

**Application Number: F/YR13/0063/F**  
**Minor**  
**Parish/Ward: Peckover Wisbech**  
**Date Received: 30 January 2013**  
**Expiry Date: 27 March 2013**  
**Applicant: Mr M R Large, L M Farms**  
**Agent: Mr D Broker, David Broker Design Services.**

**Proposal: Erection of 2-storey 4-bed dwelling with attached double garage.**  
**Location: Land South West of Dunroamin, Lords Lane, Wisbech.**

**Site Area/Density: 0.24 hectares.**

**Reason before Committee: The application has been called in by Councillor Humphrey in order that Members can consider the merits of the high quality design which will contribute to the village setting.**

**1. EXECUTIVE SUMMARY/RECOMMENDATION**

This application seeks full planning permission for a 2-storey detached 4-bed dwelling with an attached double garage at Land South West of Dunroamin, Lords Lane in Wisbech. The proposed dwelling is to access onto Lords Lane. The site is outside of the defined settlement area and does not adjoin the main settlement boundary.

The key issues to consider are:

- Principle and Policy Implications.

The principle of this development has been considered, particularly in relation to the need and justification for a dwelling in this location, beyond the established settlements of Wisbech and Wisbech St Mary, and its impact upon the character and appearance of the area. The site lies well beyond any built up settlement and no detailed supporting information has been submitted to justify the need for a dwelling in this location.

The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be contrary to Policy. Therefore, the application is recommended for refusal.

**2. HISTORY**

Of relevance to this proposal is:

- 2.1 F/YR05/1300/AG1      Erection of farm machinery store and workshop      Further details not required – 15 December 2005.

**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.

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.

Paragraph 109: Conserving and enhancing the natural environment.

### 3.2 **Fenland Core Strategy – February 2013:**

CS1: Presumption in favour of sustainable development

CS3: Spatial Strategy, The Settlement Hierarchy and the Countryside.

CS12: Rural Areas Development Policy

CS16: Delivering and Protecting High Quality Environments across the District.

### 3.3 **Fenland District Wide Local Plan:**

H3 – Settlement Development Area Boundaries

H16 – Housing in the open countryside

E1 – Conservation of the Rural Environment

E8 – Proposals for new development.

## 4. **CONSULTATIONS**

- |     |                                      |  |
|-----|--------------------------------------|--|
| 4.1 | <b><i>Town Council</i></b>           | Response not yet received.   |
| 4.2 | <b><i>North Level IDB</i></b>        | No objections in principle however Land Drainage Consent will be required prior to the construction of the new access. |
| 4.3 | <b><i>Environment Agency</i></b>     | Response not yet received.   |
| 4.4 | <b><i>FDC Scientific Officer</i></b> | No observations or objections to the proposal.   |
| 4.5 | <b><i>Local Residents:</i></b>       | None received.   |

## 5. **SITE DESCRIPTION**

- 5.1 The site currently comprises an existing area of agricultural land. The site measures approximately 0.24 hectares in size and forms part of a larger field, which does not appear to have any discernable boundary treatments. The development site is mid-way within this existing field. The site is accessed off Lords Lane and there are existing dwellings directly to the North of the site and at a distance to the South East. The site is outside of the main settlement area of Wisbech and Wisbech St Mary and is characterised by sporadic, isolated development. The site is within Flood Zone 3.

## 6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:
- Policy and Principle Implications.

The application site lies well outside of the built up settlements of Wisbech and Wisbech St Mary. There are sporadic residential and commercial developments on either side of Lords Lane, however, there are no areas that

could be regarded as continuous built up frontages. The application seeks full planning permission for a 2-storey 4-bed dwelling with an attached double garage and associated parking and turning area and amenity space.

The NPPF seeks to promote sustainable development in rural areas where it will maintain the vitality of rural communities. This is further supported by the policies within the Local Plan and Emerging Core Strategy where it is determined that new development in villages will be supported where it contributes to the sustainability of the settlement and does not harm the wide, open character of the countryside.

Policy CS12 of the Core Strategy – February 2013 is relevant in this instance and lists the general good practice criteria. The criteria listed in this policy details that the site should be in or adjacent to the existing developed footprint of the village, would not result in coalescence with neighbouring villages, would not have an adverse impact on the character and appearance of the surrounding countryside, should be in keeping with the shape and form of the settlement, respects natural boundaries, would not result in the loss of high grade agricultural land and would not result in risks or unacceptable nuisances to residents and businesses. This site is an existing field which sits in a relatively isolated plot. It is acknowledged that there are some residential properties in the surrounding area, however, it is considered that this development does not comply with Policy CS12 as it is not adjacent to the existing developed footprint and is considered to have an adverse impact on the character of the locality. In addition it is considered that the site is not in a sustainable location.

No special circumstances have been put forward to indicate that this development is essential in terms of the effective management of a local rural enterprise, as required by adopted and emerging policies. The Design and Access statement advises that the applicant farms 240 acres of land in the immediate vicinity, including Barton Road and Cross Lane. This is the nearest available site for a dwelling and in addition there has been an expired consent for a new agricultural storage building which is planned to be reapplied for. It is considered that this is not a sufficient justification for an isolated dwelling within the open countryside and is contrary to Policy.

It is acknowledged that there has been a recent approval on a nearby site (Triple Acre – F/YR12/0495/F), however, due to the sporadic nature of development along Lords Lane and the lack of justification for the proposed dwelling it is likely that if the proposal is supported, this will further encourage the submission of further applications for residential development in this locality. As there are a number of sites with similar characteristics to this site it could result in a level of sprawl within an unsustainable location beyond the established settlements. The NPPF seeks to avoid isolated homes in the countryside and requires development to be sustainable. Any dwelling that does not meet these criteria should be justified as essential for a rural worker to live permanently at or near their place of work, or the design of the dwelling should be considered outstanding or innovative. The application is not considered to meet these requirements as the justification submitted is not sufficient to identify an essential need for a dwelling in this location.

## 7. CONCLUSION

- 7.1 The proposal is considered to be contrary to the relevant policies in terms of the overall principle of development, due to its location beyond the built up settlements of Wisbech and Wisbech St Mary, within the open countryside and lack of sufficient justification. As such the proposal is recommended for refusal for the reasons listed below.

## 8. RECOMMENDATION

### Refuse

1. **The proposed development, which is located outside the main settlements of Wisbech and Wisbech St Mary, will be situated within open countryside which forms the rural character of this area, and has not been supported by sufficient justification for the introduction of an dwelling within an isolated and unsustainable location. As a result the proposal is contrary to the provisions of the National Planning Policy Framework paragraph 55, Policies E1, H3 and H16 of the Fenland District Wide Local Plan and Policies CS12 and CS16 of the Draft Core Strategy July 2012.**

### UPDATE

The following update was reported to Planning Committee at the 6 March 2013 Planning Committee Meeting:

The Environment Agency have objected to the proposal as the submitted FRA does not provide a suitable basis for assessment to be made of the flood risks arising from the development.

This objection has been forwarded to the Agent for them to address the objection raised. The Agent has confirmed that they are working towards overcoming the EA's objection, but are awaiting further contact from the EA. The Agent states that they would be prepared to follow any conditions/recommendations made by the EA.

Members will recall that this application was deferred at the March committee to allow the Agent/Applicant to submit further information in relation to the need for this dwelling and to address the EA objections.

A more detailed business plan was submitted for the proposal and this was assessed by a professional agricultural consultant. The conclusion of this assessment is:

"This is a relatively small family-run arable business, where extra income is gained by contracting. The applicant has lived remotely in Wisbech for many years and runs the farm with part time help. From the planning policy point of view, there is an essential need for a worker to be readily available during harvest and for some time afterwards for the management of crop drying and handling processes. At other times the need relates to security and convenience. The chosen site is not ideal to fulfil the need, but due to legal reasons and a planning refusal he has proposed the most suitable remaining site. The applicant is a full-time agricultural worker, the business is well

established and currently profitable and, apart from some doubt over the risks from remote living, has every prospect of remaining so. There could be other dwellings near enough to fulfil the need, but their cost would exceed what the business could financially support.”

This, therefore, supports the need for a dwelling in this location in terms of agricultural justification and, as such, the scheme is now in accordance with Policy CS12 (Part D) of the Core Strategy – February 2013, Policy H16 of the Fenland District Wide Local Plan, 1993 and Paragraph 55 of the NPPF.

With regards to the Environment Agency’s initial objection, further information was submitted enabling the EA to withdraw their objection. They request that should the application be approved a condition relating to the development being built in accordance with the submitted FRA is attached and subject to a number of informatives.

## **CONCLUSION**

The additional information relating to flood risk and the justification for a dwelling in this location support the proposal which accords with the relevant Planning Policies.

## **RECOMMENDATION**

### **Grant**

- 1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

**Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.**

- 2. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture, horticulture or in forestry as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him or her, or a widow or widower of such a person.**

**Reason – It would be against the Local Planning Authority’s rural planning policy to permit the erection of a dwelling on this site unconnected with the use of the adjoining land for agriculture, horticulture or forestry.**

- 3. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local**

**Planning Authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.**

**Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.**

- 4. Prior to the commencement of use hereby approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to:**
- (a) enter, turn and leave the site in forward gear;**
  - (b) park clear of the public highway**
- shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.**

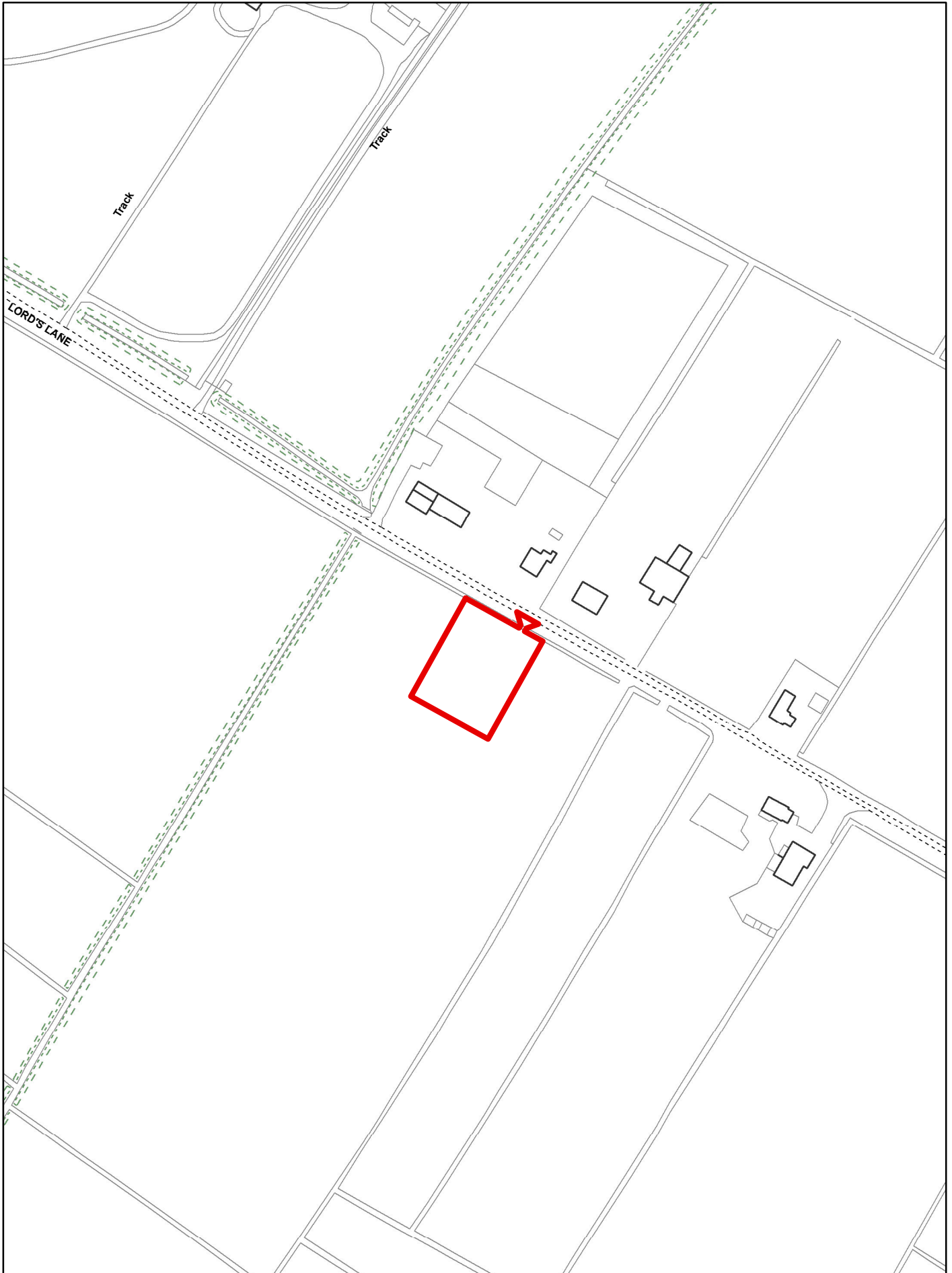
**Reason – In the interests of satisfactory development and highway safety.**

- 5. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) as referenced above, and the following mitigation measures detailed within the FRA:**
- User to detail as appropriate referring to specific paragraph references or drawing numbers where relevant within the FRA to make the condition as clear as possible, for example:**
- 1. No sleeping accommodation is to be located on the ground floor.**
  - 2. The eventual occupiers will sign on to the Environment Agency's Floodline Warnings Direct Service**
  - 3. Flood resilient and resistance construction methods will be utilised within the development up to 1.0m above adjacent road level.**
  - 4. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven as confirmed in the last paragraph of the FRA.**
  - 5. Finished floor levels are set no lower than 3.00m. above Ordnance Datum (AOD), 500mm above existing ground levels.**

**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**

- 6. Approved Plans**



Created on: 04/02/2013

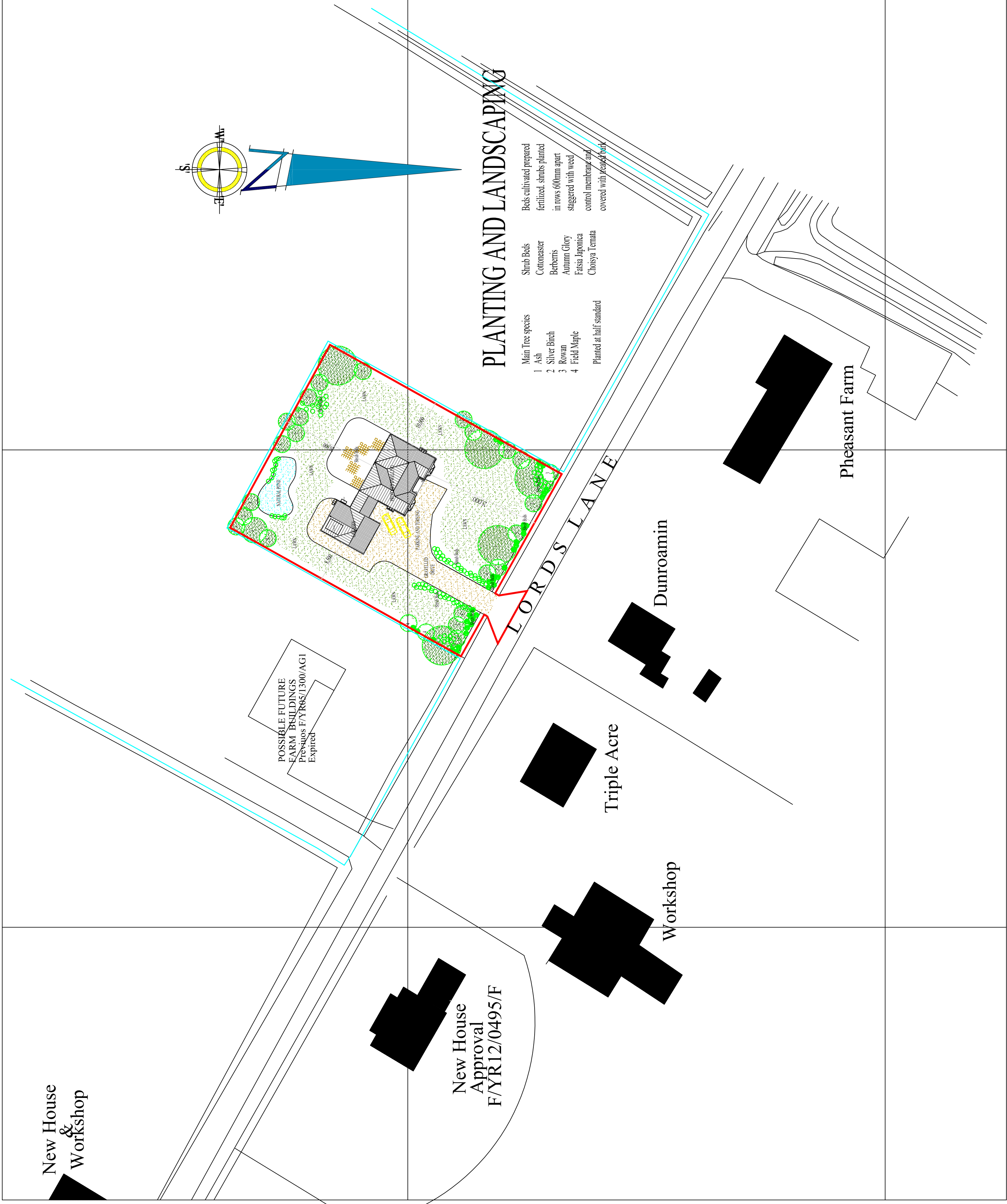
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**LABC**  
Peterborough City Council

**Building Design Awards**  
Heritage award 2010  
For Conservation or Renovation  
Heritage award 2010  
For Conservation or Renovation  
Heritage award New Build  
Heritage award New Build  
Design and Construction award  
2010

**Miner, New Small Scale 2011**  
Housing development  
Highly commended  
2011  
For Conservation or Renovation  
Highly commended  
2011  
Highly commended  
Commercial category building  
Construction Awards Finalist 2010

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Tel: 01945 411100  
Fax: 01945 411400  
ESTABLISHED 1975  
Email: david.broker@dbds.net

**Client:** L M FARMS

**Drawing No:** 1664 PLANNING - BLOCK PLAN

**Project:** PROPOSED 4-BED DWELLING WITH ATTACHED DOUBLE GARAGE

**Site:** LAND OPPOSITE DUNROAMIN  
WASSINGTON LANE  
WISBECH

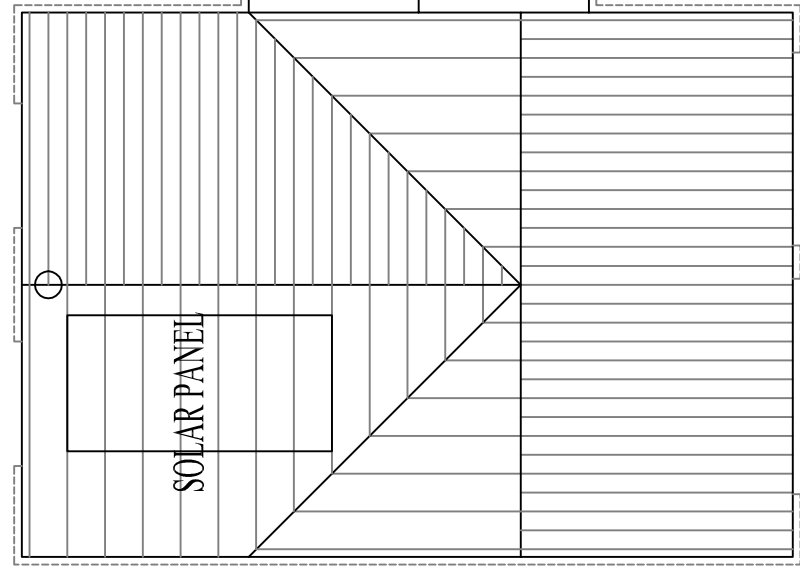
**Drawn:** PE13 4TU  
**AS**

**Date:** 15/06/11  
**JAN 13**

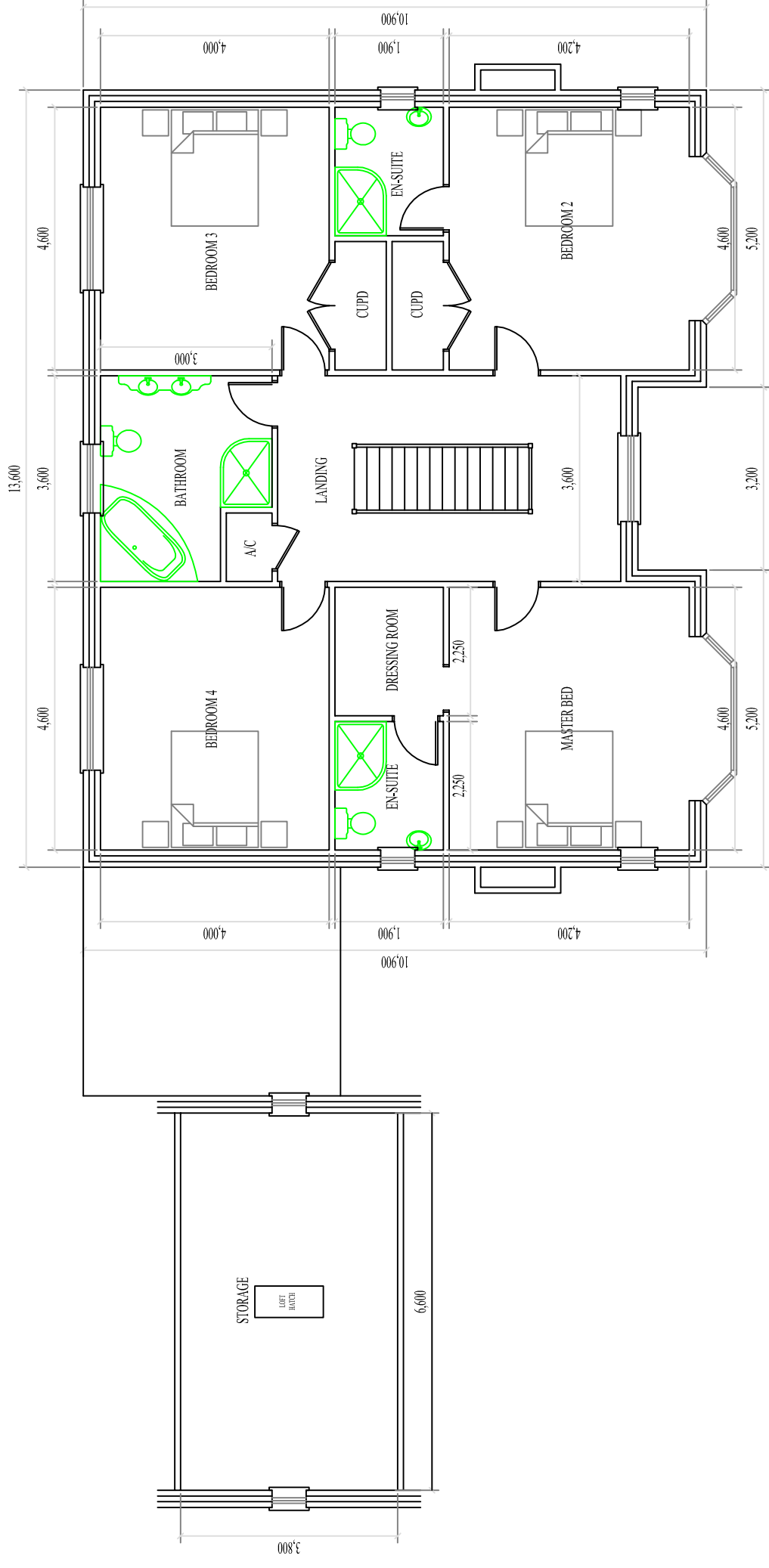
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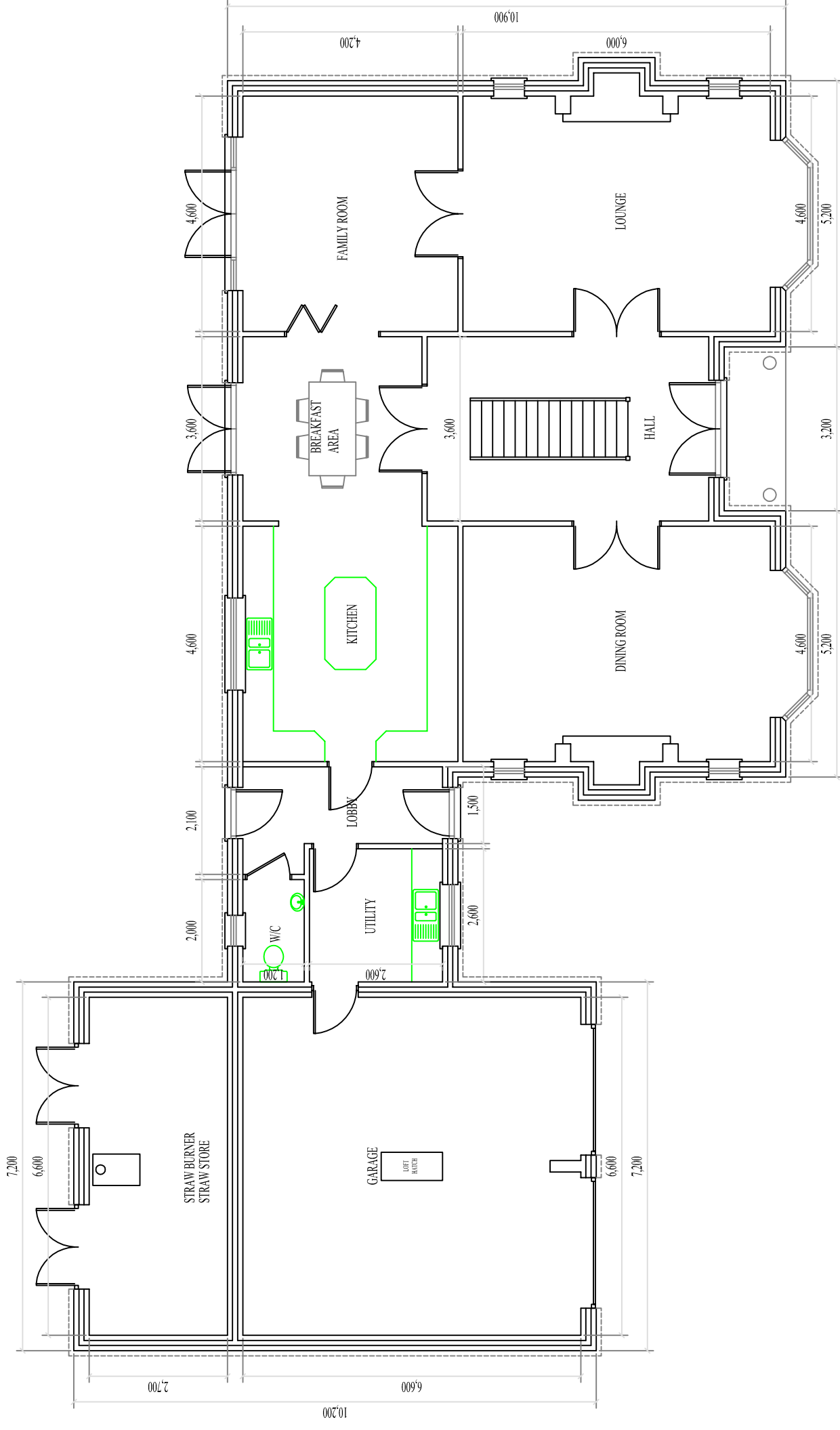




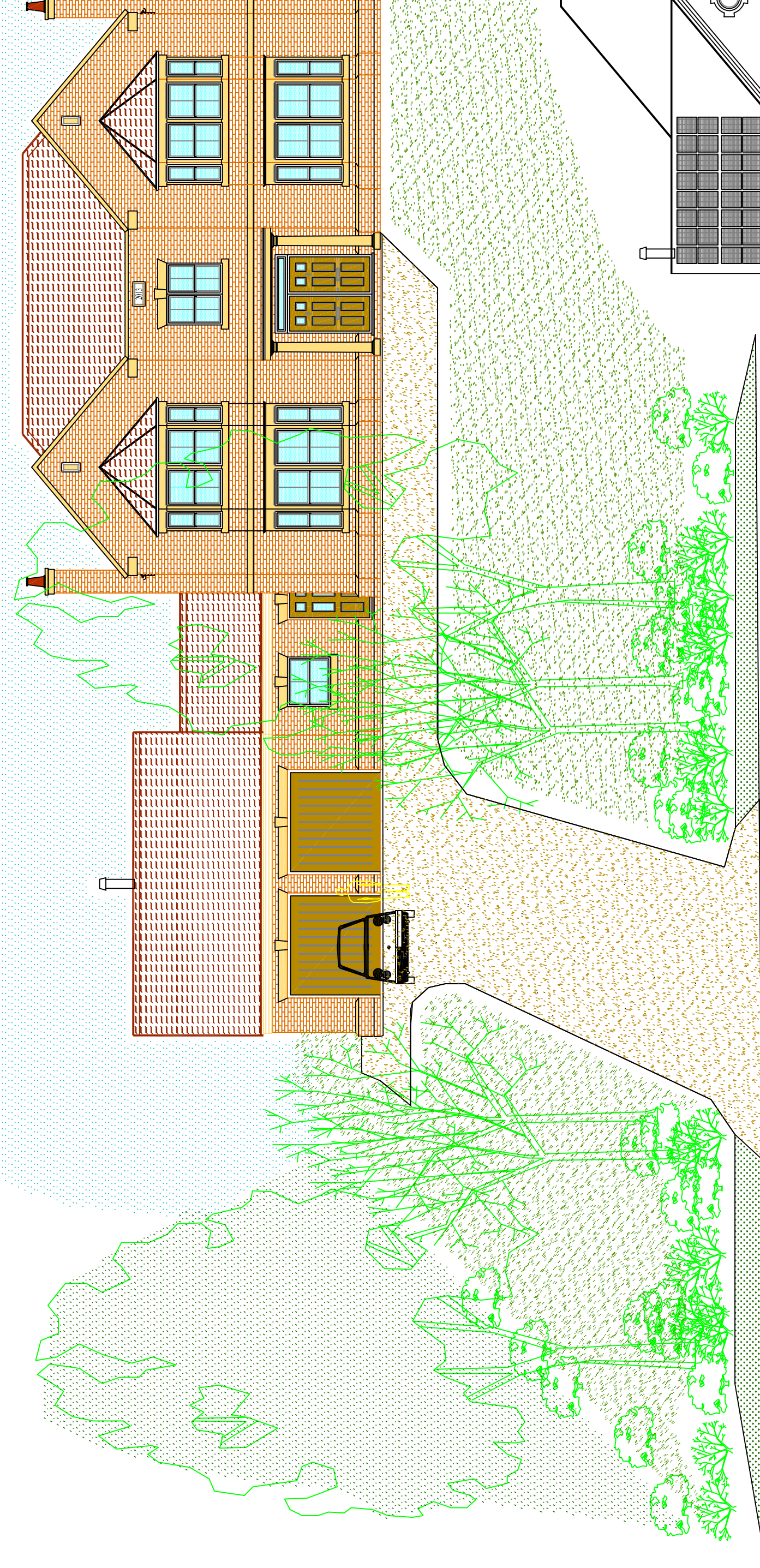
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SCALE 1:100



**PROPOSED FIRST FLOOR PLAN**  
SCALE 1:100

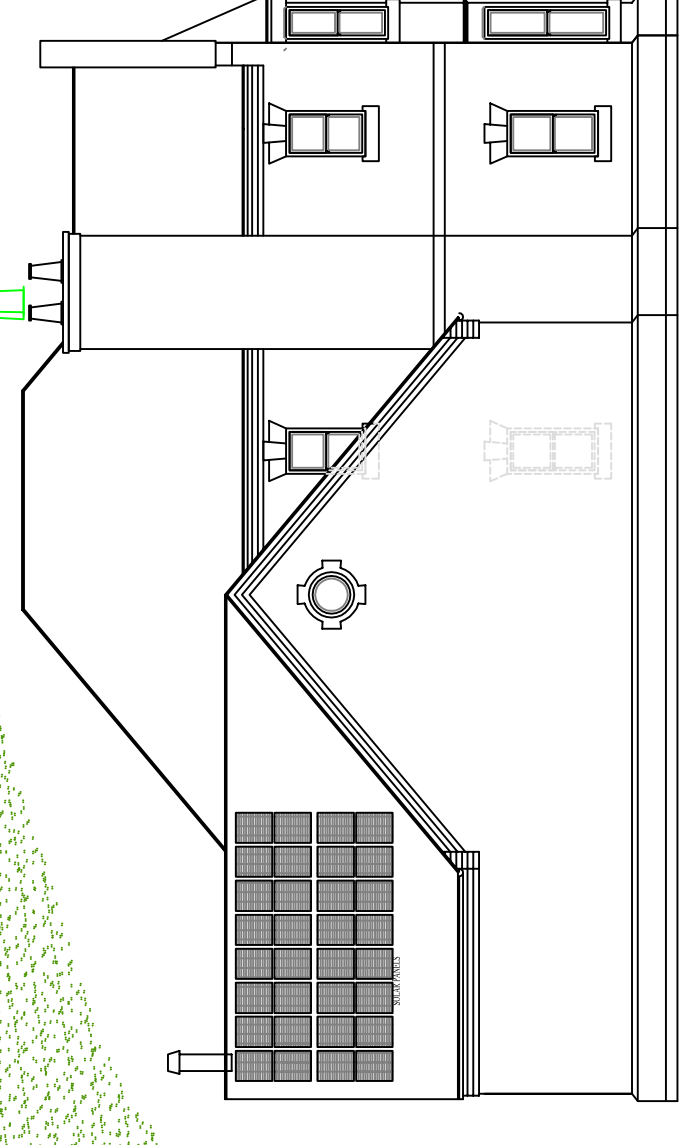


**PROPOSED GROUND FLOOR PLAN**  
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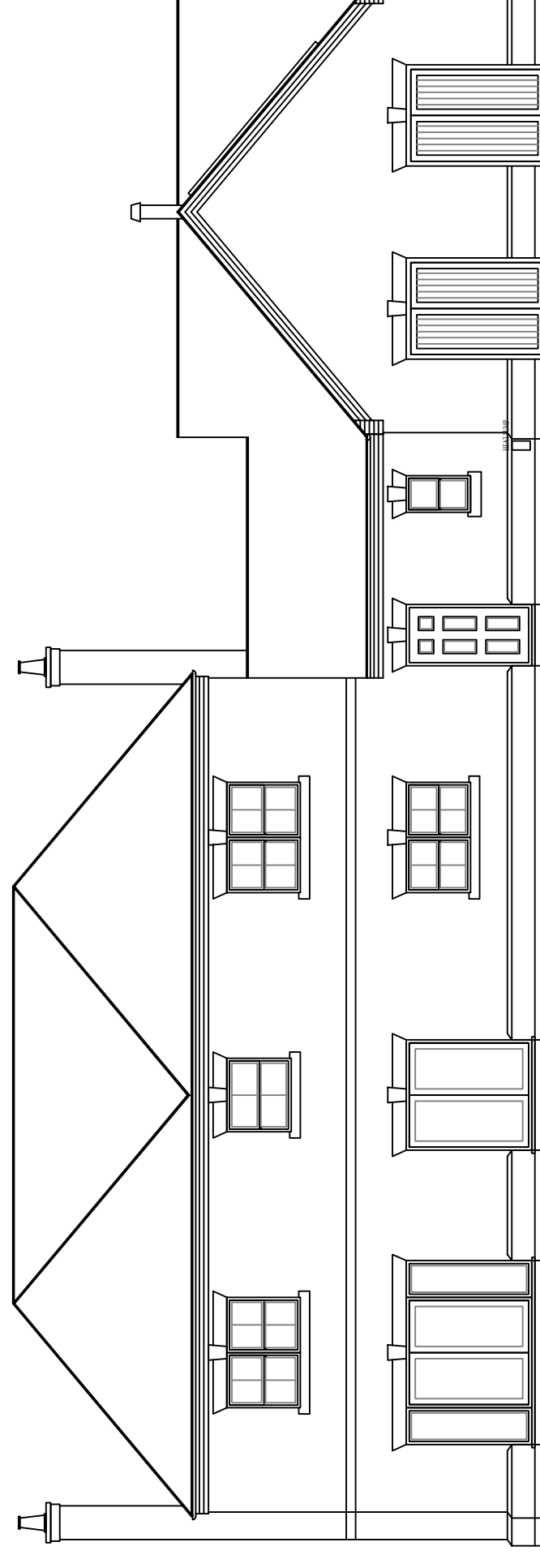


**PROPOSED FRONT ELEVATION**  
SCALE 1:100

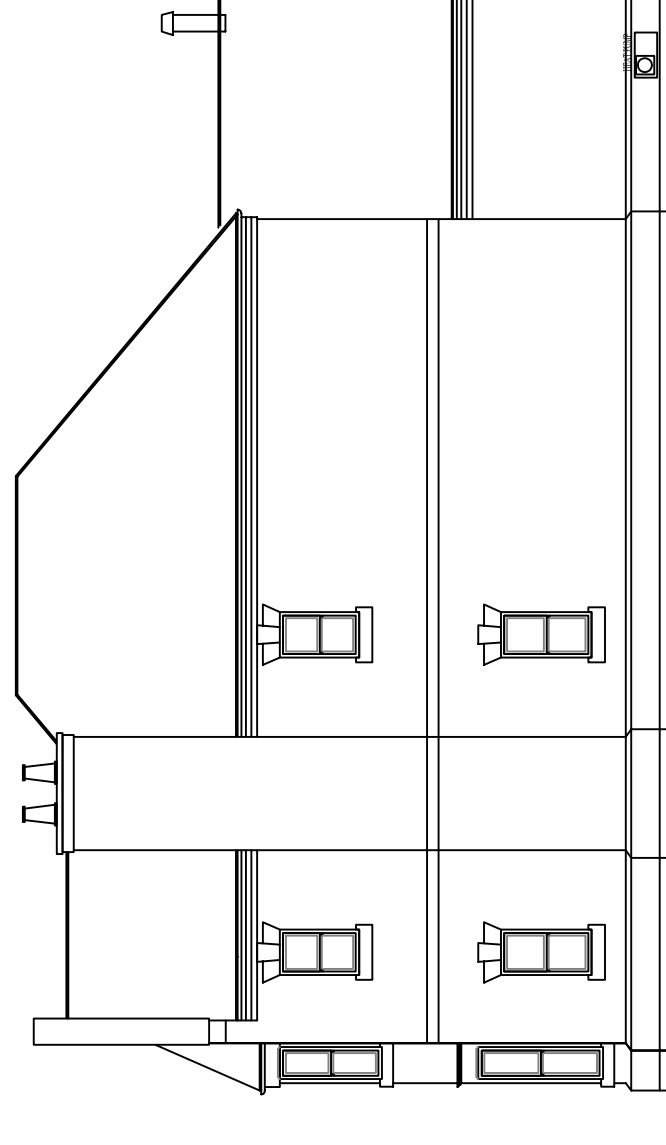
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RECONSTITUTED STONE SILLS AND LINTELS  
REDLAND DUO PLAIN TERRACOTTA TILES



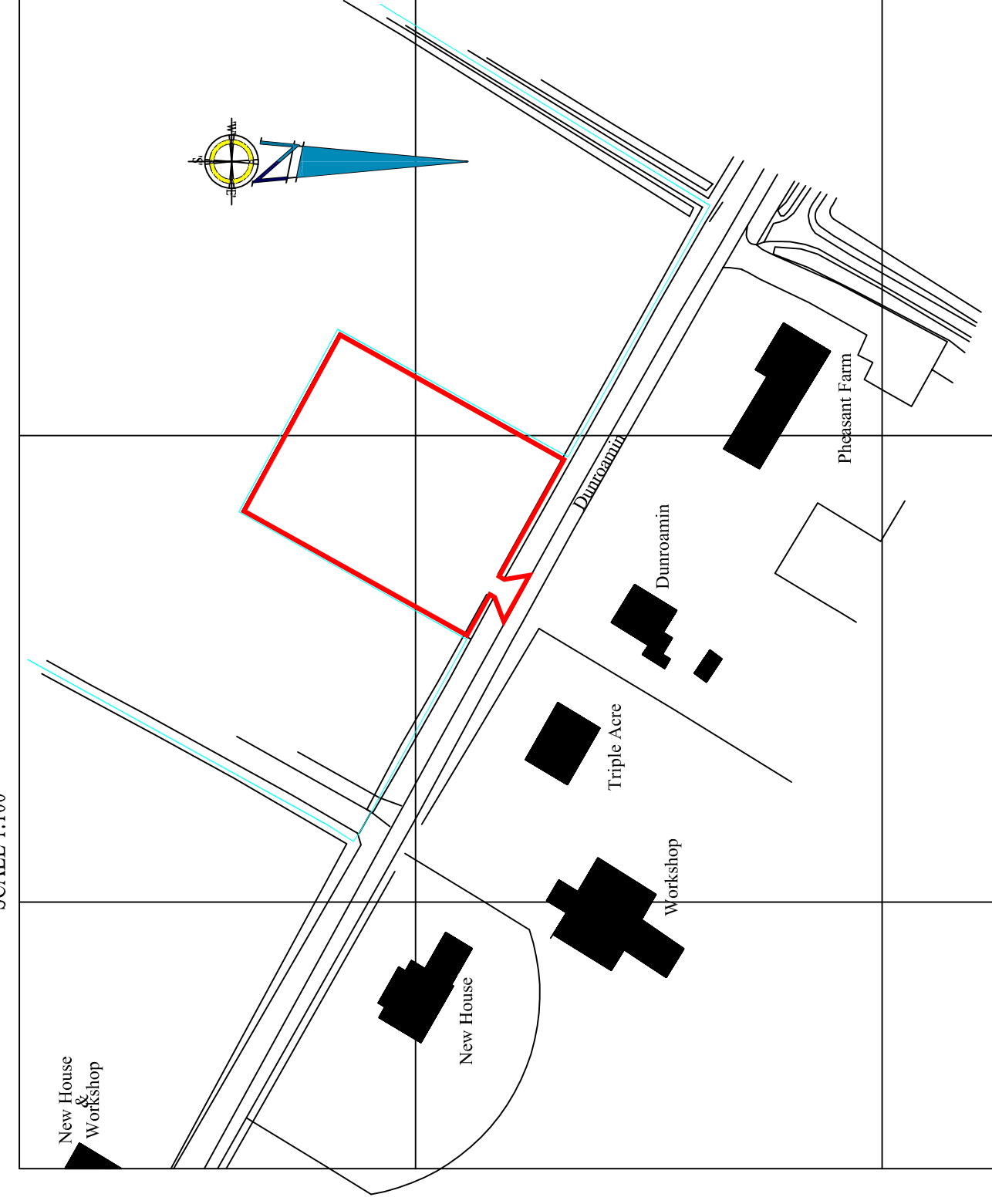
**PROPOSED SIDE ELEVATION**  
SCALE 1:100



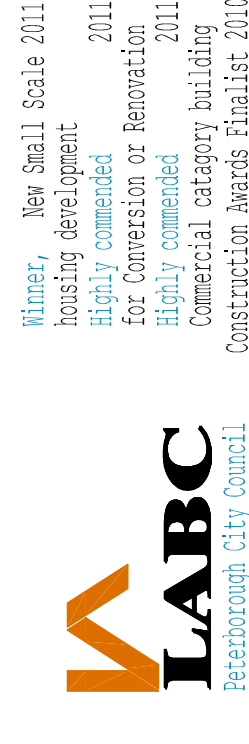
**PROPOSED REAR ELEVATION**  
SCALE 1:100



**PROPOSED SIDE ELEVATION**  
SCALE 1:100



**LOCATION PLAN 1:1250**



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Client:	L M FARMS
Drawing No:	1664 PLANNING, FLOOR PLANS AND ELEVATIONS AND LOCATION PLAN
Project:	PROPOSED 4-BED DWELLING WITH ATTACHED DOUBLE GARAGE
Site:	LAND OPPOSITE DUNDRAMIN WISBECH
Format:	PE13 4TU
Scale:	1:100 @ A1
Drawn:	AS
Date:	JAN 13
Checked:	
Revised No.:	