

Planning application DC/20/05531

Application for cartlodge/garage

Land to the east of no's 1 and 2 Stotts Cottage Cross Street Drinkstone

The proposed development is outside the settlement boundary as defined in the MSDC local plan, which whilst 20 years old has now been reviewed by the Neighbourhood Plan which has been approved by MSDC and now carries significant weight in determining planning applications.



The proposal does not comply with the Neighbourhood Plan NP DRN1 – Spatial Strategy 'Proposals for development located outside the Settlement Boundary will only be permitted for that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses, where i) it can be satisfactorily demonstrated that there is an identified local need for the proposal'

Whilst NP Housing objectives (7) consider development outside the boundary this is regarding conversion of redundant or disused agricultural buildings. Policy DRN2 – Housing development states 'Proposals for the conversion of redundant or disused agricultural barns into dwellings outside the Settlement Boundaries will be permitted'.

The proposed development is adjacent to Stotts Cottages which are Grade II listed, the proposed site is adjacent to Number 1 Stotts cottages, not number 2 and would therefore compromise privacy for future residents of number 1.

Cross Street has three Grade II buildings and two buildings of local significance. The proposed development is situated immediately beside two of the Grade II buildings, which will change the setting of the buildings by the loss of the space, setting and wider build environment.

NP Policy DRN10 states 'The retention and protection of local heritage assets and buildings of local significance, including buildings, structures, features and gardens of local interest must be appropriately secured. Proposals for any works that would lead to the loss of, or substantial harm to, a building of local significance should be supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset'.

The proposed cartlodge/garage is 5.25m tall at its highest point, this could provide the opportunity for future change of use to additional residential use which the Parish Council would object to.

The planning statement regarding Planning Policy makes no reference to the Drinkstone Neighbourhood Plan which has been approved by MSDC and now carries significant weight in determining planning applications.