

F/YR15/0090/O
5 February 2015

Applicant: Mr Craig Mawby

Agent : Mr Craig Sutton
The Abbey Group

Land South Of, 72 Fieldside, Coates, Cambridgeshire

Erection of 3no dwellings

This application is before Committee as the comments received from the Town Council are at variance to the Officer recommendation.

1 EXECUTIVE SUMMARY

This application seeks outline planning permission for the erection of three dwellings at land south of 72 Fieldside, Coates. Layout, scale, external appearance, access and landscaping are reserved for consideration at a later stage.

The indicative drawings demonstrate that three dwellings of a reasonable scale can physically fit within the site. However the location of the site, and its position and orientation, which is perpendicular to the existing development, would result in a scheme which is not attached to the developed footprint of the settlement nor is it in keeping with the form and character of the area.

For these reasons it is considered that the proposal is contrary to policy LP12 of the Fenland Local Plan 2014 and it is therefore recommended that the application is refused.

2 SITE DESCRIPTION

The application site is located along Fieldside in Coates. The site extends between Fieldside to the north west and Lake Drove to the south east, which is a track and drove/cycle route respectively.

There is a pair of semi-detached cottages located to the north east of the site and a detached dwelling to the south west, both fronting Fieldside. There is agricultural land located to the north west and south east of the site and the character of the immediate vicinity is that of open countryside with some limited sporadic housing. The housing is positioned along the Fieldside frontage and there are no dwellings fronting Lake Drove. There is dense landscaping on the side boundaries of the site, with post and rail fencing to the Fieldside frontage and landscaping and some heras fencing to the rear.

There is a small shed and a tree located in the western corner of the site, apart from that the site is a vacant grassed area.

3 PROPOSAL

The application is for outline planning permission for the erection of 3 dwellings. All matters are reserved for consideration at a later stage. An illustrative site layout indicates two vehicular accesses, one from Fieldside and another from Lake Drive. The indicative drawings suggest a single plot positioned on the Fieldside frontage with vehicular access, a plot within the centre of the site, and a third plot both to be served off Lake Drive. Areas for parking and turning have not been shown on the drawings however these details would be committed at Reserved Matters stage.

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR08/0773/F	Erection of 1x 5-bed detached home with detached double garage 2x 4-bed detached houses with attached garages Land South Of 72 Fieldside Coates Whittlesey Cambridgeshire	Refused	14/10/2008

5 CONSULTATIONS

Town Council

No objection and recommend approval however prefer the access for all three properties to be off Lake Drive and not Fieldside as this is an unmade byway which is owned by the Whittlesey Charity.

The Ramblers Association

Not received at time of report.

CCC Countryside Access Team

Byway no26 Whittlesey runs along Fieldside, which this development uses for access. The byway is already used as site access by a number of other properties and as such do not anticipate that the proposal will present any additional problems.

The applicant should be made aware of the following:

- The byway must remain open and unobstructed at all times;
- No alterations shall be permitted without consent;
- The granting of planning permission does not entitle a developer to obstruct a public right of way.

Environment Agency

There is no consultation required with the EA on this application. You will need to refer to surface water management good practice advice.

County Development, Mineral and Waste Planning Group

Not received at time of report.

CCC Highways

Turning should be provided for plot 1 as it is not acceptable for drivers to reverse the length of the access road. Suitable turning and parking arrangement should also be detailed for the shared access for the two plots.

Despite the access being single track with no footway the additional multi modal movement generated from plot 1 will be de minimus. Therefore unable to reasonably seek improvements to the access off Fieldside.

May wish to consider the unsustainable nature of this location. Any development permitted in locations such as these should come forward as part of a comprehensive larger scale development so the necessary infrastructure improvements can be secured.

No highway objections subject to a condition relating to the submission of details for the layout of the site, the siting of the buildings and means of access thereto, and the turning areas.

FDC Environmental Protection

No objections to the proposed development as it is unlikely to have a detrimental effect on local air quality or the noise climate. From the information provided contaminated land is not considered an issue.

Middle Level Commissioners

Not received at time of report.

CCC Archaeology

The site lies in an area of high archaeological potential. Do not object to the development but consider that the site should be subject to a programme of archaeological investigation secured through a planning condition.

Local Residents/Interested Parties

None received.

6 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Fenland Local Plan 2014

LP1, LP2, LP3, LP12, LP14, LP15, LP16

7 KEY ISSUES

- Principle
- Design and layout
- Highway safety
- Flood risk
- Residential amenities
- Health and well being
- Economic growth
- Other matters

8 ASSESSMENT

Principle

The application site is located in Coates which is classed as a 'Limited Growth Village' in policy LP3 of the Fenland Local Plan.

A small amount of development, such as a small village extension may be considered appropriate in order to support the continued sustainability of the village.

The principle of residential development in Coates can therefore be supported in accordance with LP3 subject to the provisions of other policies contained within the Development Plan.

Design and layout

Policy LP12 allows for new development in villages, subject to the requirements of policy LP3, to be positioned in or adjacent to the existing developed footprint of the village. The footnote to LP12 stipulates that the developed footprint of the village is defined as the continuous built form of the settlement and excludes individual buildings and groups of dispersed or intermittent buildings which are clearly detached from the continuous built up area of the settlement. Policy LP12 also requires proposals to be of a scale and in a location that is in keeping with the core shape of the settlement.

The built up settlement limit of Coates is clearly defined by the Fieldside byway (see OS plan). The site is located along the Fieldside track, between some sporadic housing which is positioned along the track frontage. The shape and position of the site is such that it would result in an additional spine of development which is positioned perpendicular to the sporadic housing which fronts Fieldside track. The proposal would result in development in depth, which is out of keeping with the sporadic frontage development which characterises this part of Fieldside.

With the above in mind it is considered that the site is not within, or adjacent to, the existing developed footprint of the village. The size and position of the site is such that the development would fail to respect the core shape and form of the settlement. As such the proposal would appear as a visually incongruous feature which would adversely affect the character and appearance of the area. The proposal is therefore contrary to policy LP12 of the Fenland Local Plan 2014.

Highway safety

It is proposed that the site will take access from both Fieldside and Lake Drove. CCC Highways has raised no objection to the proposal however have commented on the unsustainable nature of the location in view of Fieldside representing a relatively poor access route which is a single track with no footway. Although these comments do not substantiate a reason for refusal on highway grounds, they further demonstrate the unsuitability of the site for new development. The proposal is therefore compliant with policy LP15.

Flood risk

The site lies within flood zone 1 and is less than 1ha in area and accordingly there is no requirement to consult with the Environment Agency. The development would be carried out in accordance with Building Regulations which would address surface water management.

Residential amenity

The site is clearly large enough to accommodate three dwellings with adequate private amenity space.

The existing boundary treatments are sufficient to ensure that neighbouring occupiers will not suffer from overlooking or overshadowing as a result of the proposal and this can be reinforced by the design of the buildings. The proposal therefore complies with policy LP16 of the Fenland Local Plan.

Notwithstanding the above, it remains that the site lies outside of the established settlement of Coates and fails to comply with part (d) of Policy LP12 which seeks to ensure that development is of a scale and in a location in keeping with the core shape and form of the settlement.

Ownership Issues

It has been raised by the Town Council that access should be off Lake Drove only as Fieldside is an unmade byway owned by the Whittlesey Charity. The ownership issues will be addressed and updated to Members'.

Health and wellbeing

The proposal can be designed so as to have adequate amenity space to serve each property without compromising the residential amenities of others. With careful design and layout, the proposal could comply with health and wellbeing issues in accordance with policy LP2 of the Fenland Local Plan 2014.

Economic growth

The proposal comprises of new housing stock albeit in an unsustainable location. Whilst the nature of the location is not desirable, the creation of additional housing contributes to economic growth.

9 CONCLUSIONS

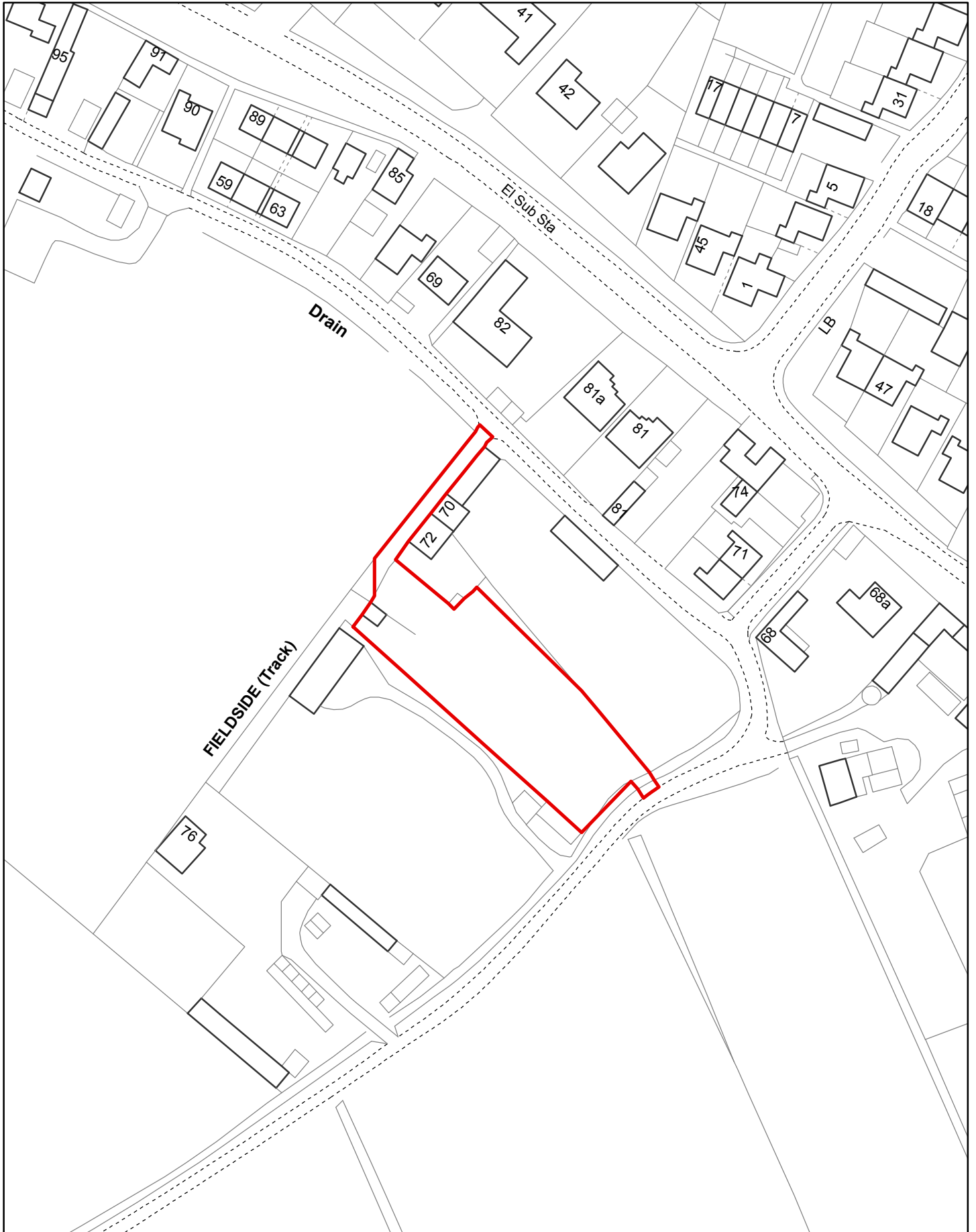
Whilst it is clear that three dwellings can be accommodated on this site, it is considered that the proposal fails to comply in principle with policy LP12 and LP16 of the Fenland Local Plan 2014. It is therefore recommended that planning permission is refused.

10 RECOMMENDATION

F/YR15/0090/O – Refuse

1. Policy LP12 allows for new development in villages, subject to the requirements of policy LP3, to be positioned in or adjacent to the existing developed footprint of the village. The footnote to LP12 stipulates that the developed footprint of the village is defined as the continuous built form of the settlement and excludes individual buildings and groups of dispersed or intermittent buildings which are clearly detached from the continuous built up area of the settlement. Policies LP12 and LP16 also require proposals to be of a scale and in a location that is in keeping with the core shape of the settlement.

The site is not within, or adjacent to, the existing developed footprint of the village. The size and position of the site is such that the development would fail to respect the core shape and form of the settlement. As such the proposal would appear as a visually incongruous feature which would adversely affect the sustainable growth of the village and the character and appearance of the area. The proposal is therefore contrary to policy LP12 of the Fenland Local Plan 2014.



Created on: 12/02/2015

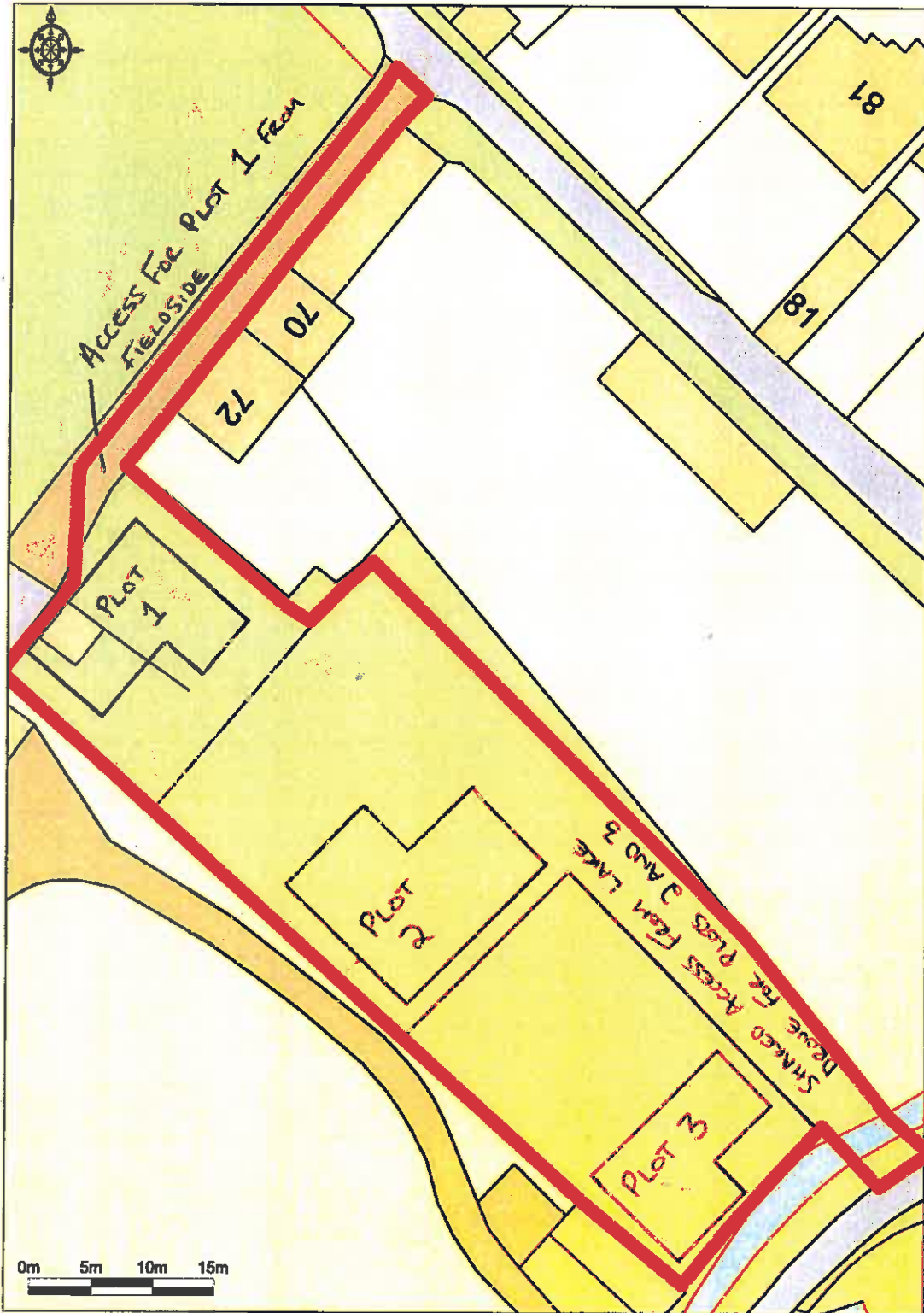
© Crown Copyright and database
rights 2015 Ordnance Survey 10023778

F/YR15/0090/O

Scale = 1:1,250



Block Plan: Land South of 72 Fieldside and North of Lake Drive, Coates



© Promap Survey © Crown Copyright 2015. All rights reserved.
License number 100022432. Printed Scale - 1:2500