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| <b>APPLICATION NO</b>                     | <b>PA/2011/1486</b>   |
| <b>APPLICANT</b>                          | Belle Vue Property Ltd  |
| <b>DEVELOPMENT</b>                        | Outline planning permission for residential development with all matters reserved for subsequent approval |
| <b>LOCATION</b>                           | Land adjacent 51 The Nooking, Haxey   |
| <b>PARISH</b>                             | <b>HAXEY</b>  |
| <b>WARD</b>                               | Axholme South   |
| <b>SUMMARY RECOMMENDATION</b>             | <b>Refuse permission</b>  |
| <b>REASONS FOR REFERENCE TO COMMITTEE</b> | Agent request to address the committee  |

## **POLICIES**

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

**North Lincolnshire Local Plan:** Policy H8 (Housing Mix and Design) states that new residential development will be permitted providing that it reflects the local environment, incorporates a high standard of layout and protects existing natural and built features that contribute to the amenity of the area.

Policy LC14 (Area of Special Historic Landscape Interest) states that development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape. It also states that a high standard of design is required.

Policy RD2 (Development in the Open Countryside) states that development in the open countryside will be strictly controlled and planning permission only granted for residential development which is essential to the efficient operation of agriculture or forestry, affordable housing to meet a proven need or for a replacement dwelling.

Policy DS1 (General Requirements) also applies.

**North Lincolnshire Core Strategy:** Policy CS2 (Delivering More Sustainable Development) states that any development that takes place outside the defined development limits of settlements will be restricted and only development which is essential to the functioning of the countryside will be allowed to take place.

Policy CS3 (Development Limits) applies and states that development outside defined development limits will be restricted to that which is essential to the functioning of the countryside.

Policy CS5 (Delivering Quality Design in North Lincolnshire) states that all new development should be well designed and appropriate for their context.

Policy CS6 (Historic Environment) states that the council will seek to protect, conserve and enhance the historic environment and all new development must respect and enhance the local character and distinctiveness of the area in which it would be situated.

Policy CS9 (Affordable Housing) states that new residential housing development for three or more dwellings in rural settlements must make provision for an element of affordable housing.

## **CONSULTATIONS**

**Highways:** Advise conditions.

**Yorkshire Water:** No comments.

**Severn Trent Water Ltd:** No objections.

## **PARISH COUNCIL**

Object to the proposal on the grounds that the site is outside the development boundary and there are already concerns regarding traffic on this road and if this application were to be granted this would add to those traffic concerns.

## **PUBLICITY**

Neighbouring properties have been notified and a site notice posted. Two letters of objection have been received raising the following issues:

- the proposed dwellings being located close to the school would add to existing congestion problems
- located too close to the school
- the capacity of existing services (eg drainage)
- increase in traffic

## **ASSESSMENT**

Outline planning permission is being sought for residential development. The indicative layout suggests that three detached dwellings are proposed. The site is currently used as a paddock and there are a number of trees and hedges to the frontage. There are two dwellings located to the east and a housing estate to the west. Haxey primary school is located opposite the site and the Axholme Line Nature Reserve is located immediately to the west of the site. The site is located within the Isle of Axholme Area of Special Historic Landscape Interest and is outside the development boundary for Haxey.

**The main issues in determining this application are whether the proposed development is acceptable in this open countryside location and whether it would have an adverse impact on the historic landscape.**

As previously stated, the site lies outside the development boundary for Haxey and so is in the open countryside. It is not considered that adequate justification has been submitted with the application to justify allowing the proposal in line with policies RD2 and CS3 as the

dwellings are not necessary for the efficient operation of agriculture or forestry, or affordable housing to meet a proven need.

The site lies within the Isle of Axholme Area of Special Historic Interest, specifically within the surviving area of the ancient open strip field system, where development must seek to protect, conserve and enhance this area and be appropriately designed. Whilst this application is an outline application only and no designs have yet been submitted, the council's historic environment officer has recommended that if outline planning permission is approved the number of plots should be reduced from three to two to better conserve the historic character.

Comments have been received from the council's strategic housing officer with regard to affordable housing. Policy CS9 requires a 10% off-site affordable housing contribution for developments of three dwellings or more in rural settlements.

Concerns have been raised with regard to traffic and congestion particularly with regard to the proximity to the school. Highways have been consulted and raise no objections to the proposal subject to the imposition of conditions.

Issues regarding drainage could be overcome by conditions if the application was recommended for approval.

Many of the issues raised by consultation responses can be overcome by condition and by reducing the number of dwellings. However the fundamental issue remains in that the site is located outside the development boundary for Haxey and does not meet local or national planning policy to justify allowing the development, as the development is not essential for the efficient operation of agriculture or for affordable housing.

**RECOMMENDATION      Refuse permission for the following reasons:**

The site is in the open countryside outside the development boundary for Haxey as defined by the North Lincolnshire Local Plan. The development is not essential for the purposes of agriculture or forestry or to meet a proven special countryside need and is therefore contrary to policy RD2 of the local plan, policies CS2 and CS3 of the North Lincolnshire Core Strategy and PPS7.

