
MAIN CASE

Reference No: 15/00179/FUL

Proposal: New dwelling and garage

Site Address: 42 Lode Way Haddenham Cambridgeshire CB6 3UL

Applicant: Mr Brian Young

Case Officer: Jon Pavey-Smith Planning Officer

Parish: Haddenham

Ward: Haddenham

Ward Councillors: Councillor Steve Cheetham
Councillor Mark Hugo
Councillor Stuart Smith

Date Received: 30 March 2015 **Expiry Date:**

[Q7]

1.0 RECOMMENDATION

1.1 Members are requested to **refuse** this application for the following reasons:

1. The site is located outside the development envelope of Haddenham and is classified as 'countryside', where there will be a policy of strict control over residential development. Exceptions to this policy of control may include affordable or special needs housing; travellers sites, replacement dwellings or dwellings essential to rural enterprises. The application proposal does not fall within any of the exceptions allowed, and is therefore contrary to Policy GROWTH 2 of the East Cambridgeshire Draft Local Plan 2015 and advice contained in paragraph 55 of the National Planning Policy Framework 2012.
2. The proposal would represent unsustainable development on a site remote from any established centre of settlement and local facilities and would result in reliance upon the use of the private motor car, contrary to the strategic objectives and Policy GROWTH 2 of the East Cambridgeshire Local Plan 2015 and the National Planning Policy Framework 2012.

2.0 SUMMARY OF APPLICATION

- 2.1 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.**
- 2.2 The application seeks consent for the construction of a new four bedroom residential dwelling for the manager of the coach depot.
- 2.3 This application is a revised application of a previous Planning Committee application which was deferred (outline application 14/01027/OUT). This application was deferred at the November Committee. Members will recall that the committee expressed support for the principle of a dwelling associated with the coach depot.
- 2.4 The proposed dwelling would be of a modern design constructed using brick for the walls under a tiled roof with UPVC windows and doors. The dwelling will be an L shape building 12m in length and 10m in width. The floor area of the new dwelling would amount to 151 square meters. The plan shows that the new dwelling would be accessed via the existing entrance to the Coach Depot that the proposal would support the existing business and provide 24 hour security.

3.0 PLANNING HISTORY

3.1

14/01027/OUT	New dwelling	Withdrawn 11.03.2015
--------------	--------------	----------------------

4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site is located outside the settlement boundary for Haddenham, on a quiet road leading out from the village towards farm land. The site for the dwelling is at the entrance of Young's coach depot. The northern boundary treatment of site is a hedgerow.

5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees Parish Council, Local Highway Authority and Environmental Health and these are summarised below. The full responses are available on the Council's web site.

Haddenham Parish Council: The Parish Council supports this application as it is important to support local business. We also understand that a precedent has been set when a similar application was approved at Greys of Ely.

Ward Councillors: Mr Young has lived in the village all his life and his father owns the coach business which he runs on a day to day business. Coaches return through the night, sometimes midnight or one o'clock in the morning. His parents are getting old and they find the hours that Billy has to work disruptive to their sleep.

Recently the Planning Inspector approved 4 residential dwellings just further up Lode Way in Hod Hall Lane, also outside the village envelope. Please could the planning department support this local business.

Local Highways Authority: The road leading to the property is private and there is an existing vehicle access joining Lode Way which is sufficient for both the business and a development of this size and in this location to use. There is also sufficient room within the developments curtilage for multiple vehicles to both park complete turning manoeuvres. No Significant adverse effect upon the Public Highway should result from this proposal, should it benefit of Planning Permission. The Cambridgeshire County Council Highways Authority has no objections in principle to this application.

Environmental Health: Under section 14 of this application had indicted ‘no’ in the proposed use that would be particularly vulnerable to the presence of contamination. I therefore advise contaminated land contaminated land conditions 1 and 4, requiring an appropriate contamination assessment, to be attached to any planning permission granted.

Other than that, no issues, but please send out the environmental notes.

Waste Strategy (ECDC): Each new property requires two bins; this contribution is currently set at £43 per property and will be required by the applicant.

5.2 **Neighbours** – Two neighbouring properties were notified. One letter of support has been received stating that the neighbour living on the opposite side of the road has absolutely no objection to this proposed new development and would be delighted to see a home built there.

6.0 The Planning Police Context

6.1 East Cambridgeshire Local Plan 2015

- ENV 1 Landscape and settlement character
- ENV 2 Design
- COM 7 Transport impact
- COM 8 Parking provision
- GROWTH 2 Locational strategy
- GROWTH 3 Infrastructure requirements
- GROWTH 5 Presumption in favour of sustainable development
- HOU 2 Housing density
- ENV 9 Pollution

6.2 Supplementary Planning Documents

- Design Guide
- Developer Contributions and Planning Obligations

6.3 National Planning Policy Framework 2012

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

7.0 PLANNING COMMENTS

The key considerations in determining this application area are considered to be:

- The principle of development in the countryside
- Impact on residential amenity
- Impact on highway safety
- Impact on the character of the area

7.1 **Principle of Development**

- 7.2 The site is located outside the settlement boundary, and therefore designated as being in the open countryside, where development is severely restricted and new houses require special justification. Policy Growth 2 of the East Cambridgeshire Local Plan 2015 sets out the exceptions allowed, which include development which is essential to the efficient operation of local agriculture, horticulture, forestry, mineral extraction, and outdoor recreation, or to other uses specifically identified in the local plan which support the rural economy, help meet affordable housing or special housing need, or provide essential rural services or infrastructure.
- 7.3 Policy GROWTH 2 of the East Cambridgeshire Local Plan 2015 sets also out the residential exceptions allowed outside settlement boundaries, which are affordable housing, sites for gypsies and travellers, dwellings for essential rural workers, alterations to or replacement of dwellings, or the re-use or replacement of existing buildings.
- 7.4 The application was not accompanied by a statement of justification for a special rural need, such as for an agricultural or stud workers dwelling, neither is the proposed dwelling affordable. Even though the business is located within the countryside, a manager of a Coach Depot is not considered to be a rural worker. As such the principle of development on this site is contrary to policy.
- 7.5 In this case the proposal is for market housing, which does not fall within any of the above exceptions and is therefore contrary to Policy GROWTH 2 of the East Cambridgeshire Local Plan 2015. The National Planning Policy Framework Chapter 6 promotes the delivery of a wide choice of high quality homes and in rural areas sustainable development is a key requirement. Housing should be located where it will enhance or maintain the vitality of rural communities and should not be isolated in the countryside unless there are special circumstances such as for a rural worker. Even though the applicant has submitted information, arguing the proposal would support an existing local business and provide 24 hour security this does not meet the criteria for a special circumstance. New housing development in the countryside requires special justification and is only likely to be acceptable where it meets an essential rural need that cannot otherwise be met – for example,

affordable housing and dwellings where it is essential for farm stud or other rural workers to live near their place of work.

- 7.6 In terms of sustainability, the proposal constitutes development in an unsustainable location, where there would be reliance on private car use contrary to the strategic objectives Policy GROWTH 2 of the East Cambridgeshire Local Plan.
- 7.7 Comparisons have been made between the proposed scheme and another application approved at Planning Committee – outline consent for a new dwelling approved at Greys of Ely (13/00135/FUL). This application was recommended for refusal by officers and overturned at Planning Committee.
- 7.8 A comparison has also been made with an application at Hod Hall Lane, less than a mile from the application site under ref No 14/01027/OUT for 4 dwellings. This application was refused by committee and later approved at Appeal. This application was approved at appeal when the council could not demonstrate that it had a five year housing supply. In addition, this site had previously been given consent as a gypsy site for three pitches and is closer to the settlement of Haddenham and therefore was viewed as a sustainable site by the Planning Inspector.
- 7.9 The proposal represents unsustainable development in the countryside on a site remote from any established centre of settlement and local facilities and would result in reliance upon the use of the private motor car which would be contrary to national policy guidance. Furthermore the site is located outside the settlement boundary and would therefore contrary to the spatial vision and objectives of the East Cambridgeshire Local Plan 2015 and the National Planning Policy Framework which seek to focus development in sustainable locations where there are local services, employment and infrastructure.
- 7.10 **Impact on Residential Amenity**
- 7.11 The nearest dwelling is 42 Lynn House, which is within the applicant's ownership. There would be an increase in noise from comings and goings of new residents, but this is not considered to give rise to significant adverse impact. It is therefore considered that whilst there would be a change for the immediate neighbours from the development proposals, this would not have a significant impact and the proposal would therefore comply with Policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 7.12 **Impact on Highways**
- 7.13 The proposed development makes provision for a garage and parking for 2 no. vehicles, together with adequate space turning and manoeuvring area, which complies with highway standards.
- 7.14 The County Highway Engineer raises no objections to the proposed scheme. It is therefore considered that the proposal complies with Policy COM 8 of the East Cambridgeshire Local Plan. However in terms of sustainability, the proposal

constitutes development in an unsustainable location, where there would be reliance on private car use contrary to Policy GROWTH 2 of the East Cambridgeshire Draft Local Plan Pre submission version as amended June 2014.

7.15 **Design**

7.16 The design of the proposed dwelling, the proposed dwelling is substantial, however the plot size is large which can accommodate such a dwelling and the design would be in keeping with the character of the dwellings within Haddenham. The plot size and footprint of the proposed dwelling accords with the requirements set out in the Design Guide SPD.

7.17 The proposed siting, design and appearance of the double garages is acceptable and accords with the Design Guide SPD.

7.18 **Impact on the character of the area**

7.19 The Development Envelope is a policy tool that delineates coherent and established built-up areas. By introducing a new house on this site the proposal would be visible and subsequently would result in the loss of some green open space area along this part of Lode Way. However, given the 15m proximity from the proposed dwelling to the existing buildings of the coach yard business, it is considered that the loss of the green open space will be reduced by the assimilation of the proposed dwelling by the existing buildings of the coach yard. In addition, some soft landscaping could be added to the scheme to reduce the impact on the surrounding landscape. The proposal would therefore comply with Policies and ENV1 and ENV2 of the Cambridgeshire Local Plan 2015 and guidance contained within Policy 7 of the National Planning Policy Framework 2012.

7.20 **Conclusion**

7.21 Given that the proposed development is outside the settlement boundary, on land in the open countryside, where development is strictly limited by both local and national planning policy, and does not fit with any of the exceptions allowed under the adopted East Cambridgeshire Local 2015, the application is recommended for refusal.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
Application File: 15.00179/FUL	Jon Pavey-Smith Room No. 011 The Grange Ely	Jon Pavey-Smith Planning Officer 01353 665555 jon.pavey- smith@eastcamb.gov.uk