

Parish:	Terrington St John	
Proposal:	OUTLINE APPLICATION: Proposed Dwelling	
Location:	Shopfield House 53 Old Church Road Terrington St John Wisbech	
Applicant:	Mr Whitmore	
Case No:	18/00237/O (Outline Application)	
Case Officer:	Bryan Meredith	Date for Determination: 16 April 2018 Extension of Time Expiry Date: 15 May 2018

Reason for Referral to Planning Committee – The Parish Council’s comments are contrary with the Officers Recommendation

Neighbourhood Plan: No

Case Summary

Outline planning permission is sought for a detached two storey dwelling with a detached garage to the rear of the property. All matters are reserved with the principle of development being sought only at this stage by the applicant.

The site is currently garden land located on the western side of Church Road. The site lies within Flood Zone 2 as defined in the Environment Agency adopted Flood Risk Maps.

Key Issues

- Principle of Development
- Form and Character
- Highways Issues
- Neighbour Amenity
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

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SUPPORTING CASE

None received.

PLANNING HISTORY

2/99/1155/CU: Application Permitted: 27/10/99 - Conversion and change of use of existing double garage to study/office – Shopfield, Church Road

2/02/0545/F: Application Permitted: 15/05/02 - Extension to dwelling - Shopfield House, 53 Old Church Road

RESPONSE TO CONSULTATION

Parish Council: The members of Terrington St John Parish Council would like to **OBJECT** to this application for the following reasons:

- Do the visibility splays have to be achieved as this is going to be a new property.
- Should the footpath be instated in front of the property as all the other properties along this road have had to have a footpath.
- This is an over development of the site.

Highways Authority: In terms of highway considerations, at this stage, there is **NO OBJECTION** to the principle of the development provided that safe access is provided for the existing dwelling. The applicant would however need to provide an appropriate design at a reserved matters stage to address the following points in accordance with the adopted standards:

- i) Visibility splays.
- ii) Access
- iii) Parking provision in accordance with adopted standard.

After further consideration, the LHA requires footway provision.

Environment Agency: NO OBJECTION to this application, and strongly recommends that the mitigation measures proposed in the submitted FRA prepared by Engineering Support Practice Ltd, appointed February 2018, uploaded 1 March 2018 are adhered to. It states:

- Finished floor levels should be raised 500 mm above the adjacent ground level;
- Flood resistance and resilience measures should be installed up to 600 mm above the finished floor level;
- No ground floor sleeping accommodation.

Environmental Quality: Based on the information supplied, no comments to make regarding contaminated land or air quality.

Arboricultural Officer: No objection in principle but a full tree survey, arboricultural implications assessment & arboricultural method statement to BS 5837 2012 should be submitted should this application proceed.

REPRESENTATIONS

None received.

LDF CORE STRATEGY POLICIES

CS12 - Environmental Assets

CS01 - Spatial Strategy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Highways / access
- Form and Character / Neighbour amenity
- Other Material Considerations

Principle of Development

The application site lies in the village of Terrington St John, which is defined as a joint Key Rural Service Centre (with St Johns Highway and Tilney St Lawrence) by Policy CS02 of the Core Strategy 2011. The site lies within the development boundary for the village identified

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on Inset Map G94. Therefore in line with Policy DM2 of the Site Allocations and Development Management Policies Plan 2016(SADMP), development will be permitted within the development boundaries of settlements provided it is in accordance with the other policies in the Local Plan.

Highways / Access

This application is for outline consent with all matters reserved, therefore with limited information available at this stage the Local Highway Authority has recommended that the necessary visibility splays, access and parking is provided.

The Parish Council has queried whether visibility splays need to be provided, which is the case, but can be done as part of the Reserved Matters application. The Parish Council also query whether a footpath should be introduced to the front of the site as many others along this road have had to. The LHA has reviewed the application and comments that the Parish raised a valid point and therefore have recommended that a footway would be provided at reserved matters stage.

On this basis the development complies with Policy CS08 of Core Strategy 20911 and DM15 of the Site Allocations and Development Management Policies Plan 2016.

Form and Character / Neighbour Amenity

The outline application has provided only an indicative design and layout, and so at this stage there is little to comment on regarding the form and character of the proposal or the impact on neighbour amenity. However, the Parish Council has objected to the scheme on the grounds that it would, in their view, represent an over development of the site. It is the view of the Officer that given the size and location of the site that a suitable scheme could be designed without detriment to the existing dwelling and the locality as a whole. The development would therefore be in accordance with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.

Other Material Considerations

The site is located on land designated as Flood Zone 2 on the Environment Agency Flood Risk Maps. Sequentially, there are no alternative sites located within Flood Zone 1 and therefore sites within Flood Zone 2 are then considered. Given that there are no alternative sites within a lesser flood zone, the development passes the Sequential Test. The Environment Agency has raised no objection to the scheme subject to conditions. A condition would be attached to the planning consent which requires the applicant to comply with set finished floor levels, flood resistant and resilient measures, and removing sleeping accommodation from the ground floor. The finished floor levels will need to be raised to 500mm above existing ground levels, which are at 2.00m ODN. Given that existing dwellings surrounding the site are two storey dwellings, the site could accommodate the increase in finished floor levels and a two storey dwelling, subject to suitable design at reserved matters stage.

There are a number of well-established existing trees on the site. The indicative siting of the dwelling indicates that a cherry tree and Eucalyptus tree would need to be removed. However, the more mature Ash tree to the front of the proposed dwelling would remain. The Council's Arboricultural Officer was consulted on this application and has no objection in principle to the scheme. However he has specified that a full tree survey, arboricultural implications assessment & arboricultural method statement to BS 5837 2012 should be submitted at Reserved Matters Stage in accordance with Policy CS12 of the Core Strategy 2011.

CONCLUSION

The principle of residential development on this site is in accordance with the National Planning Policy Framework and the adopted Local Plan, based on the information provided to date. The site falls within the development boundary which meets Policy DM2 of the SADMP. A suitably designed scheme can come forward at reserved matters stage that would not adversely affect neighbour amenity or the visual amenities of the locality as a whole. Further no objections have been raised by statutory consultees and no neighbour objections have been received. On this basis, the development is considered fully acceptable in accordance with Policy CS02, CS08, CS11 and CS12 of the Core Strategy 2011 and Policies DM1, DM2 and DM15 of the Site Allocations and Development Management Policies Plan 2016.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: Approval of the details of the means of access, layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition: Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition: The development hereby permitted shall be begun not later than 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 latest such matter to be approved.
- 4 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition: The development shall be implemented in accordance with the Flood Risk Assessment (FRA) prepared by Engineering Support Practice Ltd, dated February 2018 and specifically must adhere the following mitigation measures:
 - Finished floor levels should be raised 500 mm above the adjacent ground level;
 - Flood resistance and resilience measures should be installed up to 600 mm above the finished floor level;
 - No ground floor sleeping accommodation.

- 5 Reason: In order to prevent an increased risk of flooding in accordance with the principles of the NPPF.
- 6 Condition: The details required in accordance with Condition 1 shall include:
- Visibility splays
 - Access
 - Parking provision in accordance with adopted standard
 - Footway provision
 - An Arboricultural Implications Assessment and Method Statement to BS5837 2012.
- 6 Reason: To ensure the satisfactory development of the site in the interests of highway safety and to protect existing trees on the site in accordance with Policies CS11 and CS12 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.