

APPLICATION NO	PA/2012/1256
APPLICANT	Mr N Brown, Belle Vue Property Limited
DEVELOPMENT	Outline planning permission for residential development with all matters reserved for subsequent approval (resubmission of PA/2011/1486)
LOCATION	Land adjacent to 51 The Nooking, Haxey
PARISH	HAXEY
WARD	Axholme South
CASE OFFICER	Graeme Moore
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Agent request to address the committee

POLICIES

National Planning Policy Framework: Paragraphs 17, 19, 49 and 55.

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policies RD2, DS1 and LC14.

North Lincolnshire Core Strategy: Policies CS2, CS3, CS5 and CS6.

CONSULTATIONS

Highways: Advise conditions.

Severn Trent Water Ltd: No objections.

Yorkshire Water: Comments – a water supply can be provided.

Ecology: No formal comment, however there is a nature reserve to the west. There is screening vegetation on the nature reserve which this application will not touch.

Archaeology: The site is within the Area of Special Historic Landscape Interest. The harm the development will cause to the character and appearance of this historic landscape and its setting is less than substantial. A high standard of design should be required to be in keeping with the traditional character of the area. The height of any proposed dwellings should be controlled.

Environment Team: Potential impact on historic landscape by way of height and layout. These could therefore be restricted to limit any impact. Potential impact on nesting birds by shrub removal. Advise a condition regarding hedge removal.

Environmental Health: Advise conditions regarding land contamination, as the site is adjacent to a former railway line.

PARISH COUNCIL

Object to the proposal as the dwellings, being located close to the school, would add to existing congestion problems. They are located too close to the school, the capacity of existing services (eg drainage) is a concern, there would be an increase in traffic and the proposal is not within the structure plan (development boundary).

PUBLICITY

Neighbouring properties have been notified and a site notice posted. No comments have been received.

ASSESSMENT

The application site is an existing paddock which is enclosed largely by hedging. There is a nature reserve located to the immediate west of the site with residential dwellings further to the west. To the east there are two detached dwellings and then agricultural land. There is a primary school immediately opposite the site to the south. The site is located outside the development boundary for Haxey and as such is in the open countryside. The indicative plans propose two substantial detached houses. The previous application referred to (PA/2011/1146) was withdrawn.

The main issues in determining this application are whether residential development is acceptable in this open countryside location, whether the proposal would have an adverse impact on the character or setting of the historic landscape, and traffic issues in relation to the school.

The outline application site lies outside the development boundary within the Area of Special Historic Landscape Interest of the Isle of Axholme, and more specifically within the surviving area of the ancient open strip field system.

This area is designated for its unique historic landscape retaining the pattern of medieval open strip fields surrounding the villages on the Isle. This landscape is considered to be of national importance and local plan policy LC14 applies:

'Within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features.'

Paragraphs 128 and 129 of the National Planning Policy Framework require an applicant to submit sufficient information about the significance of any heritage assets that their proposals may affect that allows the local planning authority to assess the degree of impact on heritage assets and their settings, and how this impact may be mitigated, if at all. Paragraph 131 states that when determining planning applications, local planning authorities should take account of '*the desirability of new development making a positive contribution to local character and distinctiveness*'.

The applicant's design and access statement includes an assessment of the impact of the proposed development on the significance of the historic landscape that concurs with the HER's assessment provided in response to the previous application.

The proposed dwellings would introduce additional elements of built form and enclosure into this landscape that would further detract from its historic character and open nature. Nevertheless, given that the railway and existing dwellings have already compromised the historic landscape character at this location, it is considered that the development will not substantially harm or adversely affect the historic landscape.

The proposed dwellings are located outside the development boundary for Haxey in what is considered to be open countryside. The development boundary for Haxey runs adjacent to the former Isle of Axholme railway line, with the local primary school and 51 and 53 The Nooking being located outside the boundary. The proposal is described as an 'infill' plot however this carries no weight in its determination as it is located in the open countryside. In the open countryside, dwellings are restricted to that which is for the housing of essential agriculture and forestry workers or for dwellings which display the highest levels of quality architectural design in the construction and sustainable construction, neither of which are considered to apply to the proposal that is up for determination. The applicant has provided no information in support of the proposal that stresses its architectural or sustainable credentials in order for it to be considered exceptionally under paragraph 63 of the National Planning Policy Framework.

Furthermore the site is not proposed as an affordable housing exceptions site, whereby as a site located adjacent to the development boundary it would be put forward for affordable dwellings in a rural settlement for which there is a need in settlements such as Haxey in accordance with policy H13 of the North Lincolnshire Local Plan.

Concerns have also been raised in relation to the increase in traffic, with the proposed dwellings located adjacent to the existing primary school. However, Highways have been consulted as part of the application process and have stated that, subject to conditions, they have no concerns with the proposal. It is considered that even though the dwellings would be located adjacent to the site entrance this is not in itself sufficient justification to refuse consent for the dwellings on those grounds.

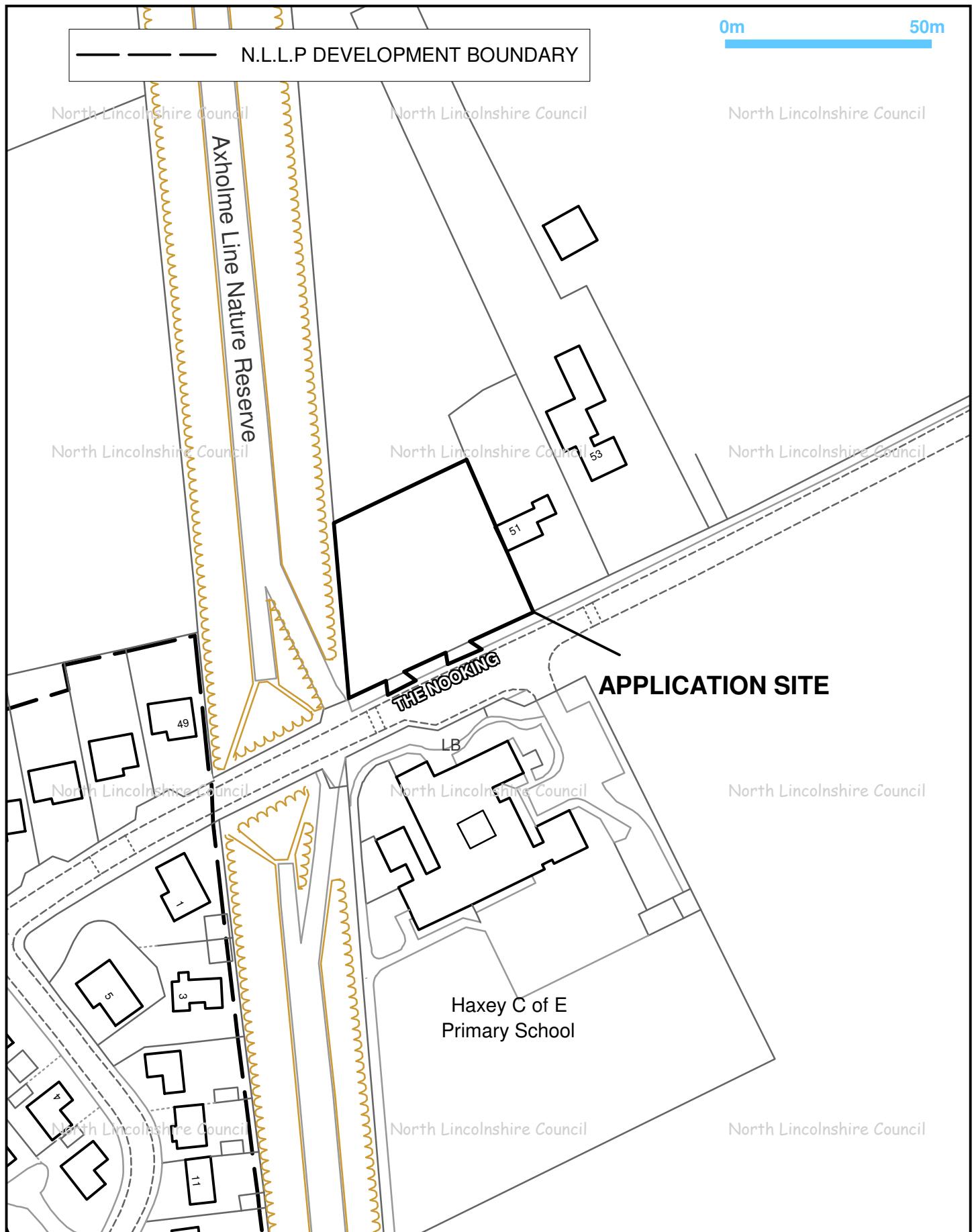
However, it should be noted that no information has been supplied that would justify the erection of two dwellings in this location in the open countryside, other than it would complement the street scene. As the proposal is not for the housing of essential agriculture or forestry workers, nor do they display the highest levels of architectural design or sustainability then the proposal is considered contrary to policies RD2 and RD9 of the North Lincolnshire Local Plan and policies CS1, CS2 and CS3 of the North Lincolnshire Core Strategy. Furthermore, the proposal is not considered to be of the highest level of architectural design or sustainability for it to be considered exceptionally under paragraph 63 of the National Planning Policy Framework.

RECOMMENDATION Refuse permission for the following reasons:

This proposal is for new build property located in the open countryside which is not for the purposes of the housing of an essential agriculture or forestry worker. In the absence of any justification in support of the establishment of a dwelling in this location, the proposal is considered contrary to policies RD2 and RD9 of the North Lincolnshire Local Plan and policies CS1, CS2 and CS3 of the North Lincolnshire Core Strategy.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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Drawn by: Sue Barden

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**Director of Places
Peter Williams**

BSc,DMS,CEng,MEI,MCM,AMIMechE

PA/2012/1256 - INDICATIVE LAYOUT

Axholme Line Nature Reserve

Trees/Shrubs to be retained along Western Periphery of Site.

Existing Lamp Post Position.

THE NOOKING

Existing Dropped Curb Position.

53

51

49



Existing Lamp Post Position.

Proposed New Dropped Curb Position.

LB