

Case No: 15/02405/OUT (OUTLINE APPLICATION)

Proposal: PROPOSED ERECTION OF DETACHED HOME WITH INDEPENDANT ACCESS

Location: MAY COTTAGE HOLME ROAD YAXLEY PE7 3NA

Applicant: MR M CHANNING

Grid Ref: 518239 291503

Date of Registration: 06.01.2016

Parish: YAXLEY

RECOMMENDATION - APPROVE

This application is reported to the Development Management Panel as the Parish Council's recommendation of refusal is contrary to the officer's recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to land at the rear of May Cottage, which is located outside of the built up framework of Yaxley. The site currently has an approved business use (as approved under planning reference 1100400FUL on the 19th May 2011). There are a number of temporary structures related to the authorised use within the bounds of the site. There is a mix of planting along the boundary with Holme Road. The area is characterised by open countryside apart from some scattered sporadic housing.
- 1.2 May Cottage is located to the north west of the site and has been extended significantly over time.
- 1.3 The site is within the Environment Agency's Flood Zone 3. The site is not shown as being at risk of flooding in the Huntingdonshire Strategic Flood Risk Assessment 2010. A flood risk assessment has not been submitted on this basis.
- 1.4 A Design and assessment statement has been submitted with the application.
- 1.5 The application seeks permission in outline for the erection of a dwelling and detached garage. The approved application granted in 2011 for the erection of an MOT station has been implemented (please see green papers). The applicant has explained in supporting documents that the existing MOT business will be relocated (should planning permission be granted).
- 1.6 The access is being considered as part of this application, with all other matters reserved and to be considered in the submission of a reserved matters application.

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

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (1995)
- H23: "Outside Settlements"
 - H31: "Residential privacy and amenity standards"
 - En17: "Development in the Countryside"
 - En18: "Protection of countryside features"
 - En25: "General Design Criteria"
- 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)
- LP1: "Strategy and Principles for Development"
 - LP10: "Development in Small Settlements"
 - LP11: "The Relationship between the built-up area and the countryside"
 - LP13: "Quality of Design"
 - LP15: "Ensuring a high standard of Amenity"
 - LP18: "Parking Provision"
 - LP26: "Homes in the Countryside"
- 3.5 Huntingdonshire Design Guide SPD 2007
- 3.6 Huntingdonshire Landscape and Townscape SPD 2007

3.7 Developer Contributions SPD 2011

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

4. PLANNING HISTORY

- 4.1 Extensive planning history the relevant parts of which are:
9900553FUL – retention of use as car repairs and servicing, permitted October 1999.
0801315FUL – Erection of new workshop and office, refused June 2008,
0803075FUL – Erection of new workshop and office, refused December 2008
0900112FUL – Erection of new workshop and office, refused October 2009
1100400FUL – construction of a MOT station building, approved May 2011

5. CONSULTATIONS

- 5.1 Yaxley Parish Council objects to the application – (COPY ATTACHED)

The Parish Council objects to the proposed development as it lies outside the defined settlement boundary for the village. The site is situated on a 60mph road and there is no public footpath on that road to the village. The proposed development would further erode the soft fen edge view of the village from the fen and may have an adverse impact on the Great Fen project.

Officer response:

The above grounds of objection are assessed in the main body of the report.

- 5.2 County Highways Engineers (CCC) – no objection
The proposed access is indicated onto Leading Drove which is a private road; the new dwelling replaces an existing business use which would produce a greater amount of vehicle movements than that proposed. Given the above CCC would have no objections to that proposed.

6. REPRESENTATIONS

- 6.1 No third party representations have been received

7. ASSESSMENT

- 7.1 The application has been submitted in outline with access only to be considered.
- 7.2 The main issues to consider here are the principle of the development, the visual impact of the proposed development, and highway safety.

Assessment:

- 7.3 The site is located outside the built-up framework of Yaxley village, and is in the open countryside for the purposes of adopted and emerging planning guidance and policies. The relevant adopted and emerging policies are generally restrictive when it comes to new development outside the built-up framework of settlements/village, and will only permit new residential development where this is essential for the proper functioning of a rural enterprise. Any such proposals should be accompanied by specific justification, without which it cannot be supported by the Local Planning Authority. Policy CS3 states that new residential development in the countryside "will be strictly limited to that which has an essential need to be located in the countryside".
- 7.4 Paragraph 55 of the National Planning Policy Framework (NPPF) also states that Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances which include the essential need for a rural worker to live permanently at or near their place of work in the countryside.
- 7.5 The Draft Local Plan to 2036 provides further guidance on the relationship of the built-up area and the countryside. Policy LP11 provides guidance with regards to 'the relationship between the built-up area and the countryside', advising that 'The countryside includes all land outside built-up areas and those hamlets, groups of buildings and individual buildings that are clearly detached from the continuous built-up area of a defined settlement that are not themselves defined settlements'. This policy sets out that 'New homes in the countryside will require special justification for planning permission to be granted'.
- 7.6 Paragraph 215 of the NPPF requires that '...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- 7.7 Paragraph 216 states that '...decision-takers may also give weight to relevant policies in emerging plans according to:
- *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)
- 7.8 This site has a long and extensive planning history relating to the business use since 1999. Currently there are a collection of temporary buildings serving the existing business use. In 2011 planning permission was granted for a relatively large MOT testing building, which has been implemented by the laying of foundations.
- 7.9 One of the Core twelve Planning principles contained in the NPPF encourages the effective use of land by reusing land that has been previously developed land. The key objective in achieving sustainable

forms of development in the Adopted Core Strategy is the use of land that has been developed. Paragraph 111 defines previously developed land as 'brownfield land', and makes it clear that the effective use of land by re-using land that has been previously developed (brownfield land), providing it is not of high environmental value, should be encouraged. In paragraph 89 (of the NPPF), one of the exceptions to the preservation and protection of the countryside is limited infill developments or the redevelopment of previously developed sites, providing the proposed development does not have a greater impact. The application site, based on its lawful use is considered to fall within the definition of a brownfield site for the purposes of the NPPF and the adopted Core Strategy. The NPPF in Paragraph 49 also states that 'housing applications should be considered in the context of the presumption in favour of sustainable development'. Paragraph 50 of the NPPF states 'to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing.

- 7.10 The site is considered to be brownfield land, albeit outside the built-up framework, and the principle of the development is partly accepted. The development should, in the true spirit of aims of planning policy, meet the aims of sustainable development. Sustainability has three strands, environmental, economic, and social issues. The site is located approximately 1/3 of mile from the historic centre of Yaxley village, which is identified in the Core Strategy as a Key Service centre, providing a mix of services and employment opportunities. The County highways engineer has confirmed the current use of the site as a MOT station is likely to generate more vehicles to the site than the proposed residential use, therefore it is considered that the environmental impacts would be reduced by allowing the redevelopment of the site for a single family dwelling. As such, the redevelopment of this site is considered to be a more sustainable form of development compared to the approved MOT station use.
- 7.11 With regards to the comments from Yaxley Parish Council relating to the lack of public pathway provision into the village, the County Highways engineer has not objected to the proposal on grounds of pedestrian or vehicle safety, and the footpath situation remains unchanged following the recommendation of approval from the Parish Council for the MOT station building. The Parish Council have also raised concern about the erosion of the soft fen edge to the view of the village. Initial indicative plans should the new dwelling would be setback from the road, deep into the site. In addition, Members should be reminded that the Parish Council did not object to the scale and mass of the approved MOT station building, in terms of visual amenity issues.
- 7.12 Notwithstanding the above, this application has been submitted in Outline to assess the principle of the development, and the access arrangements only. The design, scale and mass, if this application is approved, will be assessed in the submission of a reserved matters application. It is expected however that any dwelling approved through the planning process in the future should be of a simple, restrained form, and subservient in nature to May Cottage, to ensure the building sits sympathetically within the site and reflects the rural character of the area.

- 7.13 The existing MOT station site lies to the south east of an existing group of three dwellings; a new dwelling in this location is considered to be more compatible with the existing uses in terms of visual appearance and the living environment of those in close vicinity to the site.
- 7.14 The existing MOT station access point is taken from the track to the north of May Cottage, it is considered that the amount of vehicles using this access would be significantly reduced with the introduction of a residential use (in the form of a single family dwelling), therefore the impacts in terms of vehicle generation, and noise and disturbance from such vehicles is considered to be a significant improvement over the existing situation.
- 7.15 Ultimately, there are no objections raised to the existing site access being used for residential purposes, on the grounds of highway safety.

Conclusion

- 7.16 Given the site can be defined as a site that has previously been developed (i.e. a brownfield site), which is relatively sustainable when compared to the authorized use, and a more compatible use go the existing developments, and based on the assessment above, on balance the proposal is considered to be acceptable in principle in this instance.

8. RECOMMENDATION - APPROVAL subject to conditions to include the following

- Time limit
- Approve plans
- Materials
- Contamination
- Remove PD Rights

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CONTACT OFFICER:

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

Huntingdonshire DC Public Access

From: developmentcontrol@huntsdc.gov.uk
Sent: 27 January 2016 09:42
To: DevelopmentControl
Subject: Comments for Planning Application 15/02405/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:42 AM on 27 Jan 2016 from Mrs Helen Taylor.

Application Summary

Address: May Cottage Holme Road Yaxley PE7 3NA
Proposal: Proposed erection of detached home with independant access
Case Officer: Linda Walker
[Click for further information](#)

Customer Details

Name: Mrs Helen Taylor
Email: clerk@yaxleypc.org.uk
Address: Yaxley Parish Council, The Amenity Centre, Main Street, Yaxley pe7 3lu

Comments Details

Commenter Type: Town or Parish Council
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: The Parish Council objects to the proposed development as it lies outside the defined settlement boundary for the village. The site is situated on a 60mph road and there is no public footpath on that road to the village. The proposed development would further erode the soft fen edge view of the village from the fen and may have an adverse impact on the Great Fen project.

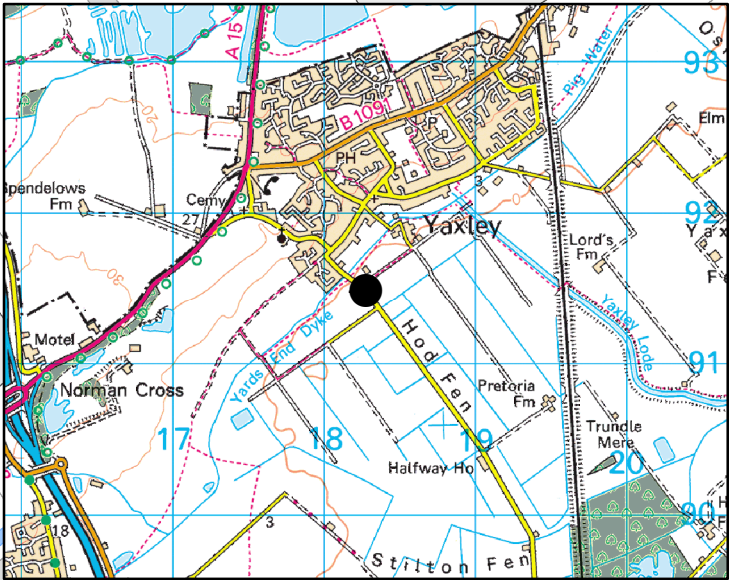
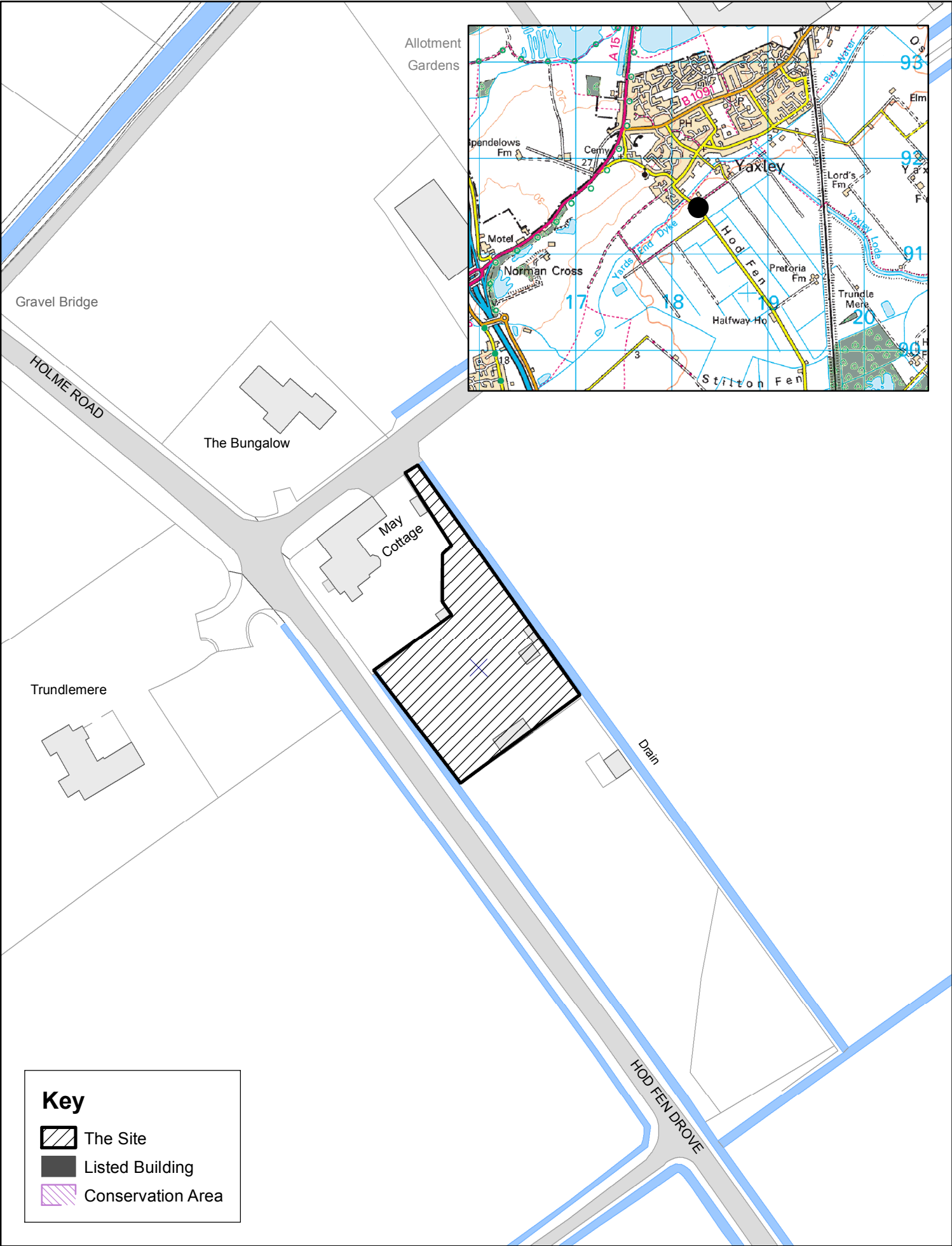
Development Management Panel




Scale =1:1,250
Date Created: 04/04/2016


Application Ref:15/02405/OUT
Location: Yaxley


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Ordnance Survey HDC 100022322

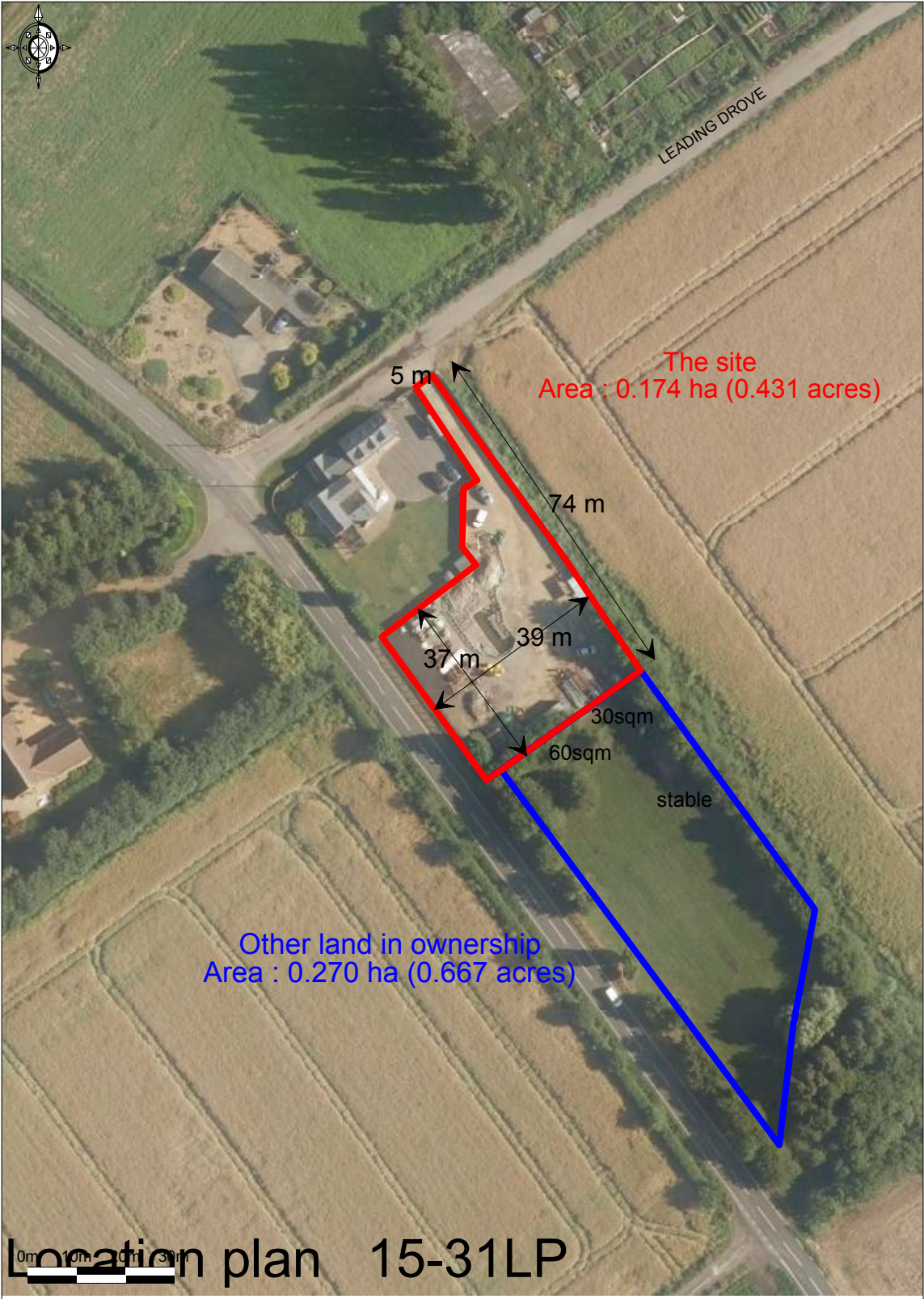


Key

 The Site

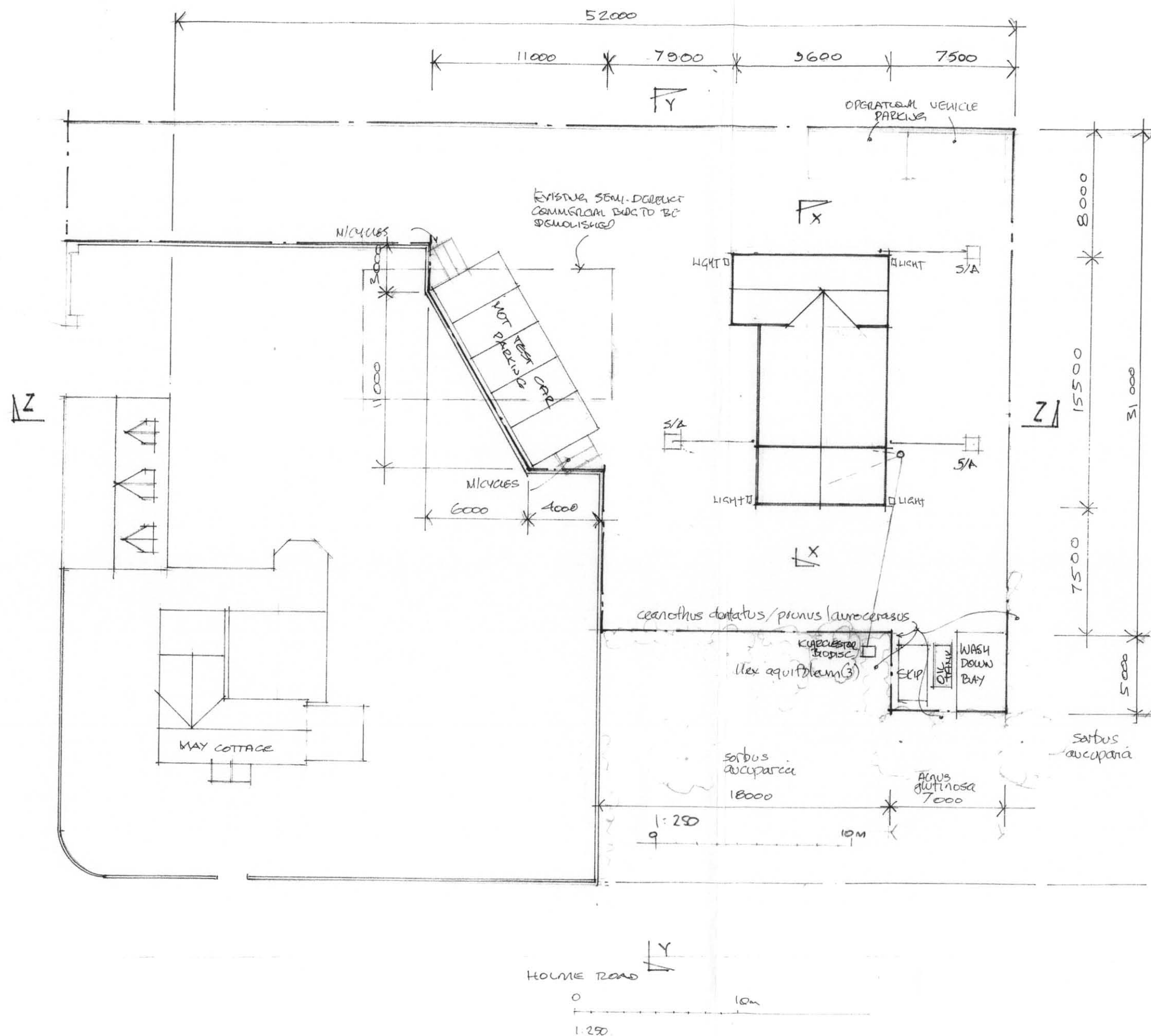
 Listed Building

 Conservation Area



GREEN PAPERS FOLLOW

1100400



PP1421371
Proposed Vehicle
Service Building
With MOT Test
Bay At Rear Of
May Cottage
Holme Road
Yaxley
Cambs

Site Plan

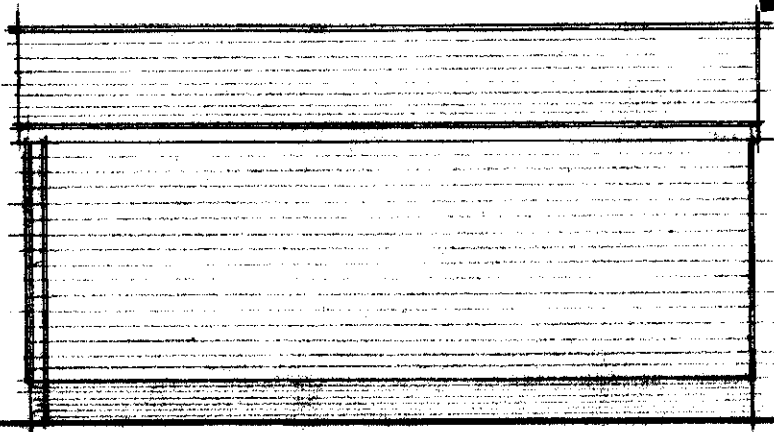
Drg. No 4251/5
Date Feb 2011
Scale 1:50

B. Shemeld
264 Eastfield Rd
Peterborough
Cambs
PE1 4BE
Tel 01733 891771

HDC DOC. CENTRE

24 MAR 2011

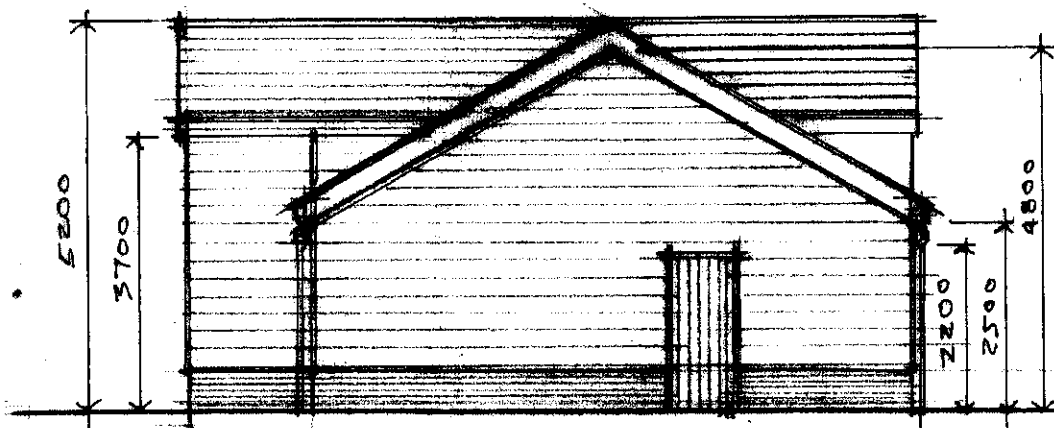
AMENDED
1100400ful



SIDE (SE)

Rev A. May 2011

West elevation
amended



SIDE (SW)



*Proposed Vehicle Service
Bldg With MOT Test Bay
At Rear Of
May Cottage
Holme Road
Yaxley*

Elevations

Dr No 4251 / 1 A
Date Feb 2011
Scale 1:100

B. Shermeld
264 Eastfield Rd
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SERVICES

PLANNING SERVICES

18 MAY 2011

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