

Parish: Alne
Ward: Easingwold
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Committee date: 27 April 2017
Officer dealing: Laura Chambers
Target date: 4 May 2017

17/00144/FUL

Demolition of barn and construction of two detached dwellings
At land to the north of Fold House, Main Street Alne
For Ms Suzanne Conning

This application is referred to Planning Committee as the proposal is a departure from the Development Plan

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The application site is located to the east of Main Street at the northern extent of the village of Alne. There is currently an agricultural shed on the site located alongside Fold House, which is currently the last dwelling to the north of the village on the east side of Main Street. The land beyond the shed is in agricultural use.
- 1.2 The site lies immediately to the north of the Development Limits of the village and the access is within the Alne Conservation Area, although the main part of the site is just beyond it. There are a number of mature trees along the western boundary of the site, within a grass verge; there is no proposal to carry out work to these trees.
- 1.3 Main Street is the historic centre of the village, although the village has developed beyond this over time to the north and south. Although the application site is adjacent to the last dwelling on the east of Main Street, a number of properties lie further north on the west side of the street.
- 1.4 Full planning permission is sought for the construction of two four-bedroom detached dwellings with associated car parking following demolition of the barn. The existing access to the site would serve the two dwellings and would also provide continued agricultural access to the land beyond the site.
- 1.5 The proposed dwelling on Plot 1 would be located broadly on the footprint of the barn with Plot 2 positioned alongside it to the north. Landscaping is proposed within the plots and would include a native hedge to the northern boundary of the site.
- 1.6 Improvements have been secured as follows: the submitted plans indicate the use of a post and rail fence to demark the northern boundary of the site; however it has been agreed that a more suitable boundary treatment would be a native hedge, the specific details of which are to be secured by condition. Ecological mitigation proposals have been identified following public comment that alerted the presence of protected species on site.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 86/1007/OUT – Outline application for a dwelling; Refused 1 September 1986.
- 2.2 16/02629/OUT - Outline application with all matters reserved for the demolition of barn and construction of two detached dwellings; Withdrawn 21 January 2017.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Policy CP1 - Sustainable development
Core Policy CP2 - Access
Core Policy CP4 - Settlement hierarchy
Core Policy CP16 – Protecting and enhancing natural and man-made assets
Core Policy CP17 – Promote high quality design
Core Policy CP21 – Safe Response
Development Policy DP1 - Protecting amenity
Development Policy DP3 – Site Accessibility
Development Policy DP4 - Access for all
Development Policy DP8 –Development Limits
Development Policy DP9 – Development outside Development Limits
Development Policy DP10 – Form and character of settlements
Development Policy DP30 – Protecting the character and appearance of the countryside
Development Policy DP32 – General Design
Development Policy DP43 – Flooding and Floodplains
National Planning Policy Framework - published 27 March 2012

4.0 CONSULTATIONS

- 4.1 Parish Council – Objects on the grounds that the site is beyond Development Limits and it has no wish to see ribbon development.
- 4.2 Highway Authority – No objection.
- 4.3 Environmental Health Officer – No objection.
- 4.4 Ministry of Defence – No safeguarding objection.
- 4.5 Public comments – Two objections and one neutral response have been received and are summarised below.
- Limited details have been provided in order to make an informed decision;
 - The proposal represents ribbon development;
 - There is little justification for development beyond current Development Limits;
 - Detrimental impact on the open character and appearance of the surrounding countryside;
 - Loss of view;
 - Loss of privacy;
 - Impact on wildlife, including protected species;
 - The proposed entrance does not appear suitable for farm traffic, which should not be combined with residential access;
 - It is unclear whether the access will be surfaced; left unsurfaced it would become muddy and hard surfacing could damage an adjacent tree;
 - A precedent could be set for further development of the field; and
 - Potential strain on amenities and traffic of recent planning approvals in Alne.

5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) the principle of development; (ii) the impact on the character of the area; (iii) design of the proposal; (iv) the impact on residential amenity; (v) the impact on wildlife; and (vi) the suitability of the proposed access.

Principle

- 5.2 The site falls outside of Development Limits of Alne and Policy CP4 states that all development should normally be within the Development Limits of settlements. Policy

DP9 states that development will only be granted for development "in exceptional circumstances". The applicant does not claim any of the exceptional circumstances identified in Policy CP4 and, as such, the proposal would be a departure from the Development Plan. However, it is also necessary to consider more recent national policy in the form of the National Planning Policy Framework (NPPF).

- 5.3 To ensure appropriate consistent interpretation of the NPPF alongside Policies CP4 and DP9, on 7 April 2015 the Council adopted Interim Policy Guidance (IPG) relating to Settlement Hierarchy and Housing Development in the Rural Areas. This guidance is intended to bridge the gap between CP4/DP9 and the NPPF and relates to residential development within villages. The IPG has brought in some changes and details how Hambleton District Council will now consider development in and around smaller settlements and has included an updated Settlement Hierarchy.
- 5.4 In the settlement hierarchy contained within the IPG, Alne is defined as a Secondary Village and therefore is considered a sustainable location for development; satisfying criterion 1 of the IPG that proposed development must provide support to local services including services in a village or villages nearby.

Impact on character

- 5.5 The proposal for two dwellings is in line with the requirement for development in villages to be small in scale and is also closely related to the existing settlement being immediately adjacent to the edge of the village. The proposed dwellings would follow the established building line and are therefore in keeping with the existing built form. It is not considered that two dwellings would constitute ribbon development; rather they would be a small scale continuation of the linear form of development along Main Street.
- 5.6 Although beyond the current development limits, the application site is not the most northerly extent of the village as there are a number of other properties on the western side of Main Street that lie further north. As such, and subject to appropriate landscaping on the northern boundary, the perception of entering the village from the north would not alter significantly and the proposed dwellings would not appear isolated or detract from the character of the open countryside beyond.
- 5.7 The agricultural building on the site has a dilapidated appearance and although beyond the Conservation Area boundary, it does little to enhance the character of the area. As such, its replacement with a building of appropriate design presents an opportunity to secure a modest improvement in the character of the area.

Design

- 5.8 Main Street is characterised by large properties that front the road and are within generous plots, however there is not a single architectural style with small numbers of properties having developed over time. The proposed dwellings would also occupy large plots and would be in excess of national and local minimum space standards. They would therefore be in keeping with the pattern of development in the area.
- 5.9 The proposed dwellings are to be constructed of facing brickwork, as is common throughout the village, and clay pantiles, which is also prevalent. The properties would be different in appearance but with unifying features, including chimneys, a canopy over the front door and decorative headers and sills to the windows.
- 5.10 Although the majority of the site is not within the Conservation Area, it is immediately adjacent to it and the development could therefore impact upon it. The proposal is of a high quality design that would be appropriate to the surrounding area and would not therefore harm the character of the Conservation Area.

Residential Amenity

- 5.11 The closest existing property to the site is the adjacent Fold House and concerns have been raised about the impact of the proposal on the amenity of neighbouring occupiers. This relates principally to windows within the side elevation of an extension to Fold House. The dwelling proposed for plot 1 would be positioned at an offset angle to the neighbouring property and would include two secondary windows in the side elevation to the south, serving a utility and WC.
- 5.12 There is a separation between the proposed property and the neighbour's extension of approximately 16m. Separation distances to protect privacy commonly would require principal room windows directly opposite a proposed side elevation to be 14m. As the separation is greater than this and the properties would not be directly opposite each other, it is not considered an unacceptable loss of privacy would result.
- 5.13 The proposed properties would be set back from the road with a substantial verge and mature tree planting, as such the amenity of neighbouring properties to the west of Main Street would not be adversely affected by the proposed development.
- 5.14 The concern raised in relation to the loss of a view is not a material planning consideration and cannot be afforded weight in determining the application.

Wildlife

- 5.15 Concerns have been raised about the potential impact the proposal could have on wildlife, including Great Crested Newts and bats, which are protected species. The applicant has accordingly submitted an ecology assessment, following site survey, to identify whether any species would be affected by the development. It is noted within the report that none of the potential habitats within the site that would be affected by the development are considered of significant ecological value. In particular, and despite the name of the nearby farm, there is no evidence of a pond on the site.
- 5.16 Notwithstanding the above, the report recommends compensation measures for bird species should be incorporated into the design, a Great Crested Newt Mitigation and Compensation Strategy carried out and a dusk emergence survey for bats be undertaken. At the time of writing the applicant is preparing further details, which will be reported on at the meeting. However, at this stage it is considered that effective protection could be achieved through the imposition of appropriate conditions.

Access

- 5.17 Access to the proposed dwellings would be taken from the existing access off Main Street, forming a shared private drive to serve both properties and the agricultural land beyond. Concern has been expressed about the suitability of combining residential and agricultural access; however this is found in other village locations and has not been identified as a safety concern by the Highway Authority.
- 5.18 Ample parking is proposed for each property and this would meet NYCC standards and as such no objection has been raised. It is not considered the proposal would adversely impact the highway network and is therefore compliant with policy DP32.

Heritage assets

- 5.19 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to have special regard to the desirability of preserving or enhancing the character or appearance of the Alne Conservation Area. On

assessment of the application it is considered that it would not lead to harm to a heritage asset and would therefore preserve it.

6.0 RECOMMENDATION

6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered LP, 01A, 02A, 03A, 04A, 05A, 06A received by Hambleton District Council on 06/12/17 unless otherwise approved in writing by the Local Planning Authority.
3. No above ground construction work shall be undertaken until details and samples of the materials to be used in the construction of the external surfaces of the development have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
4. No above ground construction work shall be undertaken until a detailed landscaping scheme indicating the type, height, species and location of all new trees and shrubs, has been submitted to and approved by the Local Planning Authority. Any such scheme as may be approved shall be implemented on site prior to occupation of the dwellings hereby approved. Any trees or plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased, shall be replaced with others of similar size and species.
5. Prior to the commencement of development the recommended additional survey work identified in the ecological appraisal received by Hambleton District Council on 29/03/17 shall be carried out and details of proposed mitigation measures shall be submitted to the Local Planning Authority in writing for approval. Any such scheme for mitigation as may be approved shall be implemented on site and maintained at all times.

The reasons are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies CP1, CP2, CP4, CP16, CP17 and CP21.
3. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole.
4. In order to soften the visual appearance of the development and provide any appropriate screening to adjoining properties.
5. In the interests of protecting the ecology 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 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 Hambleton District Council - Waste and Streetscene.

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.