

AGENDA ITEM NO: 8/2(f)

Parish:	Methwold	
Proposal:	Erection of dwelling	
Location:	Adjacent 23 Whiteplot Road Methwold Hythe Thetford	
Applicant:	Holmebrink Construction Limited	
Case No:	18/00145/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 25 July 2018 Extension of Time Expiry Date: 3 August 2018

Reason for Referral to Planning Committee – The views of the Parish Council are contrary to the Officer recommendation.

Neighbourhood Plan: No

Case Summary

The application site is located within the settlement of Methwold Hythe, which is categorised as a Smaller Village and Hamlet in the adopted Local Plan (specifically CS02). The site is located southeast of Whiteplot Road, and south of the built extent of the settlement.

This application is seeking planning consent for the construction of one four-bed detached dwelling. This dwelling is to be located between existing recently built residential development (on either side of the application site).

The Parish Council has cited a number of reasons for their objection to the scheme which include the scale of recent development across the settlement, alongside the lack of infrastructure in such a settlement. The type of houses being built are not considered to be accessible to local residents and finally that the condition of Whiteplot Road is not being maintained.

Key Issues

Principle of Development
Form and Character
Neighbour Amenity
Access / Highways Issues
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site is located within the settlement of Methwold Hythe, which is categorised as a Smaller Village and Hamlet in the adopted Local Plan (specifically CS02). The site is located southeast of Whiteplot Road, and to the south of the built extent of the settlement.

This application is seeking planning consent for the construction of one four-bed detached dwelling. This dwelling is to be located between existing recently built residential development (on either side of the application site). This is the sixth new dwelling to be built on this part of Whiteplot Road and is within the same ownership, although it is a net gain of five, as the previous house was demolished.

SUPPORTING CASE

Supporting Statement: Land Adjacent 23 Whiteplot Road, Methwold Hythe: Erection of Dwelling

This statement provides supporting information to Planning Committee in respect of our full application for planning permission for the above. This statement should be read in conjunction with the application form and drawings 10106 1A, levels and pre determination questionnaire. The application is accompanied by the necessary contribution to Habitats Regulations Monitoring and Mitigation and CIL Form 1.

The Proposal:

This full planning application relates to the erection of one dwelling between an existing dwelling and a recently erected development of four dwellings standing on Whiteplot Road. Drawing 10106 1A shows how the dwelling can be accommodated on the site with adequate parking/turning and amenity areas. The scale, form and design of the dwelling reflects those dwellings recently erected to the south west. Access is from Whiteplot Road.

The Site:

The site is former garden land to Lime Kiln Farm.

Policy:

Methwold Hythe is classified as a Smaller Village and Hamlet within the Development Management Policies. Policy DM 3 supports "The sensitive infilling of small gaps within an otherwise continuously built up frontage" where development is appropriate to the scale and character of the buildings and its surroundings and will not fill a gap which provides a positive contribution to the street scene.

The development of the site is a natural infilling of the gap within the continuously built up frontage on Whiteplot Road. The scale, form and design of the dwelling reflects those dwellings recently erected to the south west.

The existing undeveloped site does not make a positive contribution to the street scene.

Safe access can be created onto Whiteplot Road.

The siting and design of the dwelling would not result in impact on the residential amenities of adjacent properties.

Past uses of the site are unlikely to result in the potential for contamination.

The application is accompanied by the necessary contribution to Habitats Regulations Monitoring and Mitigation and CIL Form 1.

Conclusion:

The proposed development is in line with policy DM 3; the new dwelling would contribute to the housing land supply and support the community.

PLANNING HISTORY

15/01688/DISC_B: Discharge of Condition final letter: 26/01/18 - DISCHARGE OF CONDITIONS: 10, 11, 12 AND 13 - Outline Application: Residential development - Land Adjacent 23 Whiteplot Road

17/01651/RM: Non-determined Invalid now returned: 23/02/18 - RESERVED MATTERS: Residential development for four dwellings - Lime Kiln Farm

17/01377/F: Non-determined Invalid now returned: 28/07/17 - Variation of condition 2 of planning permission 16/01183/RM to make improvements to layout of site and dwellings - Land Adj Lime Kiln Farm

15/01688/DISC_A: Discharge of Condition final letter: 30/10/17 - Removal of conditions 7 and 14 of planning permission 15/01688/O - Land Adjacent

16/01183/RM: Application Permitted: 09/11/16 - RESERVED MATTERS: Residential development for four dwellings - Lime Kiln Farm

15/01688/O: Application Permitted: 17/06/16 - Outline Application: Residential development - 23 Whiteplot Road

13/01239/O: Application Refused: 10/10/13 - Residential Development - Proposed Development 27 To 33 Whiteplot Road

Appeal Dismissed 24/03/14;

13/00572/O: Application Refused: 12/06/13 - Outline application with some matters reserved: Residential Development - Lime Kiln Farmhouse

13/00383/F: Application Permitted: 10/05/13 - Proposed extension - Lime Kiln Farm

RESPONSE TO CONSULTATION

Parish Council: Methwold Parish Council **OBJECT** to this application. There is great concern over another development in Methwold Hythe which is classified as a smaller village and Hamlet in the Core Strategy where it would be inappropriate to seek further development.

There have already been 8 houses approved since February 2016 and an appeal for another four large 4/5 bed roomed houses is ongoing. This is an application for an additional 4 bed roomed house. The houses which have already been built are rentals and not affordable. The parish council feels this is over development in a small hamlet. The primary school is full in the Early Years classes, 15 children have been accepted this year with another 4 going to appeal. There is no infrastructure to support this application, there are no shops in the parish only a part-time Post Office and a fish & chip shop, the Doctors are full and have no plans to expand. There are already issues with the upkeep and standard of White Plot Road.

Local Highway Authority: I am mindful of the previous outline application for this site under planning reference 15/01688/O. In relation to the highway safety considerations I would recommend conditions are attached to the consent.

Environment Agency: Thank you for your email. We have reviewed the information provided and have no comment to make on this application.

IDB: The site is outside of the Southery & District Internal Drainage District. The Board has **NO OBJECTION**.

Environmental Quality: Following a review of the information provided and that held by the council I have the following comments. The site is situated adjacent to a former quarry which was partially backfilled and from google streetview there is what appears to be an above ground fuel tank on site. Additionally from the historic maps of the site this area was part of the adjacent farm buildings which have just been developed and required remediation to make the development suitable for development. Therefore it is considered that there is a potential for contamination on site which would adversely affect human health, I recommend conditions are attached.

Housing Enabling Officer: I have looked at this application today and confirm under Policy DM8 this would be classed as a larger site. Provided the development is for under 1,000m2 GIA, no affordable housing contribution is required. We would request the standard condition be applied limiting the site to not more than 10no units and not more than 1,000m2 GIA. In the event a proposal exceeds either of these, please contact the team as an affordable housing contribution is likely to be required.

Representations: None received.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM3 - Development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

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

Principle of Development:

Methwold Hythe is categorised as a Smaller Village and Hamlet in policy CS02 of the adopted Core Strategy. As a result there are no development boundaries for the settlement, and Policy DM 3 (of the Site Allocations and Development Management Policies Plan) states that 'sensitive infilling of small gaps in an otherwise continuously built up frontage will be permitted'. In this case the application site is located within a built up frontage and the scheme represents the infilling of one dwelling within this gap. Therefore in policy terms the proposal does accord with the adopted Local Plan.

The Parish Council raise concerns at the amount of the recent development in the settlement, and that given the size of the settlement and the lack of facilities here, it is over development in a small hamlet. However with the adoption of policy DM3, the policy does allow this scale of development in this type of settlement as it is regarded as 'infill' development. While the point is acknowledged, this application is in line with the authority's current adopted policy approach.

Form and Character:

The proposed dwelling reflects the size, scale, design and materials of the new dwellings constructed either side of the application site. Therefore in design terms the proposal is considered to be acceptable in this location and it reflects the form and character of the immediate locality.

Neighbour Amenity:

The proposed dwelling has no windows proposed to side elevations, and its siting within the plot is in line with the neighbouring dwellings. It is also of a comparative scale, and therefore there are no issues of overlooking or overshadowing which would be detrimental to neighbour amenity.

Access / Highways Issues:

There is significant planning history on this site, where originally an application for a residential scheme was refused (and upheld at appeal; reference 13/01239/O) due to the remote location of the site which conflicted with the aims of sustainable development. As part of an outline application (15/01688/O) for the wider site the Local Highways Authority referred back to these decisions and highlighted their concerns. However at that time the local planning authority did not have a five year housing land supply and as a result the scheme adhered to current policy, the decision was taken to approve the scheme and the Local Highways Authority recommended conditions to be added to the consent. In response to this current application, given the permitted outline application 15/01688/O, the officer recommended similar conditions again. The Parish Council raise concerns about the condition of Whiteplot Road, however the maintenance of this road is an issue for discussion between the Highways Authority and the builder.

Affordable Housing Contributions:

This application site is situated between new residential developments on either side, fronting Whiteplot Road. The cumulative development of this wider site has been assessed and there are no additional affordable housing requirements, in line with policies CS09 and DM 8 of the adopted Local Plan. One of the new dwellings was a replacement dwelling and so there is 5 new units and in total the GIA of the dwellings is under 1,000 square metres.

CONCLUSION

The application is in line with the adopted Local Plan, and specifically the principle of development adheres to policy DM3 (of the SADMP). The form and character of the proposed development is entirely acceptable in the locality and does not give rise to any neighbour amenity issues. The Local Highways Authority has not raised an objection, nor has many of the other consultees. However the Parish Council has objected to the principle of the scheme, stating it represents over development of the hamlet.

RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos 10106 1A and 2A).
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

- 3 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 4 Condition Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 4 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 5 Condition The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

- 5 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 6 Condition In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 3, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 4, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 5.

- 6 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 7 Condition Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 1A) in accordance with the highway specification (Dwg. No. TRAD 2) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 7 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 8 Condition Prior to the first occupation of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage and additionally along the flank frontage of the adjacent property as outlined in blue on the submitted details. The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 8 Reason In the interests of highway safety.
- 9 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car and cycle parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 9 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.