

F/YR11/0938/F
5 December 2011

Applicant : Mr I Bedford

Agent : Mr Chris Walford
Peter Humphrey Associates Ltd

Land South West of The Three Horseshoes Public House, Burnthouse Road,
Turves, Whittlesey

Erection of a 2-storey 4-bed dwelling and detached double garage

This proposal is before the Planning Committee due to it being called in by Councillor Ralph Butcher as he considers the Committee can look at all design implications.

This application is a minor application.

1. **SITE DESCRIPTION**

The site is located to the south-west of the Three Horseshoes Public House, Burnthouse Road, Turves and is situated in close proximity to the railway line and level crossing to the south. The site forms an area of open land to the west of the established development area boundary.

2. **HISTORY**

Of relevance to this proposal is:

F/YR11/0714/F - Erection of 4 x two-storey 3-bed dwellings –
Granted on 1 December 2011. (not within the site boundaries of this application, however, on land to the east)

3. **CONSULTATIONS**

Town Council:

No objection and therefore recommend approval.

Local Highway Authority (CCC):

Recommend conditions relating to parking, turning, set back of any gates and adequate drainage measures for the access.

Environment Agency:

The submitted Flood Risk Assessment with regard to tidal and designated main river flood risk sources is considered acceptable for the proposed development. However, the Middle Level Commissioners should be consulted with regard to flood risk associated with watercourses under their jurisdiction.

Recommendation that the proposed development should only be granted if planning conditions relating to the land contamination and a surface water drainage scheme as without these conditions the proposed development on this site poses an unacceptable risk to the environment and, therefore, the EA would wish to object to the application.

Middle Level IDB:

Will be commenting on the application, however, no further comments received.

FDC Scientific Officer (Land Contamination):

Awaiting comments.

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. |
| E8 | - Proposals for new development should: <ul style="list-style-type: none"> - allow for protection of site features; - be of a design compatible with their surroundings; - have regard to amenities of adjoining properties; - provide adequate access. |
| E1 | - To resist development likely to detract from the Fenland landscape. New development should meet certain criteria. |

East of England Plan

- | | |
|------|-------------------------------------|
| SS1 | - Achieving Sustainable Development |
| ENV7 | - Quality in the Built Environment |

Planning Policy Statements

- | | |
|------|--|
| PPS1 | - Delivering Sustainable Development |
| PPS3 | - Housing |
| PPS7 | - Sustainable Development in Rural Areas |

PPS23	- Planning and Pollution Control
PPS25	- Development and Flood Risk

5. ASSESSMENT

Nature of Application

This application seeks full planning permission for the erection of a 4-bed dwelling with detached double garage on land south west of the Three Horseshoes Public House, Burnthouse Road, Turves.

The application is considered to raise the following key issues;

- Principle and policy implications
- Layout and Design
- Access and Parking
- Flood Risk and Pollution Control

Principle and Policy Implications

Whilst part of the access road to the site is within the Development Area Boundary, the site on which the proposed dwelling would be located is outside the Development Area Boundary where Local Plan Policy H3 indicates that housing development will not normally be permitted. An exception to this is made in Local Plan Policy H16 for dwellings required for agriculture, horticulture and forestry, but that is not proposed in this case.

The village of Turves has very limited facilities; there are no shops and no village school. There is one public house which is situated close by. As such the site is not considered to be in a sustainable location.

The village has a rural and open character which has been built up around a collection of farms and dwellings. The openness and extensive views across the Fens are the main characteristics of the village.

It is considered that the position of the proposed dwelling would be disjointed from the predominate frontage development along Burnthouse Road. It is considered that it would form an isolated development which would be at odds with the existing character and appearance of the area. Furthermore the proposed development would encroach into the open countryside which would cause material harm to the rural character of the locality.

Layout and Design

It is noted that there has been a recent planning permission granted for 4 dwellings on land to the east of the site fronting Burnthouse Road. Whilst this has not yet been built, this proposal would be located within the Development Area Boundary and would continue the frontage development which is a distinctive feature of the area.

The layout of the proposed development highlights the poor relationship to the approved scheme. It has not been incorporated within the overall development proposal of the land to the east and is purely viewed as an add-on.

The proposed design of the dwelling is bland and uninteresting; this being particularly evident when the dwelling is viewed from the road with the lack of

any detail and limited fenestration on the proposed front elevation.

Whilst the proposed dwelling is unlikely to affect the amenity of adjoining properties, this does not outweigh the concerns raised within this report.

Access and Parking

The access to the site would derive from the approved shared driveway to the development proposal to the east of the site. The width of the shared access is 5 metres and there is adequate space within the site for parking and turning.

Flood Risk and Pollution Control

The site is located within Flood Zone 3 (high risk). The submitted Flood Risk Assessment has been reviewed by the Environment Agency in respect to tidal and designated main river flood risk sources and they consider this to be acceptable for the proposed development.

The Middle Level Commissioners have been consulted, however, no detailed comments have been received.

The application form acknowledges that the site is affected by contamination and a Ground Engineering Remediation Method Statement (RMS) has been provided with the application. However, the previous reports referred to in the RMS have not been submitted with this application. These have been requested; however, without this information the Environment Agency has requested conditions relating to the contamination of the site. Without these conditions, the Environment Agency considers the proposed development on this site poses an unacceptable risk to the environment and would wish to object to the application.

Conclusion

The proposed development is outside the established Development Area Boundary and, therefore, the principle of the proposal is contrary to Local and National Planning Policy. In addition the proposal is considered to form an isolated development at odds with the predominate frontage character of the area and as such would be harmful to the character and appearance of the area. Accordingly the proposal is recommended for refusal.

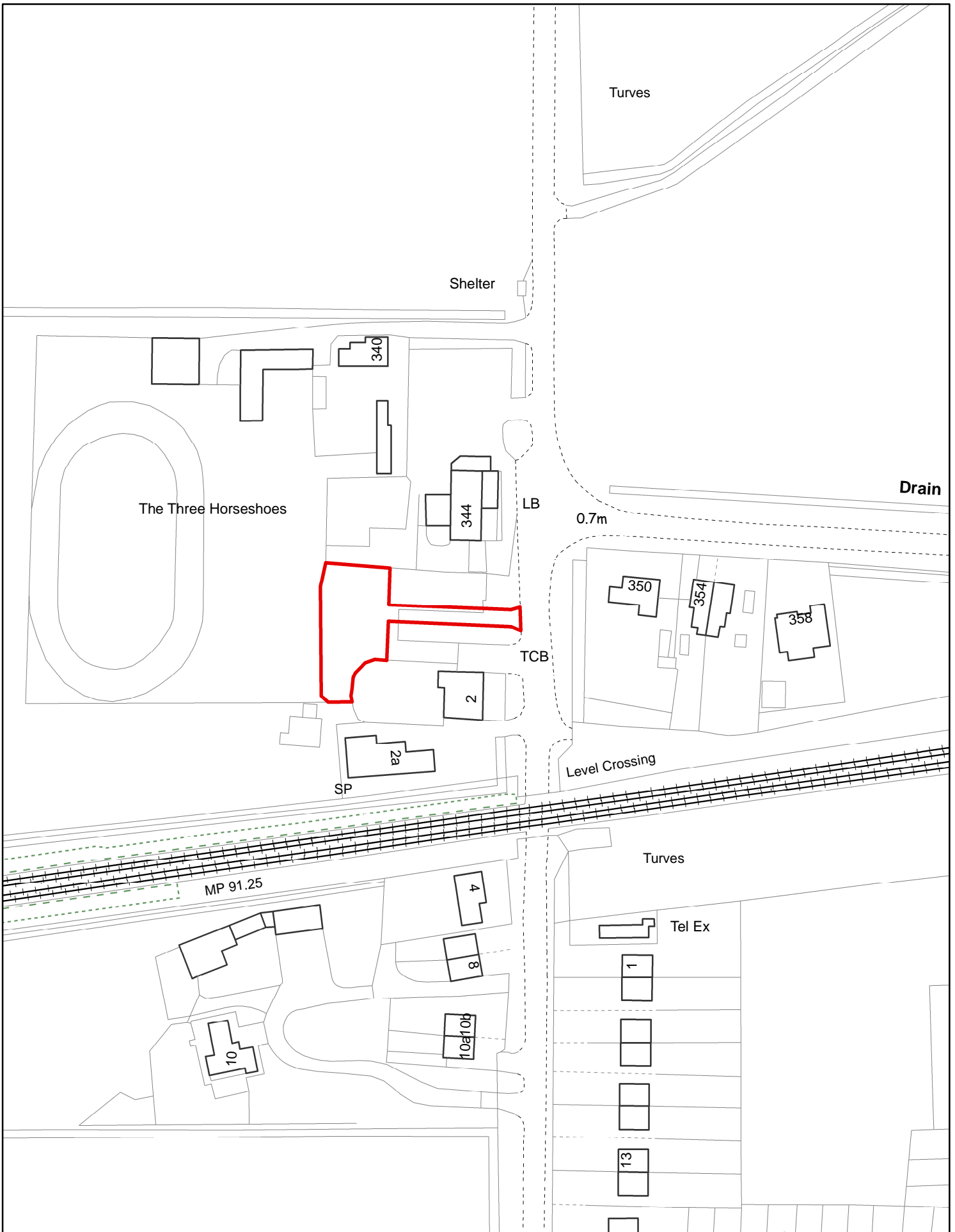
6. RECOMMENDATION

REFUSE

- 1. The proposal would be located in the open countryside outside the Development Area Boundary for Turves where there is limited access to facilities and services other than by private car and would, therefore, be an unsustainable form of development contrary to Policy H3 of the Fenland District Wide Local Plan 1993, Policies SS1 and ENV7 of the East of England Plan 2008 and to the advice contained within Planning Policy Statement (PPS) 1: Delivering Sustainable Development, PPS3: Housing and PPS7: Sustainable Development in Rural Areas.**

- 2. The proposed dwelling by virtue of its location would be a discordant feature, poorly related to neighbouring linear development, which would not satisfactorily relate to its context. Accordingly the proposed dwelling would unacceptably harm the character and appearance of the area contrary to Policies H3 and E8 of the Fenland District Wide Local Plan and to Planning Policy Statement 3: Housing which seek to secure development which respects and is sympathetic to the character of the area.**

- 3. The proposal is contrary to Planning Policy Statement 7 – ‘Sustainable Development in Rural Areas’. PPS7 indicates that residential development in the countryside should be strictly controlled unless there are exceptional circumstances and it is essential for the development to take place in the countryside. This advice is similarly outlined in Policy H3 and Policy H16 of the Fenland District-Wide Local Plan. In this case, no special justification for the development to be located in the countryside has been put forward, and as such, the proposal is considered unacceptable.**



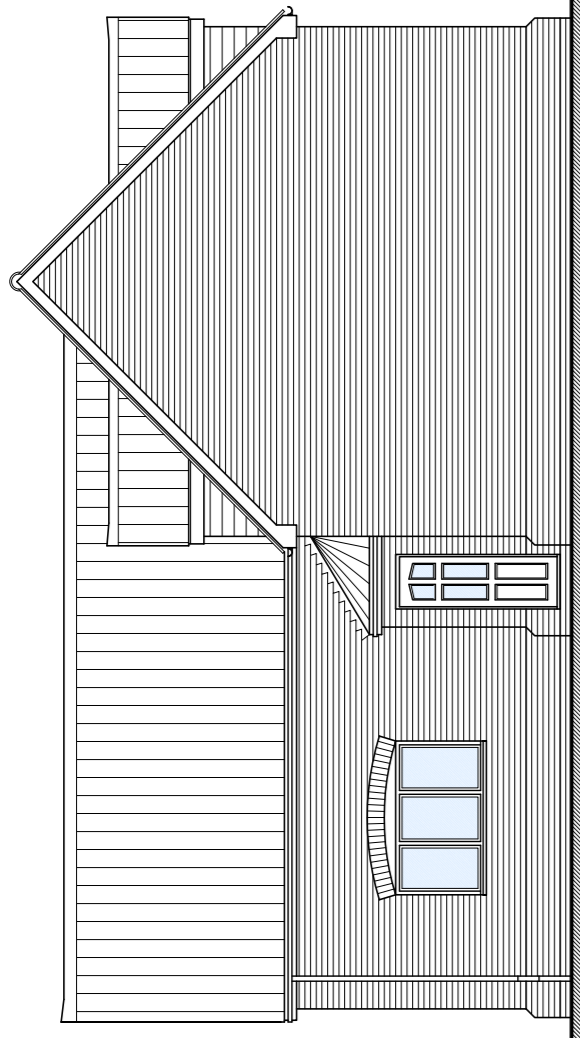
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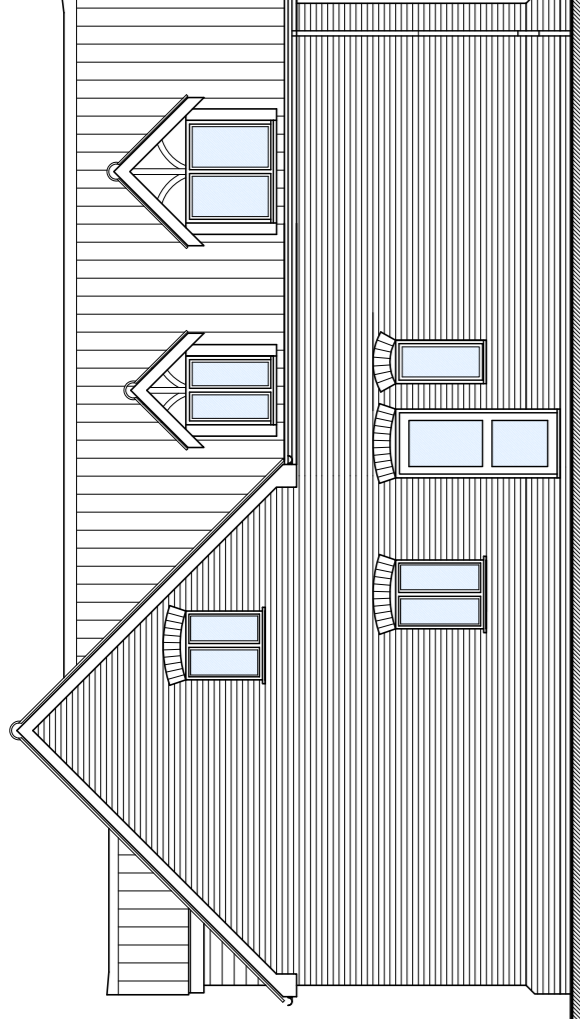




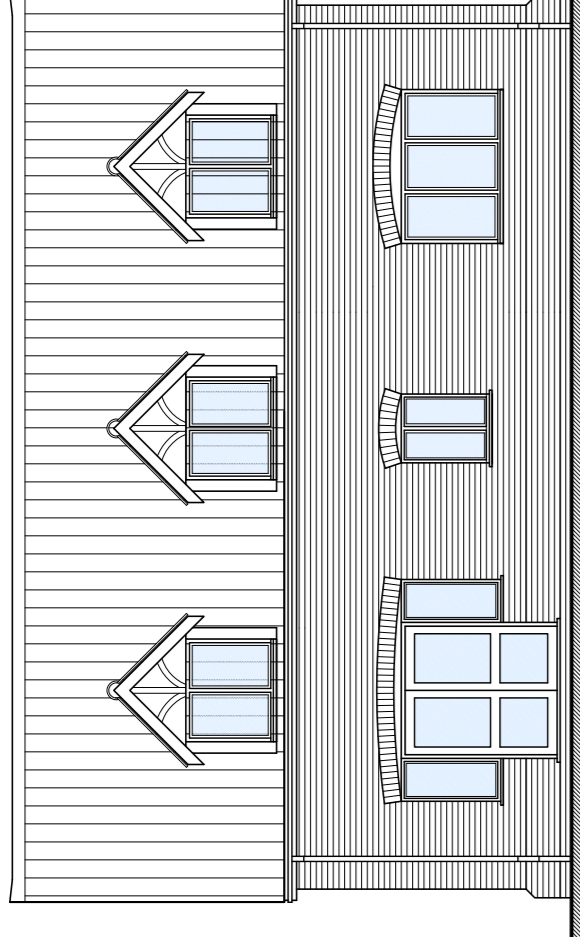
Proposed Front Elevation 1:100



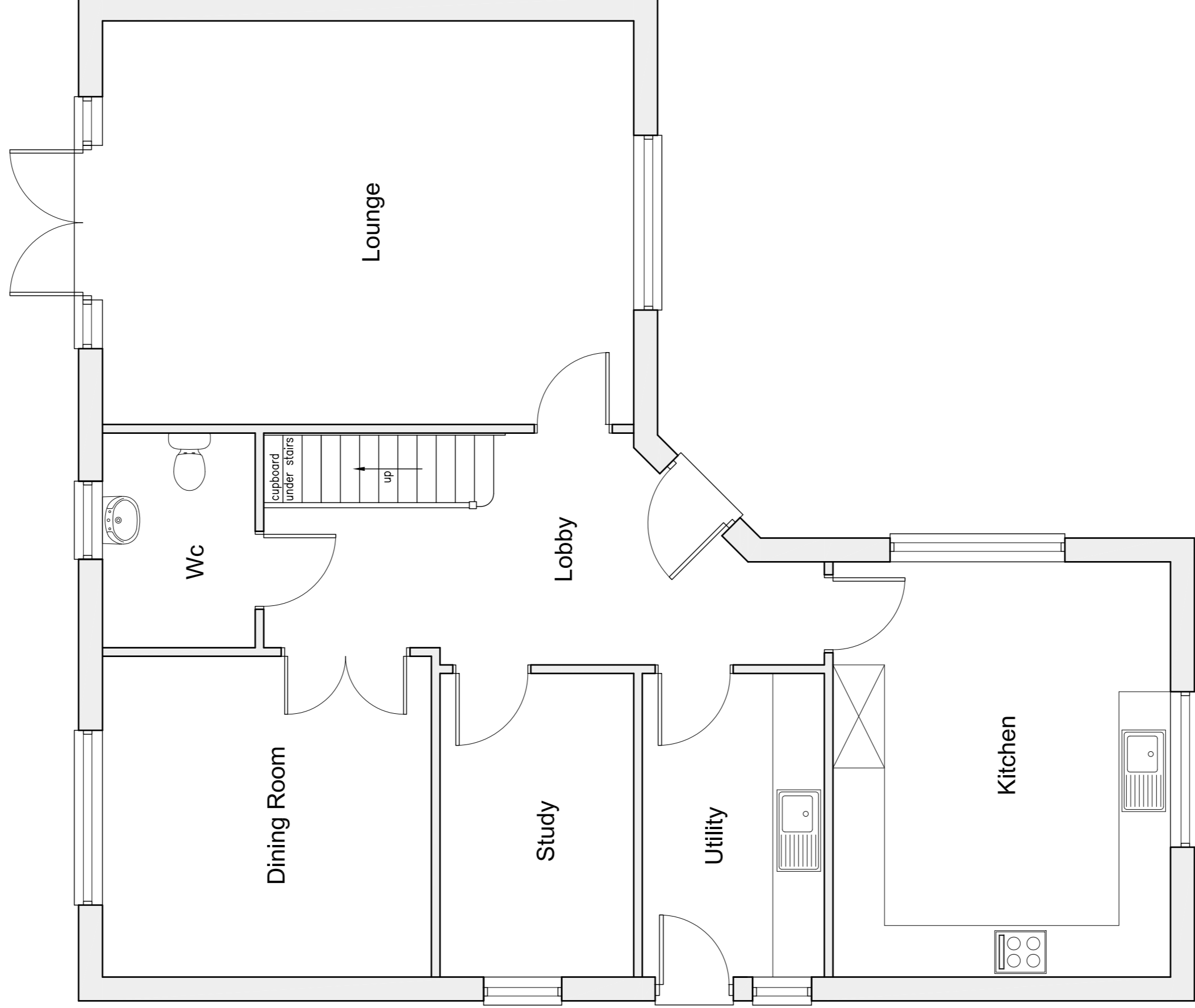
Proposed Side Elevation 1:100



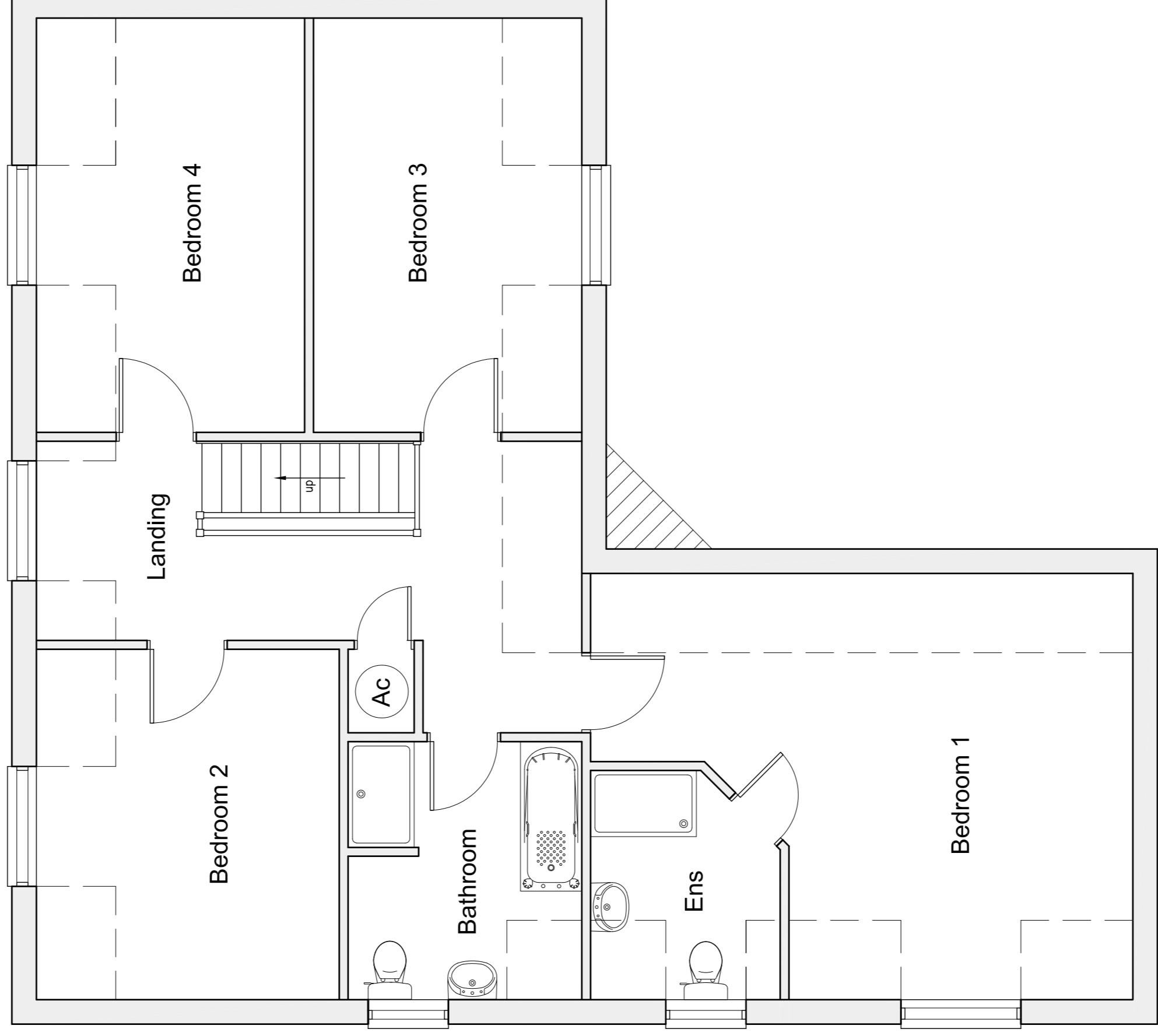
Proposed Rear Elevation 1:100



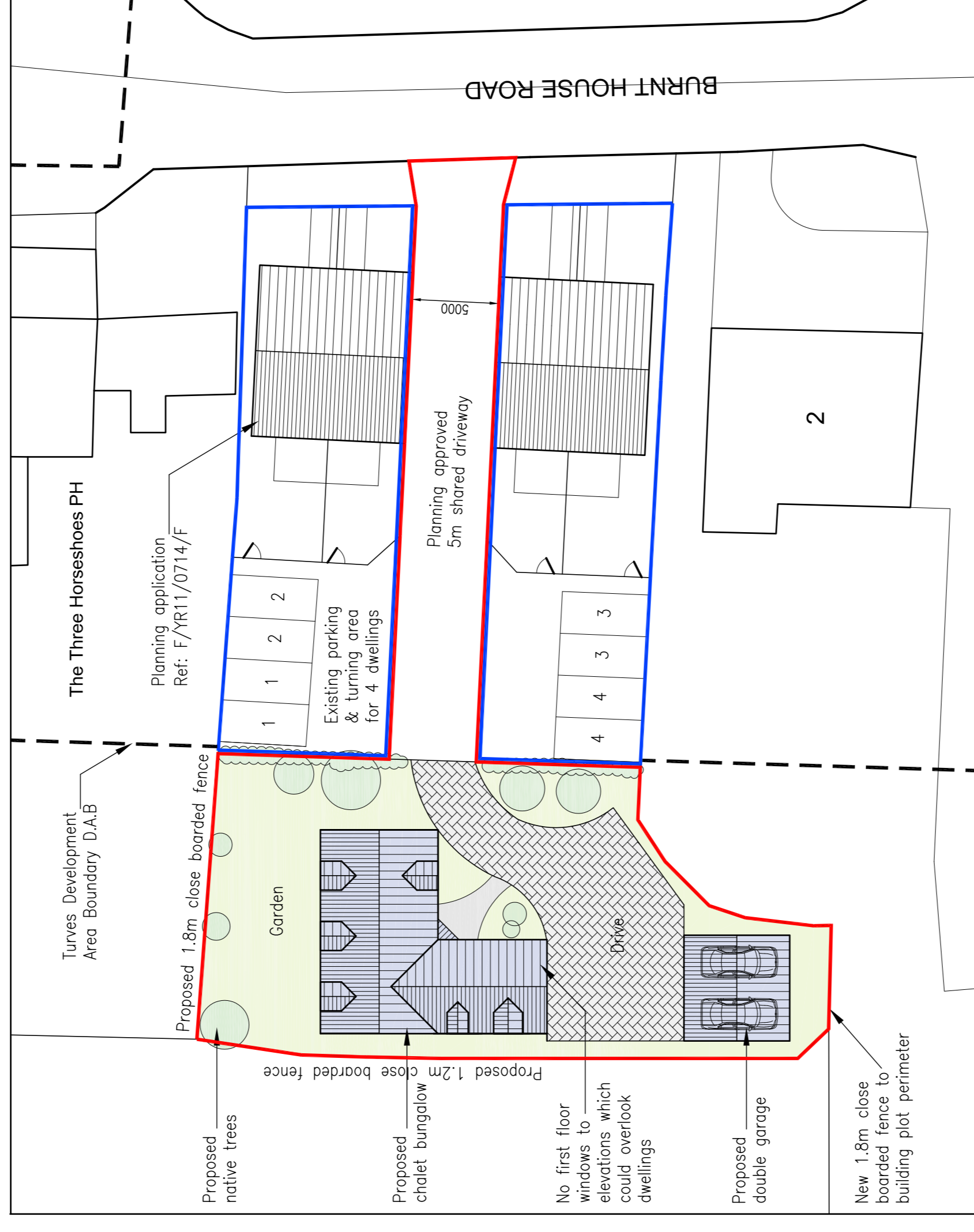
Proposed Side Elevation 1:100



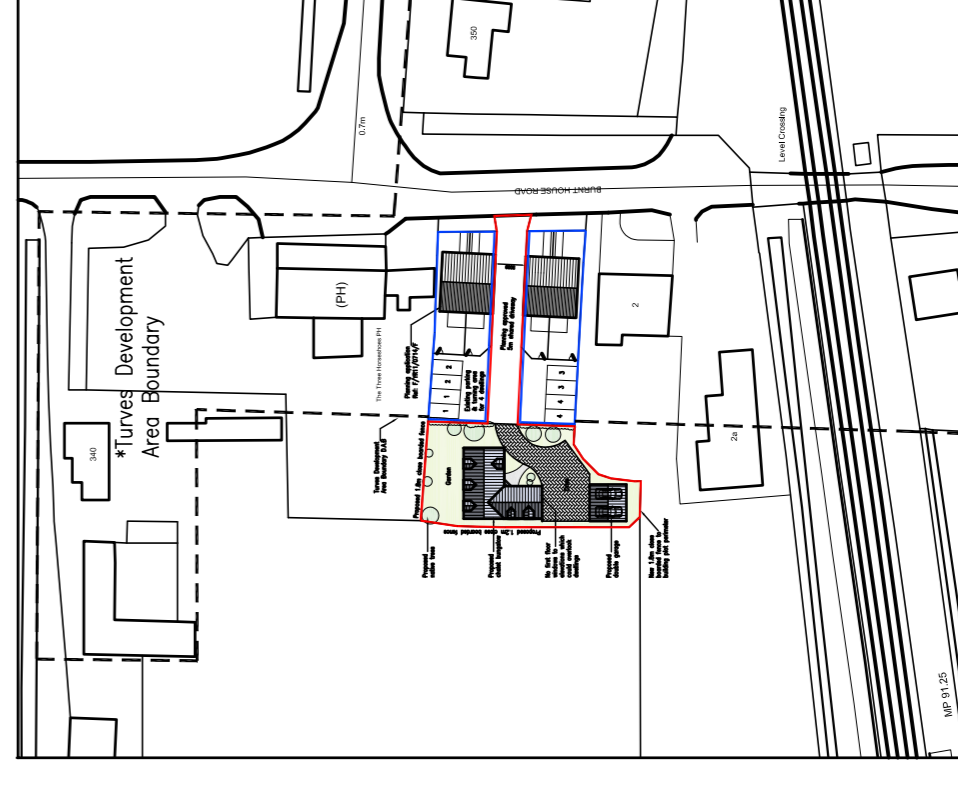
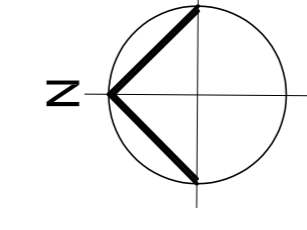
Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50



Proposed Site Plan 1:250



Location Plan 1:1250

Peter Humphrey Associates Ltd.
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED CHALET BUNGALOW
SITE
LAND SOUTH OF THREE HORSESHOES PH
BURNT HOUSE ROAD
TURVES
WHITTLESEY
PE7 2DP
DRAWING

PROPOSED
CLIENT
Mr I Bedford

DATE Sept 2011 SCALE As Shown JOB No. 4728/01

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