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## **COMMITTEE SITE VISIT**    App No. 18/00034/AOP

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**Proposal:** Outline planning application, with access to be considered and all other matters reserved for proposed development of up to 9 dwellings.

**Address:** Land at Eythrope Road, Stone

**At the previous Committee Meeting:**            **21<sup>st</sup> June 2018**  
**Officers Recommendation:**                    **Refusal**

### **Public Speakers:**

The Committee was addressed by:

Mark Bale (Parish Council):

- Discussed that this application is a resubmission of a previous scheme which sought 24 dwellings and the application site previously included the land (northern parcel of land, within the same ownership) shown in blue in this current application.
- The original application sought 24 houses which was more homes than Stone could sustain.
- The revised scheme would be in keeping with Stone.
- The proposed development would be built on piece of land which is not utilised as it is not functional for farming and small in scale. Therefore the development would enhance the area.
- The developer is local and is proposing a considerate development.
- The proposed development consists of a number of changes from the previously submitted application, reducing the number of dwellings from 24 houses to 9. The proposal is for bungalows providing accommodation for those who want to downsize and the agent has advised that the development would be occupied by residents of 55 years and over.
- The reduction height to single storey allows for views over
- Central Government wants to build home and AVDC has to deliver 27,000 homes which this proposal of 9 dwellings would contribute to.
- The proposal for 9 dwellings would blend into the local area.
- If this application were to be refused, then unlike the local developer a scheme could come forward in the future seeking to cram in more houses.
- Requested the use of common sense to allow this application to support the Council's Housing Land Supply.

Jonathan Clark (Resident)

- This application should be refused on the same or similar reasons grounds as a development which was refused under application 15/04209/APP.
- There is currently a public consultation on a parcel of land located to the south-west of the application site for over 100 dwellings. Both the application site and the site which is currently undergoing public consultation is located within an Area of Attractive Landscape.
- Approving this application would set a precedent for further development along Eythrope Road.
- The emerging local plan VALP outlines that Stone's housing allocated has already

- been completed/ committed and allocated.
- When the application was being discussed at the Parish Council meeting there was overwhelming objections from local residents
- Raised concerns with the developers relationship with the Parish Council.
- Request Members refuse this application in accordance with Officer's recommendation and views of local residents.

Jerome Beagle (Resident)

- The comments received from the Parish Council are contrary to the majority of the local residents views and are flawed.
- The site should not be developed and should be left for walkers, cyclists and pedestrians.
- Querying the comments made that the Landscape concerns have been addressed as there is a possibility of re-profiling the site and therefore the buildings could be situated higher.
- Questions how can the proposed bungalows blend in with the Edwardian terraces.
- Many residents are unaware of current application and the site notice for this application was placed on top of the site notice for the previous scheme.
- Loss of attractive landscape for the sake of houses.

Sinead Turnball (Agent)

- The second reason for refusal could easily be addressed by applicant as they would be willing to enter into a s106 agreement.
- The site is enclosed to south, east and west by residential development, in addition to the cemetery and agricultural outbuildings to the north-west.
- The site is therefore well contained by existing development.
- The proposal for 9 dwellings is low density and low impact development retaining views.
- Thanked Officers for their verbal update in regards to drainage. The proposed use of soakaways has been accepted by SUDs negating the need for site level changes.
- The HEDNA which forms part of the evidence base for the emerging local plan, VALP sets out the need for elderly accommodation.
- Suggested that the application could be conditioned for the building heights to be single storey and occupancy for 55 years and over.

**Site Visit:** 27<sup>th</sup> June 2018 At: 10.30am

**Those Attending:** Members: Cllrs Fealey, Bond & Cooper

Local Member: Cllr Foster

Apologies: Cllr Brandis

Officers: Claire Bayley, Danika Hird & Elizabeth Wilson

**Features inspected:**

Members viewed the site from Eythrope Road, from the southern boundary of the application site. Members noted the existing residential properties, outbuildings and varying ground levels within the site. Members proceeded to walk east along Eythrope Road to the cemetery, along the cemetery's access to look back at the application site and the properties located on Eythrope Road.

**Discussion:**

Members noted that the site inspection was useful as it assisted Members with understanding the varying ground levels and surroundings. On the whole, Members felt that the site formed the rural edge of the village and therefore the proposed development was extending into the open countryside. This impact is further supported by the development being located within an Area of Outstanding Natural Beauty. Whilst it is acknowledged that site is relatively surrounded there are concerns with the indicative layout showing in-depth development as this is uncharacteristic for Stone.