

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

PLANNING SERVICES



## OFFICER REPORT

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Application Number: 16/00695/FUL

Proposal: Residential development of 2 no. four bed detached houses and associated access

Location: Site Opposite 6 To 10 Barway Road Barway Cambridgeshire

Applicant: Mr Peter Warwick

Agent: Andrew Fleet

Case Officer: Lesley Westcott

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### **The Application:**

The application seeks planning permission for the erection of 2 no. detached houses and detached double garages (with internal staircases to access the proposed games room in the roof above the garage). The proposed dwellings will comprise 2 and single storey accommodation. Each dwelling will be served by a new access onto Barway Road, with a long drive and turning head.

A Tree Survey and Ecology Appraisal have been requested, but have not been submitted.

### **Relevant Plans:**

Plan Reference	Version No	Date Received
16:072-2		31st May 2016
16:072-1		31st May 2016

### **The Site and its Environment:**

The site is located to the south of Barway Road outside the development envelope. The site is currently part of a field that is located adjacent a fishery pond to the south. There are existing residential dwellings located on the opposite side of Barway Road (Nos. 5 -10 Barway). There are hedges and trees located along the boundary of the site and it is well screened from the road.

### **Planning History:**

No relevant site history

### **Replies to consultations:**

Neighbours – Site notice displayed, advert placed in the Cambridge Evening News and 7 no. neighbours. 2 no. objection letters received from the occupant of No.7 Barway on the following summarised grounds:

- Loss of trees

- Further development on the rest of the field
- Noise and nuisance
- Impact on the village character – will become a small town
- Housing allocations restricted to the north side of Barway Road
- Impact on wildlife
- Too many houses for such a small village

Internal Drainage Board - No objection

Local Highways Authority – Object to the application on the grounds that 2.4 metre by 90 metre splays need to be provided for each of the proposed accesses or empirical evidence provided to demonstrate that a relaxation in the design is justified.

CCC Growth & Development - No Comments Received

Environmental Health – No objection, subject to the standard contamination conditions 1 and 4 and a restrictive delivery and construction hours condition being attached to any approval.

Waste Strategy (ECDC) – No objection subject to standard waste informative being attached to any approval.

Parish Council- No objection in principle, but concern raised on the grounds that the proposed dwellings appear to be built over existing drains.

Ward Councillors - No Comments Received

Cambridgeshire Archaeology – No objection subject to the standard programme of archaeological work condition being attached to any approval.

**The Planning Policy Context:**

*East Cambridgeshire Local Plan 2015*

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 4	Delivery of growth
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 7	Biodiversity and geology
COM 7	Transport impact
COM 8	Parking provision

*Supplementary Planning Documents*

- Design Guide
- Developer Contributions and Planning Obligations

*National Planning Policy Framework 2012*

- 6 Delivering a wide choice of high quality homes
- 7 Requiring good design

### **Planning Comments:**

The main issues to be considered in determining this application are, the principle of development, the impact on the character of the area, highway safety, ecology and residential amenity.

#### The principle of development

The site lies outside the defined settlement boundary for Barway. The development of the site for housing would therefore conflict with Policy GROWTH 2 of the East Cambridgeshire Local Plan which seeks to focus new housing development within defined settlement boundaries. However as the Council cannot currently demonstrate a 5 year supply of housing land, Policy GROWTH 2 cannot be considered up to date in so far as it relates to the supply of housing land. In this situation, the presumption in favour of development set out in the National Planning Policy Framework (NPPF) means that permission for development should be granted unless any adverse impacts of so doing would significantly and demonstrably outweigh the benefits or specific policies in the Framework indicate that development should be restricted.

Paragraph 55 of the 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, for example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Isolated new homes in the countryside should be avoided unless there are special circumstances. The site is set away from the settlement boundary but is not far away such that the site could be considered isolated. Although Barway village has a very limited range of services and facilities, there are 2 no. housing allocation BAR1 and BAR2 within the East Cambridgeshire Local Plan 2015 which both have the benefit of planning permission and are currently being developed. Furthermore there are a wider range of services and facilities nearby in larger settlements, the largest of which is Ely some 6 miles away. It is recognised that there will be some car dependency as Barway does not benefit from a wide range of everyday services with the absence of a shop and school.

It is considered these dwellings will help support the vitality of the surrounding rural communities. The proposed dwellings would also make a positive, albeit modest contribution towards the provision of housing in the area and the construction would provide some short term economic benefits. The proposal therefore supports the social and economic dimension to sustainable development which weighs in its favour.

#### Impact on the character of the area

The environmental dimension of sustainable development seeks to, in part, contribute to protecting and enhancing the natural, built and historic environment. Consideration of a developments impact on the character and appearance of the area within which it is situated, is therefore integral to the environmental dimension to sustainable development, as is design.

In addition Policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan 2015, seeks to protect landscape and settlement character and in particular, respect views into and out of settlements. These aims are reiterated in paragraph 17 of the NPPF which seeks to protect the intrinsic character and beauty of the countryside. Policy ENV 1 also requires new development to demonstrate that the location, amongst other things, will create positive, complementary relationships with existing development. The proposed development would extend the linear settlement envelope of this part of Barway into the open countryside. Linear development is located to the north side of Barway in this part of the village and the housing allocations BAR 1 and BAR 2 of the East Cambridgeshire Local Plan are also located on the northern side of Barway Road.

The site is a fallow field adjacent to an existing fishing lake. It benefits from screening by existing trees and hedges along on its northern, eastern and western boundaries, however in the long term this will have little weight as the built form will remain longer than the life of the trees. While the site is well protected from views at present into it, the proposed dwellings will be visible from Barway Road and the neighbouring dwellings on the opposite side of Barway Road. The site does not

present itself as a natural extension to the settlement boundary as it is not well related to the existing built form of the village, the site is separated from the existing residential development along the south side of Barway and there are no existing dwellings adjacent the application site.

The proposed development would extend the built form beyond the existing linear settlement envelope of Barway on the south side of Barway Road and would be detrimental of the character of the area and the established character of built form in this part of Barway. Whilst the site is fairly well screened from public vantage points its presence will be inevitable as it will not be wholly inconspicuous and the incursion of domestic paraphernalia and the creation of 2 new access points would contribute to its urbanising presence.

It is considered that the proposed development would be at odds with the linear character of built form. It is therefore considered that the proposal would cause significant and demonstrable harm to the character and appearance of the area. The proposal would be contrary to Policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan 2015 which seeks to protect landscape and settlement character and in particular respect views into and out of settlements and create positive and complementary relationships with existing development. These objectives accord with relevant provisions of the Framework in paragraphs 17 and 58.

#### Highways

In terms of highway safety, the County Highway Engineer objects to the application on the grounds that 2.4 metre by 90 metre splays need to be provided for each of the proposed accesses or empirical evidence provided to demonstrate that a relaxation in the design is justified, the Highway Authority recommend that the proposal is refused planning permission. The planning agent has been asked to address the Highway Engineers concerns and no additional information or an amended scheme has been submitted. The proposal therefore does not comply with Policy COM 7 of the Local Plan. However sufficient parking can be accommodated with the site in accordance with Policy COM 8 of the Local Plan.

#### Residential amenity

The proposed layout plan shows that there would be sufficient amenity space and that there would be an acceptable relationship between the proposed dwellings and the existing neighbouring dwellings on the opposite side of Barway Road. In terms of overlooking and overbearing impact, it is considered that an acceptable relationship will be achieved, in accordance with the Design Guide SPD. The proposed dwellings are set back into the site and there would be sufficient distance between the proposed and existing nearby dwellings on the opposite side of Barway Road, which would also be separated by a road. It is considered that and the proposed development accords with Policy ENV2 of the East Cambridgeshire Local Plan

#### Ecology and Trees

There are a number of matures trees along part of the site boundary, some of which fall within the boundary of the neighbouring property. A Tree Survey has not been submitted as part of the application to assess whether the development can be achieved without causing damage to the existing boundary trees in question and information regarding the trees which will be affected by the proposed driveways which may require removal to achieve the proposed accesses. Insufficient information has been submitted in order to allow the Local Planning Authority to assess potential impacts and possible mitigation measures in respect of existing trees within or adjoining the site to be assessed fully, which is a requirement of Policy ENV1 of the Cambridgeshire Local Plan 2015 and the National Planning Policy Framework.

The site comprises a number of trees, hedges and grassland and thus there is a likely hood that there is a presence of protected species within the application site. Insufficient information on

ecology and protected species has been submitted as part of the planning application (the agent has been given the opportunity to submit additional information in respect of the ecology, trees and protected species) to allow the Local Planning Authority to assess potential impacts and possible mitigation measures to be assessed fully, which is a requirement of Policy ENV7 of the Cambridgeshire Local Plan 2015 and the National Planning Policy Framework.

#### Summary

It is considered that the proposed development would have significant adverse impacts that would outweigh the benefits and therefore it is recommended that the application is refused.

#### **RECOMMENDATION:**

#### Refuse

- 1 The site does not present itself as a natural extension to the built form of the village, due to its location separated from existing residential development to the south of Barway and outside the settlement boundary. The proposed dwellings by virtue of this location would be at odds with the built form, would result in an urban intrusion such that it would cause significant demonstrable harm to the character and appearance of the setting of Barway. As such it is contrary to Policies ENV 1 and ENV2 of the East Cambridgeshire Local Plan 2015 and the National Planning Policy Framework.
- 2 The proposed development fails to provide the vehicular visibility splays required to ensure that it would not have an impact on the safe and efficient operation of the public highway. The application is therefore contrary to Policy COM7 of the East Cambridgeshire Local Plan 2015.
- 3 In line with Policy ENV7 of the East Cambridgeshire Local Plan 2015 and the National Planning Policy Framework, insufficient information on trees, ecology and protected species has been submitted as part of the planning application to allow the Local Planning Authority to assess potential impacts and possible mitigation measures to be assessed fully.

Signed and dated:

LW 2.10.16

Case Officer

A. Phillips  
2/11/16

Planning Manager