
APPLICATION NO.	P14/V2468/O
APPLICATION TYPE	OUTLINE
REGISTERED	27.11.2014
PARISH	MILTON
WARD MEMBER(S)	Reg Waite Margaret Turner
APPLICANT	Dr Kamla Datt-Lai
SITE	Land adjacent to The Poplars, School Lane, Milton, OX14 4EH
PROPOSAL	Outline planning permission for a single dwelling.
AMENDMENTS	None
GRID REFERENCE	448899/192309
OFFICER	Melanie Potter

The application seeks outline planning permission for a single dwelling.

All other matters are reserved and therefore the only factor to consider in determining this application is whether the principle of a dwelling on this site is acceptable.

The application is recommended for approval because it is considered that a single dwelling could be erected on this site without causing harm to the character of the area, landscape value of the Lowland Vale or the amenities of neighbouring properties. It can be accessed safely and is in a sustainable location in close proximity to Milton Park. As such, the proposal complies with the provisions of the Development Plan and the NPPF.

The application is referred to Planning Committee because Milton Parish Council object to the proposal.

1.0 INTRODUCTION

1.1 The application site consists of a rectangular plot measuring approximately 30m x 78m. It is situated to the north of an un-adopted track to the east of School Lane. It is located on the south eastern edge of Milton, to the south of Willow Lane. A site location plan is **attached** at Appendix 1.

1.2 The site is located within the Lowland Vale.

2.0 PROPOSAL

2.1 The proposal seeks outline planning permission for a single dwelling, with all matters reserved. Therefore the application does not confirm the size of the dwelling, number of bedrooms, the number of car parking spaces or layout of the car parking or turning area.

2.2 As such, this application purely assesses the principle of the development and all other matters, including the access and design of the dwelling, will be assessed when an application for reserved matters is submitted.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

Milton Parish Council	Object.
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Vale of White Horse District Council – Committee Report – 8 April 2015

	<p>“There is a long history of applications on this site all of which have been refused. The Parish Council consider that there have been no material changes which mean that access to the site has been improved and therefore agree that the application should be refused”.</p>
Highways Authority	<p>Initially objected to the proposal because it would intensify the use of the access lane which has restricted vision along its length. No details have been submitted relating to the number of bedrooms proposed (which relates to the number of parking spaces required) or in relation to a SUDS compliant drainage system.</p> <p>Following a review of the supplied documents, the highways authority have withdrawn their objection and recommend approving the application subject to conditions relating to the access onto School Lane, and details of a parking and turning area being submitted and approved.</p>
Thames Water	<p>No objection.</p> <p>Recommend informatives are added to any planning permission granted relating to surface water drainage and water pressure.</p>
Countryside Officer	<p>No objection.</p> <p>The proposal does not affect any recorded Public Rights of Way. Although the access lane is a public footpath (Milton FP4) the development will not have a direct impact on the path (ie it will not be built on and no diversion is required). There may however be an opportunity to protect the surface during construction.</p>
County Archaeologist	<p>No objection subject to condition.</p> <p>Recommends that a watching brief be implemented during construction.</p>
8 Neighbour comments	<p>No objection in principle to a single dwelling on the site but raise the following points:</p> <ul style="list-style-type: none"> • Provision should be made for services which currently cross the site (overhead electricity supply line, telephone line, water supply pipe) • More detail needs to be supplied regarding the number of bedrooms • The unmade track is unsuitable for heavy construction vehicles • Visibility at the junction of the lane (known locally as Blackbird Lane) with School Lane is poor • The single dwelling should be single storey/no more than two storeys, be located as shown on the plan, and not set a precedent for further development along the lane. • Screening of the property should not be allowed to grow more than 18 in ches higher than the existing fence • The land has previously been used as a commercial transport yard and rubbish tip which could lead to

	<p>contaminated land</p> <ul style="list-style-type: none">• Previous applications have been refused due to the unsuitable access road• Legal rights over the access track should be checked
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4.0 **RELEVANT PLANNING HISTORY**

4.1 [P97/V0854/O](#) - Refused (07/08/1997)
Residential development.

[P87/V0576/O](#) - Refused (23/11/1987)
Erection of one dwelling and garage. (Site area 0.19 hectares).

[P87/V0575/O](#) - Refused (30/03/1987)
Erection of one dwelling, (Site area 0.19 hectares).

[P80/V0462/O](#) - Refused (02/06/1980)
Erection of one detached dwelling with garage, site area approx 0.5 acres.

[P78/V0440/O](#) - Refused (17/07/1978)
Erection of two 4 x bedroom detached houses and garages. (Site area approx 0.486 hectares).

[P74/V0333/O](#) - Refused (02/09/1974)
2 dwellings. Land off school lane, Milton.

5.0 **POLICY & GUIDANCE**

- 5.1 National Planning Policy Framework (NPPF), 2012
- 5.2 National Planning Practice Guidance (NPPG), 2014
- 5.3 Vale of White Horse Local Plan 2011 policies;

DC1 - Design
DC5 - Access
DC9 - The Impact of Development on Neighbouring Uses
GS1 – Development in existing settlements
H11 – Development in larger villages
NE9 – Lowland Vale

5.4 Emerging Local Plan Core Policies:

- 1 – Presumption in favour of sustainable development
- 3 – Settlement Hierarchy
- 37 – Design and Local Distinctiveness
- 44 – Landscape

The draft Local Plan Part 1 is not currently adopted policy and this emerging policy and its supporting text has limited weight as per paragraph 216 of the NPPF. Greater regard therefore is to be given to the NPPF in line with paragraph 14 and where relevant, the saved policies (listed above) within the existing Local Plan.

5.5 Design Guide, 2015, Core Principles:

DG15 – Heritage Assets and the Historic Landscape (Archaeology)

6.0 PLANNING CONSIDERATIONS

Principle of Development

- 6.1 The general locational strategy of both the adopted Local Plan 2011 (policy GS1) and the emerging Local Plan 2031 is to concentrate development within the five main settlements and allow small scale development within the built up areas of villages, provided important areas of open land and their rural character are protected. In terms of a hierarchy for allocating development this strategy is consistent with the NPPF, as is the intention to protect the character of villages.
- 6.2 Milton is classified as a larger village and as such, policy H11 of the adopted Local Plan would apply. This permits new housing development on sites of up to about 0.5ha in total size, provided it would not harm the form, structure or character of the settlement.
- 6.3 However, both the adopted and emerging local plan hold very limited material planning weight in light of the lack of a 5 year housing supply. Consequently the proposed works should therefore be assessed under the NPPF where there is a clear presumption in favour of sustainable development. Sustainable development is seen as the golden thread running through the decision making process. Having a deliverable 5 year housing supply is considered sustainable under the 3 strands. Therefore, with the lack of a 5 year housing supply, the proposed works are acceptable in principle. Unless any adverse impacts can be identified that would significantly and demonstrably outweigh the benefits of meeting this objective.

Sustainable Development

Background

- 6.4 Consideration must be given as to whether this proposal accords with the definition of sustainable development, which comprises three strands being social, economic and environmental. The NPPF makes it clear that these are mutually dependent and gains should be sought in all three areas simultaneously.

Social and Economic

- 6.5 The site is located within one of the district's larger villages which has a reasonable range of services and facilities, including a primary school, church, pub, post office, village hall, visiting library and frequent bus service to Didcot. In addition, the village is located very close to one of the district's largest employment centres, Milton Park. As such, the proposal is considered to be in a sustainable location in social and economic terms. House building also brings social and economic benefits in terms of job creation and support for local services.

Environmental role

- 6.6 In environmental terms, the site currently has the appearance of a relatively small paddock on the edge of the village. It is well defined by Blackbird Lane to the south and the curtilage boundaries of existing housing to the north and east.
- 6.7 Views of the site from the south are restricted by thick vegetation along the southern edge of the lane and the single dwelling will be seen within the context of the residential housing beyond on Willow Lane.

- 6.8 Given the existing housing along this lane, which consists of large single dwellings within spacious plots, the proposed dwelling is not considered to have demonstrable harm on the character of the area or the long open views across the Lowland Vale.
- 6.9 The existing paddock is an open, grassy field with limited opportunities for biodiversity to flourish. Building a house with a garden on this site provides an opportunity to create a variety of habitats with a range of planting and landscaping.

6.10 Design

As previously stated, the detailed design of the new dwelling will be assessed under a separate application for reserved matters. However, the applicant is advised to use the council's recently adopted Design Guide to inform the design of the dwelling. In particular, a Character Study should be carried out to identify the structure and history of the settlement and the character of the landscape, street scene, plot size and built form.

- 6.11 The design should respond to this character and be locally distinctive whilst reflecting the existing character of the area.

Highway Considerations

- 6.12 Milton parish council have referred to previous applications for residential development along this lane which have been refused because of the poor access. However, these were predominantly in the 1970s, 1980s and 1990s and therefore a different policy context was applied.
- 6.13 Today, paragraph 32 of the NPPF advises that development should only be refused on transport grounds where the impact on the highway network is "severe". In consultation with the highways liaison officer, the vehicle movements associated with this development (which only consists of one single dwelling) are considered to be negligible, and given the characteristics of the carriageway, vehicular traffic and speeds are likely to be low.
- 6.14 With regard to the junction of the lane with School Lane, traffic from the new dwelling would use the same access as the existing houses, including The Conkers, which was permitted in 2003 with no objection from the highway authority.
- 6.15 The details of parking and turning arrangements and access to and from the site from Blackbird Lane are reserved matters which will be assessed under a separate application. However, there is clearly space within the site to provide sufficient parking for a single family dwelling and enough space for cars to turn and exit the site in a forward gear.
- 6.16 The legalities of ownership and maintenance of the lane are civil matters that do not affect the determination of this planning application.

Impact on the amenities of neighbouring properties

- 6.17 As this is an outline application, the impact on the residential amenities of the new dwelling will be determined under a separate application. This will include the exact site of the new dwelling, its built form, height and careful positioning of windows to avoid any adverse impact in terms of sunlight, daylight, overbearing and overlooking of neighbouring properties. Nonetheless it is considered that a dwelling can be located on this plot without having an adverse impact because there is sufficient space to erect a

single dwelling far enough away from neighbouring properties.

Archaeology

- 6.18 The proposed development lies in an area of considerable archaeological potential. An evaluation to the north recorded Anglo Saxon linear ditches and pits. A watching brief undertaken to the west of the site recorded a posthole and Saxon pottery. These sites have been interpreted as indicating the periphery of an Anglo Saxon settlement.
- 6.19 To the south-east of the site, gravel extraction revealed a possible Romano-British cemetery. Skeletons were found with associated pottery and an Iron spearhead. During a site visit, marks resembling pits were recorded; some may be pits and others may be sunken featured buildings.
- 6.20 As such, a condition is recommended to require the applicant to implement an archaeological monitoring and recording action (watching brief) to be maintained during the period of construction.

Trees

- 6.21 There are no trees within the site that will be directly affected by the proposal.

Conclusion

- 7.1 In principle, it is considered that a single dwelling could be erected on this site without causing harm to the character of the area, landscape value of the Lowland Vale or the amenities of neighbouring properties. It can be accessed safely and is in a sustainable location in close proximity to Milton Park. As such, the proposal complies with the provisions of the Development Plan and the NPPF.

8.0 RECOMMENDATION

To grant outline planning permission subject to the following conditions:

- 1 Standard outline condition.**
- 2 Time limit (outline application).**
- 3 Approved plans.**
- 4 Arrangement of archaeological watching brief.**
- 5 Implementation of archaeological watching brief.**

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