

F/YR11/0891/F

15 November 2011

Applicant : Mr B Boston

Agent : Mr D Barker
Planning Places for People

Land North East of 2 Gore Villas, Mill Road, Murrow, Cambridgeshire

Siting of a mobile home and storage container (retrospective)

This application is before the Planning Committee at the request of Cllr Booth as he considers there are personal circumstances which should be balanced against the relevant planning policy.

This application is a 'Minor'

1. **SITE DESCRIPTION**

The site is located on the northern side of Mill Road, approximately 250metres from the junction with Murrow Bank. The site is beyond the established settlement boundary. There are open fields to the north and east and a few sporadic residential dwellings to the west. The site is currently bound by a combination of hedging and fencing and is occupied by the mobile home and container which are the subject of this application.

2. **HISTORY**

F/YR06/1043/F – Erection of a single-storey dwelling (log cabin style) – Refused 23.10.2006

F/98/0853/O – Erection of a bungalow – Refused 07.04.1999

3. **CONSULTATIONS**

Parish/Town Council:

Not received at time of report

Environment Agency:

Object to the granting of planning permission as the development falls into a flood risk vulnerability category that is inappropriate to the Flood Zone in which the application site is located.

CCC Highways:

Questions whether the storage container will be used for business, the position of all access points need to be indicated on the plan. Questions whether the existing access that served the paddock and the extended garden is a formal access. If so, the access needs to work for the new proposal, the access arrangements on the two plans do not appear to tie up. Parking and turning needs to be indicated on the plan.

**North Level District Internal
Drainage Board:**

Objects to the proposal as it appears that the mobile home and storage container are both situated directly above a surface water pipeline. A 6m buffer zone from the centre of the pipe should be kept clear to allow for future access to the surface water pipe.

**Local Residents/Interested
Parties:**

None received

4. POLICY FRAMEWORK

FDWLP Policy	H3	-	To resist housing development outside DABs. To permit housing development inside DABs provided it does not conflict with other policies of the Plan.
	H20	-	Residential caravan and mobile home sites will be subject to the same settlement policies as permanent housing.
	E8	-	Proposals for new development should: -allow for protection of site features; -be of a design compatible with their surroundings; -have regard to the amenities of adjoining properties; -provide adequate access
	PU1	-	The District Council will expect new developments to make satisfactory arrangements for water supply, sewerage and sewage disposal, land drainage and flood protection matters
East of England Plan	SS1	-	Achieving Sustainable Development
	WAT4	-	Flood Risk Management
Planning Policy Guidance (PPGs and PPSs)	PPS1	-	Delivering Sustainable Development
	PPS3	-	Housing
	PPS7	-	Sustainable development in rural areas
	PPS25	-	Development and Flood Risk

5. ASSESSMENT

Nature of Application

This application seeks full planning permission for the siting of a mobile home and storage container on land beyond the established settlement and within a high risk flood zone. The application is considered to raise the following key issues;

- Principle and policy implications
- Flood risk and drainage
- Impact on character of area
- Other matters

Principle and policy implications

Policy H20 of the Fenland District Wide Local Plan stipulates that mobile home sites will be subject to the same policies as housing. With this in mind, concerns are raised with regard to the principle of the proposal given that the site lies beyond the settlement area boundary. Therefore, in principle the proposal is contrary to H3 of the Local Plan. Planning Policy Statement 7 (PPS7) makes some allowances for housing in such rural locations where special justification relating to the essential need for a worker to live permanently at or near their work in the countryside. Since no such justification has been submitted, the proposal is also contrary to PPS7.

Justification has been submitted on the grounds that the application has health issues. However, the justification does not go as far as to say why this particular countryside location is required or if a countryside location is in fact necessary to address the particular health needs of the applicant. Officers, therefore, cannot support the principle of the application on the grounds of personal and exceptional circumstances.

Flood risk and drainage

The proposal constitutes highly vulnerable development in terms of flood risk vulnerability classification and as such it 'should not be permitted' as per table D.3 of Planning Policy Statement 25. The Environment Agency has, therefore, objected to the proposal on these grounds.

There is a surface water pipe located within the site and the storage container and mobile home are currently positioned directly above this pipeline. The North Level Drainage Board (NLDB) has objected to the proposal on the basis that the siting of the units would not allow access to the drain. The presence of the mobile home and storage unit in this location would prohibit future maintenance of the surface water pipe and this would be to the detriment of surface water drainage within the area.

Impact on character of area

The site is essentially within the open countryside although there is some sporadic housing development located to the west. In addition part of the established settlement, to the east, is visible from the site. The character of this part of Murrow does not have much in the way of visual consistency, however, it is notable that all buildings in this area are brick built, permanent structures. It is, therefore, considered that the addition of a mobile home and storage container, which have the appearance of lightweight temporary structures, would appear as incongruous features which are out of keeping with, and detrimental to, the character and appearance of the area.

Other matters

CCC Highways have questioned the use of the storage container in terms of its potential use for business and have also questioned the access point to the field behind. The submission does not suggest that the container would be used for business purposes and, therefore, no concerns are raised in this regard. The proposed access is located to the east of the site although the parking and turning arrangements and details regarding the field access are not clear. Whilst issues have been noted, clarification has not been sought as there are fundamental policy and safety objections to the proposal which would outweigh any of these issues.

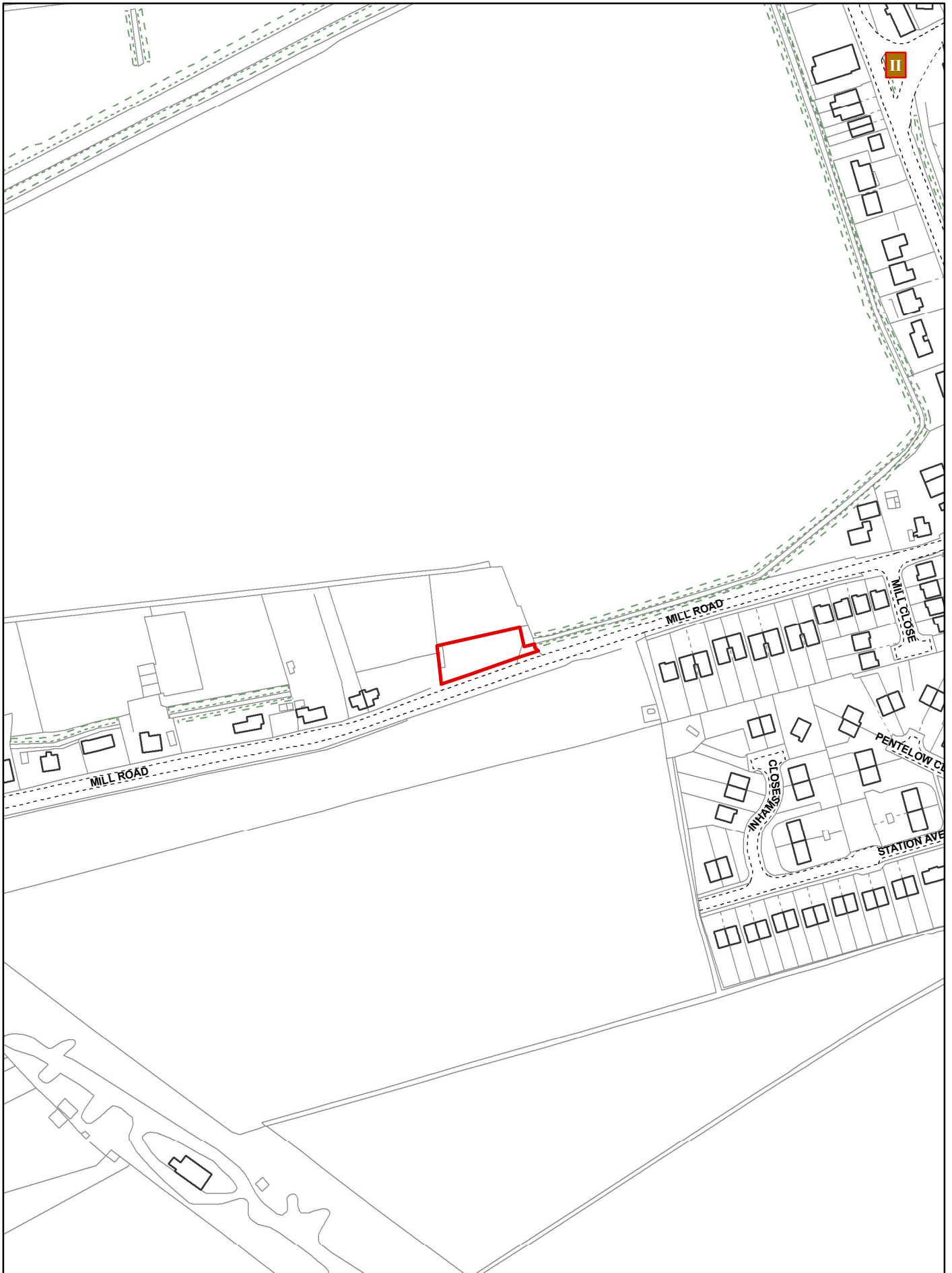
Conclusion

Allowing the scheme would result in the regularisation of an inappropriate dwelling unit within a high risk flood zone and within the open countryside. Both the Environment Agency and the North Level Drainage Board have objected to the scheme on the grounds of flood risk and surface water drainage respectively. The development is located outside of the established settlement of Murrow with no bona fide justification and the form and appearance of the scheme would compromise the character and visual amenities of the area. It is, therefore, recommended that planning permission is refused.

6. RECOMMENDATION

Refuse

- 1. By virtue of the proposal being a mobile home, it would result in a highly vulnerable development which is inappropriate to the flood zone on which it is sited. The application is, therefore, contrary to PU1 of the Fenland District Wide Local Plan, WAT4 of the East of England Plan and Planning Policy Statement 25.**
- 2. The scheme appears as an incongruous feature which is detrimental to the character of the area by virtue of its temporary appearance. The application is, therefore, contrary to E8 of the Fenland District Wide Local Plan and Planning Policy Statement 1.**
- 3. The proposal would result in an unjustified development beyond any settlement area boundary, contrary to H3 of the Fenland District Wide Local Plan, SS1 of the East of England Plan, and Planning Policy Statement 7.**



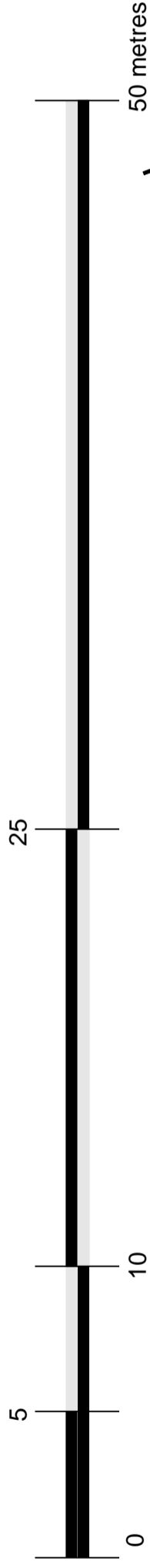
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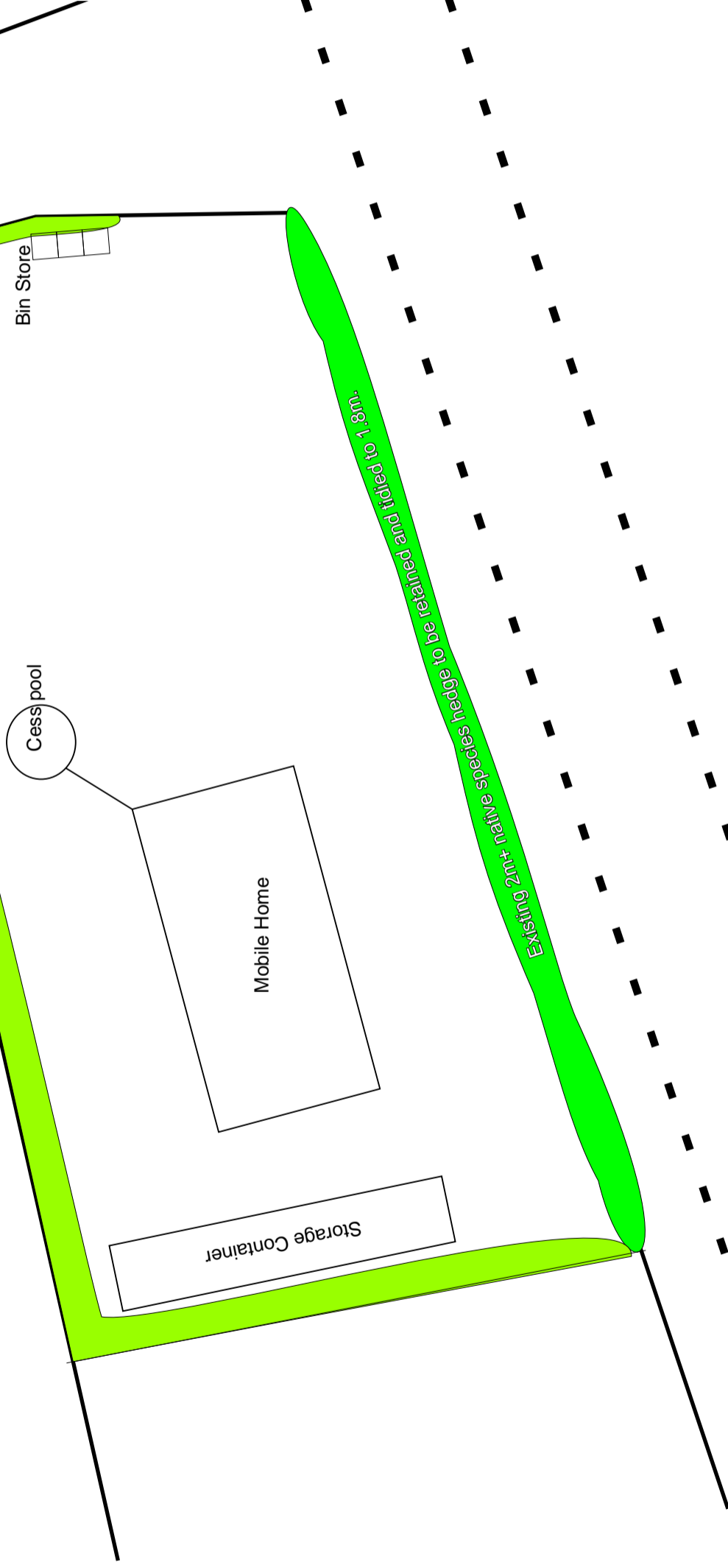
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Scale = 1:2,500





Proposed hedge and fence comprising 1.8m wooden posts (150x150) supporting chicken wire fence for short term security and native hedging for longer term amenity benefit.



Scale 1:200 at A3

The landscaping of the site will be completed by a series of raised beds that the applicant can use a flower garden and veg garden, a greenhouse/polytunnel and a small orchard of fruit trees in large pots, details of which are to be resolved at a later stage, the remainder of the site will be surfaced with pea gravel.

Hedge species:
Hawthorne, blackthorn, beech and quickthorn.
Planted in equal numbers at 600mm centres
in 2 rows 500mm apart.

Client: B Boston

Site: 3 Gore Villas Murrow

Proposal: Stationing of Mobile Home

Date: November 2011

Plan Number: J49 Site layout and planting. Version: V3



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mediation of space - making of place