

Erection of one new dwelling (Outline - access, layout and scale)

Report Item No
A4

Land Adjoining Mill Hill Farm Station Road Ibstock Coalville
Leicestershire LE67 6JL

Application Reference
15/01062/OUT

Applicant:
Mr & Mrs J McMinn

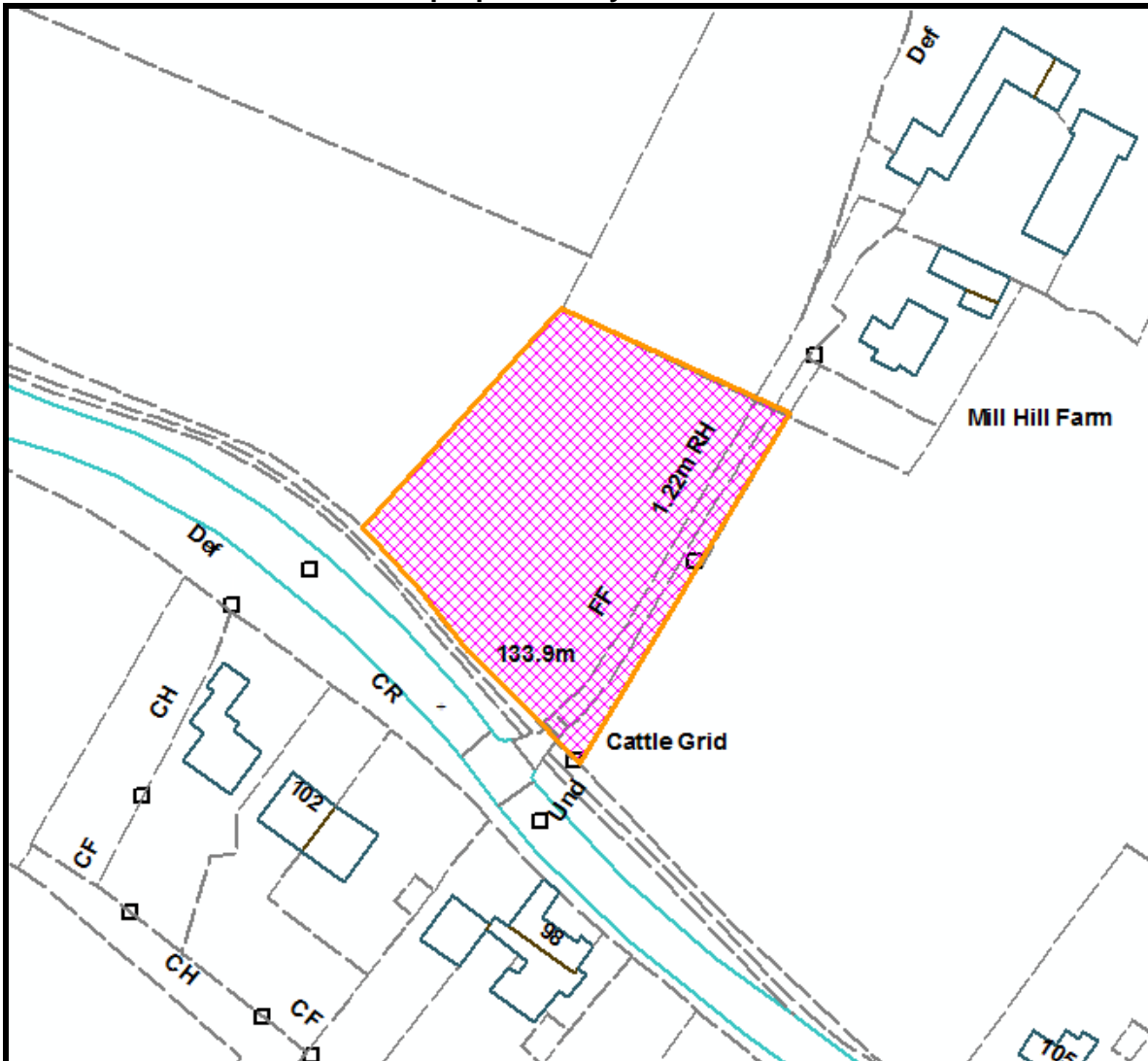
Date Registered
5 November 2015

Case Officer:
Robert McKillop

Target Decision Date
31 December 2015

Recommendation:
PERMIT

Site Location - Plan for indicative purposes only



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EXECUTIVE SUMMARY OF PROPOSALS AND REASONS FOR APPROVAL

Call In

The application is brought to the Planning Committee at the request of Councillor Clarke due to local concern in relation to the sight line to Heather Church.

Proposal

Outline planning permission is sought for the erection of one new dwelling at land adjoining Mill Hill Farm, Station Road, Ibstock. The site is within an area of separation between Ibstock and Heather as designated on the Proposals Map to the Local Plan.

Consultations

Members will see from the report below that one neighbour letter of objection has been received in respect of the scale of the dwelling, location outside limits to development, and impact on views in the surrounding area.

Ibstock Parish Council has also stated an objection to the application on the basis that the site is outside the limits to development, it would impact on views in the area and that there is insufficient infrastructure to support the development in this area.

Planning Policy

Whilst the development would be within an Area of Separation as defined by Policy E21 of the Local Plan, it would not result in a significant reduction in the physical area separating Ibstock and Heather. The development is therefore considered not to conflict significantly with Policy E21 and would accord with all other Policies within the North West Leicestershire Local Plan as well as relevant Paragraphs of the National Planning Policy Framework (NPPF).

Conclusion

The proposed development is considered to score well against the sustainability guidance contained within the NPPF. The site is of sufficient size to accommodate a new dwelling of the proposed scale without adversely affecting the character of the area or neighbouring residential amenities. The scheme is acceptable in terms of its indicative layout, scale, impact on highway safety, parking and residential amenity. Therefore, taking all of the above into account, it is considered that the application accords with relevant policies of the North West Leicestershire Local Plan, 2002 and the National Planning Policy Framework, 2012 and should be granted outline planning permission.

RECOMMENDATION - PERMIT, subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommended conditions, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

Outline planning permission with details of access, layout and scale included at this stage is sought for the erection of one new dwelling at land adjoining Mill Hill Farm, Station Road, Ibstock. The application site is located on the settlement edge and lies within an Area of Separation between Ibstock and Heather as designated on the Proposals Map to the Local Plan.

Vehicular access to the proposed dwelling would be gained from the existing access track serving Mill Hill Farm running from the north side of Station Road. The application includes an indicative site layout plan.

Amended plans have been provided during the application to show an alternative design for the proposed dwelling.

No relevant planning history was found for this site. It is, however, noted that the development of 191 residential units, known as Bellway Phase II (land south of Ashby Road) has substantially been constructed which is located to the north east of the site.

2. Publicity

6 no. Neighbours have been notified (Date of last notification 12 November 2015)

Site Notice displayed 12 November 2015

3. Consultations

Ibstock Parish Council consulted 10 November 2015
County Highway Authority
Severn Trent Water Limited
Head of Environmental Protection
LCC ecology

4. Summary of Representations Received

One public letter of representation was received which states the following objections to the scheme:

- The dwelling would be of a large scale;
- The site is outside the limits to development;
- The development would reduce channelled views along Station Road towards Heather Church;
- There are a numerous other new build homes available in Ibstock.

Ibstock Parish Council objects to this application on the basis that the site is outside the limits to development and would impact on the line of sight to Heather Church. It also raises that there is insufficient infrastructure to support the development in this area.

Leicestershire County Council - Highways has no objections subject to conditions.

Leicestershire County Council - Ecology has no objections in relation to this application.

NWLDC Environmental Protection has no environmental observations in relation to this

application.

Severn Trent Water has not responded during the course of the application.

5. Relevant Planning Policy

National Policies

National Planning Policy Framework

The NPPF (Paragraph 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given.

Save where stated otherwise, the policies of the North West Leicestershire Local Plan as listed in the relevant section below are consistent with the policies in the NPPF and, save where indicated otherwise within the assessment below, should be afforded weight in the determination of this application.

The following sections of the NPPF are considered relevant to the determination of this application:

Paragraph 14 (Presumption in favour of sustainable development)
Paragraph 32 (Promoting sustainable transport)
Paragraph 34 (Promoting sustainable transport)
Paragraph 47 (Delivering a wide choice of high quality homes)
Paragraph 49 (Delivering a wide choice of high quality homes)
Paragraph 57 (Requiring good design)
Paragraph 59 (Requiring good design)
Paragraph 61 (Requiring good design)
Paragraph 118 (Conserving and enhancing the natural environment)

Adopted North West Leicestershire Local Plan (2002)

The application site is outside Limits to Development as defined in the adopted North West Leicestershire Local Plan. The following Local Plan policies are relevant to this application:

Policy H4/1 Housing Land Release
Policy H6 Housing Density
Policy H7 Housing Design
Policy E3 Residential Amenities
Policy E4 Design
Policy E7 Landscaping
Policy E21 Separation of Settlements
Policy F1 National Forest General Policy
Policy F2 Tree planting
Policy T3 Highway Standards
Policy T8 Parking

Other Policies

6Cs Design Guide (Leicestershire County Council)

The 6Cs Design Guide sets out the County Highway Authority's requirements in respect of the design and layout of new development.

Emerging North West Leicestershire Local Plan

On 15 September 2015 the District Council's Full Council considered a draft Local Plan and resolved to approve the draft Local Plan for consultation. The draft policies listed below are considered relevant to this application. However, in view of the very early stage to which the draft Local Plan has progressed, only very limited weight can be attributed to its policies at this stage.

Policy S1 - Presumption in Favour of Sustainable Development

Policy S2 - Future Housing and Economic Development Needs

Policy S3 - Settlement Hierarchy

Policy S5 - Design of New Development

Policy IF7 - Parking Provision and New Development

6. Assessment

Principle of Development

Insofar as the principle of development is concerned, the starting point for the determination of the application is the Development Plan which, in this instance, includes the adopted North West Leicestershire Local Plan (2002 (as amended)).

The Proposals Map to the Local Plan shows that the site lies within an Area of Separation. Policy E21 states that development will not be permitted which would result in the physical separation between built up areas of adjoining settlements. This matter is considered in more detail below.

The Planning Inspector's decision concerning the recent Greenhill Road appeal sets out that the Authority is currently unable to demonstrate a five year supply of housing land. This means that "saved" adopted Local Plan policies that are concerned with housing supply must be considered to be out of date, and accordingly 'weight' should not be afforded to them when determining planning applications. The NPPF includes a clear presumption in favour of sustainable development, which taken together with the current inability to demonstrate a five year supply, indicate that planning permission for new homes should normally be granted.

It is also important to bear in mind that settlement boundaries and other designations within the adopted Local Plan (such as Areas of Separation) were drawn having regard to housing requirements only up until the end of that Plan Period (i.e. to 2006). It is therefore considered inevitable that greenfield land will need to be released to maintain a five year supply of deliverable sites, as well as (as in this case) land not allocated for housing development in the adopted Local Plan.

It is also necessary to consider whether the proposal constitutes sustainable development (including in its economic, social and environmental roles) given the presumption in favour of such as set out in the NPPF. In terms of economic and social benefits, the concept of new development being directed to locations that minimise reliance on the private motorcar is contained within the NPPF. The settlement of Ibstock benefits from a range of local services and is readily accessible via walking, cycling and public transport. Given the good accessibility of the site, the proposal for the erection of a new residential dwelling is considered to be socially sustainable. Additionally, although there is only likely to be a relatively small impact in terms of job creation and support of existing services, it is considered there would still be some limited economic benefit to the proposed development. As such, the proposed development would score well in terms of social and economic sustainability when assessed against advice in the NPPF.

In terms of environmental considerations, the site is a Greenfield site and due to its location, the development is likely to result in a marginal reduction in the physical area between Ibstock and Heather. However, given the single storey nature of the proposed dwelling and the level of landscaping also proposed, the development would not result in a significant physical reduction in the aforementioned Area of Separation between the settlements of Ibstock and Heather. There are several existing residential dwellings on the opposite side of Station Road and it is also noted that the development of 191 residential units, known as Bellway Phase II (land south of Ashby Road) has substantially been constructed which is located to the north east of the site. As such the proposal would not represent an isolated development in the countryside and would not result in significant visual impacts upon the countryside (discussed in more detail in the 'Design and Visual Impact' section below).

On the basis of the above, given the development would score well in terms of its sustainability credentials and would accord with guidance within the NPPF, the application is deemed to be acceptable in principle, subject to other material considerations.

Residential Amenity

Consideration has been given to the impact on surrounding neighbours. Although one letter of objection has been received, the concerns do not relate to the impact on neighbours. The proposed dwelling would be approximately 40 metres away from the nearest neighbouring dwellings, located on the opposite side of Station Road. It is noted that the dwelling is also a similar distance away from Mill Hill Farm to the north of the site. Given these intervening distances and the fact that the proposed dwelling would be of a single storey, it is deemed that the application would not lead to any detrimental impacts on surrounding neighbours. It is noted that the Council's Environmental Protection Section has no objections and overall it is considered that the proposal would not result in significant adverse impacts on health or quality of life. Accordingly, the proposal would not conflict with Policy E3 of Local Plan.

Design

The need for good design in new residential development is outlined not only in Local Plan Policy H7, but also paragraphs 57, 60 and 61 of the NPPF, with paragraph 61 outlining that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. Policy E4 indicates that in the determination of planning applications regard will be had to the wider settings of new buildings; new development should respect the character of its surrounding, in terms of scale, design, height, massing, materials of construction, the spaces between and around buildings and the street scene generally.

Appearance and landscaping are included as matters to be considered at a later stage. However, it is necessary to consider details of the layout, access and scale supplied to determine whether the proposed new dwelling would have an acceptable relationship with the surrounding area. It is noted that the letter received from a neighbour and observations from Ibstock Parish Council comment that the proposed dwelling would be of a large scale and would impact on views towards Heather Church.

In assessment of the design impact of the proposed dwelling, it is noted that Mill Hill Farm, the detached dwelling to the north of the site is set back significantly from Station Road, and the dwellings on the southern side of Station Road are of differing scales and designs. It is also noted that planning permission for 191 dwellings was granted under permission 12/00453/FULM on land to the east and north east of the site. Given the mixture of dwellings and house types in

the surrounding area, it is deemed that the proposed dwelling would not look out of keeping in terms of appearance, and would be sufficiently well related to the built form and appearance of the surrounding area. Although the dwelling would have a relatively large floor area, as the development would be of a single storey design, it is considered that the scale would be acceptable in relation to the surrounding area. Given the low overall height and level of landscaping proposed, the property would not feature significantly in views within the surrounding area, including along Station Road towards Heather Church. It is also noted that there is a mature hedgerow along the front boundary of the site that measures approximately 2.0 metres in height and would provide significant screening from views along Station Road.

Overall, the layout, scale and access details are considered acceptable and would be sufficiently in keeping with the character and appearance of the surrounding area. The application is therefore considered to accord with Policy E4 and H7 of the Local Plan and the design advice in the NPPF.

Highway Safety

Access into the site would be provided via the existing access drive leading to Mill Hill Farm on the northern side of Station Road. The existing access width would be widened to 4.25 metres and the access into the site would be created approximately 5 metres along this existing access route. Leicestershire County Highways were consulted on this application and has not raised any objections to the scheme although has indicated that car parking and turning facilities should be considered under the standing advice procedure. As there would be room for at least three parking spaces and ample turning area within the site curtilage, it is considered that the scheme would be acceptable in relation to highway safety and would accord with Policy T3 and T8 of the Local Plan and the advice in the 6Cs Design Guide.

Impact upon the Area of Separation

The site is within an Area of Separation as defined by Policy E21 of the Local Plan. Given the application relates to a single dwelling and only a small portion of the defined Area of Separation would be developed, it is deemed that the application would have an acceptable impact and the physical gap between the existing built up area of Ibstock and Heather would only be marginally reduced.

Other Matters

Leicestershire County Ecologist has indicated that there is no need for an ecological survey to be submitted and there are no objections to the proposed development. As such it is deemed that the development would have an acceptable impact on ecological features. A detailed scheme of landscaping would be agreed at reserved matters stage and it is deemed that the application would have an acceptable impact given the limited impact on trees and vegetation.

In relation to the Parish Council's concern about insufficient infrastructure to support the proposed development, the development of one dwelling would not require contributions in relation to local services.

Conclusion

The principle of residential development on the site is considered to be acceptable. The site is of sufficient size to accommodate a new dwelling of the proposed scale without adversely affecting the character of the area or neighbouring residential amenities. The scheme is acceptable in terms of its layout, scale, impact on highway safety, parking and residential amenity. There would be no significant reduction in the physical area separating Ibstock and Heather. Therefore, taking all of the above into account, it is considered that the application complies with relevant policies of the North West Leicestershire Local Plan, 2002 and the

National Planning Policy Framework, 2012 and should be granted outline planning permission.

RECOMMENDATION - PERMIT, subject to the following conditions;

- 1 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The access, layout and scale of the development hereby permitted shall be carried out strictly in accordance with the following plans, unless otherwise required by a condition of this permission or details agreed as part of a subsequent reserved matters approval on the site:

- Drawing No.15.3156.03C, received by the Local Planning Authority on the 24th December 2015
- Drawing No.15.3156.04C, received by the Local Planning Authority on the 24th December 2015.

Reason - To determine the scope of this permission.

- 3 Approval of the details of the appearance and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason- this permission is in outline only.

- 4 Before first occupation of the new dwelling the car parking for the proposed property shall be provided as shown on the submitted plan and once provided shall thereafter be so maintained.

Reason- to ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

- 5 No vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected to the vehicular access.

Reason - To enable vehicles to clear the highway in order to protect the free and safe passage of traffic, including pedestrians, in the public highway.

- 6 Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway and thereafter shall be so maintained.

Reason - To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users.

- 7 Before first occupation of the new dwelling, its access drive shall be surfaced with

tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary (back of footway) and shall thereafter be so maintained.

Reason - To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)

Notes to applicant

- 1 Outline planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 2 All works within the limits of the highway with regard to the access shall be carried out to the satisfaction of the Highways Manager- (telephone 0116 3050001).