

Application Number: F/YR15/0281/F

Minor

Parish/Ward: Wimblington

Applicant: Ms K Grange

Agent: Mr H Chapman, Peter Humphrey Associates Ltd.

Proposal: Erection of 2 x single-storey 3-bed dwellings each with a detached single garage.

Location: 2A Bridge Lane, Wimblington.

Site Area/Density: 0.45 hectares / 7 dwellings per hectare.

Reason before Committee: This proposal is an amended scheme to one which was refused by Planning Committee on 2 April 2014. The Parish Council has indicated its support for the amended proposal contrary to Officer recommendation.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This resubmission seeks full planning permission for the erection of 3 detached single storey dwellings with detached single garages at land west of 2A Bridge Lane in Wimblington. The refused scheme was for 4 dwellings, comprising of 2 x single-storey 3-bed and 2 x single-storey 4-bed dwellings with attached garages.

There were 3 reasons for refusal:

1. The proposal development is located outside the existing developed footprint of Wimblington village and the Development Area Boundary. The proposal would result in a ribbon style development, into an area that is currently open agricultural land and has a strong relationship with the adjoining countryside. Further, the proposal would erode an important visual gap and area of separation between Bridge Lane, March Road and Wimblington Village. The proposal would have an unacceptably adverse impact on the character and appearance of the area.
2. The application has failed to demonstrate that there will be no adverse impact on any protected species that may be present on the site due to the lack of an appropriate biodiversity study.
3. The application does not adequately consider the watercourse which bisects the site and the impact this may have on surface water drainage and the potential to increase the risk of flooding in the area.

The site is located on open agricultural land adjacent to an existing dwelling at 2A Bridge Lane in Wimblington and is roughly rectangular in shape. The eastern boundary abuts a fence and a line of poplar trees which forms the boundary of the property at 2A, with all other boundaries open. The application site is beyond the established settlement of Wimblington and within Flood Zone 1. A watercourse runs through the site.

The key issues to consider are:

- whether the amended scheme and additional information has addressed the previous concerns of Committee Members; and
- whether there have been any changes in planning policy which would make the proposal acceptable.

Although the amended scheme has reduced the number of dwellings from 4 to 3, the location of the site remains outside the existing development footprint of Wimblington village. The Fenland Local Plan was adopted in May 2014 a month after the last refusal. The application of a Development Area Boundary to settlements such as Wimblington was finally removed by the adoption of the 2014 Local Plan. Notwithstanding this, the site is located outside the existing development footprint of Wimblington. The Fenland Local Plan (Core Strategy) Policy CS12 - Rural Areas Development Policy was carried forwarded into new adopted Plan as Policy LP12- Rural Areas Development Policy. Therefore there have been no material changes to the planning policy framework. The scheme remains contrary to this policy (criteria a-k) and is not acceptable. The proposed development is located in an unsustainable location, outside of the main settlement core of Wimblington, where residential development is not normally supported unless justified.

Development in this location would introduce additional ribbon development, into an area that is currently open, agricultural in land use and has a strong relationship with the adjoining countryside. It would also lead to the loss of this important open gap and result in a form of development that would not properly relate to the overriding form and character of the existing developed footprint of Wimblington. The first reason for refusal remains valid.

The applicant has included a Preliminary Ecological Assessment with the amended scheme. This is being considered. It will be reported to Members whether this Assessment has overcome the second reason for refusal.

The third reason for refusal was included in light of Middle Level Commissioners opposition to the original scheme. The water course has now been included on the proposed site plan and Internal Drainage Board maintenance access strips have been shown on the plans. Middle Level Commissioners response will be reported to Members particularly with regard to the third reason for refusal and whether this has been overcome.

Relevant policy has been considered alongside the identified material considerations. There are no material considerations to override the policy objection to the principle of development in this location. Therefore the amended scheme is recommended for refusal as it is contrary to Policies LP12 and LP16.

2. HISTORY

Of relevance to this proposal is:

- 2.1** F/1765/89/O Erection of a dwelling. Dismissed by Secretary of State on 17th January 1991.
- 2.2** F/YR14/0134/F Erection of 2 x single-storey 3-bed and 2 x single storey 4-bed dwellings with attached garages. Refused by Planning Committee 2 April 2014. (No appeal has been lodged.)

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise;

Paragraph 14: Presumption in favour of sustainable development;

Paragraph 17: Core planning principles;

Paragraph 18-22: Building a strong competitive economy;

Paragraph 32, 34 – 37, 39: Promoting sustainable transport;

Paragraph 47-50: Delivering a wide choice of quality homes;

Paragraph 55: Avoid isolated homes in the open countryside;

Paragraph 56-61: Requiring good design;

Paragraph 69-70: Promoting healthy communities;

Paragraph 93-98: Meeting the challenges of climate change; and

Paragraph 109, 111, 118, 120-125: Conserving and enhancing the natural environment.

3.2 Fenland Local Plan 2014:

LP1: Presumption in Favour of Sustainable Development;

LP3: Spatial strategy, the Settlement Hierarchy and the Countryside;

LP4: Housing;

LP12: Rural Areas Development Policy;

LP13: Supporting and Managing the Impact of a Growing District;

LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland;

LP16: Delivering and Protecting High Quality Environments across the District;

LP19: The Natural Environment

4. CONSULTATIONS

4.1 Wimblington Parish Council:

Support the application. But improvements to Bridge Lane to accommodate new development should be made, including passing areas, additional footpaths and street lighting.

4.2 Middle Level Commissioners:

Will be commenting, however no formal comments have been received at the time of writing this report.

4.3 FDC Environmental Health:

No objection

The proposal 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.

4.4 County Development Minerals & Waste Planning Group:

No response has been received to this application but previously there was no objection. Although the site lies within a Sand and Gravel Mineral Safeguarding Area (designated by the adopted Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan 2012) its proximity to the road and to residential development makes it very unlikely that it would be a workable resource. CCC therefore have no comments to make in relation to this application.

4.5 CCC Archaeology:

No objection .

The site lies in an area of high archaeological potential. It is considered likely that important archaeological remains survive on the site and that these would be severely damaged or destroyed by the proposed development.

We therefore consider the site should be subject to a programme of archaeological investigation including a historic building recording. This programme of work can be secured by the inclusion of a condition.

Our records indicate that the site lies in an area of high archaeological potential. Roman ditches and features, were excavated in the field to the south of Bridge Lane directly to the east of the application area in advance of an Anglian Water pipeline in 2005/6 (Historic Environment Record reference MCB17553). In addition excavations to the north west of the current application area along March Road revealed further Roman ditching and quarrying (MCB20018).

We would recommend that the same archaeological standard condition is placed on the development as was for prior application (F/YR14/0134/F) within the same bounds, that is:

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition such as the model condition 'number 55' contained in DoE Planning Circular 11/95:

"No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of

archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority."

4.6 County Highways (LHA)

Defer for amended plans.

This is a proposal for the erection of three detached dwellings with parking, turning access onto Bridge Lane. Two new accesses are proposed, a shared access and a single access. Bridge Lane is a single track road with no footways. It is street lit and subject to a 30mph speed limit.

As part of the development proposal there is a passing bay proposed to the site frontage. I feel this would be better located fronting 1b Bridge Lane as there is already an informal passing bay immediately to the west of the application site.

It would be more beneficial to users of Bridge Lane if this location was formalised as a passing bay with tappers and flush kerbing. This is in lieu of the passing bay proposed to the front of the application site.

4.7 Environment Agency

Foul Drainage

The application form indicates that foul water from the proposed development will discharge to a septic tank. However, our records indicate that the site is located close to a mains foul sewer.

Non-mains sewerage systems for the disposal of foul water from the development are unacceptable in areas where mains foul water drainage is available.

We have no objection in principle to the above application provided the applicant connects to the nearby foul sewer network which is located within 30 metres from the proposed development. No justification has been provided for the use of a non-mains foul drainage system. Accordingly we consider that the following condition should be added to any subsequent planning permission. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Condition

The development hereby permitted shall not commence until such time as a scheme to dispose of foul water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason

To ensure a satisfactory method of foul water disposal and to prevent the increased risk of pollution to controlled waters.

Surface Water Drainage

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. Soakaways must not be located in contaminated areas. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.

4.8 Local Residents:

9 letters of objection, two letters of support and one other representation were received. Reasons for objecting to the proposal are:

- Additional traffic including lorries along Bridge Lane;
- Lack of facilities and infrastructure to cater for additional residents;
- Highway safety issues- due to the proposed new accesses and the nature of the road;
- A precedent will be set to allow other agricultural land to be developed;
- It will cause the erosion of the visual gap;
- The footprint of Wimblington will be extended;
- Add to existing sewerage problems; and
- The proposals will detrimentally change the nature of the lane.

5.0 SITE DESCRIPTION

5.1 The site is located on open agricultural land adjacent to an existing dwelling at 2A Bridge Lane in Wimblington and is roughly rectangular in shape. The eastern boundary abuts a fence and a line of poplar trees which forms the boundary of the property at 2A, with all other boundaries open. The application site is beyond the established settlement of Wimblington and within Flood Zone 1. The area is characterised by residential development to the north and west, with open land to the east and south of the site. A watercourse runs through the site.

6.0 THE PROPOSAL

6.1 This is a full planning application for the erection of 3 x 3- bed bungalows each with a detached garage. It includes 2 new access points from Bridge Lane. There will be 2 + parking spaces for each dwelling including a single garage. A bridge will be constructed over the existing drain to allow access to Plots 1 and 2.

It is proposed that the dwellings will incorporate a number of features to improve their environmental performance including:

- Biomass and wood burner with underfloor heating and hot water supply.
- Controlled domestic ventilation and heat recovery system
- Rainwater harvesting system

- Solar electricity and hot water panels.

Each dwelling is to be fitted with Ibstock swift nesting boxes. The gable of each dwelling/garage is to be fitted with the Ibstock enclosed bat box 'C' designed specifically for the pipistrelle bat which creates roosting zones within the box. The proposed materials include a mixture of Audley Antique facing bricks and white painted render and slate on the roof.

7. PLANNING ASSESSMENT

7.1 The key considerations for this application are:

- Principle of Development;
- Character and Appearance;
- Residential Amenity;
- Access & Sustainability;
- Biodiversity;
- Impact on Watercourse and Surrounding Area

And:

- whether the amended scheme and additional information has addressed the previous concerns of Committee Members; and
- whether there have been any changes in planning policy which would make the proposal acceptable.

Principle of Development

Policy LP3 of the Fenland Local Plan identifies Wimblington as a growth village where small village extensions of a limited scale will be appropriate as part of the strategy for sustainable growth. Policy LP3 must be read in conjunction with other policies in the Local Plan which steer development to the most appropriate sites.

Bridge Lane is divorced from the main settlement of Wimblington; the nearest part of Wimblington village is located in excess of 250 metres south and is separated by agricultural fields. It is intrinsically rural in character, and the site does not immediately adjoin the existing built up form of the settlement adding to its detachment from the built form of the village and relationship with the open countryside. Although there is residential development to the north and east of the application site it does not form part of the developed footprint of the main village.

Policy LP12 sets out that the developed footprint is defined as the continuous built form of the village and excludes the following:

- groups of dispersed or intermittent buildings that are clearly detached from the continuous built up area,
- gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built up area of the settlement,
- agricultural buildings and associated land on the edge of the settlement,

- outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

Policy LP12 also contains 11 criteria which must all be satisfied to ensure the proposed development can be supported. In this particular case criteria (a) which requires the site to be in or adjacent to the existing developed footprint of the village cannot be satisfied as demonstrated above. Criteria (c) and (d) requires that the development would not have an adverse impact on the character and appearance of the surrounding countryside and is of a scale and in a location that is in keeping with the core shape and form of the settlement. Criteria (e) states development would not be supported were it to result in ribbon development or extend the linear features of the settlement. Criteria (g) states that any proposal respects and retains existing archaeological, ecological and biodiversity features of the site. There is a drainage ditch that runs along the northern and western boundary.

Whilst Policy LP3 identifies Wimblington as a growth village, Bridge Lane and the application site is physically detached from the village. The proposal would result in a ribbon style/linear form of development, it would develop an existing agricultural field and it would erode the space which separates Bridge Lane from Wimblington. As such the development, in principle, would have an unacceptably adverse impact on the character of the area and is contrary to Policy LP12 of the Fenland Local Plan 2014.

Character and Appearance

The scheme proposes three detached bungalows with single garages to the side. The proposed layout would be linear in nature but differs from the previous scheme as the building line is set back further to avoid the existing watercourse which runs through the site. No details have been provided of the bridge over the drain. The design should reflect the rural character in this part of the locality.

Properties along Bridge Lane are predominantly single storey bungalows. Some are set back from the highway similarly to the proposal. Most of the other properties have larger rear gardens but it is accepted that large gardens are not always desirable, and there is adequate amenity space.

Whilst the principle of development is considered to be unacceptable, the proposed scale and layout of the dwellings would on the whole follow the context of neighbouring properties.

Residential Amenity

Subject to securing boundary treatment details, each dwelling would be able to provide a dedicated primary amenity space. As the siting of the bungalows has been set back beyond the watercourse, the distance between the facing properties located on the north of Bridge Lane has increased. Therefore the proposal would not have an unacceptably adverse impact on properties opposite. Further, as there exists a 2m high close board fence with intervening poplars on the eastern boundary Plot 3 would not have an unacceptably adverse impact on the amenity of No.2A Bridge Lane.

Access & Sustainability

Bridge Lane is relatively narrow with limited street lights and no footpaths. There is a Public Right of Way 100m to the east and the nearest made-up footway, which provides access to Wimblington Village, is located in excess of 200m to the west. It should be highlighted that the footway is located on the west of March Road therefore future occupiers would be required to cross a busy road to walk to shops and services available in Wimblington Village. This reinforces concerns about the sustainability of the location of this site.

The local highways authority has requested an amendment to the location of the passing bay as there is already an informal passing bay immediately to the west of the application site. As the principle of the proposal is considered contrary to policy, this has not been taken forward.

It is noted within the Design and Access Statement that each dwelling is to be fitted with Ibstock swift nesting boxes. The gable of each dwelling/garage is to be fitted with the Ibstock enclosed bat box 'C' designed specifically for the pipistrelle bat which creates roosting zones within the box. A comprehensive landscaping scheme would also provide habitat for wildlife.

Biodiversity

The applicant has included a Preliminary Ecological Assessment with the amended scheme. This is being considered. It will be reported to Members whether this Assessment and the methods above have overcome the second reason for refusal, including any impact on the wildlife inhabiting the watercourse that runs through the site. If not the proposals would be contrary to Policy LP19 of the Fenland Local Plan 2014.

Impact on Watercourse and Surrounding Area

Middle Level Commissioners objected to the original scheme. The water course has now been included on the proposed site plan and Internal Drainage Board maintenance access strips have been shown on the plans. Middle Level Commissioners response will be reported to Members particularly with regard to the third reason for refusal and whether this has been overcome. If not the proposals would be contrary to Policy LP3 and LP12 of the Fenland Local Plan 2014.

Other Matters

The County Archaeologist and Environmental Health Officer have raised no objections to the proposal. The County Archaeologist has requested a condition securing an archaeological investigation prior to works commencing on site should planning permission be granted. Neighbour's concerns about additional lorry movement along Bridge Lane would be temporary in accordance with the build programme. Wimblington is a growth village where there are sufficient facilities to cater for new residents where the principle of development is acceptable. The local highways authority has not objected to the proposal on highway safety grounds.

The proposal includes methods to improve the environmental performance of each dwelling including:

- Biomass and wood burner with underfloor heating and hot water supply.
- Controlled domestic ventilation and heat recovery system
- Rainwater harvesting system
- Solar electricity and hot water panels.

The National Planning Policy Framework paragraphs 93-98: meeting the challenges of climate change; provides support for such methods which is a material consideration in the determination of the planning application. However, in this instance this does not override the objection in principle to the location of the development.

8. CONCLUSION

8.1 The positioning of the proposed housing development on this site would introduce additional ribbon development, into an area that is currently open agricultural land and has a strong relationship with the adjoining countryside, which currently provides an important visual gap and area of separation between Bridge Lane, March Road and Wimblington Village.

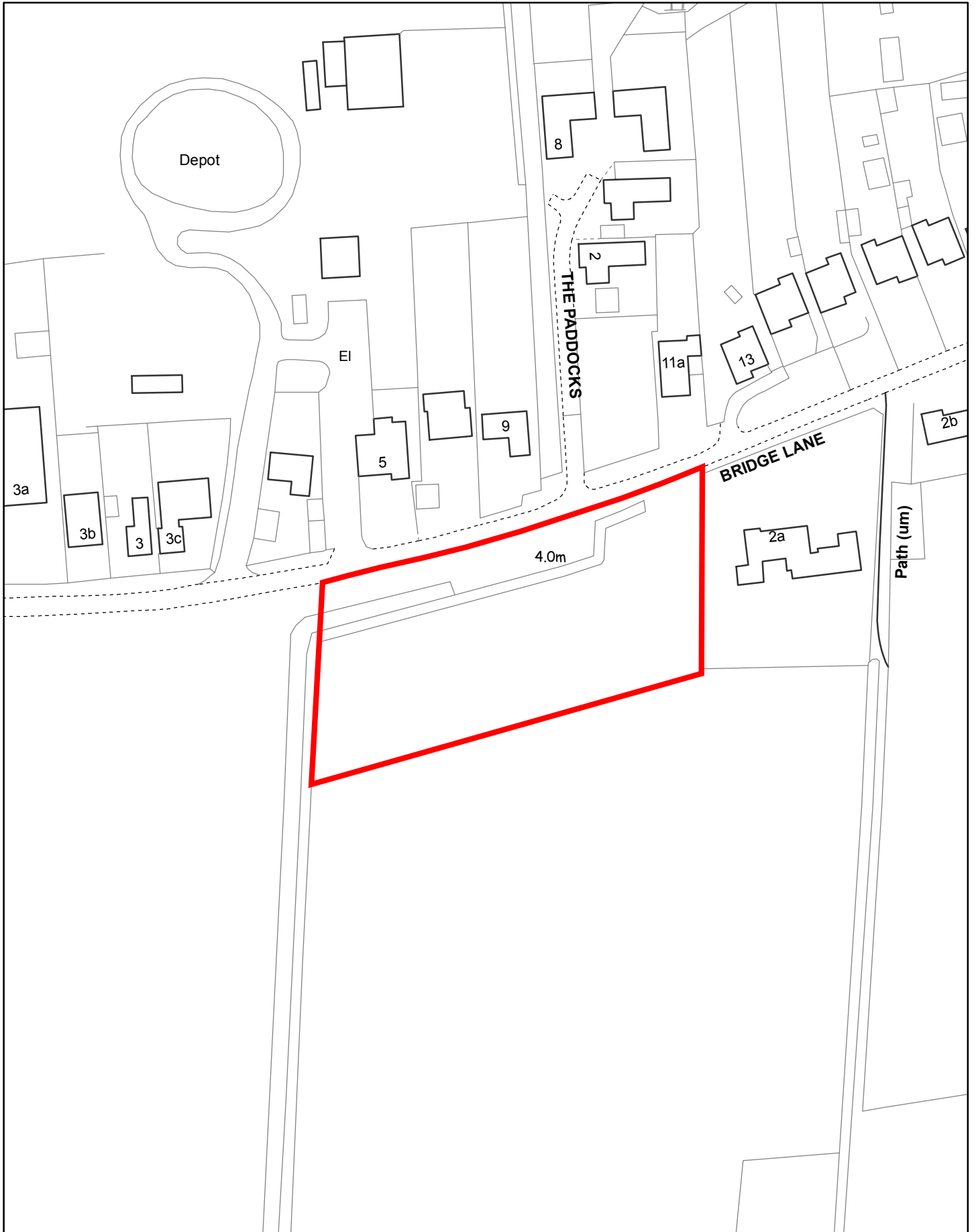
As a result it is not considered as being an appropriate location for residential development on the grounds that it would lead to the loss of this important visual gap and result in a form of development that would not properly relate to the overriding form and character of the developed footprint of Wimblington. Consequently the proposal is in conflict with Policies LP12 and LP16 of the Fenland Local Plan 2014.

There have not been any changes to local or national planning policy which would make the principle of development acceptable. We await responses as to whether the amended scheme and additional information has addressed the previous concerns about biodiversity and impact on the watercourse. Relevant policy has been considered alongside the identified material considerations. There are no material considerations to override the policy objection to the principle of development in this location. Therefore the amended scheme is recommended for refusal.

9. RECOMMENDATION

Refuse

9.1 The proposed development is located outside the existing developed footprint of Wimblington village. The proposal would result in a ribbon style development, into an area that is currently open agricultural land and has a strong relationship with the adjoining countryside. Further, the proposal would erode an important visual gap and area of separation between Bridge Lane, March Road and Wimblington Village. The proposal would have an unacceptably adverse impact on the character and appearance of the area and is contrary to Policies LP12 and LP16 of the Fenland Local Plan 2014.



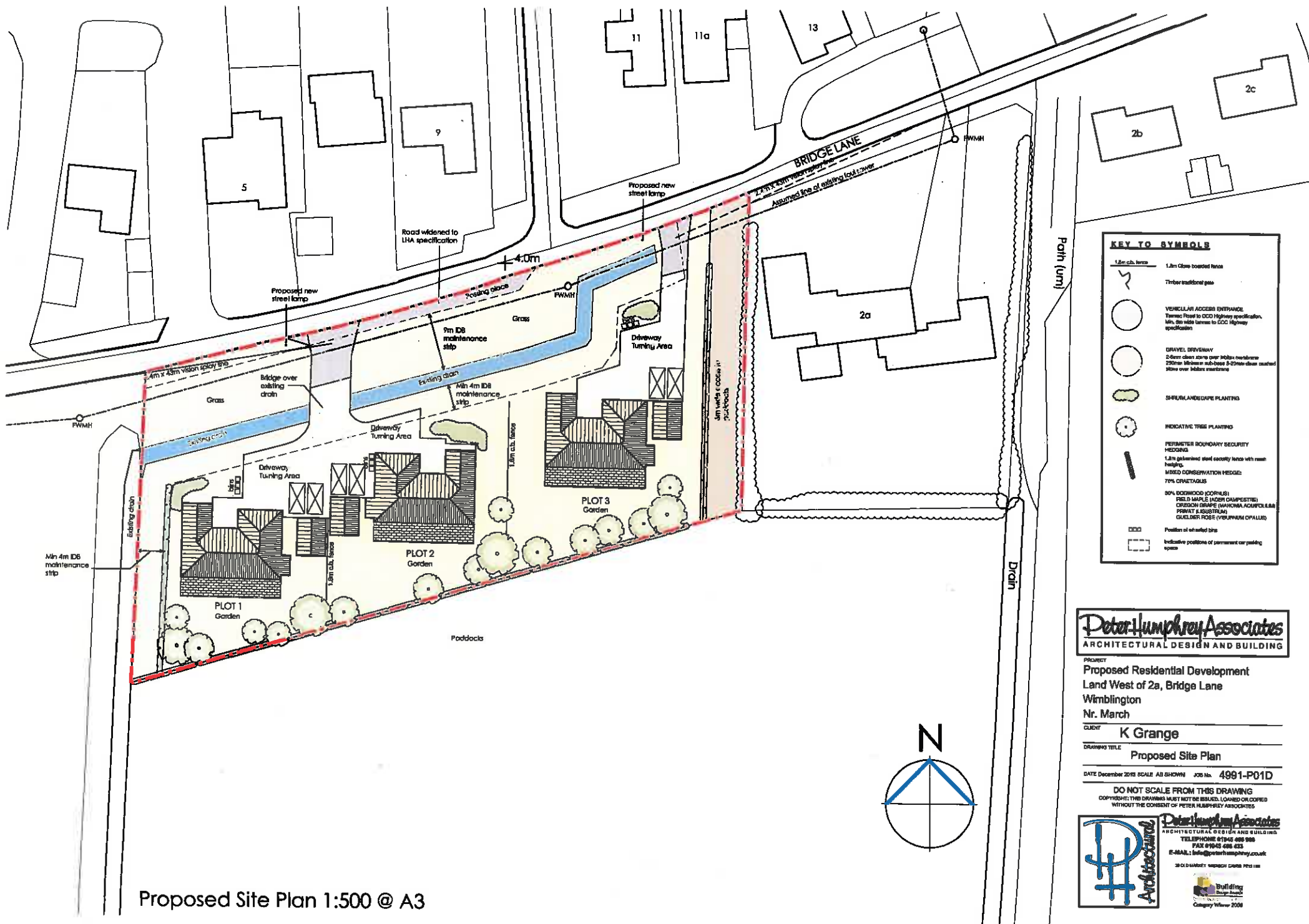
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F/YR15/0281/F

Scale = 1:1,250





Proposed Site Plan 1:500 @ A3

KEY TO SYMBOLS	
1.8m cub. fence	1.8m Glass boarded fence
	Timber traditional gate
	VEHICULAR ACCESS ENTRANCE Timber Post to OGD Highway specification. 1.8m, 900mm kerbs to OGD Highway specification
	GRAVEL DRIVEWAY 2.00m clean zone over 100mm reinforcement 250mm M20 base in sub-base 5-20mm clean washed above over 100mm reinforcement
	SHRUBLAND/CAPE PLANTING
	INDICATIVE TREE PLANTING
	PERIMETER BOUNDARY SECURITY HEDGING 1.8m galvanized steel security fence with 1.8m height, 70% CRANETULUS
	MIXED CONSERVATION HEDGING: 70% CRANETULUS 30% BIRCHWOOD (CORNUS) FIELD MARSH (MORIS GRANIFLORA) CREWEN GRAPE (MAYNARDIA ACUTIFOLIA) FORSYTHIA (FORSYTHIA) GOLDEN ROSE (VIBURNUM OPULIS)
	Position of set-back line
	Indicative position of permanent car parking space

Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
Proposed Residential Development
Land West of 2a, Bridge Lane
Wimblington
Nr. March

CLIENT
K Grange

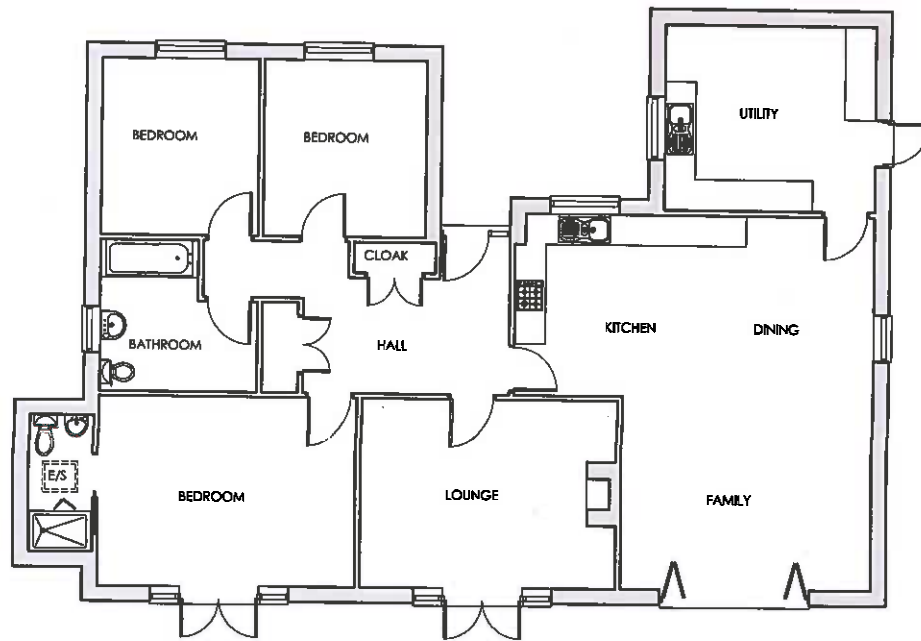
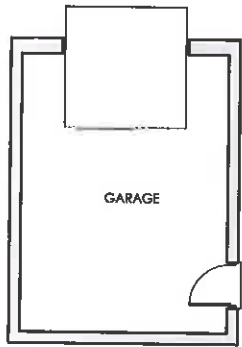
DRAWING TITLE
Proposed Site Plan

DATE December 2015 SCALE AS SHOWN JOB No. 4991-P01D

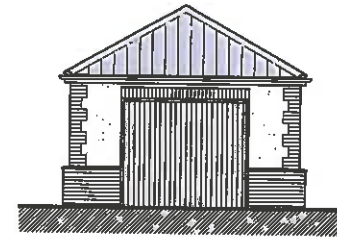
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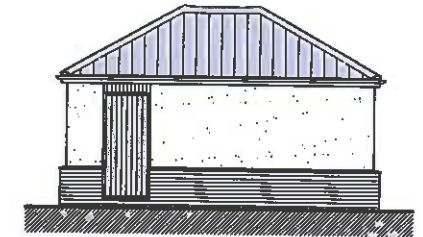
Building
Design Award
2015
Category Winner 2016



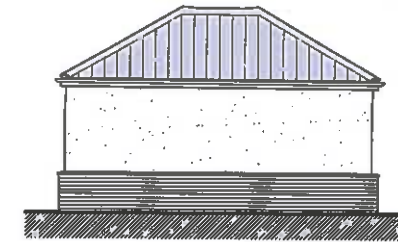
FLOOR PLAN 1:100 (PLOTS 1 & 3 SAME BUT HANDED)



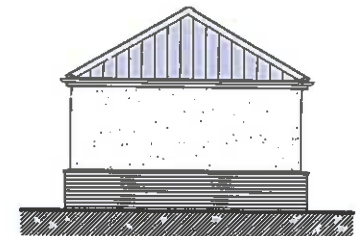
FRONT (NORTH)



SIDE



SIDE

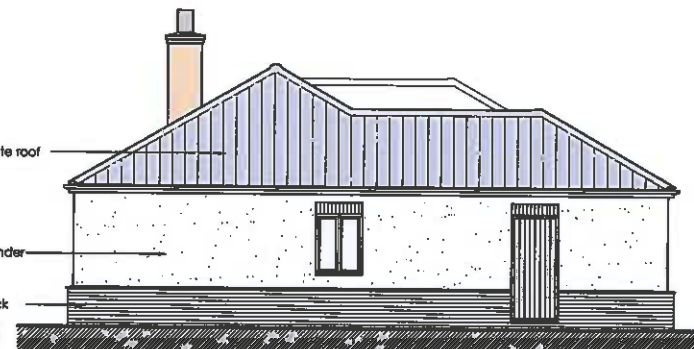


REAR (SOUTH)

GARAGE ELEVATIONS 1:100

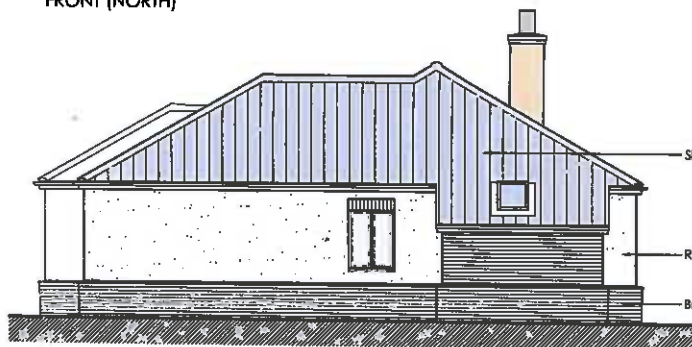


FRONT (NORTH)

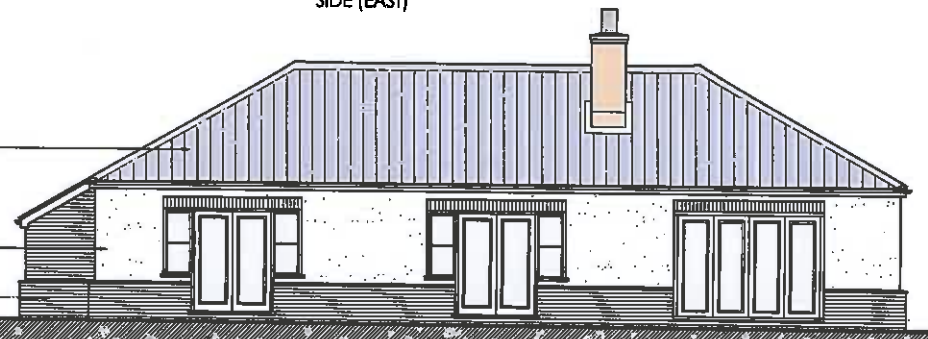


SIDE (EAST)

Slate roof
Render
Brick



SIDE (WEST)



REAR (SOUTH)

ELEVATIONS (PLOTS 1 & 3 SAME BUT HANDED) 1:100

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ARCHITECTURAL DESIGN AND BUILDING

PROJECT
Proposed Residential Development
Land West of 2a, Bridge Lane
Wimblington
Nr. March

CLIENT
K Grange

DRAWING TITLE
Proposed Scheme Details

DATE December 2013 SCALE AS SHOWN JOB No. 4891-P03A

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Building Design Award
Category Winner 2008