

7. **15/00965/FULLN (RECOMMENDATION OF NORTHERN  
AREA PLANNING COMMITTEE: PERMISSION)  
(RECOMMENDATION OF HEAD OF PLANNING AND  
BUILDING: REFUSE) 05.05.2015**

9 – 53

SITE: Land Adjacent Piccadilly Cottages, Station Road,  
Over Wallop, **OVER WALLOP, NETHER WALLOP**

**CASE OFFICER:** Emma Jones

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<b>APPLICATION NO.</b>	15/00965/FULLN
<b>SITE</b>	Land Adjacent Piccadilly Cottages, Station Road, Over Wallop, SO20 8HP, <b>OVER WALLOP NETHER WALLOP</b>
<b>COMMITTEE DATE</b>	1 December 2015
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## 1.0 VIEWING PANEL

1.1 A Planning Control Viewing Panel was scheduled to be held on 1 December 2015. Member attendance on the Viewing Panel will be reported verbally to committee.

## 2.0 AMENDMENTS AND FURTHER INFORMATION

2.1 A drawing showing the proposed position of a temporary access to the site for use by construction vehicles has been submitted (received 26.11.15) and is attached to this update paper report. The access would not be suitable on a permanent basis as it would introduce additional conflict points on the highway network where there is an existing access to serve this proposed development which the Highway Officer advises is adequate. A temporary construction vehicle access if provided would still need to be safe and functional and visibility splays of 2m x 43m x 1m provided which because of the alignments of Station Road at this point involves little additional vegetation along the roadside frontage being lost. There would also need to be a check on the vehicle turning in and out space involved so as to minimise the risk to existing vegetation. If permission were to be granted a condition is recommended to secure a safe and functional temporary access arrangement that does not unduly compromise vegetation retention and requires closure of the access once main construction is finished and implementation of the landscaping scheme proposed.

2.2 The applicants have submitted an updated property search for Over and Nether Wallop. It is reiterated that as 47% of the business over the last 13 years has come from Over and Nether Wallop to move away would dramatically affect the income of the business and prevent employment of a local villager. They conclude that there is no suitable accommodation that they can use as work units in the village and where they could base the businesses and that in any event, if there were, the level of rent, as an additional cost, would most likely prohibit any employment of a local person. Also that having the businesses at home with low overheads allows us to share our income with other individuals from the village who are seeking employment. There aren't any other suitable sites within the villages available for development and the fact that they own this parcel of land makes their proposal viable, as the existing cottage can be sold to fund the build. Initially they looked for a larger property to move to within the villages though the prohibitive prices of suitable property led them to the current planning application.

2.3 The applicants have also submitted comments on the officer report to Planning Control Committee. Reference is made to the following:

- Have illustrated the need for the development. These are established

businesses which are rural businesses being located in a rural location and provide a service to the village and are supported by the rural community. Council policy exists to support Rural Businesses (have made reference to where the Revised Local Plan is supportive of facilities in villages, successful local economy and sustainable development and sustainable settlements but say it makes no provision for small businesses, live work units or self-build development).

- The site nestles next to existing dwellings on the Development Boundary and within the Settlement Boundary. Due to the location of the build, the remainder of the site will still maintain the important 'Gateway'.
- The design accords with the Village Design Statement and takes into account local materials and reflects the character of nearby properties. Build incorporates space for two businesses (83sq.m.) as well as domestic purpose (206sq.m.)
- Ownership of the land makes the proposal viable. No provision has been made within the local plan for land to be available for Business use or Self Build.
- Whilst the garage is within the Flood Zone, since there are no inhabitants, there is no risk to life as a result of the development. By use of sustainable design methodologies we believe that the proposed development will have no significant effect on the environment nor will it increase the risk of flooding of Wallop Brook or the surrounding area.
- Happy to agree the Conditions set out.
- Green space and 'Gateway' will still be maintained. Once replanting and landscape screening becomes established, the site will have comparable screening to that of adjacent properties.
- Build will not have any effect on nearby historical/listed properties. Piccadilly Cottage is screened by a row of cottages and gardens and Roumain Cottage cannot be seen from the site of the proposed buildings.
- Listening to neighbours' concerns an alternative temporary access for construction vehicles is offered.

#### 2.4 With the following conclusion provided:

- Proposal offers many benefits: A sustainable project, providing live work facilities for two established businesses; employment for a local villager; economic diversity to a rural village; management of neglected and abused scrubland; conservation; ecological and environmental benefits for wildlife.
- It is supported by Test Valley's vision for the Borough 'to create a Test Valley community where everyone has the opportunity to fulfil their potential and to enjoy a good quality of life' (The Revised Local Plan July 2014).

Also comment that objections were submitted to the draft plan in 2013 and 2014 pointing out that the policy boundaries to a number of villages, including Over Wallop and Nether Wallop, were poorly drafted and did not provide sufficient 'breathing space' for settlements to allow any organic growth to accommodate unplanned and unanticipated development proposals. These objections were not followed up by the Council and were effectively side-lined and, it seems, forgotten.

### 3.0 REPRESENTATIONS

#### 3.1 **x1 letter** form 1 Pearl Cottages, Chale Cottage and Piccadilly Cottage

- We have raised concerns previously about the proposal to use the single lane access track to enter the application site. Contrary to the comments from Over Wallop Parish Council this track has not developed over time to allow vehicular access. Previous owners of 2 Pearl Cottages bought a piece of land from Mr Pearl and had the access track and bridge built, as there was no vehicular access and they didn't want to leave their car by Station Road. The access track is therefore owned by 2 Pearl Cottages. The track is narrow at the entrance 3.3m wide. Entering the track from Wallop crossroads you have to do a 'U' turn. Construction traffic would therefore have to enter and leave the track from Over Wallop, thus creating more traffic through that part of the village.
- This application will affect us more than anyone else in the village and feel our concerns over the proposed use of this track have not been listened to or addressed at all. Ask for meeting to show how such vehicles will be able to use the access track without causing a danger to other users of the track, or road users on Station Road.
- Refer to Officer's recommended reasons for refusal. Refer to an application for live/work units in Grateley which had wide public support and was refused permission because of development in the countryside and an application for key workers bungalow in Wallop, which also had support and was refused because of development in the countryside. Ask for clarification why this current application is such an exception to the rule.

### 3.2 **x1 letter** from Chale Cottage

Still feel strongly that a permanent separate access would be the solution to the problems we are anticipating due to the increased use of the track by the occupants of the proposed dwelling, unit for commercial use as well as the obvious potential for future development of the site.

Acknowledge that applicants have offered to provide a temporary access to the site during construction. This is not a solution to all our concerns but will help alleviate the issues with the build itself.

Ask for these concerns of the residents of the track to be taken very seriously and for details of the temporary access arrangement to be agreed should permission be granted.

### 3.3 **x6 letters** Support from Place Farm House, Ringwold House, Hillside, Ashton Cottage, Grange Cottage and Yew Tree Cottage, Over and Nether Wallop

- Applicants are a loyal and important part of the Wallops Community and do a great deal to help local people not only with their skills in the workplace but also with their knowledge of the countryside. They are hard working members of the community who are desperate for more living space and this is their opportunity to live in a bigger house whilst being able to stay in the area which otherwise is too expensive now.
- Proposed dwelling will occupy a small fraction of this piece of land that has been ignored for 30 years. The land will be sympathetically maintained and put back to its natural state as a water meadow haven for wildlife, flora and fauna. This house will return land to being a picturesque site and provide a home for a family of four and two businesses that provide services for the village community. Existing cottage will provide much needed smaller scale accommodation for someone else.

- When completed will not be visible from the road.
- Both businesses are used by local residents and save us from having to go to nearby urban areas for such services. Live work units are exactly what our village needs and contribute to the vision set out in the Revised Local Plan 'to create a Test Valley community where everyone has the opportunity to fulfil their potential and to enjoy a good quality of life'. Such units stop the decline in rural facilities and reduce the need to commute to local urban areas both for the applicants to work and their clients to obtain their services. Economic and social sustainability are vitally important to stop the decline of rural life in our villages and this application will add to the sustainability of the village.
- The Revised Local Plan states 'The local Plan... ...seeks to ensure that enough land is made available to meet the needs of local businesses...'
- Para 2.21 of the Revised Local Plan states 'The decline in rural facilities has been taking place for some time with changes in lifestyles and availability of services via the internet having a significant impact. The issue is how to support the remaining facilities in villages and promote new ones'. The proposal will actively meet this aim of the plan to support rural facilities in Test Valley.
- In the Revised Local Plan Settlement Hierarchy Nether Wallop and Over Wallop are identified as 'Rural Villages' where small business uses and windfall developments are acceptable. Para. 5.46 says that the Council '...is committed to creating and maintaining sustainable settlements. To this supports the principle of the social and economic element of sustainable development...'
- The proposal fulfils these requirements and meets this element of the Plan.
- In terms of traffic impact – there is a far bigger problem with cars using Over Wallop as a 'rat run' to Grateley station at speeds often exceeding the speed limit. The impact of these two businesses is relatively insignificant in this context and has appropriate parking to support client visits.
- This is not an oversized development relative to the surrounding buildings and the land.
- We need development that provides sustainable appropriate accommodation for the next 100 years.

#### 4.0 **PLANNING CONSIDERATIONS**

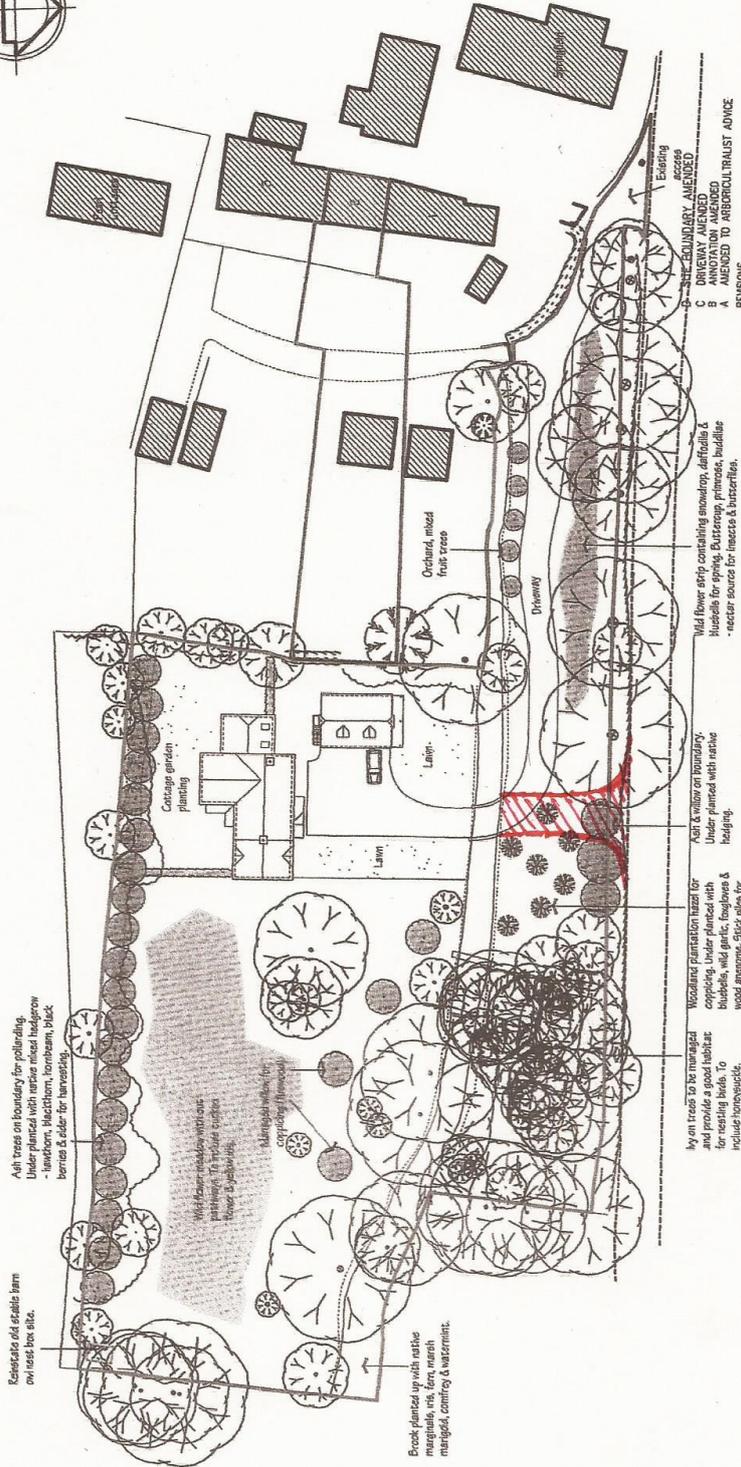
4.1 Test Valley Borough Council received the draft Inspector's report into the examination of the Revised Local Plan (RLP) on Wednesday 25<sup>th</sup> November. The draft conclusion of the Inspector is that the RLP will be found sound subject to the inclusion of main modifications which have already been agreed by the Council and consulted upon earlier this year. The receipt of the draft report is a material consideration in the determination of planning applications but the relevance to specific proposals will vary depending on the proposal. Given the draft conclusions and the stage of the process significant weight can be applied to the policies and proposals within the RLP (incorporating the proposed modifications) in line with para 216 NPPF.

- 4.2 The draft Inspector's report is a material factor in considering the proposal at Land Adjacent Piccadilly Cottages, Station Road, Over Wallop (15/00965/FULLN) in that the site remains within the defined countryside (policy COM2). Also, policy COM10 relating to occupational workers in the countryside provides the local context for applying NPPF para 55. This policy has been found to be appropriate and justified by the Inspector within his draft report. The proposal is therefore contrary to both the saved policies of the Borough Local Plan and the policies within the RLP.
- 4.3 The principle of the settlement boundaries and the policy approach to allowing development in the countryside and allowing appropriate growth in the villages was considered by the Inspector as part of the Examination into the Revised Local Plan. As part of his draft report he has accepted the Revised Local Plan (RLP), subject to the inclusion of modifications. These modifications are not relevant to the matters relevant to this application.
- 4.4 It has been questioned that the Revised local Plan does not provide for small businesses in the rural area. Provision of employment sites within the countryside needs to be balanced against the principles of sustainable development (NPPF para 14). The approach the RLP takes is to look for future small rural employment provision to be brought forward via re-use of existing buildings or the redevelopment of existing employment sites. Live work units would be considered where the site was favourable against the content of the local plan and any other material considerations.
- 5.0 **RECOMMENDATION**  
**No change**

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# 2 Piccadilly cottages



14.04.2  
23.03.2  
19.03.2

A SITE BOUNDARY AMENDED  
B DRIVEWAY AMENDED  
C ANNOTATION AMENDED  
D REVISIONS  
E REFERRED TO AGRICULTURALIST ADVICE

PROJECT  
DRAWING No. **1757-05**  
SCALE 1:500 @ A3  
DRAWN BY DATE  
PROPOSED ECOLOGY ENHANCEMENT CCT FEB 201  
REVISIONS  
MIR & MRS CAIRNS

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**TEMPORARY ACCESS**

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1:500