

Case No: 15/01777/FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF A NEW BUNGALOW, 2 BEDROOM PROPERTY. NEW ACCESS AND DRIVEWAY.

Location: LAND AT 289 OILMILLS ROAD RAMSEY MERESIDE PE26 2TT

Applicant: MR SCOTT DAVIDSON

Grid Ref: 528228 289442

Date of Registration: 02.11.2015

Parish: RAMSEY

RECOMMENDATION - REFUSE

This application has been referred to Panel as the Parish Council's recommendation to approve is contrary to the officer recommendation to refuse.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application site relates to a site located to the south of 289 Oilmills Road, Ramsey Mereside, and one other dwelling which lays to the north of 289 Open countryside surrounds the two dwellings, and the land use is predominantly farming. The main settlement of Ramsey Mereside is located further to the south of the site and the area is rural in character. The Oilmills Road is classified and runs parallel along the eastern boundary of the site. The sites boundaries are defined by established hedgerow.
- 1.2 The site is located in an area liable to flooding and noted on the Environment Agency's flood maps as a flood zone 3 area.
- 1.3 A flood risk assessment and an arboricultural report accompany the application documents.
- 1.4 One silver birch tree would need to be removed to facilitate the development. A replacement silver birch tree is proposed behind the existing Hawthorn hedge to be retained.
- 1.6 The proposal seeks planning permission for the subdivision of the existing plot relating to No. 289 Oilmills Road. A new two bedroom bungalow is proposed and a new access point would serve the proposed dwelling. The bungalow would have an approx. floor area of 57 square metres and measure 4.4 metres to the ridge height.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in

favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for: building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

2.2 Planning Practice Guidance (2014)

For full details visit the government website <http://www.communities.gov.uk> and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- H23: "Outside Settlements"
- H31: "Residential privacy and amenity standards"
- H32: "Sub-division of large curtilages"
- En17: "Development in the Countryside"
- En18: "Protection of countryside features"
- En20: "Landscaping Scheme"
- En25: "General Design Criteria"
- CS8: "Water"
- CS9: "Water"

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)

- HL5 - Quality and Density of Development

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- CS1: "Sustainable development in Huntingdonshire"
- CS3: "The Settlement Hierarchy"
- CS10: "Contributions to Infrastructure Requirements"

3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

- LP 1: 'Strategy and principles for development'
- LP 2: 'Contributing to Infrastructure Delivery'
- LP 3: 'Communications Infrastructure'
- LP 6: 'Flood Risk and Water Management'
- LP 10: 'Development in Small'
- LP 11: 'The Relationship Between the Built-up Area and the Countryside',
- LP 26 'Homes in the Countryside'.
- LP 13: 'Quality of Design'
- LP 15: 'Ensuring a High Standard of Amenity'
- LP 17: 'Sustainable Travel'
- LP 18: 'Parking Provision'

- LP 24: "Housing Mix"
- LP 26: 'Homes in the Countryside'
- LP 29: 'Trees, Woodland and Related Features'

- 3.5 Supplementary Planning Guidance/Documents.
- Huntingdonshire Design Guide (2007)

4. PLANNING HISTORY

- 4.1 There is no formal planning history relating to this site. However there have been two preliminary enquiries. The Local Planning Authority have been consistent in their view in that the site is located outside of the built framework of the closet settlement, and in a remote and isolated countryside location.

5. CONSULTATIONS

- 5.1 **Ramsey Town Council** recommends approval by 9 votes in favour with 2 against the development, and 1 abstention. Ramsey Town Council acknowledges the site is outside the built framework, but considered the development not to impact upon the countryside. (COPY ATTACHED).

Officer response - The comments from Ramsey Town Council are noted by officers. The Town Council make reference to the site being located outside the built framework of Ramsey Mereside. Members should be reminded that the application due to its rural location is contrary to planning policies which seek to protect the open countryside from unnecessary developments.

- 5.2 **Environment Agency:** No comments received at the time of writing the report. Members will be informed of any comments received prior to the committee meeting.
- 5.3 **County Highways:** No objection raised to the plans submitted clarifying the visibility splays can be achieved in relation to highway safety.

6. REPRESENTATIONS

- 6.1 Two neighbours consulted - No third part representations have been received in response to the application.

7. ASSESSMENT

- 7.1 The main issues to consider with this application are:
- the principle of development
 - the acceptability of the proposed design and the impacts on the character and appearance of the area
 - the impact on residential amenity of surrounding properties
 - the impact upon highway safety and
 - the impacts with regard to flooding.

Principle of Development:

- 7.2 This site is outside the built up area of Ramsey Mereside and is in the open countryside for the purposes of the Development Plan and

emerging planning guidance. The relevant policies are generally restrictive, and will only permit new residential development where this is essential for the proper functioning of a rural enterprise.

- 7.3 'Saved' Local Plan policy H23 seeks to locate residential development within Environmental Limits unless the dwelling is required for the efficient management of agriculture, forestry and horticulture.
- 7.4 The Core Strategy was adopted in 2009 and therefore forms part of the Development Plan and offers more up to date policies than the Local Plan (1995). Policy CS3 defines a settlement hierarchy to provide a framework to manage the scale of housing development appropriate on unallocated sites. Ramsey Mereside is designated as a Smaller Settlement in which residential infilling will be appropriate within the built-up area. For the purposes of the Core Strategy (as stated in para 5.15) the built-up area is defined as the existing built form excluding:
- Buildings that are clearly detached from the main body of the settlement,
 - Gardens and other undeveloped land within the curtilage of buildings on the edge of the settlement, where these relate more to the surrounding countryside than they do to the built-up parts of the village; and
 - Agricultural buildings where they are on the edge of the settlement.
- 7.5 This criterion based approach to the built-up area is considered to be the more appropriate, as it resolves specific problems encountered with the delineated boundaries of the Local Plan. Importantly this approach also resolves the perception that any form of development on any land within a drawn boundary would be acceptable and the pressure for every piece of land within the boundary to be developed; and thus damaging the loose knit character of many settlements in Huntingdonshire by creating harder, more regular edges to settlements. The reasoned justification for Policy CS3, in paragraph 5.20, sets the threshold of 30 properties as broadly distinguishing (in planning terms) between the hamlets, groups of houses and individual properties that lie in the countryside and designated 'smaller settlements'.
- 7.6 The existing dwelling and related site are located to the south of Oilmills Road and is separated from the main built up area of the village by land in agricultural use, by approximately 450 metres. The two existing dwellings forming the sporadic development along Oilmills Road and in the immediate vicinity does not meet the threshold of 30 properties. It is therefore considered that the application site is outside of the built-up area in accordance with the first part of paragraph 5.15 in relation to Policy CS3, given the divorced nature of the site from the main settlement and the limited number of properties. On this basis the site falls within the countryside and so the next two criteria in para 5.15 do not need to be assessed in this instance.
- 7.7 An aim of the National Planning Policy Framework (NPPF) is to boost significantly the supply of new homes (para 47), however it advises that inappropriate development of residential gardens should be resisted where it would cause harm to the local area (para 53) and new isolated homes in the countryside should be avoided unless

there are special circumstances such as an essential need for a rural worker to live permanently at or near their place of work (para 55). In light of this, and in regard to paragraph 215 of the NPPF, it is considered that the adopted policies can be afforded significant weight given the general conformity of the local policies with the NPPF.

- 7.8 New homes in the countryside are guided by policy LP26 and this sets criteria for when new housing will be supported in the countryside. The current application does not have agricultural justification, is not for affordable housing, does not relate to a heritage asset in terms of viable use or securing the future of a heritage asset, it does not seek to re-use an existing rural building, and the design is not of an exceptional quality or is truly innovative in nature. It is therefore considered that there is no emerging policy support for a new dwelling in this instance either.
- 7.9 It is acknowledged that the Draft Local Plan to 2036 is an emerging document; with stage 3 consultation having begun on the 31st May 2013 and this is a further non-statutory stage of consultation. Paragraph 216 of the NPPF states that relevant policies from emerging policies can be given weight according to the stage of preparation, the extent of which there are unresolved objections and the degree of consistency with policies in the NPPF. As stated, the Draft Local Plan is at an early stage of preparation however, policies LP11 and LP26 seek to restrict residential development outside built-up areas and protect the countryside. In this regard, they are considered to carry forward the aims of existing development plan policies, particularly the adopted Core Strategy, are consistent with the NPPF and therefore it is considered appropriate to attach limited weight to them.
- 7.10 The neighbouring property to the north is two storey and a scale and form of a typical farm house, or rural dwelling. The plot width is comparable to the site subject to this application. The two existing dwellings are set back from the road on good size plots, open countryside surroundings the two dwellings. The application proposes a single storey bungalow to be located south of the two existing dwellings. The bungalow has been designed using simple forms of detailing, and the plot size mirrors that of the neighbouring properties. The application complies with Policy EN25 in this respect. However, the policies in the NPPF reflect local plan policies as set out above in recognising the intrinsic character and beauty of the countryside, Policy LP26, reflects the NPPF whereby developments in the countryside are restricted unless it can be demonstrated there is need for such as dwelling, the restrictive policies are in place to protect the open countryside from unnecessary developments. The encroachment of this housing development, albeit modest is considered to form an urban intrusion into the countryside, which national and local policy seeks to protect.

Housing need:

- 7.11 As Local Planning Authority, Huntingdonshire District Council (HDC) can demonstrate a record of delivery of housing. The NPPF therefore requires HDC to be able to demonstrate a continuous 5 year supply of deliverable housing land with an additional buffer of 5% to ensure

choice and competition in the market for land. As can be seen from the 'Huntingdonshire District Council Local Development Framework - Annual Monitoring Report December 2013', HDC can demonstrate an achievable supply of 5028 dwellings for the 5 year period from April 2014, which equates to 218% of the Core Strategy requirement of 481 dwellings a year to 2026. Therefore in accordance with para 49 of the NPPF, the policies relating to the supply of housing can be considered up to date, and there is no reason to set aside the concerns outlined above on the basis of the supply of deliverable housing sites.

- 7.12 As such, the principle of development on this site is considered unacceptable owing to the intrusion of the built form in a rural location. The proposal is therefore contrary to The National Planning Policy Framework (2012) and policies En17, and H23 of the Huntingdonshire Local Plan 1995, policies CS1 and CS3 of the LDF Core Strategy 2009, and policies LP11 and LP26 of the Draft Local Plan to 2036: Stage 3 (2013).
- 7.13 The site is located in reasonable proximity to local services and facilities, and the proposal would contribute to the mix of dwellings within the local area and add to the local housing stock. These benefits weigh in favour of the proposal, and the development would meet the aims of the NPPF in these respects; however the overriding policy aims to safeguard the countryside and steer residential development to sustainable areas, where there are services etc, are considered to outweigh these benefits.
- 7.14 This application seeks to utilise the existing access to the site, with an enlarged area of hardstanding providing parking for two vehicles. The utilisation of the existing access will prevent the need for any addition access and as such would not impact upon the character and appearance of the area.

Trees:

- 7.15 There are a number of trees and hedges within the site which make a positive contribution to this area and reinforce its rural characteristics. The proposal involves the loss of one of the better trees on the site. The information submitted with the application confirms a replacement tree will be planted. The replacement tree is considered to be a reasonable option to ensure the site continues to make a positive contribution in the rural landscape terms of its planting.
- 7.16 As such the application accords with Policy En18 of the Local Plan and Policy LP29 of the Local Plan – 2036

Residential Amenity:

- 7.17 Given the design and orientation of the property, the proposed dwelling will not result in any significant overshadowing to the property directly adjacent, 289 Oilmills Road.
- 7.18 The separation distances and intervening vegetation with the neighbour will ensure the proposed dwelling will not cause harm or loss of privacy, the new dwelling will not have a detrimental impact upon residential amenity of other adjacent properties.

- 7.19 As such, it is Officer opinion that the proposed dwelling will not have a detrimental impact upon residential amenity.

Highway Safety:

- 7.20 The site lays directly adjacent, and would take access from Oilmills Road. Having received clarity on the available visibility splays for the access, no objection has been received from the Highways Officers in terms of highway safety.
- 7.21 The details submitted with the application confirm that space will be provided within the site for two vehicles to park. The number of parking spaces which would be provided is considered sufficient in this rural location
- 7.22 For the reasons set out above the application is considered to be acceptable on highway safety grounds.

Flooding:

- 7.23 The site is located within Flood Zone 3 'high probability' as shown on the Environment Agency (EA) flood zone maps. The proposed development for a residential dwelling is classified as 'more vulnerable use' in table 2 of the Planning Practice Guidance (2014).
- 7.24 The NPPF states at paragraph 100 that 'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.'
- 7.25 No comments have been received in terms of flood risk issues from the EA at the time of writing this report. Members will be fully informed of any responses from the EA prior to the committee meeting on the 18th January 2016.

Conclusion

- 7.26 Having regard to applicable national and local policies and having taken all relevant material considerations into account, it is recommended that planning permission be refused in this instance as it has not been demonstrated that there is a dwelling associated to an agricultural need. In addition the site is in the open countryside and outside of the built-up area of Ramsey Mereside and causes significant detrimental impact upon the character and appearance of the countryside resulting from the intrusion of the built form in this rural location. The proposal is therefore contrary to The National Planning Policy Framework (2012) and policies En17 and H23 of the Huntingdonshire Local Plan 1995, policies CS1 and CS3 of the LDF Core Strategy 2009, and policies LP11 and LP26 of the Draft Local Plan to 2036: Stage 3 (2013).

8. RECOMMENDATION – REFUSE for the following reasons:

- 1.** The erection of a dwelling at this site would constitute non-essential development in the open countryside and outside the built up area of Ramsey Mereside. As such, the principle of development on this site is considered unacceptable owing to the intrusion of the built form in a rural location. The proposal would therefore be contrary to the provisions of paragraph 55 of the National Planning Policy Framework 2012 and policies H23, En17 and En25 of the Huntingdonshire Local Plan 1995, policies CS1 and CS3 of the Local Development Framework Core Strategy 2009, and policies LP1, LP11, LP13 and LP26 of the Draft Huntingdonshire Local Plan to 2036 (Stage 3) 2013

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Linda Walker Development Management Officer 01480 388411**



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Application Number: 15/01777/FUL Case Officer Linda Walker
Proposal: Erection of a new bungalow, 2 bedroom property. New access and driveway.
Location: Land At 289 Oilmills Road Ramsey Mereside
Observations of Ramsey Town/Parish Council.

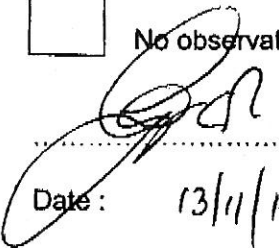
Please ✓ box as appropriate

☒ Recommend **approval** because (please give relevant planning reasons in space below)

9 votes in favour with, 2 against + 1 abstention.
Development is outside of village envelope but will not
impact on rural surroundings.

☐ Recommend **refusal** because... (please give relevant planning reasons in space below)

☐ No observations either in favour or against the proposal


..... Clerk to Ramsey Town/Parish Council.

Date: 13/11/15

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

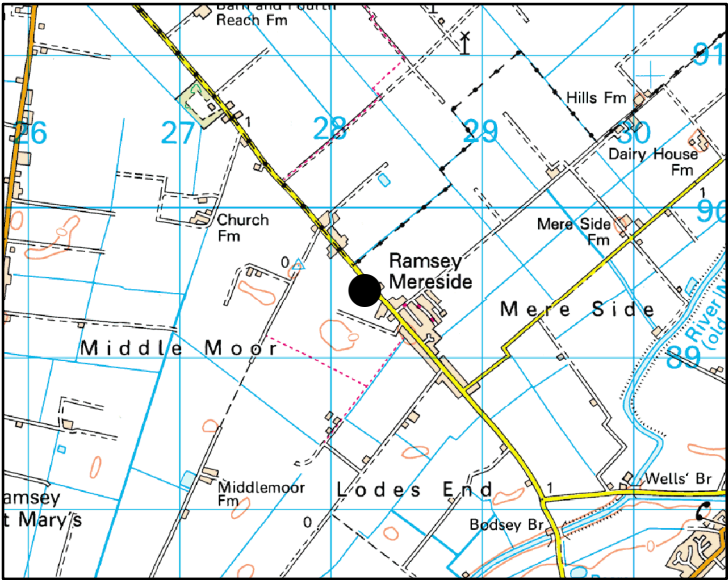
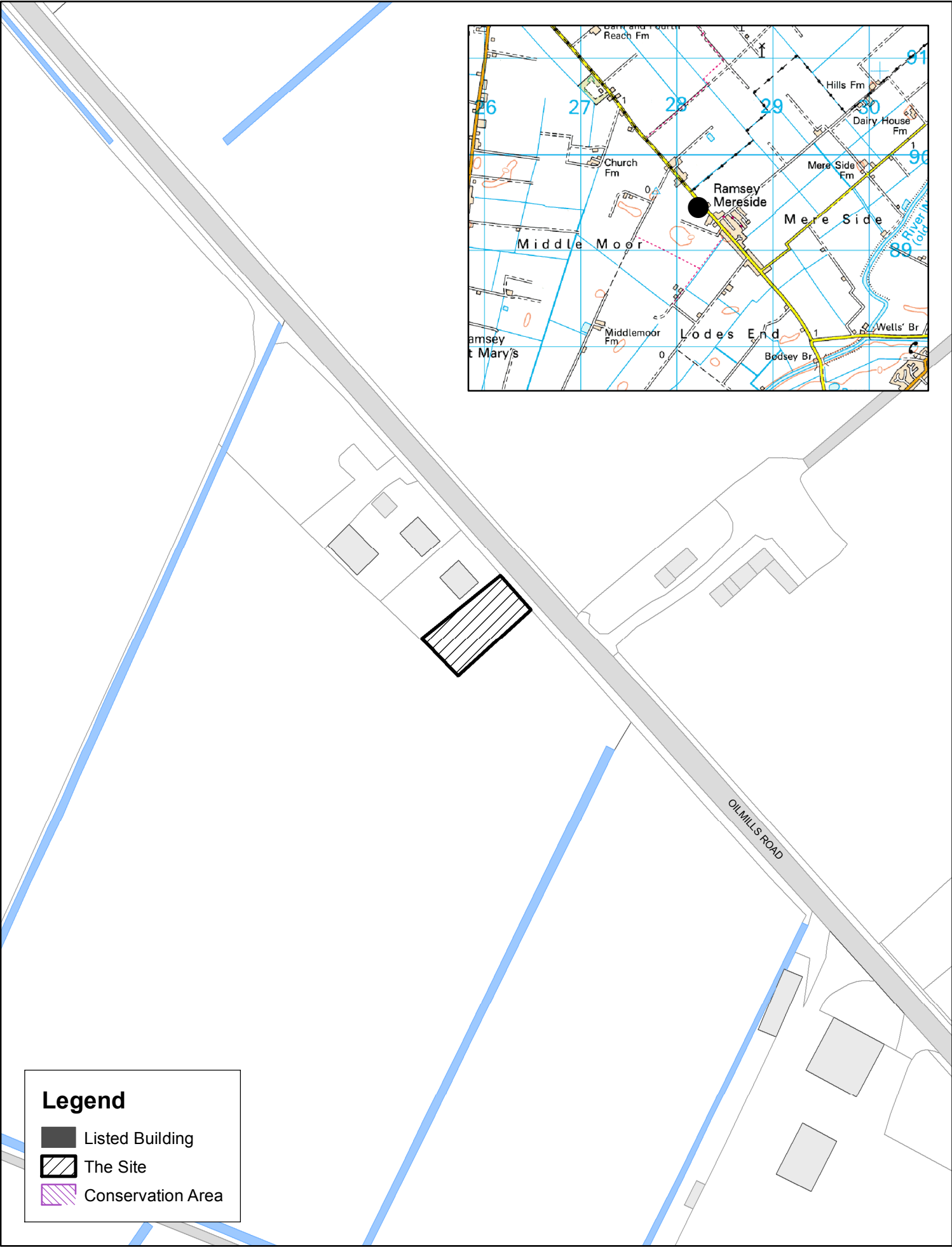
(Development Management)

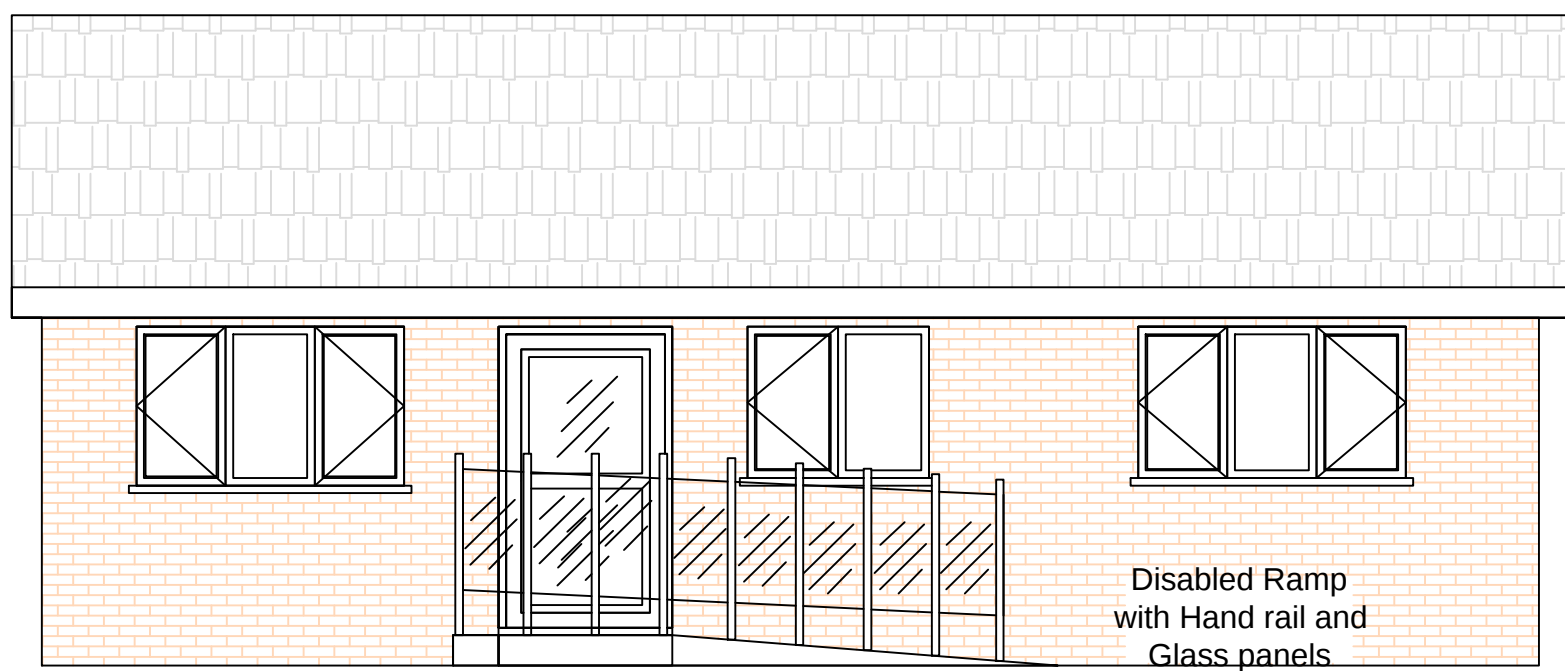
Development Management Panel



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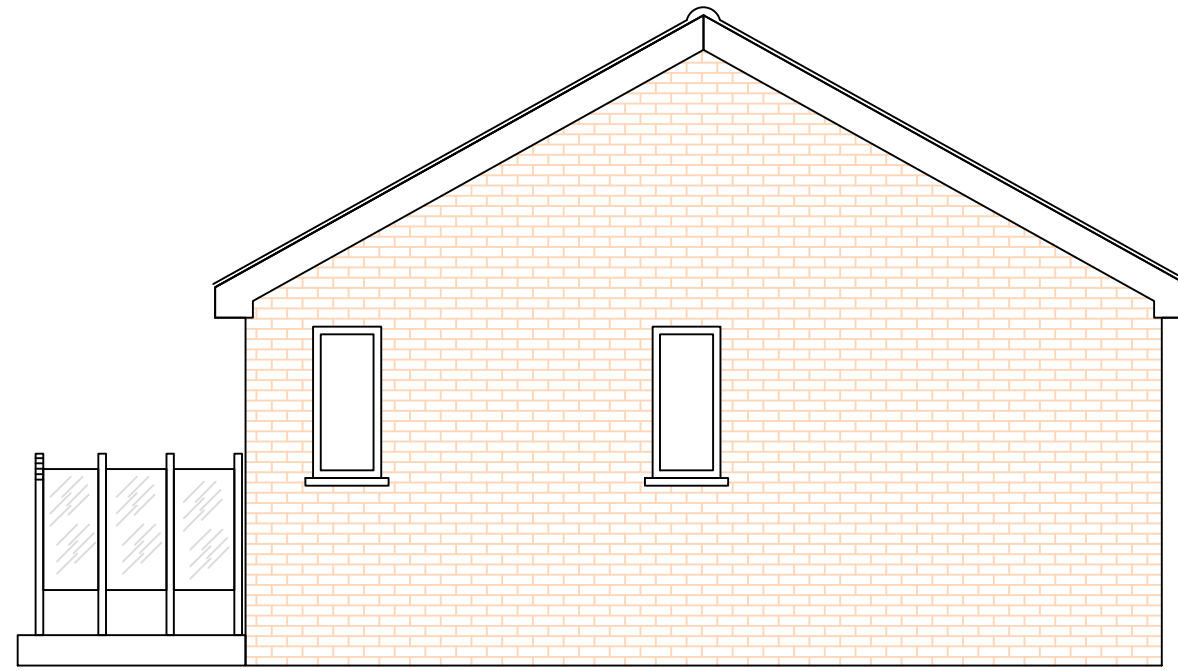
Application Ref: 15/01777/FUL
Location: Ramsey Mereside



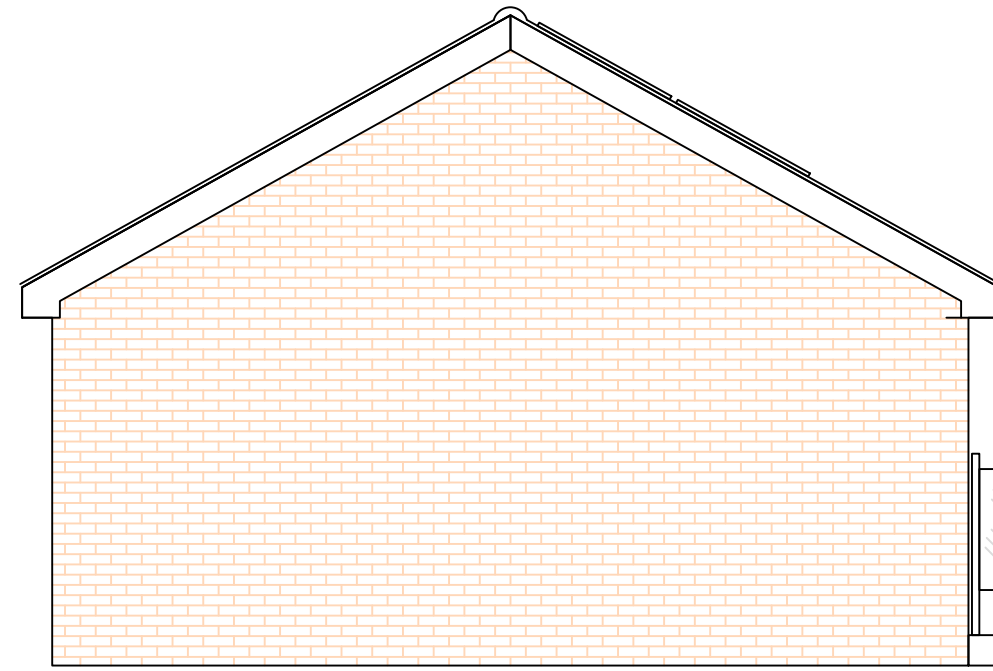


Disable width
door way

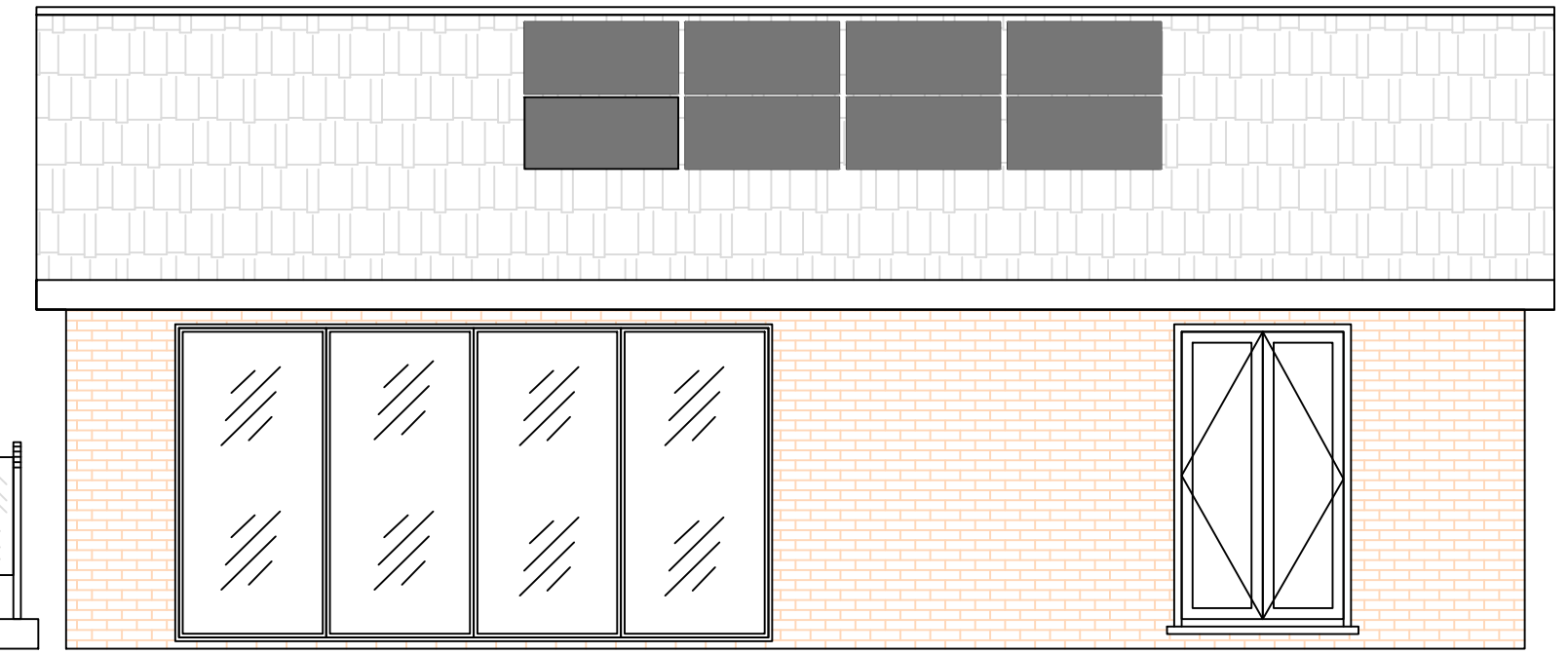
Proposed Front Elevation



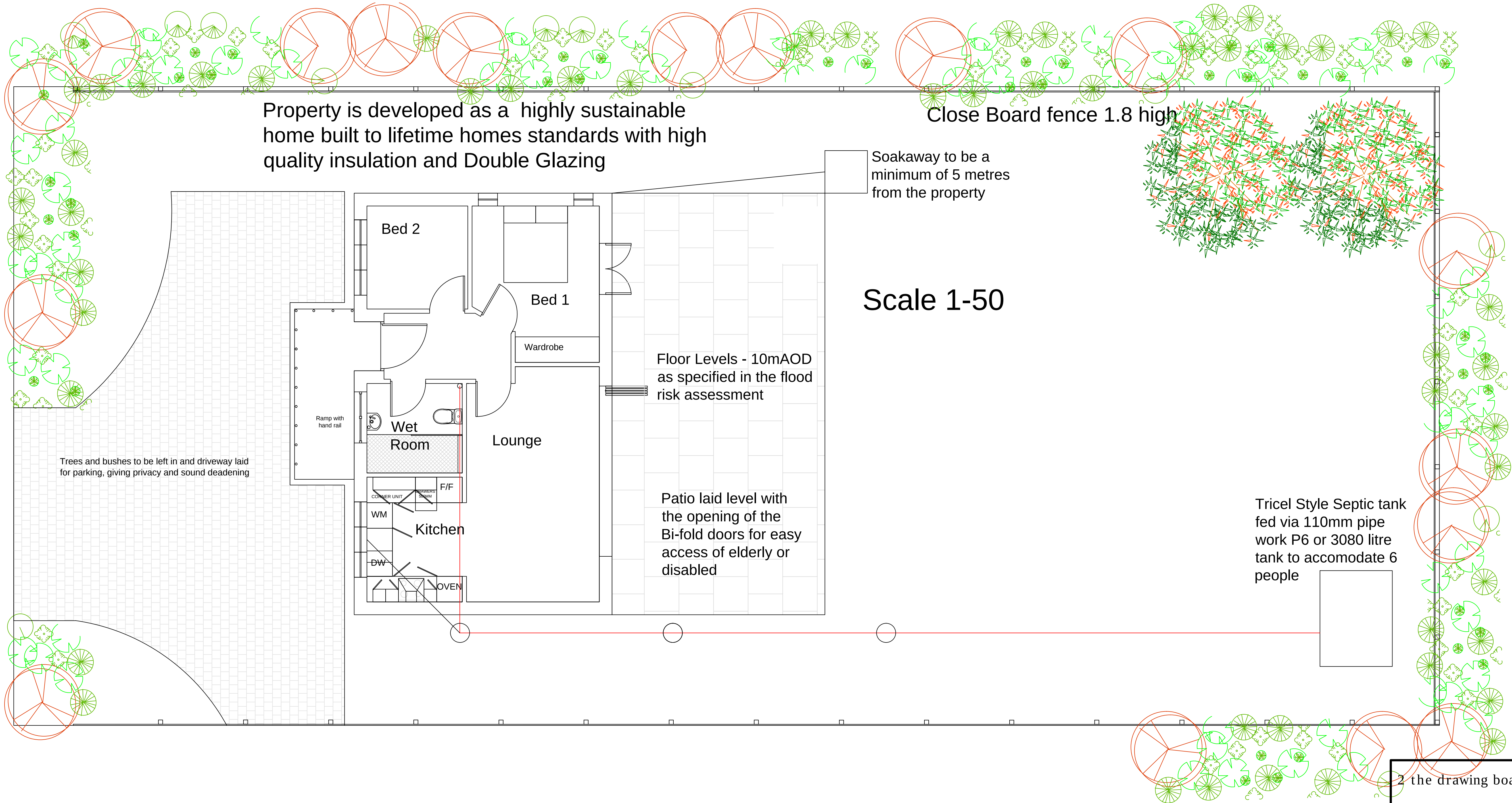
Side Elevation



Side Elevation



Scale 1-50 Proposed Rear Elevation



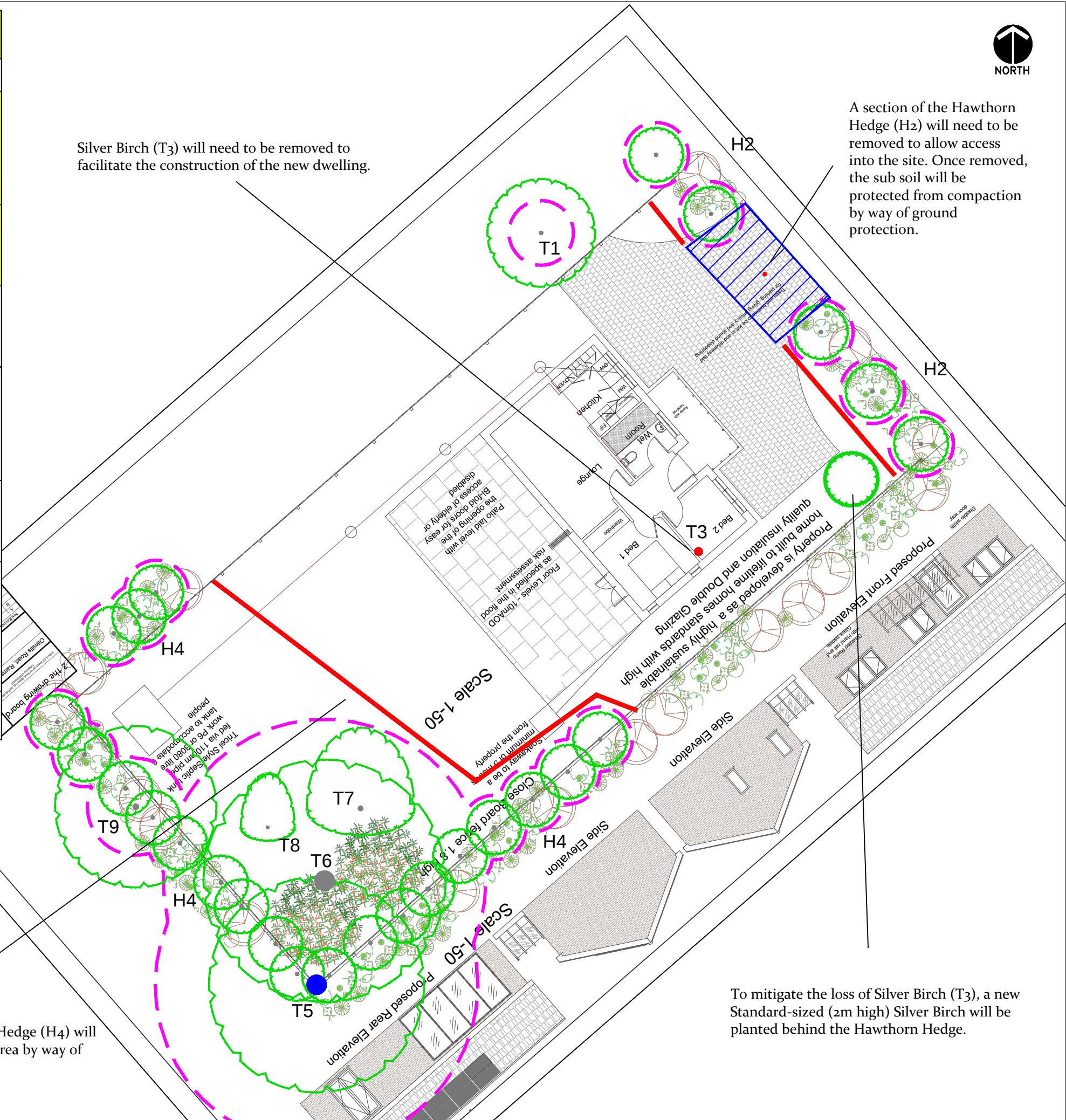
2 the drawing board		Do Not Scale this drawing Dimensions to be checked on site & any discrepancies reported.			
Suite 3, 62 James Carter Road, Mildenhall, Suffolk IP28 7DE Telephone 07971926112					
Oilmills Road, Ramsey Mereside, Ramsey, Huntingdon PE26 2UA					
Proposed Elevation and Layout					
Mr Scott Davison					
No/Revision:		Date:		16-10-2015	
A		00-00-00		Scale: 1:50	
B				Drawn By: WK	
				Drawing No: 001	
				Paper Size A1	

Ref	Name	Age	Ret Cat	Rec's
T1	Ilex aquifolium (Holly)	SM	C1	N/A - Third party tree
H2	Crataegus monogyna (Hawthorn)	M	C2	Two or three trees will need to be removed to provide access into the site.
T3	Betula pendula (Silver Birch)	EM	B1	Tree will need to be removed to facilitate development.
H4	X Cupressocyparis leylandii (Leyland Cypress)	EM	C2	No works required at present
T5	Eucalyptus gunnii (Cider Gum)	M	B2	No works required at present
T6	Salix alba (White Willow)	M	C1	No works required at present
T7	Betula pendula (Silver Birch)	SM	C1	Remove if required (i.e. for cosmetic reasons)
T8	Sorbus aucuparia (Rowan)	SM	C1	Remove if required (i.e. for cosmetic reasons)
T9	Fraxinus excelsior (Ash)	SM	C3	No works required at present

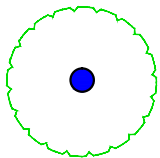
Silver Birch (T3) will need to be removed to facilitate the construction of the new dwelling.

A section of the Hawthorn Hedge (H2) will need to be removed to allow access into the site. Once removed, the sub soil will be protected from compaction by way of ground protection.

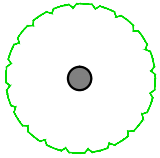
The group of trees and Leyland Hedge (H4) will be separated from the working area by way of protective fencing.



Tree Protection Plan



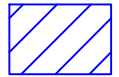
Category B - includes trees of moderate quality and amenity value



Category C - includes trees of low quality and amenity value



Root Protection Area (RPA) - a layout design tool indicating where the protection of roots and soil structure is necessary



Area where ground protection will be used*



Location of protective fencing *



Location of new tree planting (to mitigate loss of Silver Birch T3)

* See supporting report for further info

Scale: 1:150 @ A3

Site Address: Land adjacent to 289 Oil Mills Road, PE26 2TT

Client:
Scott Davison

Drawing No:
TH/A3/1124/TPP

Job Ref:
TH1124

Date:
30th Oct 2015

Trevor Heaps
Aboricultural Consultancy Ltd



07957 763 533
trevor@trevorheaps.co.uk
www.trevorheaps.co.uk

To mitigate the loss of Silver Birch (T3), a new Standard-sized (2m high) Silver Birch will be planted behind the Hawthorn Hedge.