

SCHEDULE A: Applications with Recommendation

14/0332

Item No: 06

Date of Committee: 25/07/2014

Appn Ref No:
14/0332

Applicant:
Mr Thompson

Parish:
Wetheral

Agent:
Holt Planning Consultancy
Ltd

Ward:
Great Corby & Geltsdale

Location: Land between Four Oaks and Fell View, Burnrigg, Warwick Bridge, Cumbria

Proposal: Erection Of 1No. Affordable Dwelling (Outline Application)

Date of Receipt:
14/04/2014 23:00:13

Statutory Expiry Date
09/06/2014 23:00:13

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

- 1.1 It is recommended that this application is refused.

2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle
- 2.2 Whether The Scale & Design Would Be Acceptable
- 2.3 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Dwellings
- 2.4 Affordable Housing
- 2.5 Highway Matters

3. Application Details

The Site

- 3.1 The application site currently forms part of a field that lies on the edge of Burnrigg and approximately 600m from the edge of Warwick Bridge. A former land settlement dwelling, which sits within a large plot, adjoins the site to the south. A further former land settlement dwelling lies approximately

70m to the north of the site, with a field being located in between, which contains a large wooden shed. Fields adjoin the site to the rear.

- 3.2 The road from Warwick Bridge to Burnrigg runs to the front of the site. A hedge and a narrow verge separate the field from the road. There is an existing field gate, in the south-west corner of the site, which provides access.

The Proposal

- 3.3 The proposal is seeking outline planning permission for the erection of an affordable dwelling on this site. The indicative plan that has been submitted with the application, shows a large detached property being centrally located within the site. A double garage is shown attached to the western side of the dwelling.
- 3.4 A new access would be created from the adjacent highway, in the south-west corner of the site, with the existing access being removed and replaced by hedgerow. Part of the hedgerow along the front of the site would need to be transplanted back from the road, with part being trimmed back, in order to achieve the required visibility. The new access would provide access to the parking area/ garage to the front of the dwelling and to the retained section of field to the rear of the site.
- 3.5 The applicant has also applied for outline planning permission for the erection of two dwellings on an additional site, that lies approximately 240m to the north, towards Warwick Bridge (14/0360). The applicant has suggested that these two sites may be linked although not a prerequisite of this application. One of these dwellings would be an open market house and this would be partly fund the erection of an affordable dwelling on this site. The two sites would therefore provide 66% of the units as affordable. The two sites could be linked by a S106 Agreement.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice as well as notification letters sent to fourteen properties. Thirteen letters of support and one letter of comment have been received. The letters of support make the following points:
- support the proposals as they will give much needed affordable housing in the Parish where house prices are at their peak in the Carlisle area;
 - more affordable housing for local people is very important to the community and is essential to retain local people in their local area;
 - younger generation can't pay the house prices in rural areas and are forced to live in the city, when their core support is in the rural area;
 - support this proposal as it will help to deliver affordable housing on the

Greenacres site;

- it is heartening to see that the Parish Council is in support of the proposals and recognises that there is significant need for these type of proposals in order to deliver affordable housing in the parish;

- the dwellings would a few minutes walk away from a vast number of local services including supermarkets, doctors, butchers and regular bus services in Warwick Bridge;

- the proposal can only benefit the local community and keep the village flourishing;

- more development would mean more options and choice both to people looking to move within and into this area;

- the sympathetic arrangement of the proposed dwelling, coupled with the proactive approach taken in relation to providing affordable housing should carry great positive weight for this application;

- the proposal appears a well designed and considered application that in the context of the current housing situation, nationally and locally, should be viewed favourably and therefore approved;

- this application is a suitable use for the existing land;

- the new dwellings will blend in well with the local landscape and existing neighbouring dwellings which adjoin the proposed development;

- application 13/0941 at Broadwath Holdings was granted planning permission earlier this year;

- 4.2 The letter of comment has enquired if permission is granted would adjoining properties, which include Fell View, automatically be give planning permission if required?

5. Summary of Consultation Responses

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no objections, subject to conditions;

Wetheral Parish Council: - support - no observations;

Northern Gas Networks: - no objections;

Local Environment - Environmental Protection: - no objections, subject to conditions;

United Utilities: - no objections. Surface water should drain in the most sustainable way. All hard standing areas should be permeable.

Housing: - the sites are not ideally located for affordable housing (in respect of proximity to public transport, services & amenities), as they are both in the countryside outside Warwick Bridge – although neither is particularly deeply rural. Application 14/0360 is the better located of the two sites, as it is slightly closer to Warwick Bridge, and there is a footpath adjacent to the proposed

dwellings. Carlisle's Housing Need and Demand Study (November 2011) identified that 71% of the affordable housing need was for social or affordable rental accommodation. However, these sites would be unlikely to be suitable/viable to a local Housing Association. If the applicant wished to let them on an affordable rental basis themselves, the rent must be no more than 80% of a market rent (to be assessed by a RICS qualified surveyor and agreed with the Council) The applicant would need to provide the Council with a policy or proposal for allocating the properties to local people in need of affordable housing. Alternatively, there is a smaller need for low cost home ownership properties. The Council manages a discounted sale scheme with properties sold at a 30% discount from open market value, which also applies upon each successive resale. Smaller properties would be preferable, as we have had problems in the past on rural schemes where even with a 30% discount they weren't affordable. The Housing Need and Demand Study states that the largest requirement for affordable housing by property size in the Rural Carlisle East Housing Market Area is for 45.9% 2-bed properties, followed by 24.1% 3-bed.

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, CP12 and T1 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues:

1. Whether The Proposal Would Be Acceptable In Principle

6.2 The proposal is seeking to erect a new affordable dwelling within part of a field on the edge of Burnrigg. Whilst a dwelling adjoins the site to the south, a field is located to the south of this dwelling. The dwelling to the north is approximately 70m to the north of site boundary and is separated from it by a field, which contains a large timber shed. The area is, therefore, characterised by sporadic development, with dwellings interspersed with fields. Given that the site is not located within a settlement (it is approximately 600m to the edge of Warwick Bridge), with open fields being located to the north, east and west (on the opposite side of the road), the proposal would be contrary to Policies DP1 and H1 of the Carlisle District Local Plan 2001-2016.

6.3 Para 55 of the National Planning Policy Framework (NPPF) states that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities. It also states that Local Planning Authorities should avoid new isolated homes in the countryside, unless there are special circumstances. The applicant has put forward a number of reasons why he considers that the erection of an affordable dwelling on this site should be permitted:

- there is a dire under supply of affordable housing in the rural area and a lack of bungalows;

- there is a need to boost housing supply and greater flexibility and latitude should be given to proposals that provide additional housing;
- an affordable dwelling on this site would help to provide an affordable unit on a further site, which is the subject of a current application for two dwellings (one affordable) (14/0360). This would equate to 66% of the units across the two sites being affordable;
- the NPPF has a presumption in favour of 'sustainable development';
- dwellings on this site would be within 0.5 miles of Warwick Bridge and would support services in this settlement;
- the development would offer a 'roadside' infill opportunity near to the hamlet of Burnrigg and in landscape terms the impact would be marginal;
- a dwelling on this site would be a logical infilling with no significant harm;
- the benefits of the scheme would significantly and demonstrably outweigh the marginal adverse impacts of the proposals

6.4 Whilst the above special circumstances are noted, these are not considered to be sufficient enough to justify the erection of a new dwelling in this location. Members should note that the Council does have a five year supply of housing plus a 20% buffer and is allocating housing sites to take account of the backlog in the delivery of housing.

6.5 Whilst Policy H6 (Rural Exception Sites) does allow affordable housing in locations where market housing would not usually be permitted, the sites still have to be well related to the settlement where the need is identified and respect local landscape character. This site is not considered to be well related to Warwick Bridge. Indeed, the Council's Housing Development Officer has stated that the site is not ideally located for affordable housing, in respect of proximity to public transport, services and amenities and there is no footpath to the site.

6.6 The erection of a new dwelling in this location would, therefore, be contrary to policy.

2. Whether The Scale And Design Of The Proposals Would Be Acceptable

6.7 The application is in outline, with all matters (except access) reserved for subsequent approval. The scale and design of the dwelling would, therefore, be dealt with in a Reserved Matters application. If the dwelling is to be affordable, the size of the dwelling would need to be significantly reduced from that shown on the indicative plan.

3. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Dwellings

6.8 Given the relationship of the site to existing dwellings, any dwelling on this site would comply with the Council's standards on minimum distances between dwellings.

4. Affordable Housing

6.9 The applicant is proposing to erect an affordable dwelling on this site, which

could be either for affordable rent or discounted sale. The Council's Housing Development Officer considers that this site would be unlikely to be suitable/viable as a Housing Association property. If the applicant wanted to let the dwelling on an affordable rental basis themselves, the rent must be no more than 80% of a market rent and the applicant would need to provide the Council with a policy or proposal for allocating the property to local people in need of affordable housing. If the dwelling is for discounted sale, smaller properties would be preferable as there have been problems in the past on rural schemes, where even a 30% discount does not make the scheme affordable.

6.10 As referred to in paragraph 3.5 of this report, the applicant has offered to link application 14/0360 which would include an affordable bungalow. If both applications were approved, this link would be undertaken through a S106 legal agreement.

6.11 The Council's Housing Development Officer has raised concerns about the location of the housing, which he considers is not ideally located for affordable housing, in respect of public transport, services and amenities.

5. Highway Matters

6.12 The revised plan that has been submitted only shows visibility splays of 53m to the north and 56m to the south, which would not be sufficient. County Highways, however, notes that the site is located within a 30mph area and the applicant has stated that they can achieve over 100m visibility. It, therefore, has no objections to the proposal, subject to the imposition of conditions, one of which would cover the provision of visibility splays of 90m.

Conclusion

6.13 In overall terms, the proposed dwelling would be sited on part of a field and would not lie within or adjacent to a settlement. Whilst the applicant has put forward some special circumstances these are not considered to be sufficient enough to justify the erection of a dwelling in this location. Erecting a dwelling on this site would, therefore, be contrary to Policies DP1 & H1 of the Carlisle District Local Plan 2001-2016 and Paragraph 55 of the NPPF.

7. Planning History

7.1 In July 2013, an outline application for the erection of a dwelling on this site was withdrawn prior to determination (13/0397).

8. Recommendation: Refuse Permission

1. **Reason:** The application site lies outside a settlement in an unsustainable location. The National Planning Policy Framework (NPPF) states that Local Planning Authorities should avoid new isolated homes in the countryside unless

there are special circumstances. The special circumstances put forward by the applicant are not considered to be sufficient to justify a new dwelling in this location. The proposal is, therefore, contrary to Policies DP1 & H1 of the Carlisle District Local Plan 2001-2016 and Paragraph 55 of the National Planning Policy Framework.



LOCATION PLAN

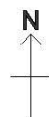
1:2500

Land btw "Four Oaks" &
"Fell View",
Burnrigg-Warwick
Bridge, Carlisle.

OS Mastermap
06 February 2013, ID: MDP-00205977
www.malcolmhughes.co.uk

1:2500 scale print at A3, Centre: 347881 E, 556114 N

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MALCOLM HUGHES
LAND SURVEYORS

Chartered Land Surveyors

Tel: 0161 926 0650

Mapping
sourced from

OS Ordnance
Survey

GRADIENT = $\frac{41.75\text{m} - 40.39\text{m}}{46.4\text{m}}$
= **2.93%**



GRADIENT = $\frac{43.4\text{m} - 41.75\text{m}}{43.5\text{m}}$ = **3.79%**

2.4m by 56.0m visibility splay

A	Amended Visibility splay to take account of bonnet length at request of Local Highway Authority	TH	NB	NB	18.06.14	
REV	DESCRIPTION	BY	CHK	APP	DATE	

Client: **NIGEL THOMPSON DEVELOPMENTS**

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The logo for Wyg is a circular emblem with a dark, textured background. The letters 'wyg' are written in a white, lowercase, cursive script across the center of the circle.

Project: LAND AT FOUR OAKS, BURNRIGG

Drawing Title: PROPOSED SITE ACCESS JUNCTION
VISIBILITY SPLAYS & GRADIENTS

Scale @ A1 1:2000	Drawn TH	Date JUN 14	Checked NB	Date JUN 14	Approved NB	Date JUN 14
Project No. A081087		Office 21	Drawing No. C002		Revision A	



REV	DESCRIPTION	BY	CHK	APP	DATE
A	DESIGN VISIBILITY SPLAYS TO THE SOURCE OF TRAFFIC ON THE ADJACENT ROAD	TH	NB	NB	18.06.14

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Project: LAND AT FOUR OAKS, BURNRIGG

Drawing Title: PROPOSED SITE ACCESS JUNCTION
VISIBILITY SPLAYS & GRADIENTS

Scale @	A1	Drawn	Checked	Date	Approved	Date
1:200	TH	JUN 14	NB	JUN 14	NB	JUN 14
Project No.	Office	Type	Drawing No.	Revision		
A081087	21	TP	C002	A		