

Committee Date: 13<sup>th</sup> January 2011

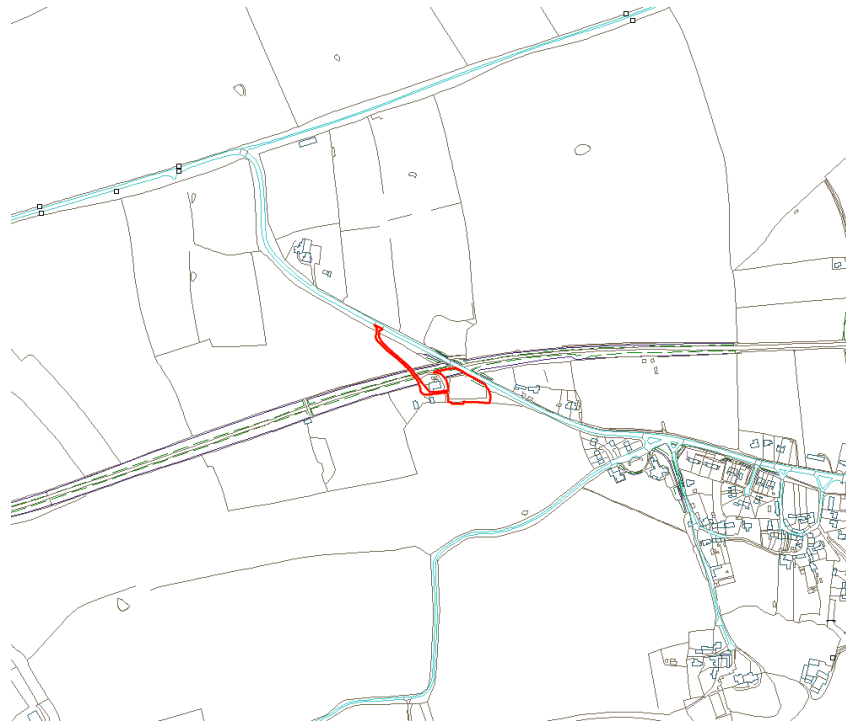
Reference: 10/00857/FUL

Date submitted: 05.11.2010

Applicant: Mr and Mrs R Field

Location: Strawberry Farm, 1 Melton Road, Wymondham LE14 2AR

Proposal: Erection of a 2 storey zero carbon dwelling, formation of garden, with use of existing vehicular access and pedestrian access onto Melton Road.



**Proposal :-**

**This application seeks planning permission for the erection of a 3 bed detached zero carbon dwelling.** The site is located on land associated with Strawberry Farm which sits within the open countryside on the outskirts of the village of Wymondham. It is proposed to site a dwelling within a small coppice of coniferous woodland and the dwelling has been designed around the concept of sustainable development.

The Application is to be considered by the Development Committee due to the unique nature of the application and that the recommendation presents a departure from the approved policies of the Development Plan.

**Relevant History:-**

No history relevant for the site.

## Planning Policies:-

**PPS 1 ‘Delivering Sustainable Development’** - The guidance says that planning should promote sustainable and inclusive patterns of development. The general theme of PPS1 is that the planning system should contribute to global sustainability by addressing the causes and potential impacts of climate change. PPS1 seeks a reduction in energy use and emissions (specifically citing the encouragement of development which reduces the need to travel by private car), and also says that climate change impacts should be taken into account in the location and design of development. PPS1 requires local authorities to deliver development that is located in areas which reduce the need to travel by car and provide access to all members of the community to jobs, health, housing, education, shops, leisure, and community facilities. PPS1 suggests that the focus for development should be existing centres and discourages any new development which would impact negatively on the environment and actively encourages development which reduces the impacts of climate change. Whilst the location of new development continues to be key in this respect, new development should minimise the resources used by (for example) building housing at higher densities on previously developed land.

**PPS 3 Housing** - amplifies the advice set out in PPS1, and particularly says that housing should be developed in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure. The priority for development in such locations should be previously developed land, where appropriate. However, PPS3 places a specific duty on local planning authorities to consider sustainability issues as some sites will not necessarily be suitable for housing. PPS3 also discusses the contribution that can be made to cutting carbon emissions by focusing new development in locations with good public transport accessibility and/or by means other than the private car and where it can readily and viably draw its energy supply from decentralised energy supply systems based on renewable and low-carbon forms of energy supply, or where there is clear potential for this to be realised. PPS3 also sets out clear advice on determining planning applications, stating that we should have regard to the suitability of a site for housing (including its environmental sustainability) and that we should ensure that proposals are in line with housing objectives and do not undermine wider policy objectives.

**PPS 7** – states that sustainable development is the core principle underpinning land use planning. Priority should be given to re-use of previously-developed sites and all development in rural areas should be well designed and inclusive, in keeping and scale with its location and sensitive to the character of the countryside and local distinctiveness. PPS 7 reiterates PPS3 with regards to Housing in rural areas and should strictly control new house building (including single dwellings) in the countryside, away from established settlements or from areas allocated for housing in development plans.

However, paragraph 11 of PPS 7 does state **“Very occasionally the exceptional quality and innovative nature of the design of a proposed, isolated new house may provide this special justification for granting planning permission. Such a design should be truly outstanding and ground-breaking, for example, in its use of materials, methods of construction to protecting and enhancing the environment, so helping to raise the standard of design more generally in rural areas. The value of such a building will be found in its reflection of the highest standards in contemporary architecture, the significant enhancement of its immediate setting and its sensitivity to the defining characteristics of the local area.”**

## East Midlands Regional Plan

**Policy 1** – Regional Core Objectives – to secure the delivery of sustainable development within the East Midlands which includes a core objective to increase the regions biodiversity through the management and extension of existing habitats and to reduce the causes of climate change by minimising emissions of CO<sub>2</sub> by encouraging sustainable development and design.

**Policy 2 – Promoting Better Design** – states that the layout, design and construction of new development should be continuously improved, including terms of reducing CO<sub>2</sub> emissions.

**Policy 3** – relates to the distribution of new development and states that development in rural areas should;

- maintain the distinctive character and vitality of rural communities;
- shortening journeys and facilitating access to jobs and services;
- strengthening rural enterprise and linkages between settlements and their hinterlands; and
- respecting the quality of the tranquillity, where that is recognised in planning documents

In assessing the suitability of sites for development priority is given to making best use of previously developed and vacant land or under-used buildings in urban or other sustainable locations, contributing to the achievement of a regional target of 60% of additional dwellings on previously developed land or through conversions.

**Policy 39** sets out the Regional priorities for energy reduction and efficiency and states that Local Authorities should promote a reduction of energy usage in line with the ‘energy hierarchy’ and develop policies and proposals to secure a reduction in the need for energy through the location of development, site layout and building design.

**Melton Local Plan (saved policies):**

Policy OS2 - does not allow for development outside the town and village envelopes shown on the proposals map except for development essential to the operational requirements of agriculture and forestry, and small scale development for employment , recreation and tourism.

Policy BE1 - Siting and design of buildings: Allows for new buildings subject to criteria including the design harmonising with the surroundings, no adverse impact on neighbouring properties by loss of privacy or outlook, adequate space around and between buildings being provided and adequate access and parking arrangements being made.

**Melton LDF Core Strategy:** seeks to focus development in Melton Mowbray with a small balance (20%) in the surrounding Borough, with provision/contribution of 40% affordable housing from all developments and meets local needs by addressing identified imbalances in housing stock in all location. The Core Strategy also looks at tackling climate change and considered that focusing development within Melton Mowbray we will be directly influencing energy use and emissions by reducing the need to travel and that development in isolated locations, where people rely on the private motor car for their travel needs are poor locations for development, even if other measures are taken to mitigate or adapt to climate change. The Core Strategy states that new development should be of high quality and inclusive design.

**Consultations:-**

Consultation reply	Assessment of Head of Regulatory Services
<p><b>Highway Authority</b> – Objects</p> <p>The location of the site is such that it is likely to encourage mainly car borne traffic, and is therefore contrary to the County Council's 'Highways Development Control Policy' which seeks to restrict development to locations where there is a choice of safe and accessible method of transport for all road users (including pedestrians and cyclists).</p> <p>The proposal would be likely to generate increased traffic using an access which is located on to an unlit section of Melton Road subject only to the National</p>	<p>The access to the site is located approx. 230 metres away from the edge of the village of Wymondham where there is a lit public footpath leading into the village. It is proposed to install a pedestrian access from the dwelling through the coppice to Melton Road which will be less then 100 metres away from the start of the lit highway and pedestrian pavement. Whilst the County Councils policy seeks to restrict the increased use of existing accesses on roads without street lighting it is considered that in locational terms the proposal is edge of village centre and in close proximity to the built</p>

<p>Speed Restriction of 60 mph, and is therefore contrary to the County Council's 'Access to the Road Network Policy' which seeks to restrict the increased use of existing accesses on roads without street lighting.</p>	<p>environment and will have easy access by foot to the services on offer at the category 2 village.</p> <p>It is proposed to use the existing vehicular access to the farm which operates as a 'pick your own' strawberry farm that generates seasonal vehicle trips from visitors to the facility, along with normal farming traffic movements. The applicants have provided further information to clarify that the proposed dwelling will create minimal traffic movements over and above the existing use of the site. The Highways Authority has stated that there is no guarantee that if the development were to be approved that the farm use could not be more intensely used and generate a significant amount of traffic. It is also believed that the site has in the past and could again in the future operate as a pick your own site which again could mean that the access could be heavily used and therefore maintains the objection to the use of the access for the proposal.</p> <p><b>It is considered that in this instance the recommendation should depart from the advice from the Highways Authority as it can be demonstrated that the site is not so remote from the lit highway and the village boundary to render the location as unsustainable or that a material increase in traffic will result from the proposal which seeks to utilise the existing farm access.</b> Furthermore it is noted that changes have recently taken place on the highway and the width over the bridge on Melton Road has been reduced to single lane traffic which reduces the speed of approaching vehicles. The highways authority would be prepared to look more favourably on the proposal as an exception site if the applicants were to enter into a legal agreement to extend the existing pavement along the eastern carriageway to allow access by foot into the village from the proposed pedestrian access from the site. It is not known at the time of writing this report if the applicants would agree to this.</p>
<p><b>Wymondham and Edmondthorpe Parish Council</b></p> <p>The Parish Council object to the proposal, considering it outside of the village envelope and giving the potential to increase traffic on to the Melton Road. The Parish Council would not wish a precedent to be set for development outside of the village envelope.</p>	<p>Noted. The development plan policy OS2 seeks to restrict residential development outside of the Village and Town envelopes except in such circumstances relating to agricultural workers dwelling or tourism. The dwelling proposed does not fulfil the policy requirement of OS2 and has been applied for under the provisions of PPS7 as having special justification due to its innovative design and green credentials: Reducing energy demand, having energy efficient systems and appliances and making use of low or zero carbon technologies.</p> <p>Therefore the proposal if permitted could not set a</p>

	precedent for development out in the open countryside unless future proposals could meet the policy requirements of PPS7.
<b>LCC Ecology</b> – No objections	The application site is contained within a small coppice of woodland which is currently used for storage of agricultural equipment. The application was supported with a comprehensive Protected Species Survey where it concluded that there were non present on the site.
<b>MBC Environment Health Officer</b> – No objections  Recommends that an appropriate soil investigation is carried out in order to ensure that no risk arises from contamination at the site; in particular the garden area. In addition, Wymondham is an area in which Building Control would require full radon protection measures and would anticipate the implementation of such measures would in any case also serve to protect the building against any ground gas.	An Environmental Desk Study had been carried out prior to submission of the application it has concluded that there is a low/moderate risk to contamination resulting from the agricultural operations. It has been recommended that should approval be granted that the existing topsoil and subsoil reserves at the site are to be utilised within the residential garden and that shallow intrusive investigation be carried out to assess the potential presence of phytotoxic and fuel/lubricant compounds. A condition is therefore considered to be appropriate should planning approval be granted.
<b>Housing Policy Officer</b> – This application proposes a 3 bedroom property. The Melton Borough Housing Stock Analysis 2006 – 2011 has found that within the Rural East of the borough, there is limited need for additional market housing to 2011. The need for additional market housing that does exist in the area relates mainly to the need for additional smaller units as there is a significant surplus of larger sized properties in the area. The Leicester and Leicestershire Strategic Housing Market Analysis Report supports these findings.  The total floorspace proposed for this 3 bedroom property is 208 sq m. This greatly exceeds the Homes and Communities Agency unit size indicator of 137 sq m for a 3 bedroom property. In fact, on floorspace alone the unit size indicator suggests that the house as proposed compares with a large property exceeding 5 bedrooms. On this basis, it is debatable that the property would contribute to addressing the local housing need.	The application seeks consent for the creation of a two storey, 3 bedroom “sustainable eco-house”. The dwelling has also been designed to comply with the Life Time Home criteria so that the occupants life time needs can be accommodated without the need to move, which is a policy objective of the Core Strategy.  The size of the dwelling does not have policy supported as it is considered to add to the local imbalance of the housing market through the further addition of a larger property; and as such is considered inappropriate. However, an assessment is needed as to whether housing need is considered to be a ground for refusal since the application relates to an ‘exceptional’ dwelling.
<b>Leicestershire Planners Design Review Panel</b>  The design of the house is individual, bold and modern, which is very much welcomed. However, it is considered not absolutely necessary for the frame and roof structure to literally be a recycled barn. Interesting though this element of the design is in many ways, it does make the house a strange sort of pastiche of a traditional barn. It would not matter if the roof of the house were to be curved, flat or pitched and covered in sheet metal, natural slate or thatch, as long as it is well designed, uses quality	Noted. The overall design is to emulate existing agricultural buildings which present an unusual approach to designing a functional dwelling. The Code for Sustainable Homes is a national standard used throughout the development industry to describe the 'sustainability' credential of dwellings. The codes range from 1-6 dependant on the sustainable methods, materials and technologies used. The highest code achieved in the Borough is a '3' and this dwelling could achieve a rating of '6' which is carbon neutral and supported by the SAP ratings but the applicants have stated that the dwelling will be reported as producing a code rating

<p>materials and maintains a high sustainability rating in accordance with the Code for Sustainable Homes and BREEAM.</p>	<p>of '5' due to not being in a position to confirm what appliances will be used within the dwelling for day to day living. Level 5 is still a very good rating which goes above the requirements of Building Regulations in construction of new dwellings.</p>
<p><b>Melton Borough Council Principle Building Control Officer –</b></p> <p>To comply with the requirements of Approved Document L1A – Conservation of Fuel and Power in New Dwellings, 'whole house' compliance is required. Using approved software the target and dwelling emission rates are calculated. The target emission rating is the minimum energy performance requirement for a new dwelling and the dwelling emission rating is a notional building of the same shape and size as the dwelling as designed; that complies with Part L1A. This calculation takes into consideration orientation, shelter factor, openings, thermal bridges, ventilation, lighting, fabric standards, fans, fire places, flues, space and water heating, fuel type, heating controls and other special energy saving features.</p> <p>From the information supplied, my comments are as follows;</p> <p>Specified fabric U values have been improved by a considerable amount i.e;</p> <ul style="list-style-type: none"> <li>• Minimum wall U value 0.28 W/m<sup>2</sup>K, designed U value 0.13 W/m<sup>2</sup>K</li> <li>• Minimum roof U value 0.18 W/m<sup>2</sup>K, designed U value 0.15 W/m<sup>2</sup>K</li> <li>• Minimum floor U value 0.22 W/m<sup>2</sup>K, designed U value 0.15 W/m<sup>2</sup>K</li> </ul> <p>Evidence will be required to prove that the designed U values can be achieved using an approved software U value calculator.</p> <p>The designed air permeability rate of 3m<sup>3</sup>/(h.m<sup>2</sup>) is a very high standard and it is important to recognise the consequences of the actual air test not achieving the rating as designed.</p> <p>It does appear that if the dwelling is built in strict accordance with the design calculations and specification it will be carbon neutral.</p>	<p>Noted. A condition should be imposed to in order to secure the green technologies proposed.</p>

**Representations:**

A site notice and press notice was posted and neighbouring properties consulted. As a result no letters have been received to date.

**Other material considerations (not raised through consultation or representation)**

Consideration	Assessment of Head of Regulatory Services
<p data-bbox="231 318 785 376"><b>Application of Development Plan and other planning policy.</b></p> <p data-bbox="231 407 785 582">Policy OS2 provides a general presumption against development in the open countryside except for limited small scale development for recreation and tourism which is not significantly detrimental to the appearance and rural character of the open countryside.</p> <p data-bbox="231 613 785 1120">PPS7 supports OS2 in restricting development in the open countryside. However, paragraph 11 of PPS 7 states that; <b>“Very occasionally the exceptional quality and innovative nature of the design of a proposed, isolated new house may provide this special justification for granting planning permission. Such a design should be truly outstanding and ground-breaking, for example, in its use of materials, methods of construction to protecting and enhancing the environment, so helping to raise the standard of design more generally in rural areas. The value of such a building will be found in its reflection of the highest standards in contemporary architecture, the significant enhancement of its immediate setting and its sensitivity to the defining characteristics of the local area.”</b></p>	<p data-bbox="812 318 1366 560">The site is located in the open countryside and in terms of the principle and policy in question it is considered that the proposal must satisfy the policy OS2 of the Melton Local Plan and PPS7. The dwelling is not proposed to be for a recreation, tourism or for the essential requirements of an agricultural or forestry worker and therefore the proposal does not meet the requirements of OS2.</p> <p data-bbox="812 613 1366 734">PPS 7 as stated opposite does, very occasionally, allow an exception to this principle and gives Local Authorities the capacity to grant isolated dwelling in the open countryside.</p> <p data-bbox="812 766 1366 887">This application has been submitted on this basis and the applicant is justifying the erection of a dwelling in this location on the unique nature of this proposal. The dwelling is proposed to be;</p> <ul data-bbox="858 918 1366 1509" style="list-style-type: none"> <li>▪ Hi-tech Lifestyle Design conforming to Life Time Homes</li> <li>▪ Enhancement of wildlife through Biodiversity</li> <li>▪ Sensitively designed for the local environment</li> <li>▪ Renewable Biomass heat and power</li> <li>▪ Reed bed drainage and rainwater harvesting</li> <li>▪ Conforms to PPS7</li> <li>▪ Tree Management Scheme</li> <li>▪ Materials sourced locally and from the existing site: the use of a locally sourced recycled Dutch barn for the frame and hay bales produced from the farm itself</li> <li>▪ A special chance to demonstrate cutting edge technology and maximum sustainability</li> <li>▪ Providing education and information at a local and national level.</li> </ul> <p data-bbox="812 1541 1366 1805">The applicant has stated that the house will demonstrate complete and total sustainability, through the use of local materials and combining existing cutting edge technology to provide the services required. They state that the building has been designed in appreciation of the surrounding agricultural uses and will manage the coppice of trees aiding to increasing the ecology significances of the area.</p> <p data-bbox="812 1836 1366 1942"><b>Water;</b> Water supply for drinking and washing will be obtained from connections to the existing utility services which already supply the farm. Rainwater will be harvested and stored on site along with</p>

<p>PPS1 and PPS3 strongly supports the location of development within existing settlements and requires local authorities to deliver development that is located in areas which reduce the need to travel by car and provide access to all members of the community to jobs, health, housing, education, shops, leisure, and community facilities. Both guidance's support development that reduces energy emissions and climate change but the emphasis is on locations which reduces the need to travel by private car.</p>	<p>waste water (grey water) will be recycled from baths, showers and other washing facilities would be stored and pumped back into the house for use in w.c and secondary units.</p> <p><b>Drainage and Waste;</b> will be collected in an on-site treatment tank, the non organic liquid will then be fed into a reed bed system, with the solids requiring periodic pumping via a collection vehicle.</p> <p><b>Space Heating &amp; Hot Water;</b> The dwelling has been designed to ensure that maximum solar gain can be achieved with the use of full glazing on the south elevation and smaller windows on the north elevation to reduce heat loss. It is proposed to install a small scale bio-mass boiler which will use Straw (bi-product) produced on site. Woodchip/pellets could be produced solely from wood within the immediate vicinity of the property which could also be used.</p> <p><b>Electricity:-</b> Photo voltaic panels are to be installed in front of the dwelling along the hedgerow which will be connected to the mains on a feed-in tariff. It is proposed to install 10 panels covering approx. 22m<sup>2</sup> which could supply a significant amount of electricity, reducing annual carbon emissions to zero for heating, hot water, ventilation and lighting. A condition should be imposed for further details of the panels should approval be granted.</p> <p>It is considered that an significant asset for the scheme is its proposal to use main construction materials sourced within the locality of the site. This is significant in terms of demonstrating that a sustainable form of construction can be achieved at relatively low cost and using locally available materials (i.e. that it may be emulated with relative ease). Inevitably, there will be items which will have to come from further afield but the aim is to demonstrate that local materials are widely available and that with suitable research and enthusiasm it is entirely possible to keep the carbon footprint of the construction to an absolute minimum.</p> <p>The concepts for the dwelling are considered to introduce new technology and addressing sustainability issues. In this respect the building does meet the criteria set out in paragraph 11 of PPS7 with regards to its methods of construction and its contribution to protecting the environment.</p> <p>Whilst the concept and principles behind a sustainable house can be supported the physical location of the development also need to be considered. The proposal would be located on the</p>
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<p>Core Strategy looks at tackling climate change and considered that focusing development within Melton Mowbray we will be directly influencing energy use and emissions by reducing the need to travel and that development in isolated locations, where people rely on the private motor car for their travel needs are poor locations for development, even if other measures are taken to mitigate or adapt to climate change</p>	<p>very edge of the village of Wymondham within a quarter of a mile of the village centre. Wymondham has been categorised as a ‘2’ through the formulation of the Core Strategy which is considered to be a sustainable location and capable of supporting new residential development within the built form of the village. Whilst the site is not located within the village boundary it is not so far removed to be considered entirely an unsustainable location.</p>
<p><b>Impact on the Open Countryside</b></p>	<p>The dwelling would be sited along the southern boundary of the copse adjoining the arable farm land. The site can only be viewed from across the field (south) and would be read against the back drop of the existing trees reducing the visual impact of the dwelling. The area is not devoid of buildings as there is a large agricultural barn to the east along with the existing farm dwelling. It is considered that the dwelling would not have a detrimental impact upon the open countryside and would be read as a group of buildings within the farm setting.</p>
<p><b>Impact on residential amenity</b></p>	<p>The existing farm dwelling on the site is located to the west of the site set apart by a distance of 55 metres. The site is located in an isolated position and some distance from the nearest residential dwelling. It is therefore not considered that the proposal will adversely affect the residential amenities of any nearby properties.</p>
<p><b>Design</b></p>	<p>The dwelling will be constructed from low carbon and easily obtainable materials with the use of a locally sourced recycled dutch barn for the frame and hay bales produced from the farm which will have a rendered finish for the walls. The concrete needed for the for the thermal mass in the sunspace and floor construction will be supplemented with recycled slag ash to minimise the concrete content; combined with the use of insulated form work the amount of concrete will be reduced to the minimum. The orientation of the dwelling is such that it will maximise passive solar energy for heating of the dwelling reducing the need for additional heating.</p> <p>The overall scale of the dwelling will dependant upon the size of the Dutch barn sourced but the typical measurements are up to the height of 8.5 metres with a width between 16.5 metres to 18.5 metres having a depth of between 8.2m to 10.2 metres. A condition would need to be imposed for details of the Dutch barn shell to be submitted prior to construction to ensure that the size does not become excessive.</p> <p>The proposed dwelling has a contemporary design and in line with PPS7 the concept of the dwelling has been material and location led. The applicant in their supporting statement has stated that the</p>

	<p>building has been designed in appreciation of the surrounding agricultural uses. The primary purpose of the design is to provide zero carbon emission living and to create an entirely sustainable environment at an affordable cost. The dwelling has been designed to surpass all current building regulations in regard to energy and efficiency. The use of highly insulated thermally efficient fabric and making the most of passive design strategies ensures that the buildings energy requirements have been reduced to levels much lower than required by current regulations and successfully demonstrates achieving a Code for Sustainable Homes level 5.</p> <p>PPS7 paragraph 11 enables Local Authorities to very occasionally granted isolated new houses provided that the design is truly outstanding and ground-breaking. This includes methods of construction and contribution to protecting and enhancing the environment. Whilst it can be argued that the dwelling itself in the use of materials and that it would have zero carbon emissions is satisfying the environmental strand of this exception policy the overall appearance of the dwelling is more subjective. PPS7 goes on to state that the value of the building should be of the highest standard of contemporary architecture.</p> <p>Whilst it is acknowledged that the design of a building is often subjective it is not considered that this building is truly outstanding in terms of architectural merit however the applicants have argued that this zero carbon dwelling can be constructed at an affordable cost to self builders and this in itself should have merit as an ‘innovative’ proposal and one that is modest in size. It could be argued that the details of the building i.e its zero emissions, connection to the site and sensitive design to the agricultural nature are in themselves sufficient enough to be an exception in line with PPS7 to allow for a dwelling outside of the village envelope.</p>
<p><b>Ecology and Conservation:-</b></p>	<p>Both applicants work within organisations related to wildlife, specifically attached to working farm practices. Whilst it has been acknowledged that this does not tie them specifically to this site, the location of the proposed dwelling will allow them to use their surroundings as a research tool for their occupations.</p> <p>Mr Fields has provided a statement regarding his occupation which involves the study of impacts of land management on greenhouse gas emissions, particularly from agricultural and upland landscapes. To be able to construct a zero/low emission dwelling on this site will enable him to</p>

	<p>have a valuable insight into the impacts of lowering carbon dependency on rural communities.</p> <p>A tree survey has been submitted which supports the cutting down of some of the poorer species on the site to allow for the construction of the dwelling and planting of native species. It is proposed to clearout all of the debris within the coppice which will have a positive effect on the existing ecology within the site. It is intended to plant more trees within the area providing habitats and creating new ecological features which would add to the ecological value of the site encouraging greater diversity.</p> <p>The applicants are keen to promote the site as a beacon for good practice and it is proposed to open up the site to other farmers and interested parties to view the results first hand. The applicants would agree to a legal agreement imposing this should the Council regard this as an important part of the proposal.</p> <p>It is stated in the applicants supporting information that the site currently supports a healthy population of typical; but declining, farmland birds species and participates in a bird ringing programme with the British Trust for Ornithology and contributes to the national ringing data set. Recognition has been achieved with the Farming and Advisory group for the continual conservation of the disused railway which runs through the site which has provided a rich ecological value for the site. It is stated that this work will continue and the sensitive development of the site will enhance further the ecological value.</p>
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**Conclusion**

**The application represents a departure from the development plan and can only be approved if exceptional circumstances are present that justify a development contrary to the national and local development framework. The applicant has tried to demonstrate that the exceptional circumstances stated in paragraph 11 of PPS7 allow for this development and the Committee is invited to consider if these are sufficient.**

PPS7 allows for the very occasional granting of truly outstanding and ground-breaking design. The house has been designed to be zero carbon using sustainable materials sourced locally and be ecologically friendly and as such seeks to qualify within with this ‘exceptions policy’. The design is not considered to be especially ground-breaking but innovative in its approach in using straw bales for insulation and a recycled Dutch barn to remain in keeping with the agricultural links on the site. The proposal is considered to comply with ‘special’ objectives of PPS7 and should be granted approval as an exceptional dwelling through the use of green credentials and land management of the site.

**RECOMMENDATION:- Approval subject to conditions.**

1. The development shall be begun before the expiration of three years from the date of this permission.
2. Notwithstanding the details of the materials noted in the application no development shall be commenced until details of the external materials to be used have been agreed in writing by the Local Planning Authority. The re-development shall be carried out in accordance with the approved details.
3. No development shall start on site until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall indicate full details of the treatment proposed for all hard and soft ground surfaces and boundaries together with the species and materials proposed, their disposition and existing and finished levels or contours. The scheme shall also indicate and specify all existing trees and hedgerows on the land which shall be retained in their entirety, unless otherwise agreed in writing by the Local Planning Authority, together with measures for their protection in the course of development.
4. The approved landscape scheme (both hard and soft) shall be carried out before the occupation of the buildings or the completion of the development, whichever is the sooner; unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

5. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from (the date of the occupation of the building for its permitted use).
  - (a) No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard (3998 (Tree Work)).
  - (b) If any retained tree or hedgerow is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the local planning authority.
  - (c) The erection of fencing for the protection of any retained tree or hedgerow shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.
6. No development shall commence on site until all existing trees that are to be retained have been securely fenced off by the erection of post and rail fencing to coincide with the canopy of the tree(s), or other fencing as may be agreed with the Local Planning Authority, to comply with BS5837. In addition all hedgerows that are to be retained shall be protected similarly by fencing erected at least 1m from the hedgerow. Within the fenced off areas there shall be no alteration to ground levels, no compaction of the soil, no stacking or storing of any materials and any service trenches shall be dug and backfilled by hand. Any tree roots with a diameter of 5 cms or more shall be left unsevered.
7. No development shall take place until details of the rainwater re-cycling system, the photo voltaic panels, the whole house passive ventilation system and the straw/wood-chip burning boiler installations have been submitted and approved in writing by the Local Planning Authority. These systems and installations shall be incorporated into the building as approved.
8. Prior to the first occupation of the dwelling hereby approved, details shall be submitted to the Local Planning Authority, for approval, to demonstrate how the applicant intends promote the development to interested third parties to educate such persons on the application of sustainable building, land management and ecological practices as used in the development.
9. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 1995 as amended (or any Order revoking and re-enacting that Order) in respect of the dwelling hereby permitted no development as specified in Classes A-F, shall be carried out unless planning permission has first been granted by the Local Planning Authority.

The reasons for the conditions are:-

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. The suggested materials are unacceptable. (Specify)
3. To ensure satisfactory landscaping is provided within a reasonable period.

4. To provide a reasonable period for the replacement of any planting.
5. To enable the Local Planning Authority to assess the effect of the development on existing trees and hedgerows in the interests of visual amenity.
6. To ensure that existing trees are adequately protected during construction in the interests of the visual amenities of the area.
7. To ensure that the sustainable credentials are achieved which has led to the granting of permission as an exception to policy.
8. In the interest of promotion of sustainable development and best practice.
9. To enable the Local Planning Authority to retain control over future extensions in view of the form and density of the development proposed.

Officer to contact: **Mrs Denise Knipe**

**4<sup>th</sup> January 2011**