

Planning Application DC/21/0152 Erection of domestic n for cartlodge/garage with new resin bound gravel finish to hardstanding.

Land north of Cross Street Drinkstone

This application follows previous application DC/20/05531 which the council objected to.

Whilst the design of the proposed garage has been altered, concerns highlighted by the parish council remain the same.

1. 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.

There is sufficient space adjacent to number 2 Stotts Cottage that would be within the settlement boundary (providing the any development is not too far back, towards the north) however the impact upon the listed buildings would remain the same.

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.

Whilst the applicant has highlighted an issue with fly tipping there have been no reports of such issues to the parish council.

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.

Cllr Janet Elnaugh

April 2021