

Parish: Stillington
Ward: Huby
15

Committee Date: 15 September 2016
Officer dealing: Mr Andrew Thompson
Target Date: 10 June 2016
Date of extension of time (if agreed): 19 September 2016

16/00883/OUT

Outline application (all matters reserved) for the construction of 5 bungalows, car ports, car parking and associated infrastructure at land south of White Bear Farm, South Back Lane, Stillington for Mr & Mrs P & K Mandefield

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is located to the south of South Back Lane, Stillington adjacent to a housing development which is being constructed under planning permissions which were approved following the allocation of the site under Policy EH6. The site gently slopes down to the rear of the site and is a grass field with a number of saplings within the field and pond at the south.
- 1.2 Opposite the site on the north side of South Back Lane there is a range of residential buildings of varied ages and styles which include single-storey and two-storey dwellings and also include annexes to properties on Main Street.
- 1.3 The application is in outline with all matters reserved. However, the scheme is specified to be for the construction of five bungalows. The proposal is supported by indicative plans showing parking and garden areas including car ports and retention of a pond straddling the southern boundary of the application site.
- 1.4 The application is supported by a design and access statement and supporting planning statement which concludes that:
 - The proposed development complies with the Council's Interim Policy Guidance which supports small-scale housing development in villages where it contributes towards achieving sustainable development;
 - Stillington is defined as a Service Village within the Settlement Hierarchy defined in Policy CP4. This attractive and vibrant village contains a good range of services;
 - The proposed development represents a logical infill between established and new housing and snuggles between established residential areas;
 - The site lies just outside the southern boundary of Stillington Conservation Area. This well designed scheme would enhance the Conservation Area setting;
 - The proposal represents a unique opportunity to deliver five bungalows in a location with high demand for such accommodation;
 - The proposed development is considered to be of good design. The proposed bungalows will be designed as barn-style buildings that reinforce the site's farmstead origins and blend harmoniously with the eclectic mix of properties to the east on South Back Lane and in Stillington; and
 - Suitable and safe access can be achieved.
- 1.5 The statement further concludes that planning policy at national and local levels promotes sustainable development which contributes to the local economy and enhances local services, whilst making the fullest use of available land.
- 1.6 Overall it is submitted by the applicant that the development proposal would result in a high quality living environment and much needed bungalows that would go some way to achieving the Council's aspirations in this regard.

2.0 RELEVANT PLANNING HISTORY

- 2.1 02/00131/FUL - Alterations to agricultural buildings for use as 2 holiday units; Granted 10 May 2002 subject to a condition preventing occupation as permanent dwellings.
- 2.2 14/00479/FUL - Change of use of two holiday letting units into two detached self-contained dwellings; Withdrawn 30 June 2014.
- 2.3 14/01332/FUL - Use of two holiday letting units as one dwelling house with ancillary facilities; Granted 25 June 2015.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 - Access
Core Strategy Policy CP4 - Settlement hierarchy
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Core Strategy Policy CP21 - Safe response to natural and other forces
Development Policies DP1 - Protecting amenity
Development Policies DP3 - Site accessibility
Development Policies DP4 - Access for all
Development Policies DP8 - Development Limits
Development Policies DP9 - Development outside Development Limits
Development Policies DP10 - Form and character of settlements
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
Development Policies DP33 - Landscaping
Development Policies DP43 - Flooding and floodplains
Interim Guidance Note - adopted by Council on 7th April 2015
National Planning Policy Framework - published 27 March 2012

4.0 CONSULTATIONS

- 4.1 Stillington Parish Council - no basic objection but there are a number of factors which need to be taken into account before a decision is made. The proposed plans are outside the current development line for the Village. Drainage has been a problem on this site and despite the introduction of imported soil this may just sift the problem to surrounding area Additional traffic on to a small local lane.
- 4.2 Highway Authority – No objection. There is a proposal, currently at consultation stage, to make the narrow section of South Back Lane into a one-way street. This is the section which runs south to north to join the main village street. This proposed development does not affect that consultation. The remainder of South Back Lane is being widened and improved as part of the ongoing development. The Local Highway Authority recommends that the visibility splay in an easterly direction from the site access is improved by providing a give-way line and small "build-out" feature at the junction with South Back Lane.
- 4.3 Environmental Health Officer - The application does not identify any potential sources of contamination, however, given the scale and residential nature of the proposal and the previous agricultural use a condition is recommended. No other comments.

4.3 Yorkshire Water - No comment.

4.4 Public comment - five objections have been received commenting that:

- The site is outside Development Limits;
- A small village like Stillington does not need such a high density of new houses on one road;
- Serious reservations to the building of more houses on South Back Lane;
- The amount of development will spoil the character of the village;
- Twenty four houses have already been constructed with potentially a further thirty five;
- Traffic using South Back Lane will increase massively due to the housing already under construction;
- The access will cause severe traffic problems;
- Traffic will make the lane hazardous for pedestrians and cars alike;
- The junction off York Road is already unsafe given the proximity to the junction with Main Street and the location of the bus stop;
- South Back Lane has a history of drainage issues. Putting additional dwellings onto existing infrastructure is unsustainable;
- Devaluation of house prices; and
- Impact on wildlife.
- The proposed bungalows are more sensitively designed than the houses currently under construction but building should be phased over a longer period of time;

5.0 OBSERVATIONS

5.1 The key determining issues are (i) the principle of development; (ii) the impact on the character of the area; (iii) the impact on residential amenity; (iv) access arrangements; and (v) impact on wildlife.

Principle

5.2 Stillington is a Service Village within the Settlement Hierarchy set out in policy CP4 and updated by the adopted Interim Policy Guidance (IPG) which provides for a more flexible consideration of new development at the edge of settlements.

5.3 The National Planning Policy Framework (NPPF) states, in paragraph 55, "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. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances".

5.4 The IPG was adopted to enable consistent decision-making in respect of small-scale development in villages with due regard to the NPPF and the spatial principles of the Local Development Framework. It states that "Small scale housing development will be supported in villages where it contributes towards achieving sustainable development by maintaining or enhancing the vitality of the local community AND where it meets ALL of the following criteria:

1. Development should be located where it will support local services including services in a village nearby.
2. Development must be small in scale, reflecting the existing built form and character of the village.

3. Development must not have a detrimental impact on the natural, built and historic environment.
 4. Development should have no detrimental impact on the open character and appearance of the surrounding countryside or lead to the coalescence of settlements.
 5. Development must be capable of being accommodated within the capacity of existing or planned infrastructure.
 6. Development must conform with all other relevant LDF policies."
- 5.5 The approach of the IPG is that Service and Secondary Villages are deemed sustainable in their own right and this site is well located to the main village facilities of Stillington the proposal would be capable of supporting local services and would be in accordance with the aims of sustainable development.
- 5.6 The neighbouring development of twenty four houses is noted. This was a site that was brought forward as part of the previous plan making process (under Allocation EH6) and was brought within Development Boundaries of Stillington. Whilst it has provided housing growth in the settlement, it was a planned growth and does not impact on the cumulative growth consideration under the IPG which relates to additional growth. The field to the rear has been submitted for consideration as a housing site in the new Local Plan, a point mentioned by an objector. The Local Plan is approaching Preferred Options stage with no application submitted for the field. This, along with its access and infrastructure would need to be considered on its own merits.
- 5.7 In terms of the other criteria of the IPG, it would not lead to the coalescence of settlements and there is no evidence to doubt the capacity of the local infrastructure. The impact on the character of the area and natural environment are discussed below.

Character of the area and landscape impact

- 5.8 It is noted that objectors raise concern with regard to the character of the village and this part of South Back Lane with the cumulative amount of development. It is also noted that a concern relates to the development already permitted and under construction. Indeed one objector comments that the proposal would be better designed than the houses currently being built.
- 5.9 Whilst beyond the development boundaries and the building line of the neighbouring development, the proposals would create a spacious and well-formed development with large back gardens which would allow for the natural features (trees and pond) to the south to remain and for space around the development and the development would present an attractive rural fringe development.
- 5.10 Whilst concerns are raised about the cumulative impact it is considered that the proposal would relate to existing development and respect the character of the area. The additional five dwellings now proposed would have limited impact on the character of the village when seen alongside the adjacent development. The proposal is therefore considered acceptable.
- 5.11 Views from York Road would be distant and restricted by dwellings on the road frontage and the intervening hedgerows and trees, views from South Back Lane and from the Stillington sports field are similarly limited. As a consequence the views of the countryside would not be substantially or harmfully changed as a result of the development.

Residential amenity

- 5.12 Having considered the general built form and character of the area and the relationship between properties, the proposal is considered unlikely to have an adverse effect on the amenity of the neighbouring dwellings. The impact is reduced by the single storey nature of the proposals, the separation of properties, design and layout allowing for adequate space around the development. The proposal is considered to be in accordance with the aims of the Interim Guidance Note and adopted Policy.

Access arrangements

- 5.13 It is noted that South Back Lane and the access onto the main road has been improved. Whilst it is noted that many comments have been received and this application has been considered during the construction of these improvements are therefore understood. There would be sufficient on site car parking and the access arrangements as proposed would be satisfactory. As such the proposal is in accordance with policy.

Wildlife

- 5.14 As previously stated the garden sizes are generous and would cater for significant planting to the southern boundary. The application site is a field with the main features on the boundary of the site.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations the application is **GRANTED** subject to the following conditions:
1. Application for the approval of all of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this decision and the development hereby approved shall be begun on or before whichever is the later of the following dates: i) Five years from the date of this permission ii) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
 2. No development shall commence until details of all the reserved matters have been submitted to and approved by the Local Planning Authority: (a) the means of access to the building plot(s), (b) the siting, design and external appearance of each building, including a schedule of external materials to be used; (c) the landscaping of the site; (d) the layout of the proposed building(s) and space(s) including parking and any external storage areas; and (e) the scale (including the number) of buildings overall.
 3. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority: (i) tactile paving; (ii) vehicular, cycle, and pedestrian accesses; (iii) vehicular and cycle parking; (iv) vehicular turning arrangements; (v) manoeuvring arrangements; and (vi) loading and unloading arrangements.
 4. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of: (i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway; and (ii) on-site materials storage

area capable of accommodating all materials required for the operation of the site. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

The reasons are:

1. To ensure compliance with Section 92 of the Town and Country Planning Act, 1990
2. To enable the Local Planning Authority to properly assess these aspects of the proposal, which are considered to be of particular importance, before the development is commenced.
3. In accordance with Policy CP2, DP3 and DP4 and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.
4. In accordance with Policy CP2, DP3 and DP4 and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

Informatives

1. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, the following bins and recycling box conforming to European Standard EN840 should be provided by the developer for the exclusive use of the occupants of that dwelling:

1 x 240 litre black wheeled bin for general waste
1 x 240 litre green wheeled bin for garden waste
1 x 240 litre black wheeled bin with a blue lid for mixed household recycling; and
1 x 55 litre blue recycling box for glass bottles and jars.

In order to guarantee EN840 compliance the Council will only collect from bins and boxes sourced from its own Neighbourhood Services.

If the developer does not pay for bins and boxes, each new resident will be required to pay for them. In the event that no payment is made, the Council will not collect waste and recycling from the dwelling concerned.

Further details of the Council's Waste and Recycling Collection Policy and the charges for bins and boxes is available at www.hambleton.gov.uk or by telephoning 01609 779977.

2. The reserved matters submission should follow the design parameters set out in the submitted Design and Access Statement and indicative layout shown on plan 1614/1.