

APPLICATION NO	PA/2018/2328
APPLICANT	Miss Tanya Rodgers
DEVELOPMENT	Outline planning permission to erect a detached three-bedroomed chalet bungalow and detached garage with appearance, landscaping, layout and scale reserved for subsequent approval
LOCATION	Land adjacent to Fairacres, Bridge Road, Wressle, Broughton. DN20 0BN
PARISH	Broughton
WARD	Broughton and Appleby
CASE OFFICER	Emma Carrington
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Neil Poole - significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 11 states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.

Section 5, paragraphs 59–79 relate to delivering a sufficient supply of homes and states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 77 states that 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.

Paragraphs 124–132 state that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

North Lincolnshire Local Plan:

DS1 – General Requirements

DS16 – Flood Risk

H5 – New Housing Development (criteria a-m)

H8 – Housing Design and Housing Mix

RD2 – Development in the Open Countryside

T1 – Location of Development

T2 – Access to Development

T19 – Car Parking Provision and Standards

North Lincolnshire Core Strategy:

CS1 – Spatial Strategy for North Lincolnshire

CS2 – Delivering More Sustainable Development

CS3 – Development Limits

CS5 – Delivering Quality Design in North Lincolnshire

CS7 – Overall Housing Provision

CS8 – Spatial Distribution of Housing Sites

CS19 – Flood Risk

CONSULTATIONS

Highways: No objections subject to conditions.

Environmental Health No objections subject to conditions regarding contaminated land.

Ancholme Internal Drainage Board: Advice regarding consents required for works near to Board managed drainage systems.

TOWN COUNCIL

Objects on the grounds that the site is outside the settlement boundary.

PUBLICITY

A site notice has been displayed. No comments have been received.

ASSESSMENT

Outline planning permission is sought to erect a detached three-bedroomed chalet bungalow and detached garage, with appearance, landscaping, layout and scale reserved for subsequent approval. Access is to be considered as part of the submitted application. The site is located in the open countryside, adjacent to the development boundary for Wressle. The site is currently laid to grass and is a relatively level area of paddock land.

The main issue in the determination of this planning application is the principle of development, being located in the open countryside.

Due to its location outside of any defined development boundary, the application site is considered to be in the open countryside for the purposes of planning. The main issue is whether the principle of developing this site for residential purposes is acceptable in policy terms. The site is considered large enough to accommodate a dwelling, together with associated parking, access and garden space, without adversely affecting the amenities of adjacent neighbouring properties.

Policy RD2 of the North Lincolnshire Local Plan sets out the type of development that is appropriate in the open countryside and the criteria against which all applications in the countryside will be assessed. Policy RD2 only supports residential development in the countryside where it is to meet some essential countryside need, such as farm workers' dwellings. Policy CS3 of the Core Strategy also restricts development in the countryside to that which is essential to the functioning of the countryside. The proposed development is contrary to these policies as it is for market housing not essential to the functioning of the countryside, or any rural business, nor does it meet any special need such as providing affordable housing.

The application site is entirely outside, although adjacent to, the defined development boundary for Wressle and is therefore considered not to be in accordance with policies CS2, CS3 and CS8 of the Core Strategy and RD2 of the local plan.

Notwithstanding the development plan policies set out above, the National Planning Policy Framework (NPPF) is a material consideration when determining planning applications. Paragraph 11 and Footnote 7 (page 6) of the NPPF state the presumption in favour of sustainable development applies for applications involving the provision of housing where the local planning authority cannot demonstrate a five-year supply of housing sites and that housing applications should be considered in the context of the presumption in favour of sustainable development.

The five-year housing land supply statement sets out North Lincolnshire Council's assessment of its supply of housing land from 1 April 2016 to 31 March 2021, having regard to Government guidance on how this is calculated. This report states that North Lincolnshire has a 3.9 year housing land supply of deliverable sites during the period April 2016 to March 2021.

There are three dimensions to sustainable development as set out in paragraph 8 of the Framework: economic, social and environmental.

The proposed development would have the social and economic benefits of addressing the current under-supply of housing land by the provision of a new market house. Investment in construction and related employment would represent a benefit, as would the support which the additional population would produce for the local economy.

The application site is located over 1 kilometre from the main body of Broughton and its village centre and local services, and over 3 kilometres from the main services in Brigg. With the exception of a children's play area, Wressle itself has no local services or amenities. Therefore, there will be a reliance on the services of Broughton and Brigg. There is a bus stop on Common Road within walking distance of the application site, and whilst it is recognised that there is a regular bus service between Broughton and Brigg, it is considered that, given the lack of facilities in Wressle, the development will necessitate the requirement for a private motor vehicle to be utilised.

With regard to sustainability, it is worth noting that a recent appeal for a dwelling on land at Green Lane, Wressle (PA/2017/613) was dismissed on the grounds that the proposal did not accord with the presumption of sustainable development as set out in the NPPF. With regard to the sustainability element of the proposal considered under planning application PA/2017/613 the Planning Inspector stated the following:

Whilst there is a bus service to Scunthorpe, Brigg and Broughton, given that the proposal would be relatively distant from these settlements and their services and facilities, I find that the scheme would likely increase the reliance on the private car of future occupiers to access such amenities.

The proposed dwelling would contribute to the local housing supply. However, this would be minimal and, in my view, carries very limited weight in this case.

The proposal would result in a new dwelling which would make a very small contribution to the local housing supply.

This site is therefore also considered to be in an unsustainable location, remote from everyday services and facilities. Policy CS2 of the Core Strategy promotes sustainable development and sets out criteria against which all new developments should be assessed in this regard. These criteria include minimising the need to travel and making necessary journeys possible by public transport, cycling and walking and making sure that people have access to community and cultural facilities that they need for their daily lives. Due to the relatively remote nature of the site, together with its distance from local facilities, the proposed development would not minimise the need to travel and would promote reliance on the private car to access everyday facilities. The development would therefore be contrary to policy CS2. It should also be noted that sustainable development is the key emphasis of the National Planning Policy Framework, which sets out a presumption in favour of sustainable development.

For the reasons outlined above, the proposed development is not sustainable and would not benefit from this presumption in favour.

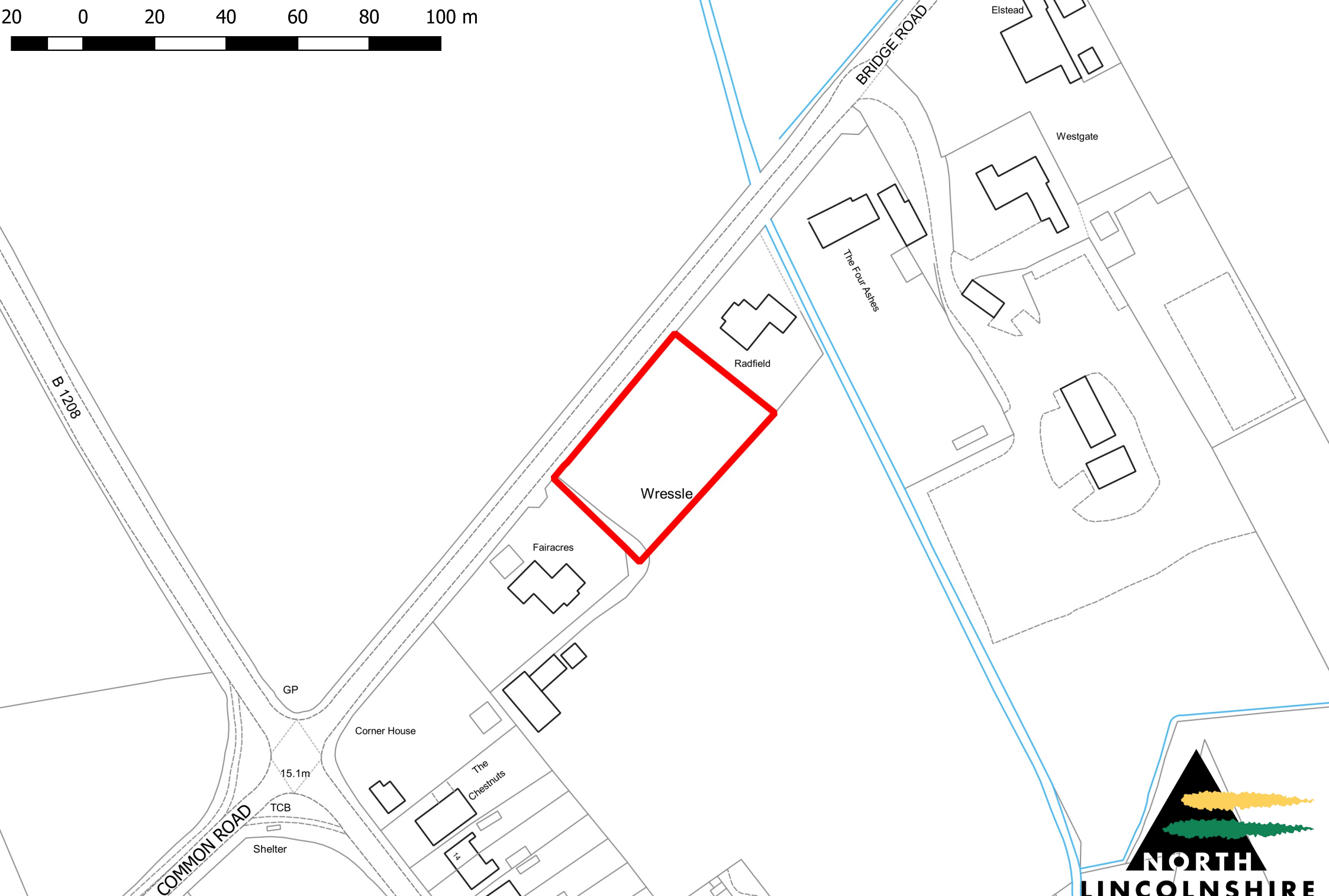
No issues are raised in relation to the scale, design, appearance and siting of the dwelling proposed in this case.

RECOMMENDATION Refuse permission for the following reasons:

The proposed development is contrary to policies RD2 of the North Lincolnshire Local Plan; CS2, CS3 and CS8 of the North Lincolnshire Core Strategy; and guidance in the National Planning Policy Framework in that the site lies outside of a defined settlement, in the open countryside, and is located in an unsustainable location, remote from local services and public transport. In addition, no evidence has been provided to justify a special need for a dwelling in this location.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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