

SCHEDULE A: Applications with Recommendation

13/0455

Item No: 10

Date of Committee: 30/08/2013

Appn Ref No:
13/0455

Applicant:
Mr Irving

Parish:
Hayton

Date of Receipt:
06/06/2013

Agent:
Holt Planning Consultancy
Ltd

Ward:
Hayton

Location:

Land to rear of Elmfield, Townhead, Hayton,
Brampton, Carlisle

Proposal: Erection Of 3no. Detached Dwellings (Outline) (Revised Application)

REPORT

Case Officer: Shona Taylor

1. Recommendation

- 1.1 It is recommended that this application is approved subject to conditions.

2. Main Issues

- 2.1 Whether The Principle of Development Is Acceptable
- 2.2 Whether The Scale And Design Of The Dwellings Are Acceptable
- 2.3 The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 2.4 Impact Of The Proposal On Highway Safety

3. Application Details

The Site

- 3.1 The application site is located to the rear of Elmfield, Townhead.
- 3.2 The site is currently an unused agricultural field. It is a modest, regular shaped parcel of greenfield land falling within the applicant's farm holdings. It is sited with a frontage onto the road leading from Townhead to Hayton, with housing to the opposite side of the highway, as well as to the east. The

northerly highway frontage is demarked by a traditional drystone wall.

Background

- 3.3 An application submitted earlier this year was withdrawn before a decision could be made (application 13/0118).

The Proposal

- 3.3 The application is seeking Outline Planning Permission for the erection of three dwellings. The accompanying information which accompanies this application suggests that the dwellings would be two storey.
- 3.4 The indicative plans show that the scale and massing of the proposed dwellings would be similar to those of the surrounding neighbours.
- 3.5 It is proposed to access the site via a new entrance, off the road leading from Townhead to Hayton.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notices as well as notification letters sent to neighbouring properties. In response to the consultation sixteen representations have been received, consisting of 11 objections and 5 support.
- 4.2 The grounds of objection to the revised proposal are summarised as;
1. the proposal will have an adverse landscape impact;
 2. it will result in hazardous road conditions;
 3. it will set a precedent for further development;
 4. it is a greenfield site, on the best agricultural land;
 5. it will form ribbon development in the open countryside;
 6. there is no market for additional housing;
 7. the development will extend the village into open countryside;
 8. the Localism Act means that neighbours views should be taken into account;
 9. there is no need for this "full stop" to the village;
 10. the development will represent overdevelopment of the site;
 11. the scale of the drawings does not give an indication as to the intended size of the development;
 12. the sewers in the area are almost at capacity;
- 4.3 The grounds of support are as follows:
1. the field is an eyesore;
 2. the proposed new woodland would mask the proposed new houses;
 3. this is a steady and natural progression and not to the detriment of the village;
 4. it would 'round off' the village;

5 the pub, school, church, etc need more support to remain viable.

5. Summary of Consultation Responses

Carlisle Airport: -no objections;
Cumbria County Council - Drainage: - no response received;
Cumbria County Council - Highways & Transport: - no objections, subject to the inclusion of several highway conditions;
Local Environment - Environmental Protection: - no objections, subject to a condition relating to contamination being included;
Housing Strategy & Support: - an affordable housing contribution is required as the site area is over 0.1HA;
Northern Gas Networks: - no objections;
Hayton Parish Council: - no objections, but would ask that the views of the parishioners are taken into account.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, H1, CP3, CP5, CP6, CP12 and T1 of the Carlisle District Local Plan 2001-2016.

The proposals raise the following issues:

1. Whether The Principle of Development Is Acceptable

- 6.2 Since the adoption of the Local Plan, the National Planning Policy Framework (NPPF) has been published by the Government and is a material consideration in the determination of this application. Policy considerations in relation to this application state that whilst development should be considered against Local Plan policies, the Council's Local Plan (in respect of the issue of housing) cannot be considered up to date under the NPPF. The Framework seeks to promote sustainable development and in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
- 6.3 When assessing the application site it is evident that this site is well related to Townhead and would form a natural 'stop' to the built form of Townhead given that there are other residential properties and their domestic curtilages opposite and adjacent. The submitted indicative drawings also illustrate that a new native species woodland would be planted adjacent to the western boundary. Furthermore, Townhead is close to the Key Service Centre of Hayton.
- 6.4 Accordingly, in light of the forgoing, it is considered that the principle of the site for housing is consistent with the policies in the NPPF, therefore, the principle of development is acceptable.

2. Whether The Scale And Design Of The Dwellings Are Acceptable

- 6.5 The submitted plans illustrate that the proposed dwellings would be of a similar scale and massing to the majority of their immediate neighbours. As this application is for outline consent, these plans are indicative only and any design/layout issues can be resolved within the reserved matters application.
- 6.6 In summary, the scale and massing of the proposed dwellings appears comparable to the existing properties within the street scene. Accordingly, it is not considered that the development would form a discordant feature.

3. The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

- 6.7 Some of the adjacent dwellings have windows facing towards the proposal site, however, at a distance of over 21m to the proposed application site, it is not considered that there would be a detrimental impact that would justify the refusal of the proposal.
- 6.8 As such, taking into consideration the scale and position of the proposed application site in relation to the neighbouring properties, it is unlikely that the living conditions of the occupiers of these properties will be compromised through loss of light, loss of privacy or overdominance.

4. Impact Of The Proposal On Highway Safety

- 6.9 The proposal seeks approval to create a new access, and illustrates sufficient room for parking and turning within the curtilage. The Highway Authority have not raised any objections to the application, subject to the inclusion of five conditions.

5. Affordable Housing Contribution

- 6.10 When considering the issue of affordable housing, Policy H5 of the Local Plan sets thresholds for the provision of affordable housing. Given the size of the site, there is a policy requirement to provide 10% contribution towards the provision of affordable housing. This will be secured via a Section 106 Agreement.

6. Other Matters

- 6.11 The applicant has proposed to further screen the development by planting a new area of woodland to the west of the site, mirroring the existing woodland opposite. This will be a significant landscape feature and will be secured by a legal agreement between the applicant and the Council, and will be required to cover;
- the proposed type and species of all planted material including particulars of the proposed heights and planting densities;
 - the arrangements for the retention and management of the woodland in

perpetuity, and
-the arrangements to ensure that the planting is carried out in the first planting and seeding season following occupation of the dwellings or completion of the development, whichever is the sooner.

Conclusion

- 6.12 In overall terms, the principle of the proposed development is acceptable. The scale, siting and massing of the proposed dwellings are acceptable in relation to the site and the surrounding properties. The living conditions of neighbouring properties would not be compromised through unreasonable overlooking or overdominance. Adequate car parking, access and amenity space would be able to be provided to serve the dwellings. In all aspects the proposal is compliant with the objectives of the Local Plan policies and the proposal is recommended for authority to issue approval subject to the completion of a s106 agreement.

7. Planning History

- 7.1 A previous application for this site was withdrawn 13/0118.

8. Recommendation: Grant Subject to S106 Agreement

1. In case of any "Reserved Matter" application for approval shall be made not later than the expiration of 1 year beginning with the date of this permission, and the development shall be begun not later than whichever is the later of the following dates:
- i) The expiration of 3 years from the date of the grant of this permission, or
 - ii) The expiration of 2 years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990. (as amended by The Planning and Compulsory Purchase Act 2004).

2. Before any work is commenced, details of the layout, scale, appearance, access and landscaping of the site (hereinafter called "reserved matters") shall be submitted to and approved by the Local Planning Authority.

Reason: The application was submitted as an outline application in accordance with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

3. The approved documents for this Planning Permission comprise:

1. the submitted planning application form;
2. the site location plan received 6th June 2013;
3. the proposed block plan received 6th June 2013;
4. the site layout plan received 5th June 2013;
5. the site survey plan received 5th June 2013;
6. the landscape proposals received 5th June 2013;
7. planning statement received 5th June 2013;
8. the desk top study received 5th June 2013;
9. the Notice of Decision; and
10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

4. No development hereby approved by this permission shall commence until samples or full details of all materials to be used on the exterior of the dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure the works harmonise as closely as possible with the existing building and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001 - 2016.

5. No development hereby approved by this permission shall commence until details of the proposed hard surface finishes to all public and private external areas within the proposed scheme have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure that materials to be used are acceptable and in compliance with the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. No development hereby approved by this permission shall commence until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of surface water disposal and in accord with Policy CP12 of the Carlisle District Local Plan 2001-2016 and in order to protect the safety, operational need and integrity of the railway.

7. No development hereby approved by this permission shall commence until a scheme for the conveyance of foul drainage has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the approved drainage scheme has been constructed and completed in accordance with the approved plans.

Reason: To prevent pollution of the water environment in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

8. No development hereby approved by this permission shall commence until particulars of height and materials of all boundary walls/fences/hedges have been submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure that the appearance of the area is not prejudiced by lack of satisfactory screening which is not carried out in a co-ordinated manner and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016 and in order to protect the safety, operational need and integrity of the railway.

11. Details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwellings and any proposed garages shall be submitted to and approved in writing by the Local Planning Authority before any site works commence.

Reason: In order that the approved development overcomes any problems associated with the topography of the area, that it satisfies the requirements of the Drainage Engineer in relation to flood risk and that it meets the objectives of Policies H1 of the Carlisle District Local Plan 2001-2016.

12. No tree or hedgerow existing on the site shall be felled, lopped, uprooted or layered without the prior consent in writing of the Local Planning Authority and the protection of all such trees and hedgerows during construction shall be ensured by a detailed scheme to be agreed with the Local Planning Authority.

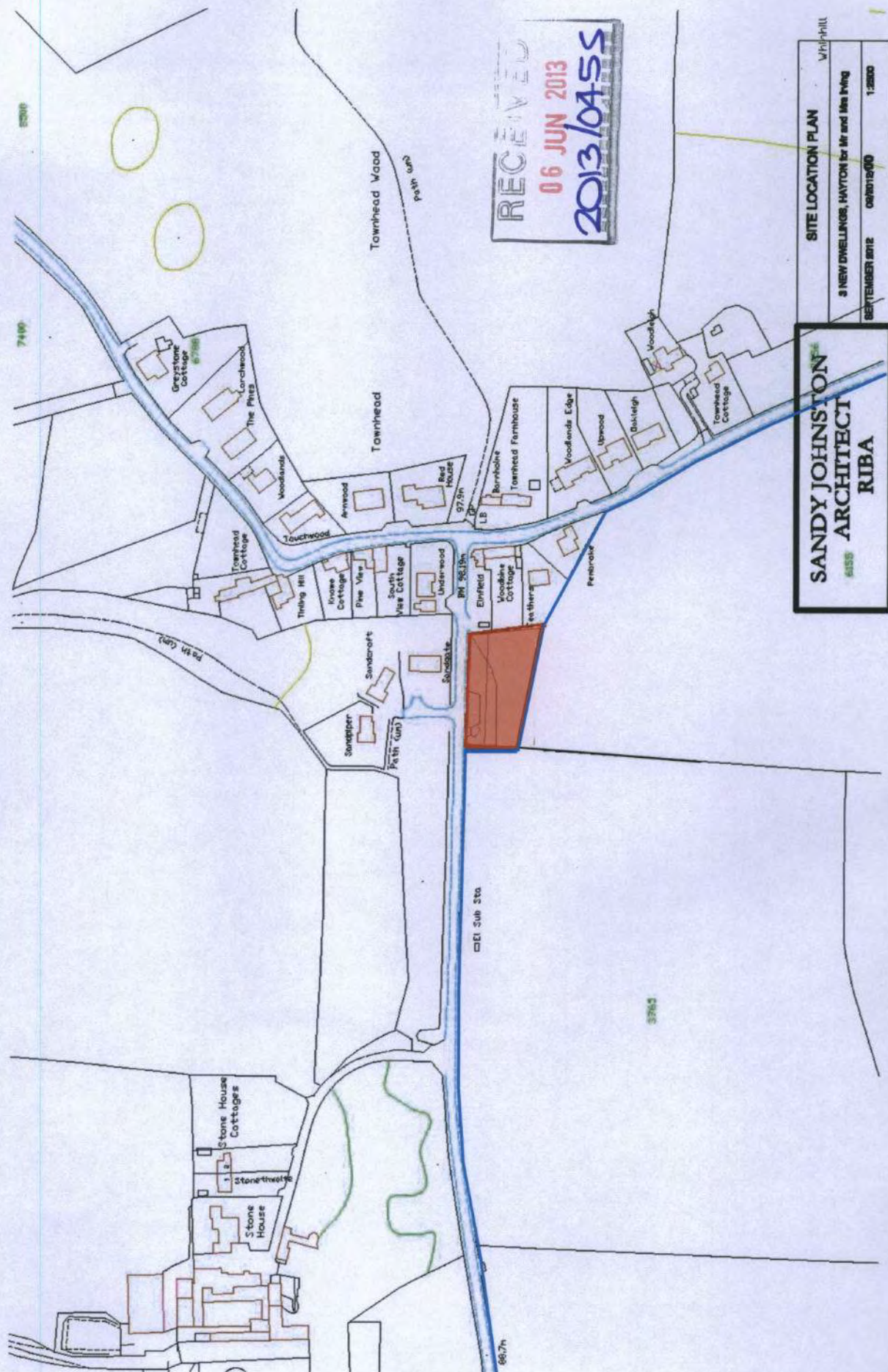
Reason: The Local Planning Authority wishes to see existing hedgerows/trees incorporated into the new development where possible and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwelling units to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

Reason: To ensure that the character and attractive appearance of the buildings is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policies CP5 and CP6 of the Carlisle District Local Plan 2001-2016.

14. The reserved matters application must provide details showing the provision within the site for parking (commensurate with the size of the dwelling and parking standards) and manoeuvring of vehicles, so they enter and leave the site in a forward direction. Building works shall not commence until such details have been approved and the facilities constructed. The approved parking, loading, unloading and manoeuvring areas shall be kept available for those purposes at all times and shall not be used for any other purpose.

Reason: To ensure that all vehicles can be properly and safely accommodated clear of the highway and to support Local Transport Plan Policies LD7 and LD8.



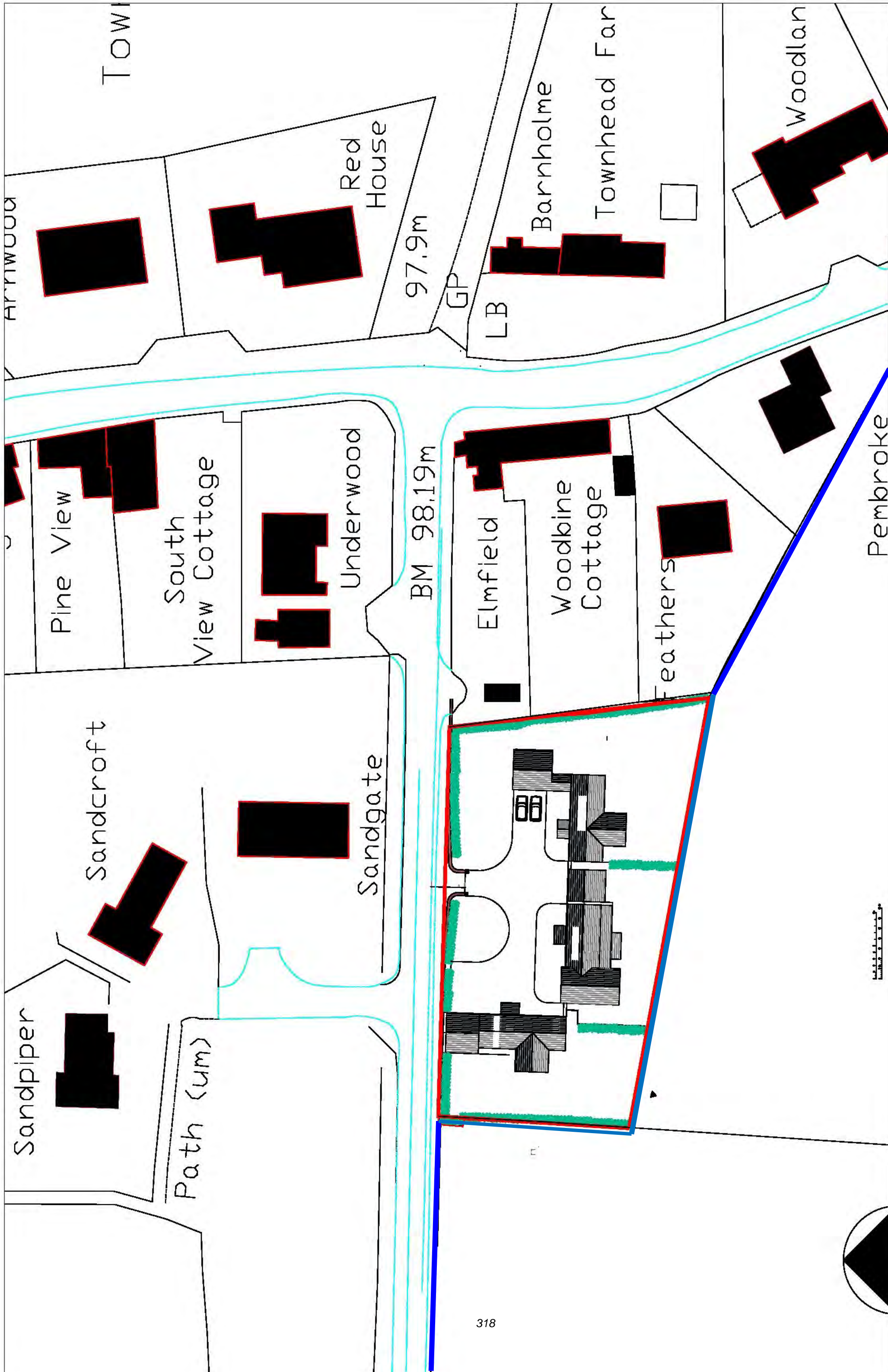
SANDY JOHNSTON
ARCHITECT
RIBA

SITE LOCATION PLAN

Whitehill

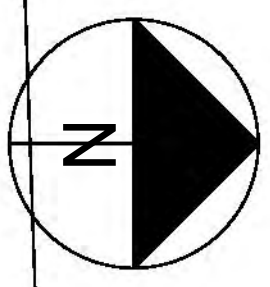
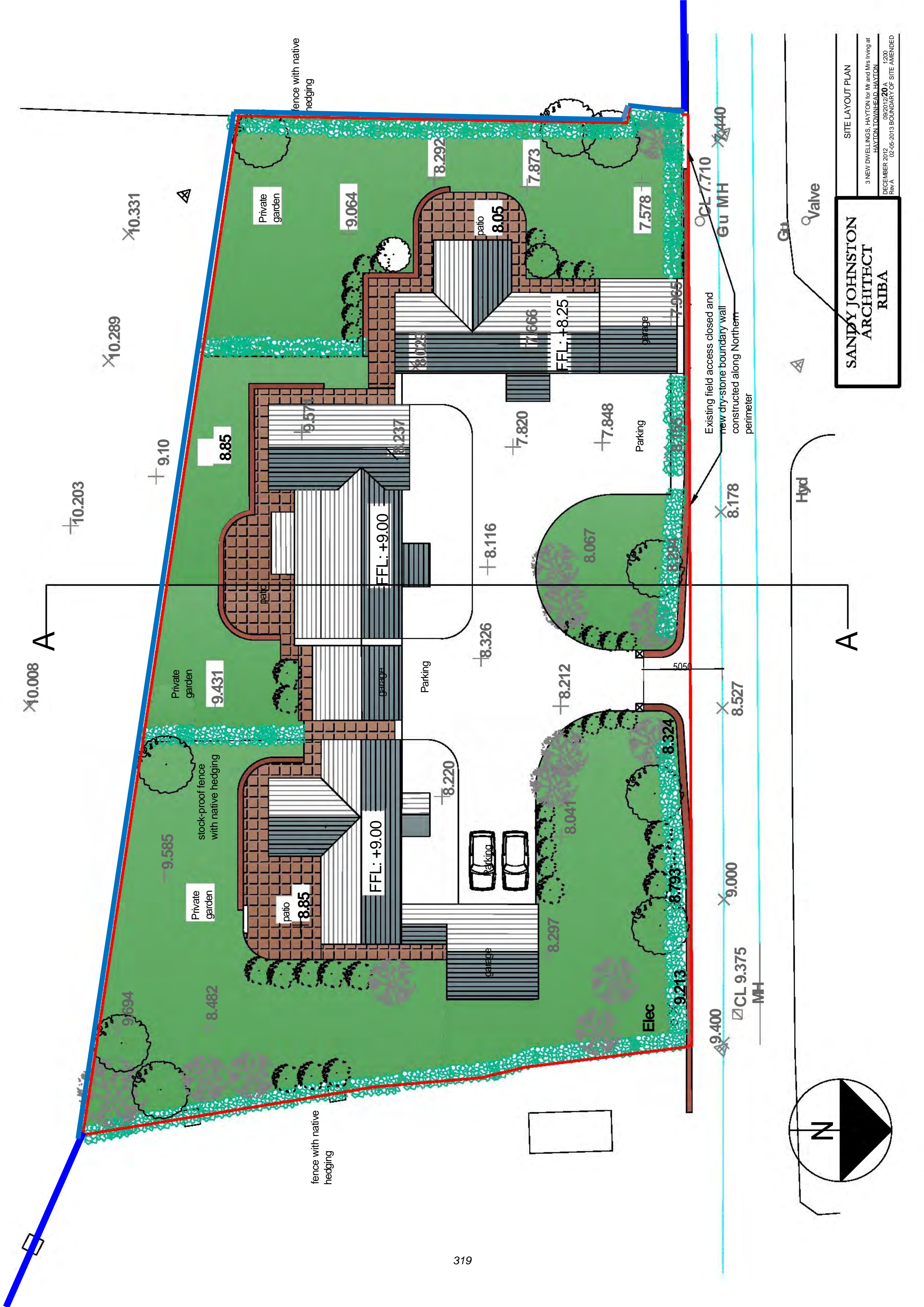
3 NEW DWELLINGS, HAYTON for Mr and Mrs Irving

SEPTEMBER 2012	09/20/12 00	1:2500
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SANDY JOHNSTON
ARCHITECT
RIBA

PROPOSED BLOCK PLAN
3 NEW DWELLINGS, HAYTON for Mr and Mrs Irving
DECEMBER 2012 09/2012/11 A 1:500
EVA SITE BOUNDARY



SANDY JOHNSTON
ARCHITECT
RIBA

SITE LAYOUT PLAN
3 NEW DWELLINGS, HAYTON for Mr and Mrs living at
HAYTON TOWNHEAD, HAYTON
DECEMBER 2012 09/2012/20 A 1200
Rev A 02-06-2013 BOUNDARY OF SITE AMENDED