

ITEM:		RECOMMENDATION: REFUSAL
REF NO:	3PL/2019/0203/F	CASE OFFICER Tom Donnelly
LOCATION:	BEESTON Land Adjacent to Shalee Drury Square Beeston	APPNTYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	MS P Brown Shalee Drury Square	
AGENT:	Jonathan W Burton 12 Park Road Dereham	
PROPOSAL:	Erection of detached House and garage	

REASON FOR COMMITTEE CONSIDERATION

The application is referred to planning committee at the request of a ward representative

KEY ISSUES

Principle of Development
Impact on character and appearance of area
Impact on amenities
Impact on parking provision and highway safety
Impact on trees and landscape

DESCRIPTION OF DEVELOPMENT

The proposal seeks the erection of a two storey residential dwelling and detached garage. The proposed materials are red brick and red pantiles. The same materials are proposed for the garage.

SITE AND LOCATION

The application site is on land adjacent to Shalee, Drury Square in Beeston. The land is currently unoccupied and sits outside any defined settlement boundary but is adjoined by several other dwellings.

EIA REQUIRED

No

RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.01	Housing
CP.04	Infrastructure
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.16	Design
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

NORFOLK COUNTY COUNCIL HIGHWAYS

The site lies outside of the centre of a village with limited amenities. It is therefore considered that any occupants would be highly reliant on travelling by private car to obtain services and amenities on a day to day basis. However, no objection subject to conditions

CONTAMINATED LAND OFFICER

No objection subject to conditions

TREE AND COUNTRYSIDE CONSULTANT

No comments

BEESTON P C

The parish council has considered this application and notes that the fate of the existing building on the site is not discussed. It is understood that this building is a relic of the many buildings that were erected in the village to support the nearby airfield during the 2nd World War. Some of these buildings do have a historical significance and the application should establish if this is the case with this building or not. If it is demonstrated that there is no significance with the building, the application is supported. If there is significance, the site would need to be reconfigured to retain the existing building.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

Further reports requested. Further comments will be sought once these are received.

REPRESENTATIONS

4 neighbours were consulted with the 21 days expiring on 22-03-19. Additionally, a site and press notice were posted which expired on 01-04-19.

No responses were received.

ASSESSMENT NOTES

1.0 Principle of development

1.1 This application seeks consent for the erection of a detached two storey four bedroom dwelling with a detached garage on garden land to the south east of Secret Garden, Drury Square, Beeston. The site sits outside of any defined settlement boundary. Therefore, the proposal is contrary to Policies SS1, DC2, CP1 and CP14 of the adopted Core Strategy and Development Control Policies Development Plan Document, (2009), which seek to focus new housing within defined Settlement Boundaries.

1.2 However, paragraph 11 of the NPPF (2019) states that where an authority does not have an up-to-date Development Plan or five year housing land supply, the relevant local policies for the supply of housing, as referred to above, should not be considered up-to-date and that housing applications should be considered in the context of the presumption in favour of sustainable development.

1.3 The Statement of Five Year Housing Land Supply as at 31st March 2017 was published in July 2017. This outlined that the District did not benefit from having a five year supply of housing land (it could only demonstrate a 4.6 years housing land supply). A further update on the Council's 5 year housing land supply was issued on 30 July 2018 advising that the Council could demonstrate a 4.77 year housing land supply. However, this still falls below the required 5 years. In these cases the NPPF makes provision, in principle, for Local Planning Authorities to positively consider sites that are not within defined Settlement Boundaries. This must be balanced against other policy requirements and aims including securing sustainable development, protecting the countryside, and good design.

1.4 The NPPF constitutes guidance for local planning authorities and decision-takers and is a material consideration in the determination of planning applications to achieve sustainable development. The Government outlines three overarching objectives to sustainable development: economic, social and environmental (paragraph 8). These are interdependent and need to be pursued in mutually supportive ways:

- an economic objective - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- a social objective - supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- an environmental objective - contributing to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.5 Paragraph 9 of the NPPF (2019) states that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in the NPPF. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

1.6 In terms of the economic and social criteria, the proposal would provide one new dwelling and would therefore make a positive, albeit very small contribution to the housing supply. The proposal would provide limited short-term economic benefits through labour and supply chain demand required during construction. However, given the small scale nature of the development these benefits are not considered to be significant and not definitive in this instance.

1.7 The social role of sustainable development seeks to ensure, amongst other matters, the creation of a high quality built environment with accessible local services. Policy SS1 of the adopted Core Strategy describes seven types of place and their potential to accommodate new development. Beeston is a rural settlement for the purposes of the policy, and has only nominal allocated housing growth due to its minimal local services. The site is not located within a defined settlement boundary and is therefore in the countryside.

1.8 The nearest settlement is Beeston, approximately 0.75 from the site, which has minimal services and facilities available, including a bus stop (offering a very limited service), school, church, a village hall and green although the pub has recently just re-opened as a community pub. However, given that it has just opened, the level of service it will provide is unknown. Occupants of the development may provide a level of support to the limited services and facilities available in Beeston, however this would be minimal given the proposal is only for one dwelling. Furthermore, the route from the site to the services and facilities available within the village are along unpaved, unlit and narrow country roads. In addition, the services and facilities available would not meet day-to-day needs of future occupants of the proposed dwelling.

1.9 It is acknowledged that the neighbouring village of Litcham has more services and facilities. However, the route from the site is along narrow, unlit and unpaved roads. Given these elements and the distance involved (approximately 2.5 miles between the site and Litcham), future occupants are unlikely to regularly walk or cycle and would therefore more likely rely on the use of the private car to meet daily needs. In this respect the proposed residential development would not be in a suitable location.

1.10 It is also noted that a recent Appeal (ref: APP/F2605/W/18/3201174) relating to proposed residential development near Beeston was dismissed. One of the issues related to the proximity of the proposed development to services. The Inspector acknowledged that the NPPF indicates that opportunities to maximise sustainable transport solutions will vary between urban and rural areas. However, it also states that the planning system should actively manage patterns of growth in support of sustainable transport objectives. The Inspector concluded that the proposal failed to provide a suitable site for housing, having regard to the proximity of services.

1.11 In light of the above considerations and that of the recent Appeal decision (dated 28 January 2019), the proposal fails to accord with Policies SS1, CP14 and DC2 of the adopted Core Strategy. It also conflicts with the sustainable development objectives of the NPPF (2019).

2.0 Impact on character and appearance

2.1 Policy DC16 requires all new development to achieve the highest standard of design. As part of this, all design proposals must preserve or enhance the existing character of an area. Consideration will also be given to the density of buildings in a particular area and the landscape/townscape effect of any increased density.

2.2 The application site is located along a private dead end track, off Drury Square, which serves as an access for five dwellings. There is also a public right of way (Beeston with Bittering FP1) running along the private track. The prevailing plot sizes of the small number of dwellings in this location are relatively spacious.

2.3 Whilst it is acknowledged that the proposed dwelling would unlikely be visible from Drury Square (the nearest public highway), it is proposed to be a two storey dwelling, sited in the south east corner of the host site, therefore public views of the proposed dwelling would be likely from neighbouring residential dwellings (particularly to the south and north) and from the public right of way (to the east), which runs directly passed the proposed development site.

2.4 It is considered that the plot size of the proposed dwelling would be smaller in comparison with other dwellings in the immediate vicinity but provides adequate space for the proposed dwelling and would not appear at odds with the surrounding area. The proposal is there considered, on balance, to comply with Policy DC16 of the adopted Core Strategy. It would also fail to accord with the design objectives of the NPPF (2019), particularly paragraphs 127 and 130.

3.0 Impact upon amenity

3.1 Policy DC1 of the adopted Core Strategy seeks to protect residential amenity and requires all new development to have regard to amenity considerations. It states that development will not be permitted where there are unacceptable effects on the amenity of neighbouring residents and future occupants.

3.2 The proposal is not considered to give rise to any amenity concerns due to the separation distances to the adjoining properties and sufficient private amenity space provision to the proposed dwelling and existing dwelling. The proposal is considered to be in accordance with the aims and objectives of Policy DC1 of the adopted Core Strategy and paragraph 127 of the NPPF (2019).

4.0 Impact upon highway safety

4.1 On the basis that the proposal would likely lead to a high reliance on the use of private car to go about daily business, Norfolk County Council Highways has asked for a plan that can demonstrate visibility of 2.4 metres by 43 metres at the junction of the private access track and Drury Square. This has been provided and Norfolk County Council Highways accordingly have raised no objections to the proposal subject to conditions securing improvements to the access, the provision of visibility splays and the provision of parking as demonstrated. The proposal is therefore considered to satisfy the requirements of Policies CP4 and DC19.

5.0 Other matters

5.1 The Tree and Countryside Officer raised no objection to the proposal, subject to the boundary hedgerow being retained. The application is therefore considered to be in accordance with Policy DC12 of the adopted

Core Strategy.

6.0 Ecology Impact

6.1 The County Ecologist requested further reports to be provided to allow the full consideration of the scheme. These are yet to be provided and it is therefore proposed for this issue to be addressed by way of a supplementary report prior to the committee meeting.

7.0 Conclusion

7.1 In considering the overall planning balance of the scheme, the proposal is considered to represent an unsustainable form of development and consequently, the proposal is considered to be contrary to Policies SS1, CP4, CP14, DC1, DC2 and DC16 of the adopted Core Strategy as well as paragraphs 108, 127 and 130 of the NPPF (2019).

RECOMMENDATION

The application is recommended for refusal for the following reason:

REASON(S) FOR REFUSAL

1

Non-std reason for refusal

The proposed dwelling would be remote from local services and facilities, and in the absence of convenient and safe walking and cycling routes to larger settlements, future occupants would be largely dependent on transport by car for access to work, shopping, leisure and other purposes. It would also conflict with the principle that new development should make the fullest possible use of public transport, walking and cycling. For these reasons, the Local Planning Authority is of the view that the proposal would not represent a sustainable form of development, contrary to Policies DC2 and CP14 of the adopted Breckland Core Strategy and Development Control Policies (2009) and paragraphs 8 and 11 of the NPPF (2019).