

Item (4)	16/00971/OUTD
Title of Report:	Delamere Stables Baydon Road, Lambourn. Outline application for Demolition of existing dwelling and erection of three dwellings. Matters to be considered – Access and layout.
Report to be considered by:	District Planning Committee
Date of Meeting:	30 th August 2016
Forward Plan Ref:	N/A

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/00971/OUTD>

Purpose of Report: For the District Planning Committee to determine the above application.

Recommended Action: The Western Area Planning Committee, at its meeting on 20th July 2016, recommended that the application be approved subject to conditions.

Reason for decision to be taken: The application, if approved, would comprise a departure from current Development Plan Policy in the Core Strategy 2006 to 2026.

Key background documentation: Western Area Planning Committee on 20th July 2016. Agenda Report and minutes, plus update sheet. Application file 16/00971/OUTD.

Key aims.

Focus development within established settlement limits.
Achieve sustainability in Council planning decisions.

The proposals contained in this report have to be considered in order to help to achieve the above Council Strategy as set out in the 2013 to 2018 document.

Portfolio Member Details	
Name & Telephone No.:	Councillor Hilary Cole
E-mail Address:	Hilary.Cole@westberks.gov.uk

Date Portfolio Member agreed report:	To be advised.
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Contact Officer Details	
Name:	Derek Carnegie
Job Title:	Team Leader (West)
Tel. No.:	01635519111
E-mail Address:	Derek.Carnegie@westberks.gov.uk

Implications

Policy: Core Strategy Policies – ADPP1, ADPP5, HSG1 of the Local Plan and C1 of the draft Housing Site Allocations DPD.

Financial: If approved the Council will receive CIL payments via the scheme, plus new homes bonus and additional rates / Council tax per annum.

Personnel: N/A

Legal/Procurement: N/A

Property: N/A

Risk Management: N/A

Equalities Impact Assessment: N/A

EXECUTIVE SUMMARY

1. INTRODUCTION

1.1 At the Western Area Planning Committee meeting on 20th July 2016, the Committee considered an agenda report for an application to demolish the existing dwelling on the site and replace it with three two-storey terraced dwellings with associated parking and amenity space together with a revised access arrangement from the Baydon Road, Lambourn.

1.2 The site is located outside of a settlement boundary as defined by the Local Plan Proposals map and is therefore located in open countryside. The Council is able to demonstrate a 5 year housing land supply in accordance with paragraphs 47 - 49 of the National Planning Policy Framework. Accordingly the relevant policies relating to the supply of housing are deemed to be up to date and given full weight. The West Berkshire Core Strategy 2006-2026, seeks to direct new development in accordance with the settlement pattern with most development taking place within settlements defined within the hierarchy as directed by Policy

ADPP1. The explanatory text to Policy HSG.1 West Berkshire District Local Plan Saved Policies 2007 states that outside settlement boundaries, development will only be acceptable in exceptional circumstances. Policy CS1 of the Core Strategy states that new homes will be primarily developed on: suitable previously developed land within boundaries, other suitable land within settlements, strategic sites and broad locations identified on the Core Strategy Key Diagram and land allocated through the Site Allocations DPD. The Proposed Submission Version of the Housing Site Allocations Development Plan Document has been submitted for examination (commencing June 2016). It is therefore at an advanced stage of preparation. Policy C1 of the draft West Berkshire Council Proposed Submission Housing Site Allocations Development Plan Document states that there is a presumption against new residential development outside of settlement boundaries, exceptions to this are limited to rural exception housing schemes, conversion of redundant buildings, housing to accommodate rural workers and extensions to or replacement of existing residential units. It is noted the proposed site is still outside of the revised settlement boundaries as a result of housing allocations.

- 1.3 The proposed three dwellings do not meet with these criteria and as such their proposal is not in conformity with the current statutory development plan which comprises policies in the West Berkshire Core Strategy 2006 – 2026, July 2012, those saved policies within the West Berkshire District Local Plan 1991-2006, Saved Policies 2007 and the Proposed the Housing Site Allocations Development Plan Document.

2. CONCLUSION

- 2.1 Bullet point 1 of paragraph 17 in the NPPF [Core planning principles], notes that inter alia, planning should be genuinely plan led, and should be kept up to date. In this instance, the Western Area Committee consider that the present application should be approved, given the benefits arising, identified above, that is, the harm to Core Strategy Policy ADPP1 will be minimal, and it will not be undermined in regard to any subsequent applications for housing on similar sites in the District. In addition, it is a long held tenet of planning advice, and indeed legislation, that every application must be treated on its own individual planning merits.

3 RECOMMENDATION

- 3.1 That the District Planning Committee **REFUSES** planning permission to planning application 16/00971/OUTD for the reasons set out in the Western Area Planning Committee Agenda Report of 20th July 2016.

APPENDICES

- 1 WAP Committee Report of 20th July 2016
- 2 Update report to WAP on 20th July 2016
- 3 Minutes of meeting held on 20th July 2016

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