
MAIN CASE

Reference No: 18/01489/OUT

Proposal: (Resubmission) - Erection of 1no. dwelling

Site Address: Site North Of The Old Station Station Road Wilburton
Cambridgeshire

Applicant: Mr & Mrs Michael Donnelly

Case Officer: Catherine Looper, Planning Officer

Parish: Wilburton

Ward: Stretham
Ward Councillor/s: Councillor Bill Hunt
Councillor Charles Roberts

Date Received: 23 October 2018 **Expiry Date:** 11/01/2019

[T172]

1.0 **RECOMMENDATION**

- 1.1 Members are recommended to REFUSE the application for the following reasons:
1. The proposed dwelling is located within the countryside and, by virtue of its distance from the main settlement of Wilburton, is considered to be in an unsustainable location. The proposal does not promote sustainable forms of transport and the future residents of this additional dwelling will be reliant on motor vehicles in order to access any local services or facilities. The proposal does not meet any of the special circumstances as identified in Paragraph 79 of the National Planning Policy Framework. The proposal fails to comply with the policies GROWTH 5 and COM7 of the East Cambridgeshire Local Plan 2015, policies LP1 and LP17 of the Submitted Local Plan 2018, and Paragraphs 11 and 79 of the National Planning Policy Framework, as it fails to promote sustainable development.

2.0 **SUMMARY OF APPLICATION**

- 2.1 The application seeks outline consent for a single dwelling. All matters are reserved and would be dealt with as part of a reserved matters application.
- 2.2 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>.

Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.

2.3 The application has been called to Planning committee by Councillor Hunt.

3.0 **PLANNING HISTORY**

3.1 No relevant planning history.

4.0 **THE SITE AND ITS ENVIRONMENT**

4.1 The site is located approximately a mile outside the defined settlement boundary. The site comprises garden land of The Old Station. There are some cottages to the north of the site and a site adjacent with approval from 2016 for two dwellings.

5.0 **RESPONSES FROM CONSULTEES**

5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

Parish - No Comments Received

Ward Councillors - Having considered all the issues connected with this application, I believe that the matter would best be resolved at Planning Committee. The Committee hearing would allow a wider debate and consideration by 7/10 persons which I feel in this case is the best and fairest way forward. I therefore "call in" the application.

Local Highways Authority – This is an all matters reserved application and no access details have been submitted. As such I am unable to comment on or determine if safe access with the highway can be achieved.

CCC Growth & Development - No Comments Received

Waste Strategy (ECDC) – No objections raised. Standard informatives recommended.

The Ely Group Of Internal Drainage Board – No objections raised providing soakaways form an effective means of surface water disposal. Any culverting of a watercourse in relation to this proposed development will require the prior consent of the Board.

5.2 **Neighbours –** A site notice was posted and two neighbouring properties were notified and no responses have been received. And advert was also places in the Cambridge Evening News.

6.0 **The Planning Policy Context**

6.1 *East Cambridgeshire Local Plan 2015*

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
COM 7	Transport impact
COM 8	Parking provision

6.2 *Supplementary Planning Documents*

Design Guide
Developer Contributions and Planning Obligations
Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated
Flood and Water

6.3 *National Planning Policy Framework 2018*

- 2 Achieving sustainable development
- 5 Delivering a sufficient supply of homes
- 12 Achieving well-designed places
- 15 Conserving and enhancing the natural environment

6.4 *Submitted Local Plan 2018*

- LP1 A presumption in Favour of Sustainable Development
- LP3 The Settlement Hierarchy and the Countryside
- LP17 Creating a Sustainable, Efficient and Resilient Transport Network
- LP22 Achieving Design Excellence
- LP25 Managing Water Resources and Flood Risk
- LP26 Pollution and Land Contamination
- LP28 Landscape, Treescape and Built Environment Character, including Cathedral Views
- LP30 Conserving and Enhancing Biodiversity and Geodiversity

7.0 PLANNING COMMENTS

- 7.1 The main issues to consider when determining this application relate to the principle of development, the impact upon character and appearance of the area, residential amenity, highways safety and other matters.

7.2 **Principle of Development**

- 7.3 An appeal decision (APP/V0510/17/3186785: Land off Mildenhall Road, Fordham') has concluded that the Council does not currently have an adequate five year supply of land for housing, and as such, the housing policies within the 2015 Local Plan (GROWTH 2) and the 2018 Submitted Local Plan (LP3) cannot be considered up-to-date in so far as it relates to the supply of housing land.

- 7.4 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 78 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. Paragraph 79 states that Local Planning Authorities should avoid isolated new homes in the countryside unless there are special circumstances.
- 7.5 The proposed dwelling would make a small but positive contribution to the local housing supply in the form of one dwelling and would be beneficial to the economy in the short term due to the construction stage, although this holds limited weight in the determination of the application.
- 7.6 The application site is located approximately 1 mile to the north of Wilburton. Public transport links are poor and this would mean that future occupiers of the proposed dwelling would rely on the use of a car to access basic services which is contrary to policy COM7 of the Local Plan 2015 and policy LP17 of the Submitted Local Plan 2018. The public highway between the site and Wilburton does not benefit from pedestrian footpaths or street lighting, and therefore any person choosing to walk between the site and the nearby town would have little choice but to walk on the public highway.
- 7.7 It is acknowledged that permission has been granted by Planning Committee for two dwellings to the north of this site which forms a material consideration, however this does not outweigh the harm which would result from providing one additional dwelling in an unsustainable location. The Local Planning Authority considers this site to be unsustainable, as there are a number of sites locally within Wilburton as well as other nearby settlements within the district that are considered to be much more sustainable in terms of their suitability for residential development.
- 7.8 Residential Amenity**
- 7.9 Policy ENV2 of the East Cambridgeshire District Council's Local Plan 2015 states that proposals should ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers. No details of scale or appearance are included within the application and these would be assessed at a reserved matters stage once all details are submitted.
- 7.10 Visual Amenity**
- 7.11 In terms of visual amenity, Policy ENV2 of the Local Plan 2015 and Policy LP22 of the Submitted Local Plan 2018 require proposals to ensure that location, layout, scale, form, massing, materials and colour relate sympathetically to the surrounding area and each other. The full details of the visual appearance and landscaping have not been included within the application and would need to be assessed at reserved matters stage but it is considered that an acceptable design could be achieved.

7.12 Highways

- 7.13 The Local Highways Authority has been consulted but is not able to offer comments as the access is not included as a matter to be assessed. The full details of the access arrangements would be considered at a reserved matters stage.

7.14 Ecology

- 7.15 The site is maintained grass and therefore the proposal is not considered to impact biodiversity in the area. It is considered appropriate to seek biodiversity improvements as part of the application, and this can be secured by condition. The request for biodiversity improvements is guided by the local plan policies which seek to deliver a net gain in biodiversity, proportionate to the scale of development proposed, by creating, restoring and enhancing habitats and enhancing them for the benefit of species. As this development is proposed on previously undeveloped land, there is potential for disturbance, which could be overcome by the introduction of biodiversity improvements. The hard and soft landscaping details for the site can be secured by condition.

7.16 Flood Risk and Drainage

- 7.17 The site is located in Flood Zone 1 where the principle of development is considered acceptable in terms of Flood Risk. A scheme for the disposal of foul and surface water drainage can be secured by condition to ensure that a suitable scheme is proposed which prevents the increased risk of flooding and improves and protects water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 and LP22 and LP25 of the Submitted Local Plan 2018.

7.18 Planning Balance

- 7.19 The proposal would provide the following benefits- the provision of an additional residential dwelling to the district's housing stock and the positive contribution to the local and wider economy in the short term through construction work.
- 7.20 However, it is considered that these benefits would be outweighed by the siting of an additional dwelling in an unsustainable location and increasing reliance on the car to gain access to services and facilities. For these reasons the application is recommended for refusal.

8.0 APPENDICES None

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
18/01489/OUT	Catherine Looper Room No. 011	Catherine Looper Planning Officer

The Grange
Ely

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National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>