

Parish: Stillington

Ward: Huby

8

Committee date: 27 April 2017

Officer dealing: Laura Chambers

Target date: 4 May 2017

16/02722/REM

Reserved matters application for five 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, CONTEXT AND PROPOSAL

- 1.1 The application site is located to the south of South Back Lane, Stillington adjacent to a recently constructed housing development to the west, holiday accommodation immediately to the north and dwellings on the opposite side of South Back Lane, which vary in age and design. The land 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. Beyond the southern boundary of the site is the Stillington sports field and then open countryside.
- 1.2 The site lies to the south of the Stillington Conservation Area and there are no listed buildings in the vicinity. The site lies within Flood Zone 1 and is therefore at the lowest risk of flooding.
- 1.3 This application follows a previous outline application in which all matters were reserved; as such access, appearance, landscaping, layout and scale are now to be determined. The proposed development is five bungalows with access taken from South Back Lane, to the west of White Bear Cottage, and a shared private drive running through the middle of the site with a turning area to the south of the site.
- 1.4 Parking would be provided via a combination of car ports and parking spaces for plots 1, 2, 4 and 5, while plot 3 would be served by a detached garage with parking space and there would be four in-curtilage parking spaces provided for the existing White Bear Cottage to the north of the site.
- 1.5 Three of the proposed properties are two-bedroom and two are three-bedroom, while all are described as bungalows, each would have rooms in the roof space, albeit served by roof lights and not dormer windows.
- 1.6 Improvements have been secured including revisions to the site layout to secure best practice in terms of privacy distances.

2.0 RELEVANT PLANNING AND ENFORCEMENT 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 13/00174/FUL – Retrospective application for formation of wildlife pond; Granted 26 March 2013.
- 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.
- 2.4 16/00883/OUT - Outline application (all matters reserved) for 5 bungalows, car ports, car parking and associated infrastructure; Granted 16 September 2016.

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 Parish Council – express concern about footpath links into the village and parking restrictions within the development but does not object.
- 4.2 Highway Authority – No additional comments beyond those made at the outline stage.
- 4.3 Environmental Health Officer – No objection; recommends a contaminated land condition.
- 4.4 Public comments – None received.

5.0 OBSERVATIONS

- 5.1 The principle of development was established at outline stage and as such this application will deal with matters of detail. The main issues to consider are: (i) highway safety; (ii) design and appearance; (iii) residential amenity; and (iv) landscaping.

Highway Safety

- 5.2 The proposed vehicular access to the site is the same as was shown on the indicative details at outline stage, which the Highway Authority has no objection to, subject to appropriate conditions regarding construction details. Following concerns from the Parish Council about pedestrian access into the village the proposed layout has been revised and now includes a footpath to the western side of the private drive linking the development to South Back Lane and then towards Main Street. This has

not reduced the width of the vehicle access as previously proposed. This revision accords with the requirements of policy DP32 iv.

- 5.3 Adequate levels of parking have been provided for each proposed dwelling and the existing property to the north of the site. While noting the Parish Council's concern for overspill parking the development includes a private drive and not an adopted road; it would not therefore be possible to introduce parking restrictions. Given adequate parking is provided the relevant tests of policy DP32 are met.

Design and Appearance

- 5.4 The proposed development would sit on the fringe of the village, adjacent to a recent larger form of development. It would not be viewed as an isolated or intrusive development within the wider area.
- 5.5 The dwellings proposed are limited in scale to those with rooms in roof space but have the appearance of bungalows. This would be in keeping with the converted farm buildings on the site and the detached garage along the shared boundary with the neighbouring development.
- 5.6 The dwellings are of a high quality design, although broadly similar each includes variation in the design while the use of features and materials, such as art stone sills and arched window heads, create a cohesive impression. The properties would be constructed of facing brickwork and natural slate roofing with painted timber windows and doors. Such materials would be in keeping with existing properties in the area. The submitted plans indicate reclaimed materials will be used where possible, alternatively the approval of the Local Planning Authority will be sought for new materials; accordingly a condition requiring the submission of samples for approval would be appropriate.

Residential Amenity

- 5.7 Following a minor relocation of the property at plot 4, adequate separation distances can be achieved between the proposed dwellings and the existing holiday lets to the north of the site. While there are to be windows in the west elevation of plot 3, these are secondary in nature and would be adjacent to the blank rear elevation of a detached garage on the adjacent site and as such would not impact amenity of existing or future occupiers.

Landscaping

- 5.8 The proposed site layout indicates private defensible space to each property as well as grassed verges and planting to soften the hard landscaping also proposed. To the south of the site the existing pond would remain along with existing hedging and trees, this is to be bolstered as part of the landscaping scheme and would assist in defining the boundary of the site, the green appearance linking to the open countryside beyond. A suitably worded condition to require details including materials and species for hard and soft landscaping to be submitted for approval is recommended.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:
1. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered 1641/2, 1641/5, 1641/6, 1641/7, 1641/8, 1641/9, 1641/10, 1641/11, 1641/12 received by Hambleton District Council on

16/12/16 and drawing number 1641/4A received by Hambleton District Council on 20/03/17 unless otherwise approved in writing by the Local Planning Authority.

2. The development hereby permitted shall be begun within two years of the date of this permission.
3. The external surfaces of the development shall not be constructed other than of materials, samples of which have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.
4. 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 in consultation with the Highway Authority: (a) vehicular and pedestrian access (including all lining and proposed build-out feature; (b) vehicular parking; (c) vehicular turning arrangements; and (d) manoeuvring arrangements. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the submitted details. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
5. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 25m measured along both channel lines of the major road South Back Lane from a point measured 2.0m down the centre line of the access road. The eye height will be 1.05m and the object height shall be 0.6m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
6. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority agrees in writing to their withdrawal.
7. Prior to occupation of the dwellings hereby approved a detailed hard and soft landscaping scheme indicating the proposed materials, the type, height, species and location of all new trees and shrubs, has been submitted to and approved by the Local Planning Authority. Any scheme as may be approved shall be implemented within the first available planting and seeding seasons following the approval of the landscaping scheme. 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.

The reasons are:

1. 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.
2. To ensure compliance with Section 92 of the Town and Country Planning Act, 1990.

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. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
5. In accordance with Policy CP17 and in the interests of road safety
6. In accordance with Policy CP17 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
7. In order to soften the appearance of the development and help assimilate it within the existing landscape.

Informatives

1. Please note that the proposed development is liable under the Community Infrastructure Levy Charging Schedule, adopted by Hambleton District Council on the 07 April 2015. Details of the charging schedule are available on the Council website www.hambleton.gov.uk
2. 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 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 or 0845 1211555