

APPLICATION NO	PA/2015/0503
APPLICANT	Mr J Stanton
DEVELOPMENT	Outline planning permission for the erection of a dwelling (all matters reserved for subsequent approval)
LOCATION	Tout Pres, Little Lane, Wrawby
PARISH	WRAWBY
WARD	Brigg and Wolds
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Agent request to address the committee

POLICIES

National Planning Policy Framework: Paragraph 14 states that at the heart of the National Planning Policy Framework there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 35 of Core Planning Principle 4 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

At paragraph 37 it states that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 49 of the Core Planning Principle 6 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

Paragraphs 15, 47, 50, 55, 60, 61, 64 and 99-103 also apply.

North Lincolnshire Local Plan: Policies RD2 (Development in the Open Countryside), T2 (Access to Development) and DS1 (General Requirements) apply.

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering more Sustainable Development), CS3 (Development Limits) and CS7 (Overall Housing Provision) apply.

CONSULTATIONS

Highways: No objection subject to conditions relating to details of access and parking facilities, the prevention of surface water run-off, no loose material being placed on the driveway or parking area, and restricting the height of anything erected or planted adjacent to the highway boundary across the site frontage.

Environmental Protection: No objection subject to a condition restricting hours for construction and site clearance operations.

PARISH COUNCIL

Object. The proposed site falls outside the village development boundary – previous similar applications have been opposed and to grant would, in the parish council's opinion, open up a can of worms. The parish council is concerned about access difficulties for builders getting supplies down the narrow Little Lane. Problems of access in Little Lane are bad enough as it is. The council must oppose any application which would make them worse.

PUBLICITY

Advertised by press and site notice, and adjoining neighbours notified. Nine letters of objection (three from the same objector), one letter of support and one letter of no objection have been received. The letter of support and letter of no objection raise the following points:

- asset to village as not detrimental to nearby residents
- dwelling would sit comfortably on the site in line with adjacent properties
- will not create parking issues
- increase in traffic only temporary whilst construction works take place
- will not intrude on open space
- will not affect trees.

The letters of objection raise the following issues:

- increase in traffic
- access difficulties
- loss of sunlight and privacy
- discrepancy in type of dwelling proposed
- is garage to be attached or detached?
- Tout Pres had to be sited within the development boundary
- previous submissions for this type of development

- legal covenant in relation to access
- new access installed on the site which affects parking on the road by other property owners
- previous appeal was dismissed
- outside development boundary
- will set a precedent
- loss of habitats and trees
- design out of character with village and adjacent dwellings
- existing infrastructure already overstretched

ASSESSMENT

This application was deferred at the last meeting of the Planning Committee to enable members to visit the site prior to making a decision.

The proposal is an outline application for a dwelling. All matters are to be reserved for future consideration. The proposed dwelling will be a four-bedroom, one-and-a-half-storey dwelling.

The site is located outside the development boundary in the rural settlement of Wrawby, within the open countryside. The site is a large plot. To the north of the application site is a detached dwelling known as Tout Pres which is also within the applicant's ownership. The application site is currently garden land for Tout Pres. The access to the application site will be an existing access from Little Lane. A separate existing access, also onto Little Lane, will serve Tout Press. The application site is bounded by residential development to the north, south and east.

The site is located outside the development boundary of Wrawby, within the open countryside. The applicant did submit a representation to extend the development boundary of Wrawby to include the application site at the final stage of the Housing and Employment Land Allocations DPD Revised Submissions Draft April 2014. However the council did not include the proposal as part of the revised development limits amendments as it was considered that the proposal was contrary to policy CS3 as an extension to the development boundary in this location would not be drawn around the main built-up area of the settlement. As a result the site is still located within the open countryside.

Policy RD2 of the North Lincolnshire Local Plan sets out the type of development which would be considered appropriate in the open countryside and the criteria against which all applications outside development boundaries will be assessed. This policy only supports residential development in such locations where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Policy CS3 of the Core Strategy also restricts development in the countryside to that which is essential for the functioning of the countryside. In this case, the proposal is for a private dwelling. The proposed dwelling would not be an affordable dwelling, essential to meet the needs of an agricultural or forestry worker, or essential to the functioning of the countryside. As a result

the proposal is contrary to policy CS3 of the Core Strategy and policy RD2 of the North Lincolnshire Local Plan.

The applicant considers that the proposal will contribute to the council's five year land supply and is a sustainable form of development. In terms of the council's five year supply of deliverable housing the council can demonstrate that it has a five year supply of deliverable housing sites. The development is not considered to be a sustainable form of development as Wrawby has a limited range of shops, employment, leisure and community services which results in the increased need to travel. This is likely to take place by private car due to the limited public transport links to larger settlements such as Brigg, Barton and Scunthorpe. The proposal is therefore contrary to policies CS1, CS2 and CS7 of the Core Strategy.

In terms of traffic and access, comments made by the parish council and neighbours are noted. However, Highways have raised no objection to the proposal subject to conditions. The proposal therefore complies with policy T2 of the North Lincolnshire Local Plan.

Concern is raised about the type of dwelling and garage proposed. As the application is an outline application, the appearance, layout and scale of the proposed dwelling would be submitted within the reserved matters application. However, the applicant has confirmed that the dwelling would be a one-and-a-half-storey dwelling with a detached garage. The reserved matters application would have to ensure that the dwelling was designed to be in character with the area and adjacent dwellings and would not result in any loss of amenity to adjoining dwellings in terms of loss of light, loss of privacy and overlooking, for example.

Issues of covenants are not planning matters – these are matters for the applicant to resolve. The issue of the development setting a precedent is not relevant to this application as each application is determined on its merits and in accordance with the development plan unless material considerations indicate otherwise. There is no evidence to suggest that the development would result in significant harm to wildlife habitats and to trees. No tree preservation orders are located on the site and the site does not lie within a conservation area, and therefore no trees on the site are protected.

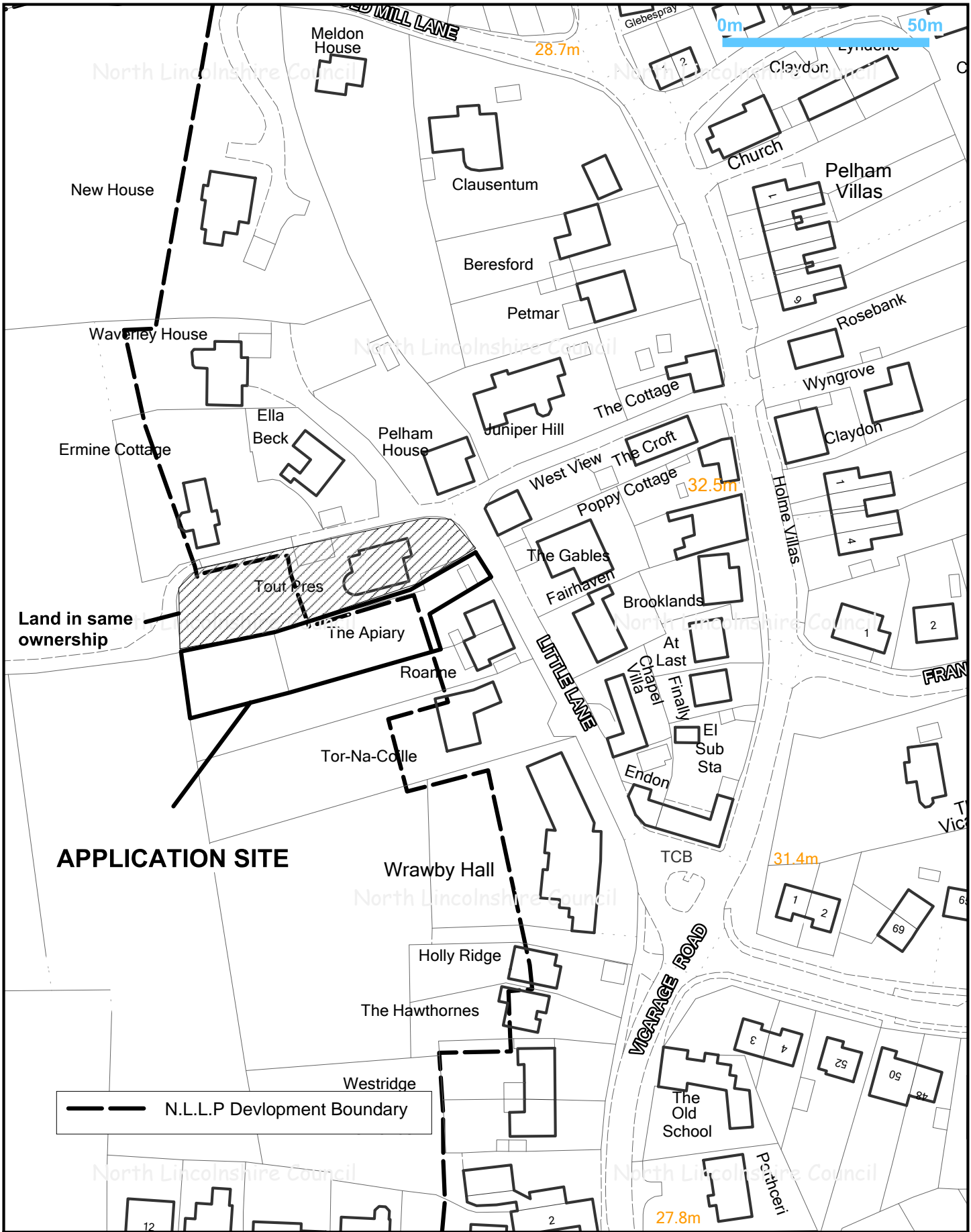
The site does lie outside the development boundary of Wrawby, within the open countryside where development is strictly controlled. As a result the proposal is regarded as an unsustainable form of development because there is no justification for a dwelling on this site.

RECOMMENDATION Refuse permission for the following reasons:

The site is located outside the development boundary of the rural settlement Wrawby where residential development is strictly controlled. The proposed development is not an affordable dwelling nor for accommodation required for an essential agricultural or forestry worker and no other justification has been submitted to justify residential development in this unsustainable location. The proposal is therefore contrary to policies CS1, CS2 and CS3 of the Core Strategy and policy RD2 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.



APPLICATION SITE

Title: PA/2015/0503

Drawn by: Sue Barden

Date: 18/08/2015

Scale 1:1250

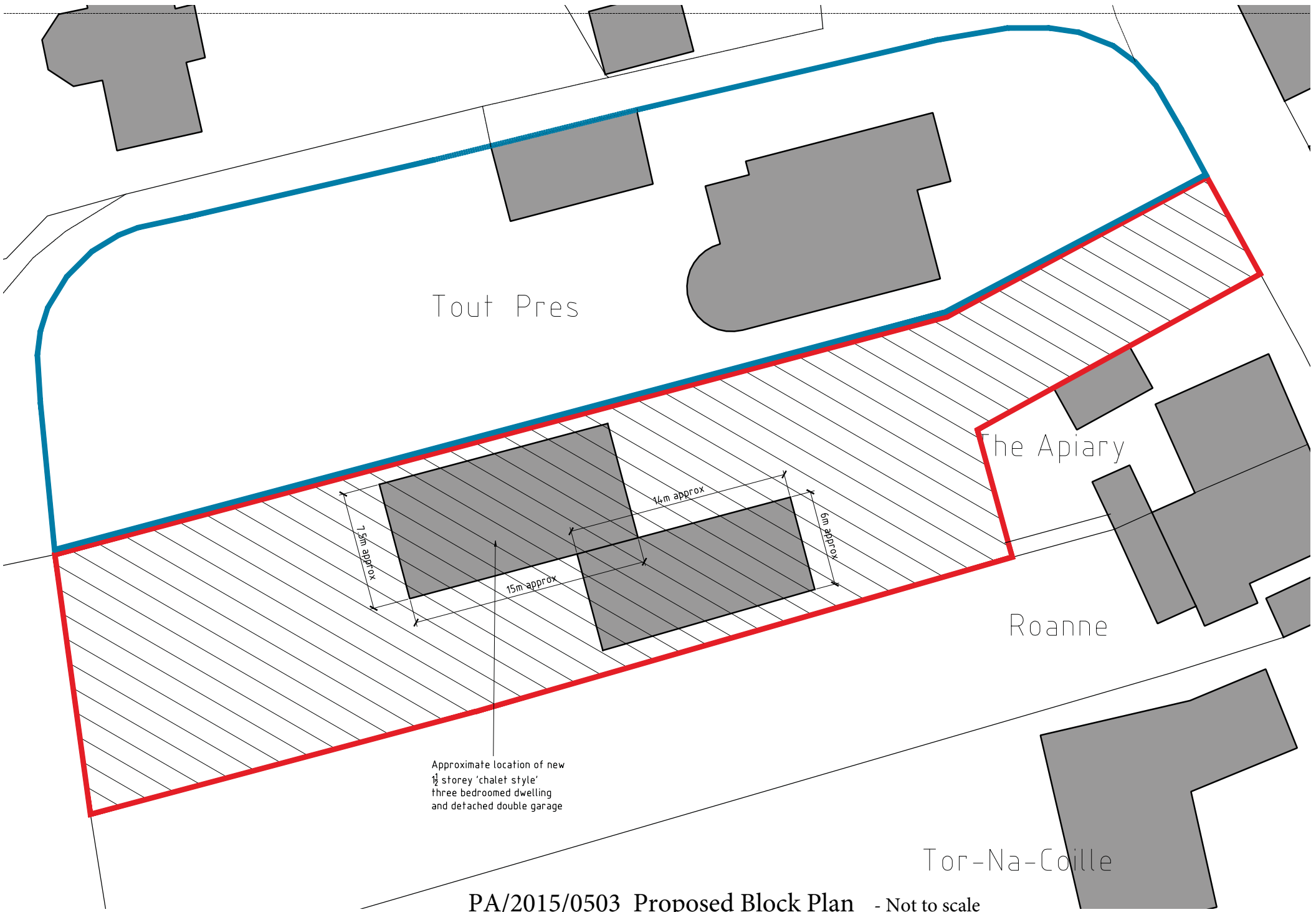


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Director of Places
Peter Williams

BSc,DMS,CEng,MEI,MCMI,AMIMechE



Tout Pres

The Apiary

Roanne

Tor-Na-Coille

Approximate location of new
1½ storey 'chalet style'
three bedroomed dwelling
and detached double garage