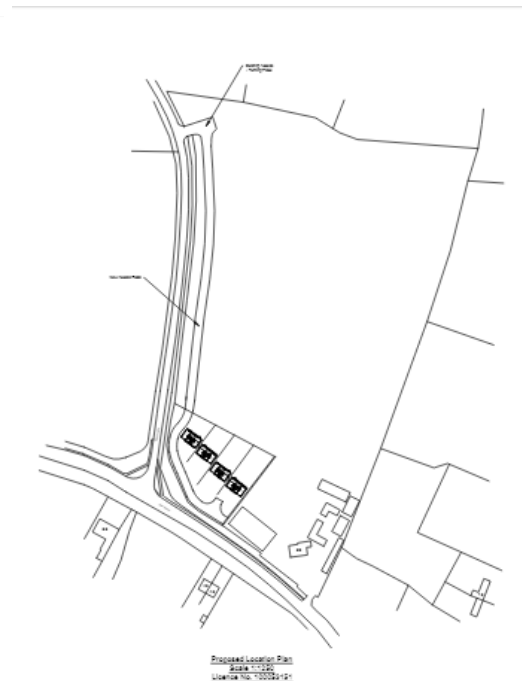




21/00836/FUL The erection of 1 new dwelling and the resiting of 3 approved dwellings (ref.17/01312/FUL) (4 x 3 beds); alterations to access Land At 36 Main Road, Kirby Bellars

Corporate Priority:	Delivering sustainable and inclusive growth in Melton
Relevant Ward Member(s):	Councillor Ronan Browne (Frisby on the Wreake)
Date of consultation with Ward Member(s):	4 August 2021
Exempt Information:	No

1 Summary



- 1.1 This application was included on the agenda for the 23 June Planning Committee however, it was withdrawn on the day of the meeting as a letter was submitted on behalf of the applicant which raised issues that had not formed part of the original submission and would have required external examination.
- 1.2 A meeting was held with the planning agent and further clarification on the scope of the proposed development was provided in a statement submitted on 28th July. The statement confirms that the application does not seek to provide an agricultural workers dwelling within the site. Instead the application seeks to amend the approved scheme for three market dwellings within the site with four self-build dwellings.
- 1.3 The original Committee report for 23 June Planning Committee is provided at Appendix B for information and only the above factors for reasons why the application was withdrawn will be considered within this further report.

RECOMMENDATION(S)

1. It is recommended that the Planning application is REFUSED for the reason outlined in Appendix A
--

2 Reason for Recommendations

- 2.1 Appendix B contains the full report from the 23 June 2022 meeting of Planning Committee and is included to provide information on the other material planning considerations and issues and representations raised in respect of this application; separate from the matter relating to the outcome of discussions with the agent, after the application was withdrawn from the 23 June meeting.
- 2.2 It is considered that the proposal would not fully comply with Local Plan Policy C8, as it lies outside of and does not adjoin the neighbouring settlement of Kirby Bellars. In addition, the proposal would have limited benefits to meeting the identified benefits of providing self-custom build housing including diversifying the housing market or delivering innovative design. There is no unmet demand for self-custom build plots within the Parish or the Borough. It is therefore considered that the limited benefits of providing self-build housing within the application site do not outweigh the identified conflict with strategic policies SS2 and SS3 in the overall planning balance.
- 2.3 The recommended reason for refusal is contained with Appendix A.

3 Key Factors

3.1 Reason for Committee Determination

3.1.1 This report relates to an application which was withdrawn from 23 June Planning Committee. The application was initially required to be presented to committee as The Director for Growth and Regeneration in consultation with the Chair of Planning Committee considered this application likely to raise matters which should be considered by the Committee.

3.1.2 The full committee report is appended to this report, at Appendix B.

3.2 Relevant Policies

3.2.1 In addition to the planning policies outlined in the full committee report Melton Local Plan Policy C8 Self Build and Custom Build Housing is considered relevant.

3.3 Main Issues

3.3.1 The main issue considered in this report is self-custom build housing.

4 Report Detail

4.1 Self-build/custom build

4.1.1 The statement put forward on behalf of the applicant sets out that the identified conflict with Local Plan Policies SS2 and SS3 would be outweighed by the proposal's compliance with policy C8.

4.1.2 Local Plan policy C8 is supportive of community self-build projects, it aims to provide self-build plots at a rate of at least 5% on housing developments of 100 houses or more. It goes on to state: "In locations within or adjacent to the built form of settlements and those in keeping with the surrounding area, self-build proposals for community schemes will be particularly supported."

4.1.3 As outlined in the full committee report at Appendix B, although the site is not considered to be isolated, it is considered to be outside of the settlement, within the open countryside. The site lies to the west of the farm complex at 36 Main Road which is separated from the edge of Kirby Bellars to the east, by a 60m wide paddock. It is not therefore considered to be within or adjacent to the built form of the settlement, a requirement of policy C8.

4.2 Under section 4.3 'Impact upon the character of the area' paragraphs 4.3.1 to 4.3.2 of the full committee report the conclusion is drawn that the scale of the proposed development would be proportionate to the existing development surrounding the site and on balance the scheme represents good design.

4.2.1 The proposal would provide 4 houses on a site for individuals, in this case a group of siblings, who by working together have input into the design and layout of the proposed dwellings within the site. Therefore, it is considered that the proposal would qualify as a community self-build project.

4.2.2 As the site is not considered to be within or adjoining the settlement the proposal does not fully comply with policy C8. However, it is recognised that local and national planning policies are supportive in principle of self-build housing. As set out in the National Planning Policy Guidance (NPPG) self-build or custom build helps to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design and layout of their home and can be innovative in both its design and construction.

- 4.2.3 There is an identified end user for the site, the applicant's adult children who are on the self-build register. They were added to the self-build register part the way through the planning application process. However, it is noted in the Design and Access Statement that the three approved market dwellings are in effect already sold to three of the applicant's children. In addition, the design and layout of the proposed dwellings would remain the same as those approved under the 2017 planning permission. For these reasons it is considered that the proposal would do little to bring diversity to the housing market or demonstrate innovative design or construction, the identified benefits of self-build housing.
- 4.2.4 The Borough Council has a duty to grant planning permission for self-build and custom build dwellings as set out in the Self-build and Custom Housebuilding Act (2015) as amended by the 2016 Act. Guidance on this duty provided in the NPPG stating: Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register during a base period. The base period is the number of entries on the register within a calendar year (running from the 1st November to the 30th October). As outlined in the NPPG at the end of each base period, relevant authorities have 3 years in which to grant permission for an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.
- 4.2.5 From reviewing the Council's Self Build Register, only 2 make reference to Frisby on the Wreake, one specifically and one alongside a number of other villages. Within the past 3 years, 12 Self custom build plots have been identified for Frisby in previous permissions that would indicate local demand for self-custom build has already been met. There is currently no identified shortfall for self-build/custom build plots within the Parish of Frisby on the Wreake or within the wider Borough. As there is no known shortage of self-custom build plots in the area this in itself would not be sufficient in itself to demonstrate a proven local need as identified by substantive evidence under the criteria of Policy SS3.

5 Financial Implications

- 5.1 No financial implications have been identified.

Financial Implications reviewed by: N/A

6 Legal and Governance Implications

- 6.1 No legal or governance issues have been identified.

Legal Implications reviewed by: Tom Pickwell (Solicitor)

7 Background Papers

- 7.1 Committee report for planning application ref.21/00836/FUL

8 Appendices

- 8.1 Appendix A – Reason for refusal
- 8.2 Appendix B – Committee report for planning application ref.21/00836/FUL

Report Author:	Helen White , Planning Development Officer
Report Author Contact Details:	01664 502419 helenwhite@melton.gov.uk
Chief Officer Responsible:	Peter Baguley , Assistant Director for Planning

Chief Officer Contact Details:

01664 502359

pbaguley@melton.gov.uk