

Planning application DC/20/05249 Yew Tree Cottage Cross Street.

Drawing (TL4466-20-10) indicates that the replacement dwelling building remains to the rear of the plot, in fact almost to the boundary, there has been a slight change of angle to the previous site plan.

Looking at the DPC Neighbourhood Plan settlement boundary, the request to move the replacement dwelling to this site would place it 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'

The application fails to supply a site location plan which highlights its relation to other buildings and its position outside of the settlement boundary and within open countryside.

The original application states the retention of trees to the north west boundary, however these do not appear to have been retained, most trees have been removed. The trees that are to the north west belong to the neighbouring property and include two substantial oak trees. Whilst a new hedge has been indicated this area is currently hardstanding with little soil. The roots of the oaks and subsequently their health could be affected by construction activities in the new location. The application does not include a Land Contamination report, as there has been concern from residents regarding the storage of diesel onsite in unbunded containers, as well as concern regarding burning and burial of waste and lack of maintenance to existing ditches, this report is therefore more pertinent. A recent visit from MSDC environmental department has confirmed recent concerns.

The application does not include details regarding drainage and run off will be managed.

This application should not be considered as a variation but should be a new application as it lies outside of the settlement boundary which the Parish Council would not support. Its proposed relocation would set a precedence for further development outside of the settlement boundary.

The proposed site for the replacement dwelling development is situated to the rear of Matilda House which is identified within the Neighbourhood Plan (Appendix B) as a Building of Local Significance.

Policy DRN12 of the Neighbourhood plan also states, proposals will be supported where

- h. wherever possible ensure that development faces onto existing lanes
- i. not result in water run off that would add to or create surface water flooding

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'.

Cllr J Elnaugh