

APPLICATION NO	PA/2015/0200
APPLICANT	Mr D Dennett, Croftsdun Enterprises Ltd
DEVELOPMENT	Outline planning permission for the erection of four dwellings with appearance and scale reserved for subsequent approval
LOCATION	Land to south of King Edward Street, Belton
PARISH	BELTON
WARD	Axholme Central
CASE OFFICER	Emma Stanley
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Applicant request to address the committee Member 'call in' (Councillor Redfern) Objection by Belton Parish Council

POLICIES

National Planning Policy Framework: Paragraphs 12, 56 and 109.

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

Policy DS16 (Flood Risk)

Policy HE9 (Archaeology)

Policy H8 (Housing Design and Housing Mix)

Policy H10 (Public Open Space Provision in New Housing Development)

Policy LC5 (Species Protection)

Policy LC6 (Habitat Creation)

Policy LC11 (Areas of Amenity Importance)

North Lincolnshire Core Strategy: Policy CS5 (Delivering Quality design in North Lincolnshire)

Policy CS6 (Historic Environment)

Policy CS7 (Overall Housing Provision)

Policy CS17 (Biodiversity)

Policy CS19 (Flood risk)

CONSULTATIONS

Highways: No objections subject to conditions.

Public Open Space Co-ordinator: Requests a financial contribution of £2,485.43 be made towards the upgrade and improvement of facilities at Belton picnic area to be secured by a Section 106 Agreement in accordance with policy H10 of the North Lincolnshire Local Plan.

Drainage Team: No objections subject to conditions regarding drainage of the site.

Environment Protection: No objections subject to conditions relating to contaminated land and hours of construction.

Environment Team: The site is allocated as LC11 in the North Lincolnshire Local Plan and development should only be permitted in this area if it can be demonstrated that the open character will be protected and the visual amenity and wildlife value will be enhanced. If planning permission is granted, conditions will be required to secure biodiversity enhancements.

Historic Environment Record: No objections subject to a condition relating to archaeological monitoring.

PARISH COUNCIL

Object on the grounds that the proposal will adversely affect the Area of Amenity Importance and will therefore harm the character of the area and be contrary to policies DS1, H7, H8 and LC11 of the North Lincolnshire Local Plan and CS3 and CS5 of the Core Strategy. The proposal will also harm the residential amenities of nearby properties contrary to policy DS1 of the local plan.

PUBLICITY

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

- increased risk of flooding
- new tree planting blocking out light
- the area is a haven for wildlife
- there is Japanese knotweed on the site
- increase in traffic and impact on access/parking/congestion
- impact on surrounding trees from construction traffic
- if approved the development would set a precedent for other similar development in the area.

ASSESSMENT

Outline planning permission is sought to erect four large detached dwellings on a parcel of land within the settlement boundary for Belton. The site is allocated as an area of Amenity Importance under policy LC11 of the North Lincolnshire Local Plan. The site is in an existing established residential area, with a disused railway line to the east, which is used as a green pathway for the village. Outline planning permission for five building plots on this site was refused on 3 October 2014 (PA/2014/0517).

The main issues in the determination of this application are whether the proposal will have a harmful impact on the Area of Amenity Importance and the character of the area, and whether there will be an adverse impact on the residential amenities of neighbouring properties.

The site is within the settlement boundary for Belton, and is currently overgrown and underused. It is allocated as an Area of Amenity Importance as it provides a green, open space within the village and has some value in terms of wildlife which, together with the adjacent disused railway line, offers an amenity facility for local residents. The site is considered to be large enough to accommodate four dwellings and the suggested layout shows a central access point around which the four plots are situated. Space behind the plots has been retained to show a landscaped buffer zone between the backs of the properties and the boundaries of the site. Policy LC11 seeks to resist development on Areas of Amenity Importance, unless it can be shown that it would not have an adverse effect on its open character, visual amenity or wildlife value.

In this particular case, the existing area is considered to provide a space with an open character with some visual amenity, particularly for users of the green way. In terms of wildlife value, the protected species survey report reveals little potential for protected species, however, if additional survey work had been carried out further into the breeding season, then a greater diversity of breeding birds would be anticipated, including summer migrants. None of the bird species recorded in March were priority species, but priority species such as house sparrow, dunnock and starling are likely to use the habitat for both feeding and nesting. Due to the proposed layout and the number of dwellings, it is clear that the development will have an impact on the open character of the site. The layout does provide areas of undeveloped land around the edge of the site, and there will be some biodiversity enhancements as proposed in the biodiversity management plan. However, it is considered that that level of development would still harm the open character of the area, which would outweigh the potential benefits as proposed.

In relation to impact on the amenities of neighbouring properties, the proposed means of access is located between two existing dwellings, the private rear gardens of which lie directly adjacent to the proposed private driveway. It is considered that the number of vehicles accessing the site would be likely to lead to a reduction in the enjoyment of these private garden areas to the detriment of residential amenity due to noise and general disturbance.

Three letters of objection have been received raising concerns about flooding, impact on amenities and impact on wildlife and trees. The parish council has also objected on the grounds that the proposal will harm the character of the area and affect residential amenity. No objections have been received from any other consultee, subject to conditions.

It is considered, therefore, that the development as proposed will have an adverse impact on the character and appearance of this Area of Amenity Importance and be harmful to the amenities of nearby residential properties. The application is therefore recommended for refusal.

RECOMMENDATION Refuse permission for the following reasons:

1.

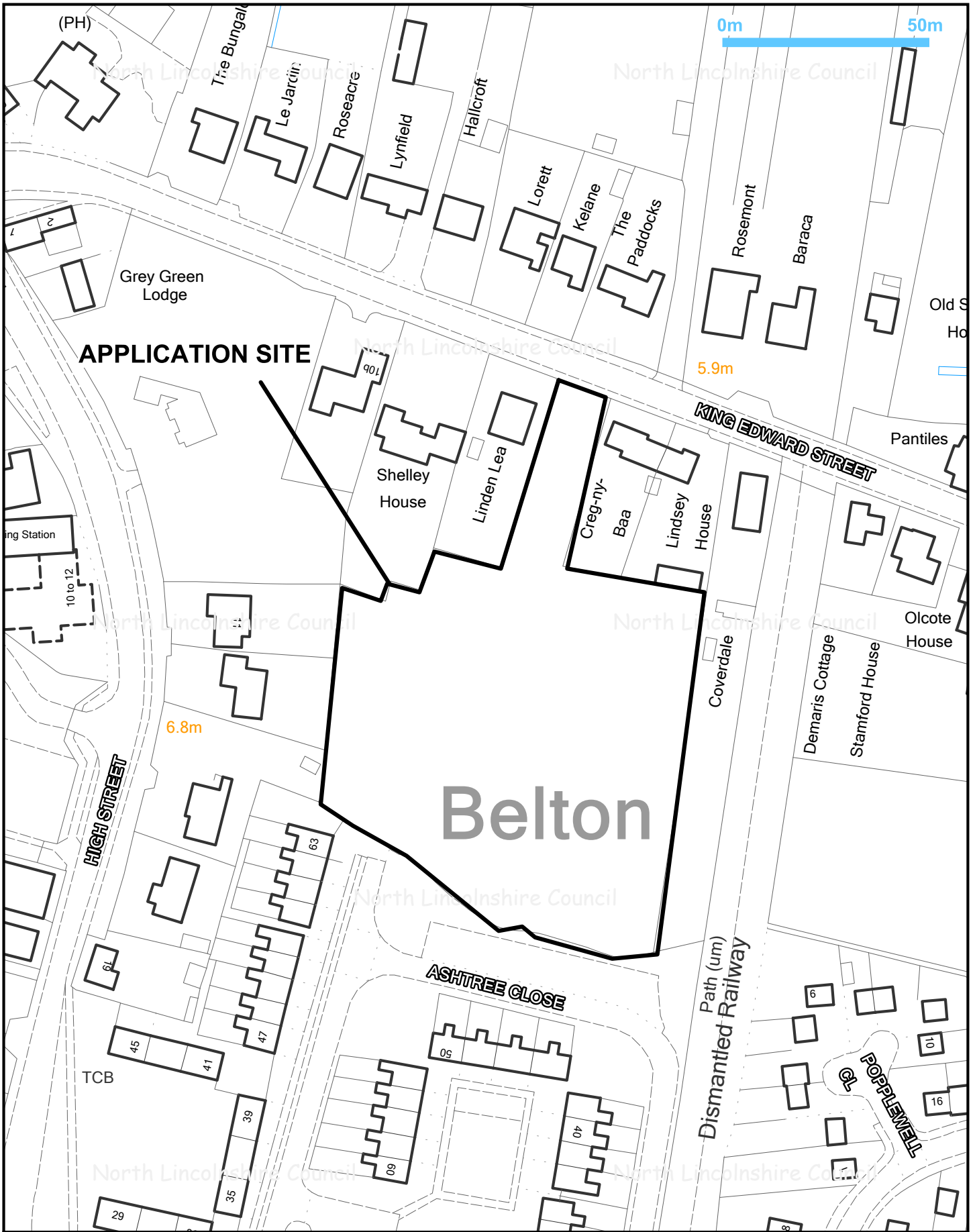
The proposed development does not have due regard to its context and would adversely affect the open character of the area. The proposed development is therefore contrary to policies DS1, H7, H8 and LC11 of the North Lincolnshire Local Plan, CS3 and CS5 of the North Lincolnshire Core Strategy and guidance contained within the National Planning Policy Framework.



2.

The proposed development of up to four dwellings, with its access located directly between Creg-na-Baa and Linden Lee, would adversely affect the residential amenity of these properties as a result of noise and disturbance from vehicle movements. The development is therefore contrary to policies DS1 and H7 of the North Lincolnshire Local Plan.

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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PA/2015/0200 Proposed Layout - Not to scale

