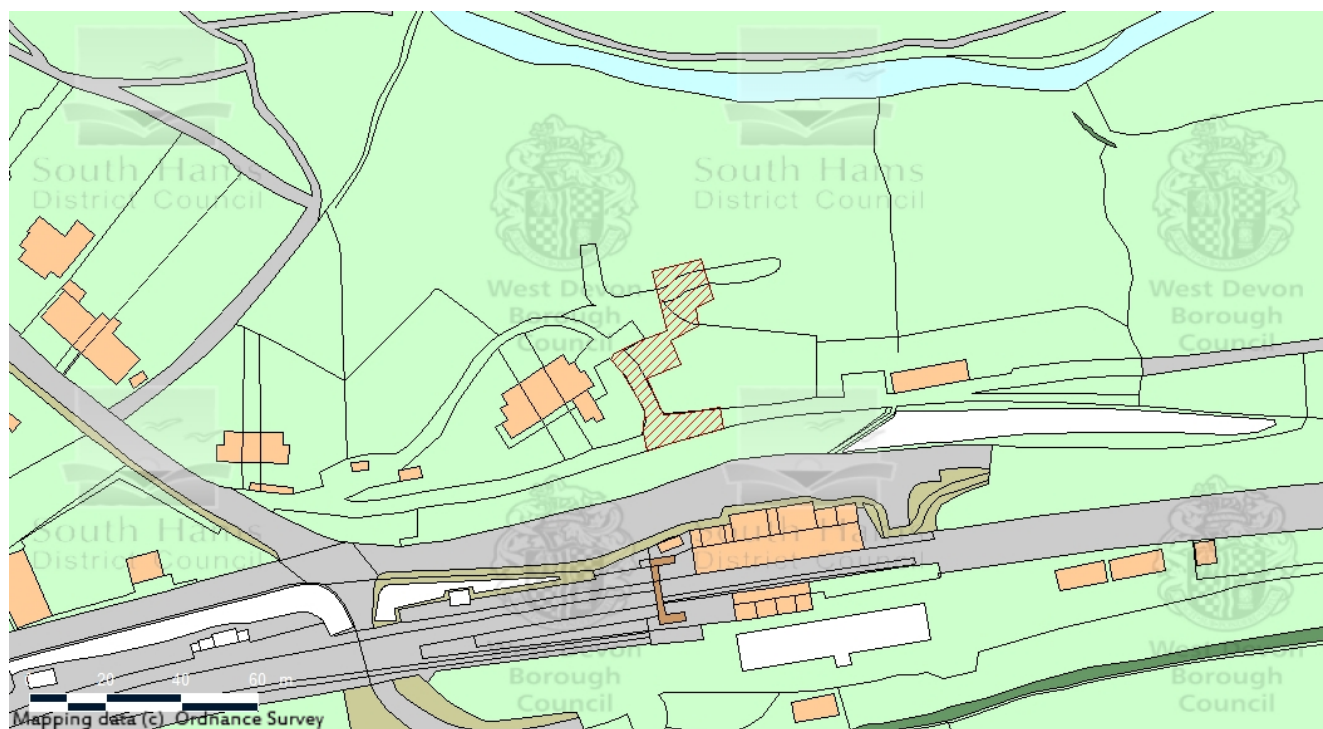
Mrs Anne Martin-Fleming
129 Station Road
Devon
EX20 1EH

Site Address: 129 Station Road, Okehampton, Devon, EX20 1EH

Development: Retrospective application for the construction of holiday accommodation

Reason item is being put before Committee

Cllr Vachon: I have a few concerns regarding this application and would like to call it into committee. The building is situated on a steep slope with another building under construction above it. The foundation pilings are assumed to be sufficient but I would like more details of these. Also, I think the drainage and access needs further re-assurance. I suggest it could be a case of a site visit to satisfy any concerns. I'd be grateful for your guidance on this matter.



Recommendation: Approve

Conditions

Approved plans;
Holiday use;
Details of signage;
Management Plan;
Drainage;

Key issues for consideration:

The key issues relate to the principle of the development and the impact on amenity and character and appearance.

Site Description:

The application site is located to the north of Okehampton train station and the site drops steeply towards the south and the school and leisure centre to the north.

The site is within Okehampton and not within a Conservation Area.

The Proposal:

This is a retrospective application for a timber built holiday cabin which has been built into the slope of the hill and accessed. The building has been designed in the style of a bee hive and constructed from timber with a bridge providing access.

Access to the site is provide via a shared drive. A total of 10 parking spaces are available.

Consultations:

- County Highways Authority - No highway implication.

- Town/Parish Council – Object At a meeting of Okehampton Town Council's Planning Committee on 9th December 2019 it was resolved to OBJECT to a retrospective application for the construction of holiday accommodation at 129 Station Road, Okehampton on the following grounds:
 - Visual impact
 - Ecology and landscape
 - Heritage site - being on the edge of Simmons Park which is Grade II listed
 - Planning history – applicant has previously applied for retrospective applications for holiday property at this location (01486/2011 and 00977/2014 refer)
 - Cumulative impact of holiday dwellings at this location

- Tree Officer – No objection;
- Drainage – Further details required, which have been subsequently reviewed and agreed.
- Landscape Officer - Support

Representations:

3 letters of objection received identifying:

Retrospective nature;
 Guests getting lost;
 Drainage;
 Impact on trees;
 Impact on heritage;
 Parking;
 Noise and disturbance;
 Visual impact.

Relevant Planning History

00977/2014 = Retrospective application to retain a yurt for holiday use, change of use of ancillary building and surrounding area to holiday use, construction of decking and associated works – Allowed on appeal.

ANALYSIS

Principle of Development/Sustainability:

Policy TTV1 of the Joint Local Plan identifies that Okehampton is a Main Town where growth will be prioritised and provide a broad range of services for the wider area.

This development will provide fairly individual tourist accommodation in an unusual format of building. Policy TTV2 supports growth of businesses and sustainable rural tourism. This land use is well related to the town and has good links to both the foot and cycle paths and well connected to the train station, although there is a limited service. As a result the location and the development supported can be supported principle by the local plan.

The unit would provide holiday accommodation only and this would be secured through condition.

Design/Landscape:

The development has been built into the side of the hill and it is understood is supported on pile foundations. The construction is timber and the form, scale and massing allows the development to be assimilated into the landscape. Although it will appear visible in the landscape from the school and play areas to the north the form will not appear prominent and it is considered will create an acceptable form of development.

The development is not in a Conservation Area and given the scale it is not considered to impact on other heritage assets.

The Council's Tree Officer has reviewed the plans and raised no objection to the development. Whilst the development is within a wooded hill side the form of construction has allowed the development to not adversely impact on the trees.

Furthermore the Landscape Officer supports this development and has advised: The plans indicate that the Humble Bee accommodation (the subject of the application) is located in the northern part of the application site, and set on a densely wooded slope that falls away to the river valley below. There are no obvious visual effects of the development from locations accessible by the public. The scale and nature of the building has no adverse effects on the landscape character of the area.

As a result it can be concluded that this development is compatible with the character and appearance of the area.

Neighbour Amenity:

The application site forms part of the fairly extensive curtilage of 129. This extends to the west and is neighboured by the Coach House. There are two accesses to the north and south.

Whilst the increase in comings and goings will increase this is not considered to give rise to a significant loss of residential amenity within a town environment. Concern has been raised about visitors being unable to find the holiday lets on the site and the potential for noise and disturbance. As a result a condition requiring details of small signage to be submitted together with a management plan which will seek to regulate the use and provide a point of contact for residents to raise any complaints.

Highways/Access:

The Council's emerging SPD identifies that C1 hotel uses requires 1 space per guest room plus 1 space for the manager.

The site has a good level of access and sufficient car parking on site to accommodate this use. 10 spaces are provided a total of 4 holiday lets and the main dwelling, this in excess of the standard.

Other Matters:

The proposal is located in a wooded hill side and the Council's Tree Officer has not raised an objection to this development.

The foul drainage to the development is provided via a pumping system with surface water being provided via soakaways. The Council's Drainage Officer supports this approach subject to some further technical detail, which can be conditioned.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004

Planning Policy

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park) comprises the Plymouth & South West Devon Joint Local Plan 2014 - 2034.

Adopted policy names and numbers may have changed since the publication of the Main Modifications version of the JLP.

The relevant development plan policies are set out below:

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.

SPT1 Delivering sustainable development
SPT2 Sustainable linked neighbourhoods and sustainable rural communities
TTV1 Prioritising growth through a hierarchy of sustainable settlements
TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area
DEV1 Protecting health and amenity
DEV2 Air, water, soil, noise, land and light
DEV20 Place shaping and the quality of the built environment
DEV21 Development affecting the historic environment
DEV22 Cornwall and West Devon Mining Landscape World Heritage Site
DEV23 Landscape character
DEV24 Undeveloped coast and Heritage Coast
DEV25 Nationally protected landscapes
DEV26 Protecting and enhancing biodiversity and geological conservation
DEV27 Green and play spaces
DEV28 Trees, woodlands and hedgerows
DEV29 Specific provisions relating to transport
DEV32 Delivering low carbon development
DEV33 Renewable and low carbon energy (including heat)
DEV34 Community energy
DEV35 Managing flood risk and Water Quality Impacts
DEV36 Coastal Change Management Areas
DEL1 Approach to development delivery and viability, planning obligations and the Community Infrastructure Levy

Other material considerations include the policies of the National Planning Policy Framework (NPPF) including but not limited to paragraphs 11 and guidance in Planning Practice Guidance (PPG).

Neighbourhood Plan

Until adopted this cannot hold significant weight.

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

Schedule of conditions:

The development hereby approved shall in all respects accord strictly with drawing number(s) 1046 05 r1, 06 r1, received by the Local Planning Authority on 07/11/2019.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

The holiday let hereby permitted shall be used solely for holiday accommodation only and shall not be occupied as any person's sole or main place of residence. The owners/operators shall maintain an up- to-date register of the names and main home addresses of all owners/occupiers of the holiday unit, and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: The development proposed is in an area where there is a presumption against new residential development except where an agricultural or horticultural need has been established.

Within 3 months from the date of this decision details of proposed directional signage shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and maintained in perpetuity.

Reason: To minimise the impact on residential amenity.

Within 3 months from the date of this decision a Management Plan which details how the development will be occupied and the control mechanisms to deal with complaints shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: The development is located in a residential area and it is important that the development is operated in a way which to protect residential amenity.

Within 3 months from the date of this decision details of the surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To provide adequate drainage.