

## AGENDA ITEM NO: 8/2(h)

<b>Parish:</b>	North Wootton	
<b>Proposal:</b>	OUTLINE APPLICATION ALL MATTERS RESERVED: Proposed residential dwelling	
<b>Location:</b>	Land At Gatehouse Lane North Wootton Norfolk	
<b>Applicant:</b>	Mr D Mitchell	
<b>Case No:</b>	16/00417/O (Outline Application)	
<b>Case Officer:</b>	Mrs Jade Calton	<b>Date for Determination:</b> 27 April 2016 <b>Extension of Time Expiry Date:</b> 12 May 2016

**Reason for Referral to Planning Committee** – The views of North Wootton Parish Council is contrary to the Officer recommendation.

### Case Summary

The application site comprises a parcel of land measuring approximately 1097 square metres, situated on the southern side of Gatehouse Lane, North Wootton.

The land lies within the countryside and AONB.

Outline planning permission is sought for the construction of a dwelling with all matters reserved.

### Key Issues

Principle of development;  
Character of the Landscape;  
Trees;  
Highway safety;  
Other material considerations

### Recommendation

**REFUSE**

## THE APPLICATION

The application site comprises a parcel of land measuring approximately 1097 square metres, situated on the southern side of Gatehouse Lane, North Wootton.

The site is accessed via a private tree lined track from Gatehouse Lane which currently serves the paddock. Mature trees and a hedgerow form the roadside boundary. The application site sits behind part of a wider site (defined by the blue line on the location plan) so does not front the lane. There is a pond and a heavily treed area beyond the site boundary to the east within blue land.

The site itself is an open paddock. It forms part of the wider, low lying open countryside to the south.

Outline planning permission is sought for the construction of a dwelling with all matters reserved.

## **SUPPORTING CASE**

There is no supporting case accompanying the application.

## **PLANNING HISTORY**

2/94/1396/F: Application Permitted: 11/10/94 - Accommodation for staff and dormitory for riding holidays Renewal. – Greenacres, Gatehouse Lane, North Wootton

## **RESPONSE TO CONSULTATION**

**Parish Council: SUPPORT** - Secluded location, not seen from the road.

**Highways Authority: OBJECT** – Inadequate unclassified road.

**Environment Agency: STANDING ADVICE**

**Environmental Health & Housing – Environmental Quality:** NO COMMENTS TO MAKE.

**Arboricultural Officer:** Will need to see a tree survey before I can comment fully. The tree survey should be carried out in conjunction with BS 5837:20012; this should include an arboricultural implications assessment and arboricultural method statement.

## **REPRESENTATIONS**

**THREE** representations received in SUPPORT of the proposal.

## **NATIONAL GUIDANCE**

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

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS11 - Transport**

**CS12 - Environmental Assets**

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT**

**DM1 – Presumption in Favour of Sustainable Development**

### **OTHER GUIDANCE**

North Wootton Parish Plan 2006 - 2008

### **PLANNING CONSIDERATIONS**

The main considerations in the determination of this application are:-

- Principle of development;
- Character of the landscape;
- Trees;
- Highway safety; and
- Other material considerations

#### **Principle of Development**

The site lies within designated countryside as depicted on the Local plan Proposals Map. Policy CS06: Development in Rural Areas, states that the countryside should be protected for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all. The development of Greenfield sites will be resisted unless essential for agricultural or forestry needs.

The application site also lies within the AONB which has the highest status of protection in relation to landscape and scenic beauty. Paragraph 115 of the NPPF states that "Great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty". Additionally, paragraph 109 requires the planning system to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes

#### **Character of the landscape**

The area is characterised by sporadic development surrounded by large open fields. Whilst the Rugby Club is located opposite to the application site that also comprises large open sports pitches, retaining the rural character of the area.

The application site is well screened from Gatehouse Lane by a line of mature trees and hedgerow along the roadside boundary. The access track is also tree lined and the land adjoining to the east is densely treed around the pond. However, the site itself remains open and forms part of the extensive flat landscape within the AONB to the south.

Whilst the Norfolk Coast Partnership and Natural England have not been consulted on this specific application, they do not support development in this location because of the visual impact on the countryside and AONB (discounted in the Site Specific Allocation, Ref: 1180).

Notwithstanding the fact that the site cannot be seen from Gatehouse Lane and that the application seeks outline consent with full details to be considered at a later stage, the principle of developing this parcel of land would change the use of the open landscape. It would result in a domestic intrusion into the countryside, detrimental to the natural beauty and special landscape qualities of the AONB, contrary to national and local policy.

### **Trees**

The site is surrounded by mature trees and hedgerows and the access from Gatehouse Lane is lined with attractive trees worthy of retention. The Council's Arboricultural Officer has assessed the application and recommends that a Tree Survey is submitted before he can comment fully. He has concerns with the access driveway being so close to the established hedge and there are some nice mature specimens on the proposed plot.

### **Highway Safety**

The Local Highway Authority objects to the proposal, making the following comments:-

"Gatehouse Lane at its south eastern most end has a tight bend with signs that warn of 'oncoming vehicles in middle of the road'. It has substandard levels of forward visibility at this corner due to its tightness and adjacent boundary vegetation. Beyond the bend Gatehouse Lane extends northwest, it has a very narrow single lane width carriageway; it is a cul-de-sac with narrow verges and is without formal passing provision. Ditches are found to its sides which restricts passing on verges and also prevents the ability to undertake highway improvements to address the concerns.

Given the narrowness of the road and substandard tight bend that would need to be negotiated, I am of the view that an approval of the application would result in conditions detrimental to highway safety; in relation to reversing and passing on the highway and meeting oncoming vehicles in the middle of the road".

### **Other Material Considerations**

#### *Crime and Disorder:*

Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application before the Committee will not have a material impact upon crime and disorder.

### **CONCLUSION**

It is considered that a new dwelling in this location would result in an unjustified intrusion into the countryside, detrimental to the open landscape and character of the AONB. Consequently the proposal is contrary to paragraph 115 of the NPPF and Core Strategy Policy CS06.

There are also highway safety concerns given that the unclassified road has a poor alignment, restricted width and lack of passing provision which is considered inadequate to serve a new dwelling. The proposal is therefore contrary to the provisions of Core Strategy Policy CS11.

Whilst it is unclear at this stage whether or not there would be any detrimental impact upon the trees surrounding the site, it is likely that there would be means of mitigating against any permanent damage, therefore this would not form a reason for refusal.

In light of national and local planning policy and guidance and other material considerations it is recommended that this application be refused for the following reasons.

**RECOMMENDATION:**

**REFUSE** for the following reason(s):

- 1 The principle of developing this parcel of land would change the use and setting of the open landscape. It would result in a domestic, unjustified intrusion into the countryside, detrimental to the natural beauty and special landscape qualities of the AONB, contrary to paragraph 115 of the NPPF and Core Strategy Policy CS06.
- 2 The unclassified road serving the site is considered to be inadequate to serve the development proposed, by reason of its poor alignment / restricted width / lack of formal passing provision. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety, contrary to the King's Lynn and West Norfolk Borough Council Core Strategy Policy CS11.