

Application Number: F/YR12/0707/F
Minor
Parish/Ward: Doddington
Date Received: 17 September 2012
Expiry Date: 12 November 2012
Applicant: Mr and Mrs D Everitt
Agent: Mr C Brand

Proposal: Erection of a 2-storey 3 bed dwelling with solar photovoltaic panels, solar thermal panels and detached car port
Location: Cathedral View, Turf Fen Lane, Doddington

Site Area: 0.2 ha

Reason before Committee: The application is before Committee as a result of being called in by Councillor Connor as it is considered that the proposed development is sustainable under the Doddington growth village status in the emerging Core Strategy. The application site is closer to the village centre than applications approved at Committee previously.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of a 2 storey dwelling with a detached double car port on land to the east of Turf Fen Lane, Doddington. There is open land to the north and south of the site.

The site is used for leisure purposes at the present time with paddocks and stabling and takes access from Turf Fen Lane, which is a narrow, poorly surfaced and maintained track at this point.

The key issues to consider relate to current policy considerations and the principle of development particularly in relation to need and justification for a dwelling in this location, beyond the established settlement of Doddington, and its impact upon the character and appearance of the area.

As the site is not adjacent to the established footprint of the village of Doddington and no supporting information has been submitted to justify the need for an additional dwelling in this location, the recommendation is to refuse the application.

2. HISTORY

Of relevance to this proposal is:

2.1	F/YR12/0604/F	Erection of a 2-storey 3-bed dwelling with solar photovoltaic panels, solar thermal panels and detached car port.	Withdrawn – 17 September 2012
	F/YR08/0777/F	Erection of a livestock barn.	Granted – 15 October 2008

3. PLANNING POLICIES

3.1 National Planning Policy Framework (NPPF):

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 55: Avoid isolated homes in the countryside unless there are special circumstances.

3.2 East of England Plan 2008:

ENV7: Quality in the Built Environment.

3.3 Fenland Communities Development Plan (FCDP) - Draft Core Strategy, July 2012:

CS1: Spatial Strategy, The Settlement Hierarchy and the Countryside.

CS2: Growth and Housing.

CS10: Sustainability and no harm to the wide open character of the countryside.

CS14: High Quality Environments

3.4 Fenland District Wide Local Plan (FDWLP):

H3: Development should be within existing settlement

H16: Dwellings required for the efficient management of local agriculture/horticulture

E1: Protection of the unique open character of the Fenland Landscape

E8: Landscape and Amenity Protection

4. CONSULTATIONS

4.1 *Parish/Town Council*

The application is supported.

4.2 *Local Highway Authority (CCC)*

Turf Fen Lane comprises a narrow carriageway, no footways and no street lighting. The publicly maintained section of Turf Fen Lane terminates some 60m to the north of the application site. A private track with public footpath rights running along it serves to provide vehicular and pedestrian access to the site. The surface of the track is in poor condition.

Whilst the existing agricultural use of the site is acknowledged, the approach infrastructure is not really suitable to cater for the vehicular and pedestrian traffic likely to be generated by an additional residential use. The Local Authority should consider the implications of approving further residential property along this narrow lane and track.

- 4.3 **Environment Agency:** No objection and offer advice to applicant regarding the acceptable method of foul sewage treatment if public sewer not available.
- 4.4 **Middle Level Commissioners** Awaited
- 4.5 **FDC Scientific Officer (Land Contamination)** Unsuspected contamination condition required.
- 4.6 **CCC Countryside Access** Public Footpath No.19 Doddington is adjacent to the west boundary of the site and will be used to access the site. As this footpath is already used to access existing dwellings it does not appear that it will be adversely affected by the proposed development and therefore have no objection. However motorists should be aware of pedestrian use along the route and informatives are recommended should planning permission be granted.
- 4.7 **Ramblers** Awaited.
- 4.8 **Local Residents:** No comments received

5. SITE DESCRIPTION

- 5.1 The site lies to the south of the core of the village of Doddington approx half a mile from the village centre. It is positioned to the east of Turf Fen Lane and forms part of a larger plot of land in the applicant's ownership, which is used for the keeping of horses, geese and chickens.

The plot is roughly square with dimensions of 45 x 45 metres. Access is proposed from the unclassified Turf Fen Lane which is a poorly maintained track (public footpath) at the point of entry. There are existing metal gates and brick pillars in the north western corner of the site, which it is proposed to retain to serve the dwelling. The application site includes the retention of a range of existing stables and a lorry body, which are currently in use in connection with the animals kept on site. The site is flat and featureless apart from a poorly managed hawthorn hedge, which runs along the western boundary.

Approximately 160 metres to the south of the site there is a complex of farm buildings, which are in agricultural/commercial use and there are dwellings under construction approx. 60 metres to the north of the site. Open fields lie between the site and these developments.

The proposal will be visible from the A141 which lies to the east of the site and is situated in an area identified as Flood Zone 3.

6. PLANNING ASSESSMENT

- 6.1 The site lies approx. half a mile beyond the established centre of Doddington with open fields on either side. Although planning permission has been granted for four dwellings and construction has commenced on a site approx. 60 metres to the north of the proposal, these sites do not physically adjoin and as a result the site can not be considered as lying in or adjacent to the existing developed footprint of the village.

Agricultural and grazing land surrounds the site so it is considered that the site lies in the open countryside where Policy H3 of the Fenland District Wide Local Plan (FDWLP) seeks to restrict housing development unless there is a genuine need for a new dwelling which is required for the efficient management of local agriculture, horticulture or forestry (Policy H16 - FDWLP). This remains the case and is reaffirmed in the emerging Core Strategy Policies CS1 and CS10. Part E of Policy CS10 requires the applicant to provide robust supporting evidence as part of any application. The National Planning Policy Framework (NPPF) also promotes sustainable development and seeks to avoid isolated new homes in the countryside unless there are special circumstances. Since no such justification has been provided or claimed the proposal remains contrary to this policy and the principles set out in the NPPF.

Policy CS10 of the emerging Core Strategy (FCDP) seeks to support new development in villages where it contributes to sustainability and does not harm the wide open character of the countryside. It requires any proposal to meet a number of criteria and comply with other policies contained within the plan. The criteria seek to ensure the following:

- that new development is in or adjacent to the existing developed footprint and this is defined as a continuous built form of the settlement;
- it would not have an adverse impact on the character and appearance of the surrounding countryside and farmland;
- the proposal is of a scale and in a location that is in keeping with the core shape and form of the settlement, or result in ribbon development, and
- it can be served by sustainable infrastructure provision, such as waste water, drainage and highways.

This document is emerging policy, therefore, only limited weight can be attached to the policy at this time. However, it is important to note the direction of travel of the emerging Core Strategy and its conformity to the policies of the NPPF in terms of the approach to rural housing and the requirement for sustainable development which is sensitive to the defining characteristics of the local area.

When assessed against the good practice criteria of Policy CS10 it is clear that the proposal cannot satisfy the criteria and as a result fails to promote sustainable development due to the location of the site with poor access. The development of the site would result in ribbon like sprawl into the open countryside, which would be likely to encourage pressure for the development of sites to the north and south of the application site. This would be in direct conflict with national policy and emerging local policy.

The land surrounding the site is a typical open Fenland landscape with few defining natural features and little natural screening or defined boundaries. The

proposal would have an increased impact on the openness of the site, which is currently characterized by low level non residential structures. It would also extend linear development into the open countryside, which would impact detrimentally on the character and appearance of the open countryside in this location. The proposal cannot be seen as a situation where the rounding off of a sustainable settlement is supported by the emerging policies of the Core Strategy.

The design and siting of the dwelling does not raise any particular issues and the application is accompanied by ecology and arboricultural reports which confirm that there would be no detrimental impacts to wildlife or landscaping if a dwelling was built on the site.

Careful consideration should be given to the comments made by CCC Highways (see above) as concern is expressed about the poor state of the track/footpath and its suitability to cater for the traffic generated by the proposal, given the level of current useage along the land.

Consultees have not raised any particular objections to the proposal and it has the support of the Parish Council, however, these reports and responses do not outweigh the strong policy and principle reasons which indicate that the proposal cannot be supported.

7. CONCLUSION

- 7.1 The site is located beyond the established settlement of Doddington, within the open countryside, and the proposal seeks permission for a new dwelling in an unsustainable location. There is no supporting information with the application to justify the provision of a dwelling in this location beyond the limits of the established settlement; furthermore the plot has substandard access. Adopted and emerging policy only supports such dwellings when related to essential, rurally based enterprises or dwellings of an exceptional quality.

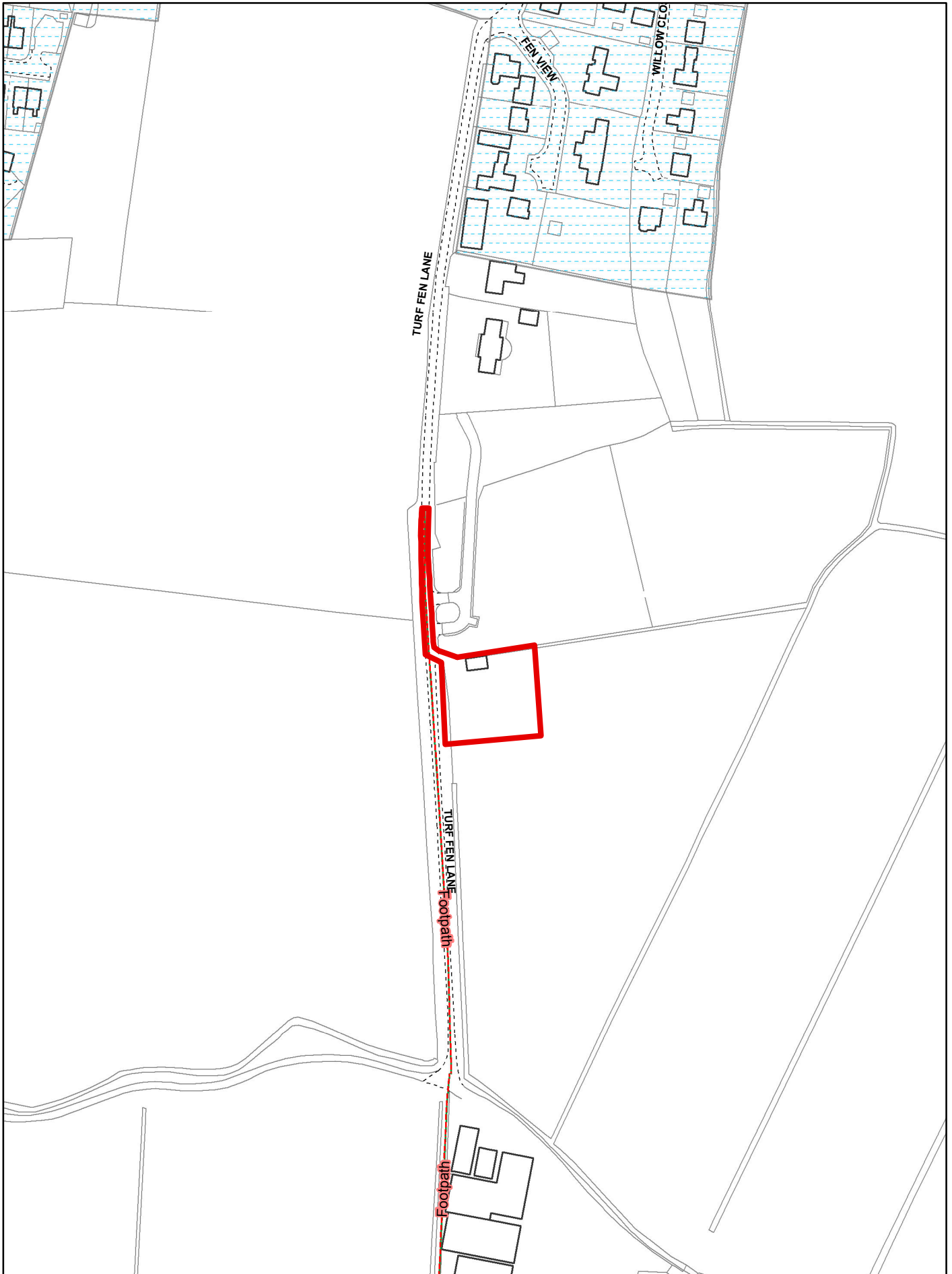
As the proposal complies with neither of these exceptions it is considered inconsistent with the principles of the NPPF, Policies H3 and H16 of the adopted FDWLP and Policies CS1 and CS10 of emerging Core Strategy. Furthermore, it represents an unjustified intrusion of isolated ribbon development into the rural landscape and is contrary to the provisions of Policies E1 and E8 of the FDWLP and Policy CS14 of the FCDP (draft Core Strategy).

8. RECOMMENDATION

REFUSE

- 8.1 **The proposal is contrary to Policies H3 and H16 of the Fenland District Wide Local Plan, Policies CS1 and CS10 of the emerging Core Strategy and the principles of the National Planning Policy Framework in that no justification has been provided for the introduction of an additional dwelling in an isolated, unsustainable location beyond the established settlement of Doddington which is unrelated to activities for which a rural location is essential.**

8.2 By virtue of the location of the development, within the countryside, the proposal would represent an incongruous feature which would detract from the open character of the landscape and be out of keeping with the character of the surroundings, contrary to Policies E1 and E8 of the Fenland District Wide Local Plan and Policy CS14 of the Fenland Communities Development Plan.



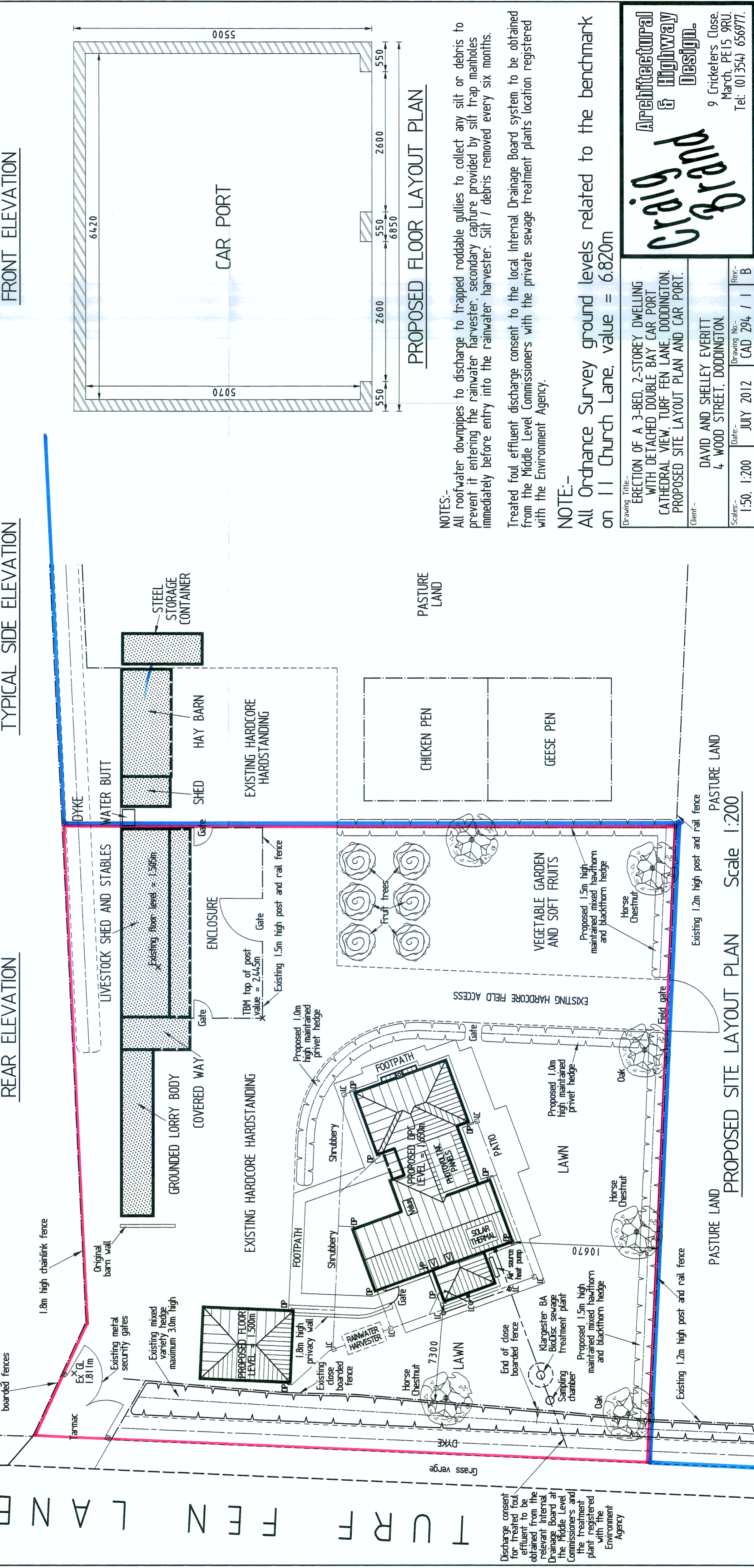
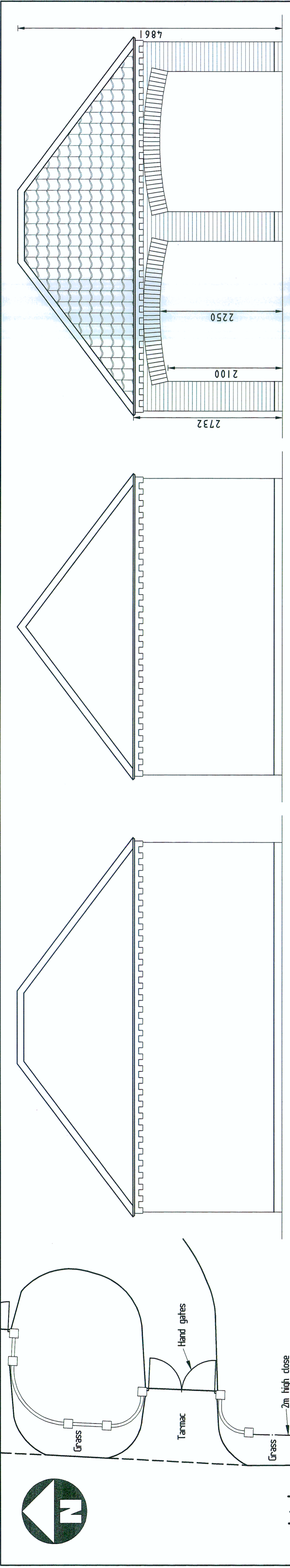
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Scale = 1:2,500





NOTES:-
 All roofwater downpipes to discharge to trapped roddable gullies to collect any silt or debris to prevent it entering the rainwater harvester; secondary capture provided by silt trap manholes immediately before entry into the rainwater harvester. Silt / debris removed every six months.
 Treated foul effluent discharge consent to the local Internal Drainage Board system to be obtained from the Middle Level Commissioners with the private sewage treatment plants location registered with the Environment Agency.

NOTE:-
 All Ordnance Survey ground levels related to the benchmark on 11 Church Lane, value = 6.820m

Drawing Title:
ERECTION OF A 3-BED, 2-STOREY DWELLING WITH DETACHED DOUBLE BAY CAR PORT CATHEDRAL VIEW, TURF FEN LANE, DODDINGTON. PROPOSED SITE LAYOUT PLAN AND CAR PORT.

Client:-
**DAVID AND SHELLEY EVERITT
 4, WOOD STREET, DODDINGTON.**

Scale:-
 1:50, 1:200

Date:-
 JULY 2012

Drawing No.:-
 CAD 794 / 1 / B

Rev.:-
 B

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Architectural Highway Design.
 9 Cricketers Close,
 March, PE15 9RU,
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Discharge consent for treated foul effluent to be obtained from the relevant Internal Drainage Board at the Middle Level Commissioners and the treatment plant registered with the Environment Agency

PROPOSED SITE LAYOUT PLAN Scale 1:200