

Parish: Great and Little Broughton
Ward: Stokesley
3

Committee date: 8 February 2018
Officer dealing: Miss Charlotte Cornforth
Target date:

17/02207/OUT

Outline application for the construction of one dwelling with details of access (all other matters reserved)

**At Annaclay Farm, The Holme, Great Broughton
For Mr Ray Byron**

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

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The application site currently accommodates outbuildings and a glasshouse associated with Annaclay Farm, the domestic dwelling to the east of the site. The buildings were historically used for horticulture, but in more recent times have been used for domestic purposes.
- 1.2 The site is located on the western fringe of the village of Great Broughton outside the Development Limits of the village. Access to the site is via the ford off The Holme that currently serves Annaclay Farm, The Stables to the south of the site and the woodland to the west of the site. A track that runs to the south of Annaclay Farm would be used for the proposed dwelling.
- 1.3 Approximately 50 metres to the east of the application site is the boundary of the Great Broughton Conservation Area. To the north of the site is the road that serves The Stables and the woodland, adjacent to a hedgerow with trees and to the south are open fields separating the site from The Stables approximately 130 metres away.
- 1.4 The proposal seeks outline planning permission for the construction of one detached dwelling. Whilst this application is in outline form with details of scale, appearance and layout to be considered at the reserved matters stage, the agent has suggested that the site is capable of accommodating a single storey dwelling or a cottage style property, reflecting the local vernacular of the settlement of Great Broughton.
- 1.5 The proposed dwelling would utilise part of the curtilage of Annaclay Farm to the immediate south of the existing outbuildings. Annaclay Farm would retain its domestic curtilage to the immediate south and west of the house.
- 1.6 The only matter for approval at this stage is access. The remaining matters, i.e. appearance, landscaping, layout and scale would be for a later application if this application is approved.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 2/77/057/0053B - Agricultural workers bungalow; Granted 29 September 1977.
- 2.2 09/00093/MRC – Removal of agricultural occupancy condition of 2/77/057/0053B; Granted 3 May 2011.

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 – Not happy to support this application as it is outside Development Limits, access onto the public footpath is unsuitable and access onto the Holme is unsuitable and on a dangerous bend.
- 4.2 Highway Authority – No objection subject to conditions regarding access, turning and parking and an informative to ensure that the adjacent public right of way is not obstructed.
- 4.3 Environmental Health Officer – No objection; the applicant has not identified any potential sources of contamination, therefore the risk to end users is considered to be low.
- 4.4 Ramblers Association – No objection.
- 4.5 Northumbrian Water – No comments given the proposed disposal of foul and surface water.
- 4.6 Public comments – None received.

5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) the principle of development; (ii) the impact on the character of the surrounding area, including the character and appearance of the village (iii) residential amenity; (iv) highway safety; and (v) drainage.

Principle

- 5.2 The site falls outside the Development Limits of Great Broughton. 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 beyond Development Limits 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 7th 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 includes an updated Settlement Hierarchy.
- 5.4 The IPG states that the Council will support small-scale housing development 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 In the Settlement Hierarchy reproduced in the IPG, Great Broughton is identified as a Secondary Village. This status recognises its range of services and facilities and confirms that it is considered a sustainable settlement capable of accommodating small scale development. The proposal would therefore meet criterion 1 of the IPG, in that it would be located to support local services.

Character and appearance

- 5.6 With regard to criterion 2 of the IPG, development must be small in scale and reflect the existing built form and character of the village. The proposal is for one dwelling and it is therefore considered small in scale. The proposal would involve the replacement of a building currently used for domestic storage purposes, on a similar footprint with no alterations to the existing domestic curtilage. There is a range of detached dwellings within the immediate locality off The Holme and the rear of the frontage properties on the High Street. Several of these properties are set behind others, in a dispersed pattern
- 5.7 It is therefore considered that the proposal would maintain the existing form and character of this part of the village and would not introduce an incongruous feature or use into the locality. The development is also small in scale and meets the requirements of criterion 2 of the IPG.
- 5.8 Criterion 3 states that development must not have a detrimental impact on the natural, built and historic environment. By virtue of its scale and involving the redevelopment of a site that currently contains a building, the proposal is considered not to have a detrimental impact upon the character or appearance of the natural or built environment.
- 5.9 Approximately 50 metres to the east of the application site is the boundary of the Great Broughton Conservation Area. The Conservation Area is largely characterised by residential properties along with the stream and associated trees and landscaping close to the application site. It is considered that due to the distance from the

Conservation Area boundary the proposed development will have no detrimental impact on the character or setting of the Conservation Area in this instance.

- 5.10 Criterion 4 states development should have no detrimental impact on the open character and appearance of the surrounding countryside or lead to the coalescence of settlements. The proposal involves the redevelopment of an existing site and there would be no extension to the domestic curtilage. It is therefore considered that the proposal would not have detrimental impact upon the open character and appearance of the surrounding countryside, particularly to the south and west.

Residential amenity

- 5.11 It is considered that the plot is capable of accommodating a single dwelling without prejudicing residential amenity, particularly that of Annaclay Farm, by being overbearing in presence, causing loss of light or loss of privacy. Whilst a single storey dwelling has been suggested, it is considered that the plot also has the potential to accommodate a two-storey dwelling without detriment to residential amenity.
- 5.12 With adequate boundary treatments (it is noted that the hedge between the site and Annaclay Farm could be retained) and positioning of windows, the issue of residential amenity can be addressed as part of a reserved matters application. The site is considered capable of providing adequate private amenity space for the proposed dwelling.

Highway safety

- 5.13 Criterion 5 of the IPG states that development must be capable of being accommodated within the capacity of existing or planned infrastructure.
- 5.14 Access to the site is via the existing ford off The Holme that currently serves Annaclay Farm, The Stables to the south of the site and the woodland to the west of the site. A track that runs to the south of Annaclay Farm would be used for the proposed dwelling. Whilst this track is not currently used by vehicular traffic, through condition it is possible for the access to be brought up to the standards required by the Local Highway Authority without prejudicing the character of the area.
- 5.15 The Highway Authority has raised no objection to the proposal and has suggested conditions. The Public Right of Way that runs to the north of the site would not be adversely affected by granting outline permission.
- 5.16 The Parish Council has raised concerns about road safety in the vicinity of the application site. In this instance, due to the form and character of the road network in the vicinity, road speeds are likely to be low. For that reason, and in the absence of any objection from the Highway Authority, it is considered that an additional dwelling would not have a detrimental impact on road safety.

Drainage

- 5.17 Foul drainage would be disposed of via a septic tank and surface water via a soakaway, the exact details of which can be agreed by planning condition.

6.0 RECOMMENDATION

6.1 That subject to any outstanding consultations permission 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) Three 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. 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. The development hereby approved shall not be commenced until details of the foul sewage and surface water disposal facilities have been submitted and approved in writing by the Local Planning Authority. The development shall not be undertaken other than in accordance with the approved details and shall thereafter be retained in accordance with those details.
5. 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 vehicular access, parking and turning arrangements have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
6. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 5 are available for use unless otherwise approved in writing by the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.

4. In order to avoid the pollution of watercourses and land in accordance with Hambleton Local Development Framework Policies C3 and DP6.
5. In accordance with Hambleton Local Development Framework Policies CP2 and DP3 and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.
6. In accordance with Hambleton Local Development Framework Policies CP2 and DP3 and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

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.

2. This planning permission is liable to the Community Infrastructure Levy adopted by Hambleton District Council on 7th April 2015.
3. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of Way Team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.
4. The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development – A Guide' available at www.northyorks.gov.uk