

Application Number: F/YR12/0676/O

Major

Parish/Ward: Wisbech St Mary – Parson Drove/Wisbech St Mary

Date Received: 3 September 2012

Expiry Date: 3 December 2012

Applicant: Mr D Burgess

Agent: Swann Edwards Architecture

Proposal: Residential Development (26 no dwellings) involving demolition of existing dwelling and outbuildings

Location: Fern House, Gull Road, Guyhirn

Site Area/Density: 6,115 sq. metres (0.48 hectares)

Reason before Committee: The application is considered to be a wider interest proposal and the officer recommendation is contrary to Parish Council recommendation.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks outline planning permission for 26 dwellings (inclusive of 8 affordable dwellings) at Fern House, Gull Road, Guyhirn. The proposal would result in an uncharacteristic physical expansion of the village of Guyhirn.

The key issues to consider are:

- Policy and Principle
- Indicative Layout, Siting and Design.

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be unacceptable in terms of principle and character of the surrounding linear settlement. The application is therefore recommended for refusal.

2. HISTORY

Of relevance to this proposal is:

| | | | |
|-----|---------------|---------------------------------------|--------------------|
| 2.1 | F/YR04/3297/F | Erection of 3 bed bungalow and garage | Granted 18/06/2004 |
| | F/YR02/1449/F | Erection of 2 bed bungalow and garage | Granted 07/02/2003 |
| | F/97/0391/F | Erection of 3 bed bungalow and garage | Granted 19/09/1997 |
| | F/96/0430/F | Erection of 4 bed dwelling | Granted 07/11/1996 |

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

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.

3.2 East of England Plan

Policy ENV7 – Quality in the Built Environment.

3.3 Fenland Communities Development Plan Draft Core Strategy 2012:

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

CS2: Growth and Housing,

CS10: Rural Areas Development Policy,

CS14: Delivering and Protecting High Quality Environments across the District.

3.4 Fenland District Wide Local Plan:

H3 – Settlement Development Area Boundaries,

E1 – Conservation of the Rural Environment,

E8 – Proposals for new development.

4. CONSULTATIONS

4.1 *Parish/Town Council*

We support this development and recommend approval.

4.2 *CCC Highways*

- Full details shall be submitted to the LPA to illustrate the following:-
The layout of the site including roads, footways, buildings, vehicle to vehicle, pedestrian visibility splays and parking provision.
- Prior to the first occupation of any dwelling the roads and footways shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved by the LPA.
- The existing access to Gull Road shall be permanently and effectively closed and the footway and highway verge shall be reinstated in accordance with a scheme to be agreed with the LPA within 28 days of the bringing into use of any of the new accesses.
- The new estate road shall comprise a carriageway width of 5.0m with footways each side of 1.8m width.
- Prior to the first occupation of the development the junction of the estate road with Gull Road shall be laid out with 7.5m radius kerbs.
- Private accesses to Gull Road serving in excess of one dwelling shall be a minimum width of 5.0m for a minimum distance of 10.0m measured from the near channel line of Gull Road.

- Prior to the first occupation of the development sufficient spaces shall be provided within the site to enable vehicles to park clear of the public highway. Such areas shall be levelled, surfaced and drained and thereafter retained for that specific use.
- Temporary facilities shall be provided clear of the public highway for the parking, loading and unloading of all vehicles visiting the site during the period of construction.
- Prior to the first occupation of the development the vehicular accesses where they cross the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.
- Prior to the first occupation of the development pedestrian visibility splays of 1.5m x 1.5m shall be provided each side of each vehicular access within the development measured from and along the estate road footway. The splays shall thereafter be maintained free of obstruction exceeding 0.6m above the level of the footway.
- The estate road and private accesses shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway in accordance with a scheme to be submitted to and approved by the LPA.

4.3 **Cambs Police Architectural Liaison** I am concerned that there is unrestricted pedestrian access, from adjacent land, to the rear of the site into rear gardens of properties shown as Plots 10 to 17 inclusive. As the highest number of burglaries usually occurs to the rear of properties it is essential that suitable protection to rear boundaries is installed.

There would also appear to be access from the estate road, via land between Plots 13 & 14, but this has not been clearly delineated or explained within the

drawings or information contained with this application. Again this could be a crime risk to residents if not properly controlled.

Finally, whilst not subject to this outline application approval, the section of the Design and Access Statement dealing with Security (Page 23 of 28) is insufficient in that whilst acknowledging the need for security lighting to Secured by Design New Homes 2010 guidance the same cannot be said for other security measures within the houses or layout of the estate created. Notwithstanding the information contained within this application any application under Reserved Matters, should this application receive approval, should address the security of the site and consequently the reduction of crime risk and fear of crime for future residents. It is advised that the standard to be achieved is Parts 1 & 2 of Secured by Design New Homes 2010 or subsequent issues of the document.

- | | | | |
|-----|---|--------------------|---|
| 4.4 | Scientific (Contaminated Land) | Officer | Please attach the contaminated land condition. |
| 4.5 | North Level IDB | | No objection to the principle of this application. |
| 4.6 | CCC Historic Team | Environment | We consider that this archaeological evidence is unlikely to extend to the south towards the proposed development area at Fern House. We do not object to this development and have no requirements for archaeological work to be undertaken in this location. |
| 4.7 | Cambridgeshire Rescue | Fire and | The Fire Authority would ask that adequate provision be made for fire hydrants. |
| 4.8 | Environment Agency | | We consider that the revised FRA meets the requirements of the National Planning Policy Framework and therefore wish to withdraw our objection to the proposed development providing the following measure(s) are implemented and secured by way of a planning condition on any planning permission. |

Condition:

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) compiled by Geoff Beel Consultancy, ref. GCB/Swann Edwards, dated October 2012, and the following mitigation measures detailed within the FRA:

1. Flood resilient and resistant construction will be utilised throughout the development.
2. Safe refuge will be available on the first floor of the properties.
3. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven, as detailed in section 9.4.
4. The owners of the properties will sign on to the Environment Agency's Floodline Warnings Direct Service.
5. Finished floor levels will be set no lower than 1.00 mAOD, with flood resilient construction up to 2.00 mAOD.
6. No sleeping accommodation will be located on the ground floor of the properties.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason:

To reduce the risk of flooding to the proposed development and future occupants.

4.9 Local Residents:

15 letters of objection and 7 letters of support have been received.

Summary of Objections

Inappropriate in rural setting,
Character of area would be altered,
Structure Plan designates the area for groups of houses up to 3 only,
Small scale housing contributes more to social and economic viability of rural communities,

There is little, if any, demand for the type of houses proposed,
No facilities in the area for young families or children,
Cars speed on Gull Road and this will cause a hazard,
Overlooking of properties, noise and loss of light,
Possible damage due to flooding in Gull Road,
Overdevelopment of the site,
Beautiful trees would be felled,
Other similar development have been refused because they were incompatible with the linear form of the village,
Additional noise and disturbance,
This is an estate being put in a village along a road which is nearly all bungalows,
The storage sheds/barns are inhabited by bats and there are other protected species which would be affected,
The site can be flooded for many weeks.

Summary of Support

Village is in need of smart looking affordable houses,
Would provide employment,
Ideal for first time buyers,
Well placed to take such a major development being on a major trunk road,
Will revitalise the existing community,
Guyhirn needs this development to allow our village to grow,
This could add to our wish for a reduction in the speed limit along Gull Road,
Would bring more enhancement and life to this end of the village.

5 **SITE DESCRIPTION**

- 5.1 The site is located at Fern House, Gull Road, Guyhirn. It sits within and adjacent to the existing settlement and is currently used as a paddock and garden area. The application is in outline, but the indicative layout consists of 26 dwellings – 2 storeys in height. It is located within flood zone 3. Access to the site is proposed centrally and the existing structures would be removed. The 26 dwellings would sit within acceptably sized plots with off street car parking to the required standard and includes proposals for soft landscaping. The dwellings are suburban in style but would be designed to the standards necessary for flood safety. Footpaths would link the development with the remainder of the village.

6 PLANNING ASSESSMENT

6.1 The key considerations for this application are:

- Policy and Principle
- Layout, Siting and Design.

Policy and Principle

The site is within and adjacent to the settlement of Guyhirn. However, the emerging Fenland Communities Development Plan Draft Core Strategy July 2012 identifies Guyhirn as a small village where under Policy CS1 development should be of a very limited nature, and should be limited in scale to infilling of single or a group of no more than 3 dwellings (or 4 if it includes at least 3 affordable housing units). Policy CS1 steers most new development to those larger places that offer the best access to services and facilities thus reducing the need to travel, as well as making best use of existing infrastructure and previously developed land. The nature of this site has more of a suburban character and does not lend itself to an expansion of this kind within a village, which has a predominantly linear character. It is considered that the size of the proposal is such that it has an unsatisfactorily relationship with its setting.

Layout, Siting and Design

This application seeks outline planning permission for 26 dwellings. The layout reflects a suburban form of development, which is considered to be out of character with the predominantly linear form of development found in Guyhirn. The dwellings have been designed as two storey buildings and this is not in keeping with surrounding properties. However, each dwelling would have its own private amenity space, a driveway and/or parking spaces thus allowing vehicles to park clear of the access road. Access for refuse vehicles will be available from the cul-de-sac road within the site. The Local Highway Authority has raised no objection to the scheme subject to conditions. Whilst the layout, siting and design of the proposed development could be considered to be acceptable in an urban setting, the proposal would alter the character of the area and is, therefore, considered to be unacceptable.

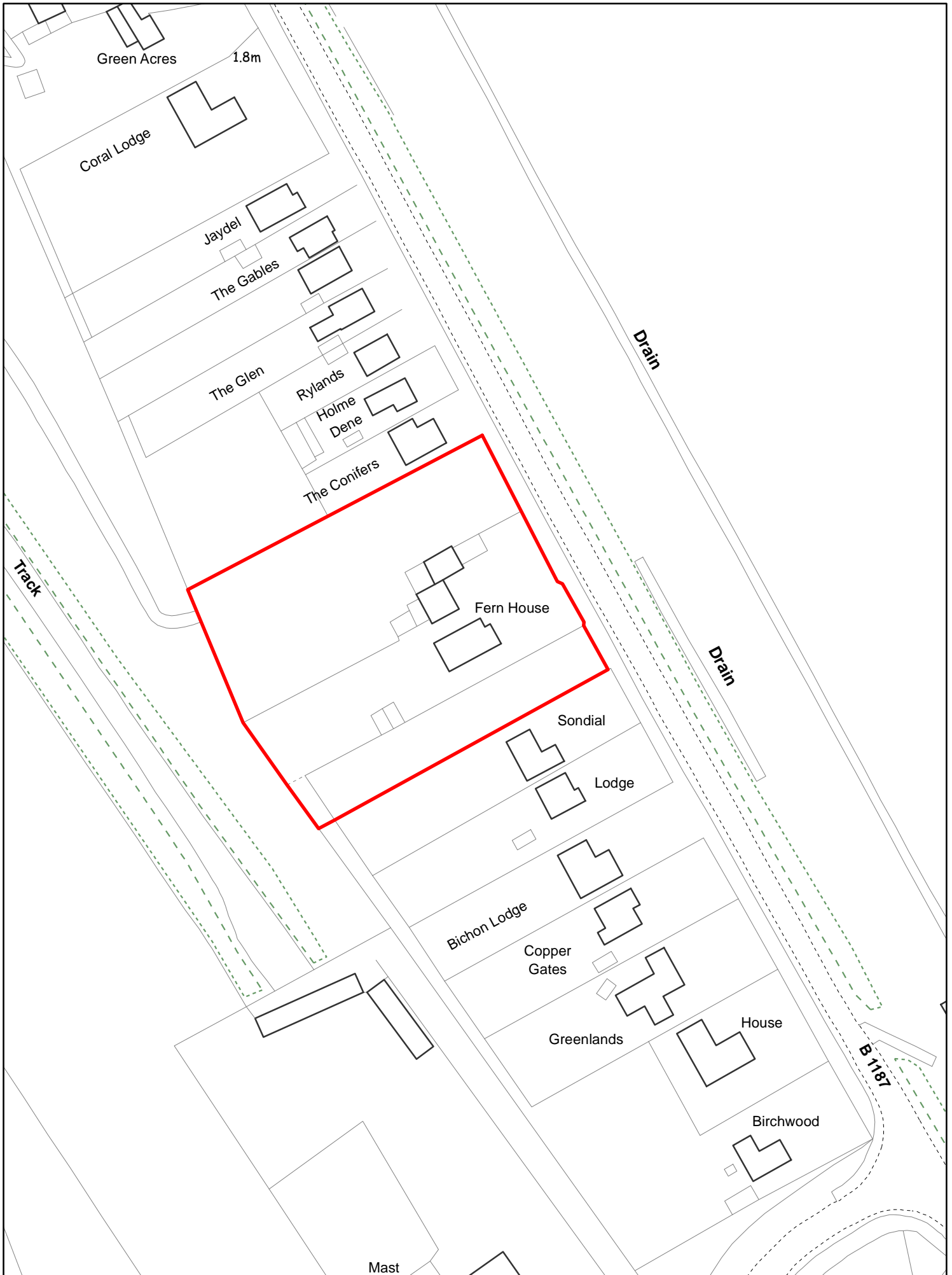
7 CONCLUSION

7.1 The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be unacceptable in terms of its principle and design. Therefore, the application is recommended for refusal.

8 RECOMMENDATION

Refuse for the following reason:

- 1 The proposed development in this location would harm the character of the locality as it is suburban in nature and out of scale with the existing village built form. The proposal is therefore considered to be contrary to Policies H3 and E8 of the Fenland District Wide Local Plan and Policies CS1, CS10, and CS14 of the Draft Fenland Core Strategy (July 2012).**



Created on: 14/09/2012

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




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1. This drawing shall not be scaled, figured dimensions only to be used.
2. All dimensions are shown in "mm" unless otherwise stated.
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5. Any discrepancies are to be brought to the designers attention.

-  Tarmac Road
-  Concrete Pavers
-  Concrete Slabs
-  Rotary Line
-  1.8m Close Boarded Fence
-  0.76m Picket Fence
-  Line of Building to be Demolished
-  Existing Buildings
-  Wheelie Bins

Revisions

| | | |
|---|-----------|---------------------------------|
| A | Sept 2012 | Planning Application Amendments |
|---|-----------|---------------------------------|

SWANN EDWARDS ARCHITECTURE

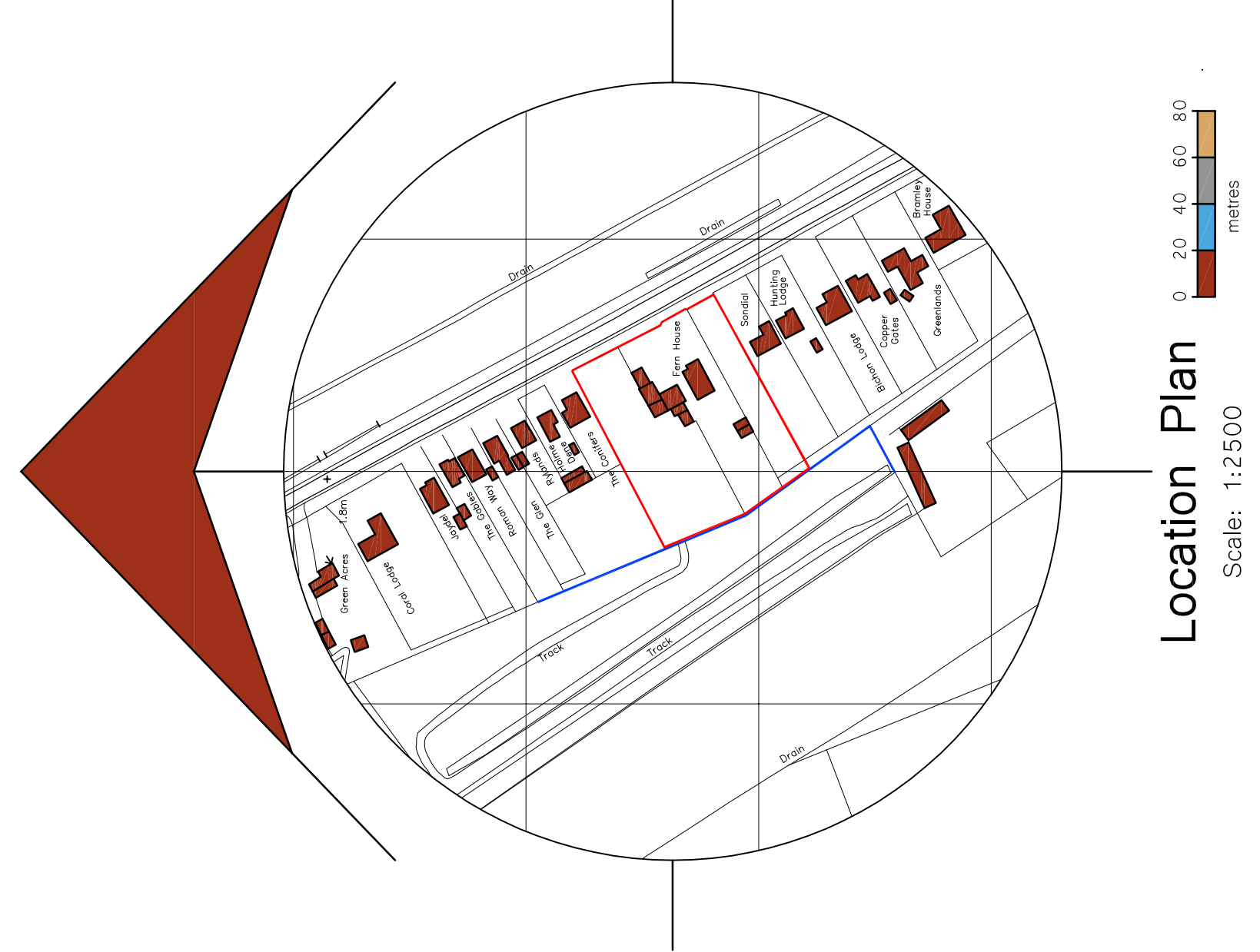
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| Date | August 2012 | Scale | Various |
| Job No. | SE-004 | Sheet Size | A1 |
| Drawing Title | Planning Drawing Site Plan | Drawn by | G.E. |
| | | Check No. | 101 |
| | | Revision | A |

Proposed Residential Development
 Fern House, Gull Road
 Guyhirn, Wisbech, Cambs
 Mr D Burgess

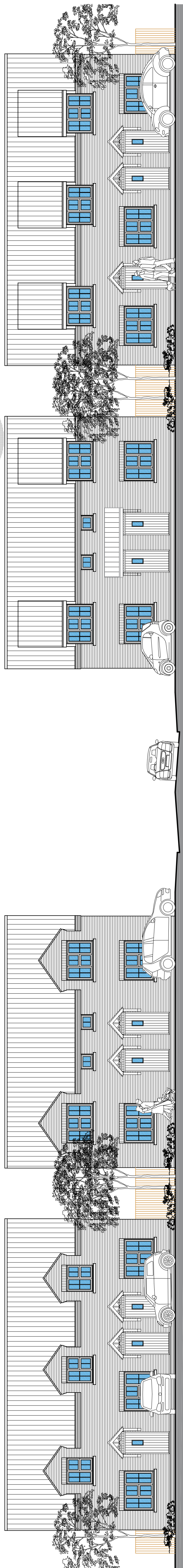


Site Plan
 Scale: 1:200



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Street Scene Plots 1 - 5 & 26 - 22

Scale: 1:100



Street Scene Plots 5 - 9 & 13

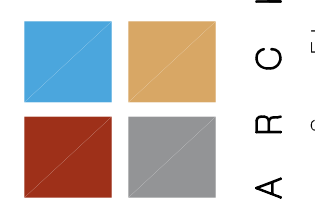
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Street Scene Plots 10 - 17

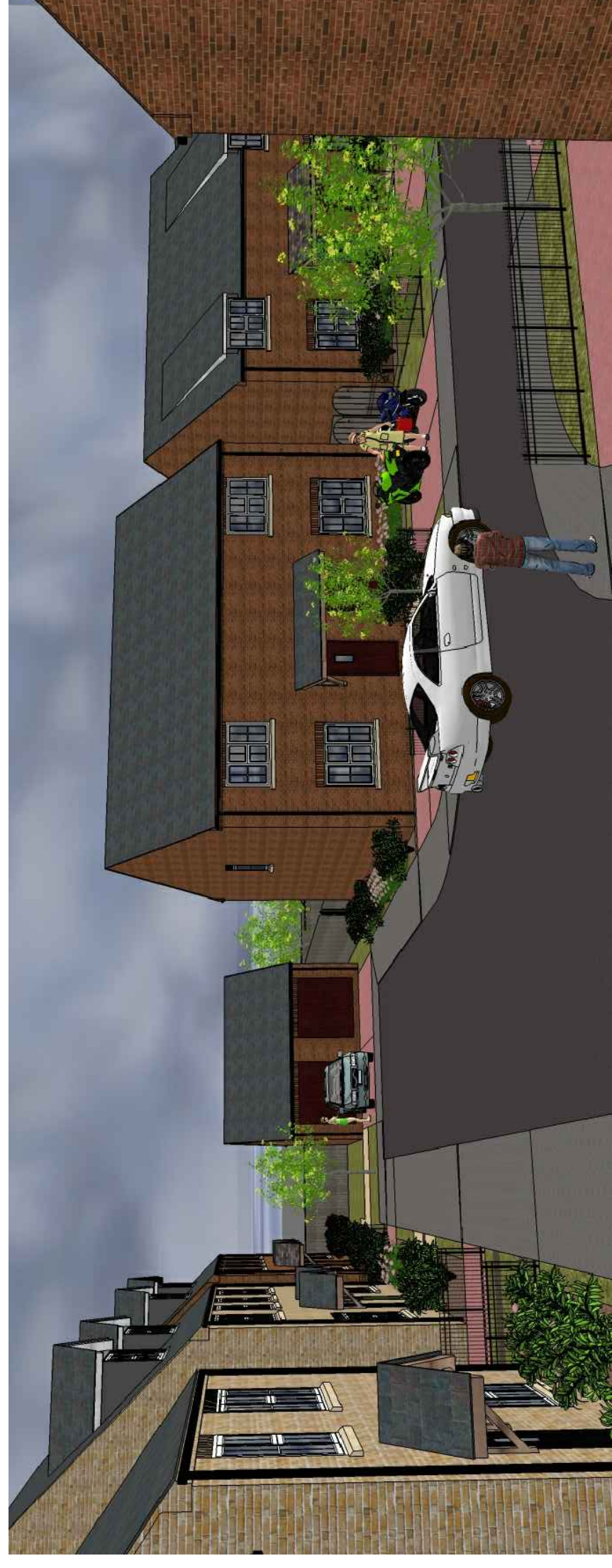
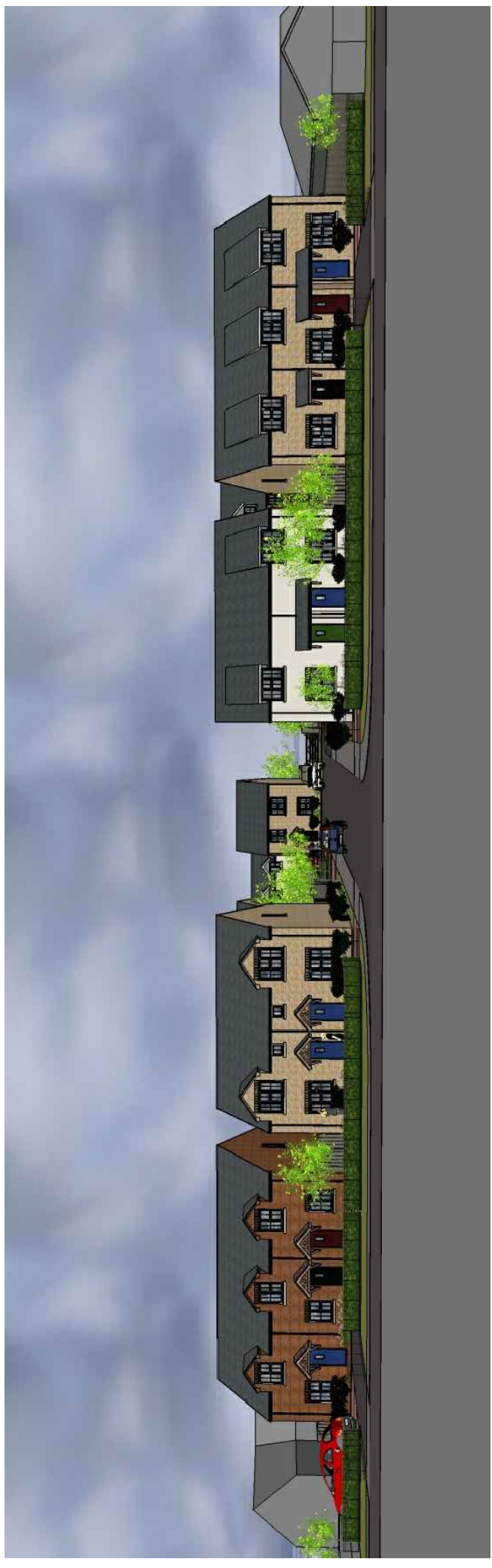
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| Revisions | Sept 2012 | Planning Application Amendments |
| A | | |



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| Job Title | Proposed Residential Development Fern House, Gull Road Guyhirn, Wisbech, Cambs Mr D Burgess |
| Date | August 2012 |
| Scale | 1:100 |
| Sheet Size | A1 |
| Job No. | SE-004 |
| Dwg No. | 100 |
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| Revision | A |



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| Job Title | Proposed Residential Development |
| Date | August 2012 |
| Scale | Various |
| Drawn By | A.P. |
| Job No. | SE-004 |
| Sheet Size | A1 |
| Drawn By | A.P. |
| Job Title | Sketch Scheme |
| Date | August 2012 |
| Scale | Various |
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| Job No. | SE-004 |
| Sheet Size | A1 |
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| Job Title | 3D Images |
| Date | August 2012 |
| Scale | Various |
| Drawn By | A.P. |

Job Title: Mr. D. Burgess
Drawing Title: Sketch Scheme
Job No.: SE-004
Sheet Size: A1
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Job Title: 3D Images
Date: August 2012
Scale: Various
Drawn By: A.P.