
Date received	Date valid	Overall Expiry	Ward	Parish
2 February 2016	3 February 2016	30 March 2016	Higham Ferrers	Lancaster

Chelveston-cum-Caldecott

Applicant Mr M Hamway

Agent Davies And Co - Mr Barry Davies

Location Land Off The Crescent Chelston Rise Caldecott Northamptonshire

Proposal Outline planning application for the construction of 5 dwellings (all matters reserved)

1 Summary of Recommendation

This application is reported to the Planning Management Committee because it falls outside the Scheme of Delegation in Part 3.2 of the Council's Constitution (2015). Specifically, the site area is 0.59Ha and the Council's scheme of delegation requires applications of this nature over 0.5Ha in area to be determined in this way.

1.1 That Outline Planning Permission is granted subject to Conditions.

2 Proposed Development

2.1 The application seeks outline planning permission for the erection of five dwellings on a single site with all matters reserved for future consideration.

2.2 Indicative drawings show a detached dwelling and two pairs of semi detached dwellings.

3 The Site and Surroundings

3.1 The application site is where a school used to be located on a crescent shaped estate originally constructed for service personnel at Chelveston airfield.

3.2 There are two existing access points from the crescent to the road leading from Chelveston to Newton Bromswold. The crescent itself is an unadopted road.

4 Policy Considerations

4.1 National Planning Policy Framework

4.2 Adopted North Northamptonshire Core Spatial Strategy, June 2008 plus the emerging Replacement Core Spatial Strategy 2011 to 2031.

4.3 The Chelveston-cum Caldecott Neighbourhood Plan.

4.4 Other Documents - Highway Authority Standing Advice for Planning Authorities 2013.

5 Relevant Planning History

5.1 This part of the site was previously occupied by a primary school.

6 Consultations and Representations

6.1 Neighbours - Letters sent to all the properties in the Crescent.

6.2 A site notice was put up on 9th February 2016.

6.3 In response objections have been received on the following grounds:

- a. The proposal will result in the loss of an area of green space which is of value as a facility to the local residents and contributes to the character of the area in visual terms. Related to this, it is considered that incremental housing development is taking place at this location which is also altering the character.
 - b. The proposal represents over development at this location and it is not located in a village where new housing is directed.
 - c. The housing will cause additional problems for the infrastructure including drainage and broadband reception in the area.
 - d. The development will cause problems for the private road which serves the estate and the proposals will cause problems in terms of parking provision.
 - e. The design of the properties will be out of keeping with the surrounding properties.
 - f. The Council has already met its housing quotas and so no new houses are needed at the current time.
 - g. The application is based on inaccurate plans which do not take account of recent land sales to adjacent properties which have altered garden boundaries.
 - h. The construction works and traffic will cause problems for the surroundings including noise, odours and mud on the road.
- 6.4 Chelveston cum Caldecott Parish Council – (summary) – Does not object to the principle of development but does object to the application as they consider it premature because it seeks to thwart the phasing of the emerging Neighbourhood Development Plan contrary to national and local Policy.
- 6.5 Local Highway Authority - (summary) - No objections in principle subject to their detailed requirements being complied with.
- 6.6 East Northamptonshire Council, Planning Policy - Summary - No objections on Policy grounds.
- 6.7 East Northamptonshire Council, Waste Management Officer - The residents will be required to present their waste immediately adjacent to the main thoroughfare, The Crescent, for collection.
- 6.8 East Northamptonshire Council, Environmental Protection - No objections subject to a condition to control noise, dust, hours of construction and mud on the road.
- 6.9 Councillor Glen Harwood, East Northamptonshire Council – Notes the Chelveston cum Caldecott Parish Council's views and advises he considers it does nothing to meet the aspirations of policy in terms of meeting local need nor does it achieve any affordable properties for the young people of the village.
- 7 Evaluation
- 7.1 The National Planning Policy Framework states that housing should be located where it would enhance or maintain the vitality of rural communities and the adopted North Northamptonshire Joint Core Strategy seeks to ensure that any new development that is outside the sustainable urban extensions is within the established boundaries of settlements.
- 7.2 Policy 11 of the emerging North Northamptonshire Joint Core Strategy 2011-2031 encourages small scale infill development in villages where this will not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure or services. The proposal is located outside the village of Chelveston in an area historically regraded in Policy terms as open countryside. It is, however, within a large established group of 50 dwellings originally constructed for the adjacent Chelveston airfield. Accordingly, whilst not historically a village, it is considered that Chelston Rise can be regarded as a settlement. As such, it is suitable to be considered for new housing development.

- 7.3 The January 2015 consultation draft of the Chelveston-cum-Caldecott Neighbourhood Plan shows the site subject to this application as being suitable for housing. It is, however, noted that the Parish Council object to the application on the grounds that they consider it premature pending the progression of the Neighbourhood Plan.
- 7.4 The Council's planning policy team has been consulted on the application. They advise that planning policy supports the development of sustainable development. They add that planning law also requires that planning applications must be determined in accordance with the development plan as the starting point for decision making unless material considerations indicate otherwise.
- 7.5 In this case, the Development Plan for Chelveston cum Caldecott consists of the National Planning Policy Framework (NPPF), the adopted Joint Core Strategy (2008) and the replacement Joint Core Strategy (JCS) (2011-2031). The saved policies from the District Wide Plan also form part of the Development Plan, however they are considered to have little relevance in the context of this particular proposal. The planning policy context does not evidence any material considerations which would weigh against a presumption in favour of granting planning permission for the proposal, which is considered to be sustainable and meet the broad objectives of government policy along with the strategic policy direction set out in the Joint Core Strategy (JCS).
- 7.6 The JCS is at an advanced stage of preparation following examination and policies should be given significant weight compared to those in the adopted Core Strategy which pre dates the NPPF. This is particularly heightened where policies have received no or little in terms of significant representation and are not subject to further modification. The JCS states that: "Small scale infill development will be permitted on suitable sites within villages, where this would not materially harm the character of the settlement and residential amenity..." As has been noted above, whilst the application sites are not within a development recognised previously in planning documents as a village, they are located in an established group of 50 dwellings and it is considered that this can be regarded as a settlement for the purposes of this application.
- 7.7 The policy goes on to add that such sites may be identified through the Local Plan Part 2 or through Neighbourhood Plans. The Chelveston cum Caldecott Neighbourhood Plan identifies this site as a suitable infill proposal, however, the Plan is yet to be examined and therefore significant weight cannot be attributed to that proposal at this stage of the process. Nevertheless, in principle the JCS supports small scale infill rural development where there is no identified harm to the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services. In view of all these points, in conclusion, the planning policy team consider there are no clear policy constraints in respect of the proposal, and given the presumption in favour of sustainable development it is recommended that the principal of development in this location be approved. On this basis, the proposal is considered acceptable in planning policy terms.
- 7.8 Finally, in terms of general principles, it is noted that one grounds of objection is that the Council's housing quotas have already been met. Whilst this is true, the figure is not a ceiling and does not preclude the development of 'windfall sites' such as this.
- 7.9 In more specific terms, the application site is located close to the entrance of the development. However, provided that the dwellings are of an appropriate scale and design, it is considered that any views of them would not be detrimental. In addition, the overall housing development at this location has significant amounts of open space most of which is unaffected by this proposal. The loss of what will be a small amount of open space for the development of the 5 houses subject to this application is not considered to significantly impact on this or the character of the overall development. Related to this, it is noted that there are some concerns about incremental development altering this character. To date, there has only been approval for 4 dwellings on 3 small sites further into the development (16/00180/OUT). The

combination of these sites plus the one subject to this application is not considered to result in a significant cumulative harm to the character of the area. Should any further applications be received in the future, these will be considered on their merits and one of the factors will be whether they impact on the area's character.

- 7.10 The indicative details submitted with the application demonstrate that the site can accommodate the appropriate numbers of dwellings each with an appropriately sized garden without appearing overdeveloped in a visual sense.
- 7.11 The detailed design of the proposed dwellings is not known at this stage but they would need to have regard to the predominant character of the dwellings to which it would most closely relate. Further consideration of these issues can take place via a Reserved Matters Application in due course.
- 7.12 In terms of residential amenity, the crescent of dwellings begins adjacent to the site and there are also dwellings opposite. The indicative plan shows that the proposed dwellings could be positioned so that any of the adjacent dwellings would experience any overshadowing or overbearing impact as a result.
- 7.13 The closest adjacent dwelling has a blank wall in the side elevation facing where the houses are to be built and so there are no overlooking implications associated with this.
- 7.14 All of the new dwellings will be able to overlook dwellings on the opposite side of the road. However, this is a normal domestic situation and not a reason to refuse permission.
- 7.15 Given the close proximity of neighbouring dwellings, it is recommended that a condition is used to seek a construction management plan to control building works. Such a condition will control noise, dust, working hours and mud on the road as requested by the Council's Environmental Protection Team. In response to concerns about the impact of construction traffic on the overall development and roads, the application site is close to the entrance to Chelston Rise from the adopted highway and so there is no need for any lorries etc. to go a large distance into the existing housing development.
- 7.16 Overall, the indicative site plan successfully demonstrates that five dwellings could be accommodated within the site, without having a negative impact on neighbouring amenity.
- 7.17 In relation to access, the site will gain access to the existing unadopted road which serves the crescent. The Highway Authority has no objections in principle to the additional dwellings that will result from this proposal subject to their detailed requirements being complied with in relation to matters such as visibility and size of garages and parking spaces etc. It is considered that the site is large enough to achieve these requirements and the detail can be agreed at the Reserved Matters stage.
- 7.18 In terms of parking, the proposed development would be self-sufficient as there is enough space for it to be possible to create at least of two off-road parking spaces on each plot to be occupied by a dwelling. As an alternative, part of the site is an existing parking area which contains 10 spaces and this could be utilised as part of the development, again, giving two spaces per dwelling. This amount of parking provision is considered acceptable. In addition, there is considered to be enough parking provision elsewhere on the overall development so that the loss of this existing parking area to other users would not be significant.
- 7.19 In view of the above, the proposal is considered acceptable on parking and highway grounds.

7.20 Finally, in response to the concerns from the local Councillor about the application not meeting local housing needs and providing affordable properties, the application will provide some housing for the general market and does not exceed the threshold to require affordable housing

7.21 Overall, there are considered to be no reasons to justify refusing outline planning permission for five dwellings on this site.

8 Other Issues

8.1 It is noted that there are concerns that the proposal could impact on the infrastructure provision in the area, for example, in terms of drainage and broadband. In response to this, a planning condition can ensure that the site has an adequate surface water drainage scheme and the developer will be required by other Legislation to ensure it has adequate foul drainage. Bearing in mind there was previously a primary school where the housing is to be built and the infrastructure for the area must have been provided with this in mind, the proposal is considered too small to have any significant impact on the area's other infrastructure.

8.2 Further to comments made about the application not being shown on accurate plans, it is understood this largely relates to land that various properties on the overall development have purchased to extend their gardens. It is accepted that the boundaries of this extra land plus some other changes are not shown on the submitted plans. However, this situation is not considered to impact on the determination of this application as it is the application site that is being considered and the increase in some gardens and other changes elsewhere will not impact on whether the proposed site is suitable for housing.

9 Recommendation

9.1 That outline planning permission be granted subject to the following conditions.

Conditions/Reasons -

1. Approval of the details of the access, layout, scale and appearance of the dwellings and the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the development is to commence.
Reason: The application is in outline only and the reserved matters referred to will require full consideration by the Local Planning Authority.
2. Application for the approval of the reserved matters must be made not later than the expiration of three years beginning with the date of this permission.
Reason: Statutory requirement under section 51 of the Planning and Compulsory Purchase Act 2004.
3. The development to which this permission relates shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
Reason: Statutory requirement under section 51 of the Planning and Compulsory Purchase Act 2004.
4. Before commencement of the development hereby permitted, details and samples of the external roofing and facing materials to be used for the construction of the dwellings and any garages shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: To achieve a satisfactory appearance for the development.

5. The details to be submitted for approval in writing by the Local Planning Authority at the reserved matters stage shall include drawings showing the finished floor levels of the dwellings and any garages in relation to the existing and proposed levels of the site and the surrounding land. The dwellings and any garages shall thereafter be constructed in accordance with the details so approved.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development in relation to neighbouring land and buildings.

6. The details required to be submitted as part of condition 1 shall include a scheme of landscaping scheme or the site. No works shall commence until the submitted details have been agreed in writing by the local planning authority. The development shall thereafter be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development. Any trees or plants which within a period of five years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with other of a similar size and species.

Reason: To ensure a reasonable standard of development and to avoid detriment to the visual amenity of the area.

7. Prior to the commencement of development a scheme of boundary treatment for the sites shall be agreed. This fencing shall be implemented prior to the occupation of the dwelling and maintained in perpetuity.

Reason: In the interests of amenity

8. No development shall commence until details of a scheme for the provision of surface water drainage on and off the site has been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure.

9. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- i. Overall strategy for managing environmental impacts which arise during construction;
- ii. Measures to control the emission of dust and dirt during construction;
- iii. Control of noise emanating from the site during the construction period;
- iv. Hours of construction work for the development and delivery times;
- v. Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and related temporary infrastructure;
- vi. Designation, layout and design of construction access and egress points;
- vii. Internal site circulation routes;
- viii. Directional signage (on and off site);
- ix. Provision for emergency vehicles;
- x. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials
- xi. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- xii. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles and other similar debris on the adjacent public highways;
- xiii. Routing agreement for construction traffic.
- xiv. Storage of plant and materials used in constructing the development;
- xv. Enclosure of phase or development parcel development sites or development parcels and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

xvi. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason: In the interests of residential amenity and highway safety.

10. Except where otherwise stipulated by Condition, the works hereby permitted shall be carried out strictly in accordance with the detail shown on drawings 1213/1A and 1213/4 received on 2nd February 2016.

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

Reason for approval

In reaching this decision this Council has implemented the requirement in the NPPF to deliver sustainable development in a proactive and positive way in accordance with paragraphs 186 and 187

Reason for pre-commencement conditions

The details pursuant to conditions 1, 4, 5, 6, 7, 8 and 9 are required prior to the commencement of development because they are critical to the material considerations of the scheme. The development would not be acceptable without these details being first approved.