

BOROUGH OF KETTERING

Committee	Full Planning Committee - 02/07/2013	Item No: 5.5
Report Originator	Rebecca Collins Senior Development Officer	Application No: KET/2013/0306
Wards Affected	Slade	
Location	The Camp, Church Lane, Cransley	
Proposal	Full Application: 1 no dwelling	
Applicant	Miss J Claypole & Squires Lodge Farm	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be REFUSED for the following reason(s):-

1. Policies 1 of the North Northamptonshire Core Spatial Strategy and RA3 of the Local Plan for Kettering Borough require all new development to be located within village boundaries. The proposal is located outside the designated settlement boundary of Great Cransley and within open countryside where development is restricted by policy 7 of the Local Plan for Kettering Borough. The proposal is therefore considered unacceptable in principle.

2. The design, position and scale of the building is contrary to the character of this rural Lane and would fail to either preserve or enhance the character or appearance of the Conservation Area. Church Lane is characterised by clusters of small-scale rural buildings to the south of Church Lane and linear buildings fronting onto the highway to the north. Despite its set back position, which is out of character with this area, the proposal and associated development will be clearly visible from Church Lane and the public footpath to the north of the application site, to the detriment of the Conservation Area including interrupting views to the Grade I Listed St Andrews Church. The proposal is therefore considered unacceptable and not in accordance with policy 7 or 12 of the NPPF, 13(h or o) of the CSS or Section 72 of the Planning and Listed Buildings Act 1990.

3. The proposed access is unsuitable in terms of width and visibility. The proposal would therefore have an unacceptable impact on highway safety not in accordance with policy 13 (n) of the CSS.

Justification for Granting Planning Permission

Not applicable

Officers Report

3.0 Information

Relevant Planning History

N/A

Site Description

Officer's site inspection was carried out on 19/06/2013.

Church Lane, Great Cransley is a quiet, typically rural road, with clusters of traditional historic buildings including the Grade I Listed St Andrews Church set back from Church Lane on its southern side only. There are significant gaps between properties and high trees, stone walls or dense hedgerows marking those gaps. Residential development on the northern side of Church Lane is much more dispersed and consists of linear buildings with roof slopes fronting the public highway, the majority of residential development slightly set back from the highway edge, with only farm buildings to the rear.

The application site consists of a large area of open countryside providing the access to the agricultural land behind. Parts of the site are overgrown with some farm machinery scattered about the site. Although, unkempt the land is not unsightly and is distinctly rural. The site is partially blocked from view from the public highway by the significant vegetation along the boundaries of Church Lane and the existing properties, numbers 2 and 4 Church Lane.

Within the site there are two attached single storey corrugated metal buildings, again obscured from view from the public highway. There is one important significant tree to the western boundary of the application site. The other boundaries of the site are marked by post and rail fencing. The site is on a much higher ground level than the properties off Church Lane and the public highway.

Surrounding the application site is agricultural land. There is a public footpath to the north of the application site with clear views to the site. There are views available within the site to the Church Spire and to the backs of properties off Loddington Road.

Numbers 2 and 4 Church Lane are two storey, traditional red brick semi-detached properties. Surrounding the curtilage of number 2 Church Street is a traditional red brick 1m high boundary wall with close boarded fencing above.

The Cottage, Church Lane is the only property visible in the street scene which has a projecting gable fronting the public highway.

Proposed Development

The proposal is for one new dwelling.

Any Constraints Affecting The Site

Great Cransley Conservation Area

Outside the settlement boundary of Great Cransley

Approximately 185m from public footpath GG007 (to the north of the site)

Approximately 1500m from SSSI (to the west of the site)

Approximately 150m from Wildlife Site – Cransley Wood (to the west of the site)

4.0 Consultation and Customer Impact

Parish/Town Council

Great Cransley Parish Council object to the proposal on the grounds that the site is outside the village envelope. They are also concerned that the applicant does not own the land where the visibility splays fall.

NCC – Archaeology

No objection subject to a condition requiring an archaeological programme of works to be submitted and approved.

Environmental Health

No objection subject to the application of a contaminated land condition.

Neighbours

Number 2 Church Lane have written in support of the proposal as:

- Development can enhance the area as it is used as a dumping ground for rubbish.
- The proposal will not overlook or cause any loss of privacy.
- There will be no parking issues.
- Landscaping will enhance 'The Camp'.

The Old Vicarage, number 10 Church Lane has objected to the proposal on the grounds that:

- The development is outside the designated settlement boundary for Great Cransley.
- The proposal is not sensitive to the Conservation Area and this is back land development not in character with the area.
- The scale and form of development does not accord with the pattern of development in this area.
- The landscape topography is to be altered and the proposed planting will take years to establish.
- The proposal will be clearly visible from the footpath and views to the Church will be blocked.
- The site could be cleared up without this development.
- The application fails to include ecology, drainage or access surveys and no local consultation was undertaken prior to the submission of the application.
- The site was concluded unsuitable for development by the

Borough Council.

- The proposal is not frontage development.
- An alternative site was identified by the Council for small scale growth within the village and there is a need for affordable housing within the village which this is not.
- The land is not brownfield as stated by the applicant.
- There are no local benefits from a single dwelling in this location.

5.0 Planning Policy

National Planning Policy Framework

Policy 1. Strengthening the Network of Settlements

Policy 13. General Sustainable Development Principles

Policy 14: Energy Efficiency and Sustainable Construction

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Policy 11. Conserving and enhancing the natural environment

Policy 12. Conserving and enhancing the historic environment

Local Plan

7. Environment: Protection of the Open Countryside

RA3. Rural Area: Restricted Infill Villages

RA5. Rural Area: Housing in the Open Countryside

Emerging Policies (Local Development Framework)

Site Specific Proposals LDD

SPGs

Sustainable Design SPD

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle
2. Impact on the character and appearance of the Conservation Area
3. Design
4. Amenity
5. Access

1. Principle

The application site lies outside the designated settlement boundary for Great Cransley, within the open countryside and the Great Cransley Conservation Area. Policy 1 of the North Northamptonshire Core Spatial Strategy (CSS) requires all new development to take place within settlement boundaries. Development adjoining village boundaries will only be justified where it involves the re-use of buildings or in exceptional circumstances, if it can be clearly demonstrated that it is required in order to meet local needs. Saved policy RA3 of the Local Plan for Kettering requires new residential development in Restricted Infill Villages (including Great Cransley) to be within village boundaries. Saved policy 7 of the Local Plan for Kettering Borough restricts development in the open countryside.

The application site was consulted on in the Site Specific proposals LDD – Options paper (March 2012). The site was discounted for development as it would (as stated in the document) ‘have a negative impact on the character of this part of the village and is not a good opportunity for development’. During the consultation there was limited support for one dwelling on this site. On 13th September 2012, Members of the Planning Policy Committee endorsed the ‘Next Steps’ for the Site Specific Proposals LDD, which in relation to this site were for it to remain outside the settlement boundary for Great Cransley and not be allocated for new development. The National Planning Policy Framework (NPPF), paragraph 216, states that from the date of publication, decision-takers may also give weight to relevant policies in emerging plans. However, given the early stage of production the Site Specific Proposals LDD is at, then this document can only be given moderate weight.

The applicant states in their Design and Access Statement that the site is brownfield land due to its concrete surface, the previous presence of Nissan Huts (which are no longer present on site) and its use by farm buildings and for the storage of rubbish or agricultural plant and machinery. However, given its continued use for agriculture and the location of the site, it is in fact a Greenfield site and not a priority for development.

The applicants in their submission have highlighted paragraph 49 of the NPPF stating that ‘relevant policies for the supply of housing should not be considered up to date if the LPA cannot demonstrate a five-year supply of deliverable housing sites’. The NPPF also states at the start of paragraph 49 ‘housing applications should be considered in the context of the presumption in favour of sustainable development’. Great Cransley is not considered to be a sustainable settlement with only a public house as a local facility and no local shop, school etc. Also, it is not considered that one dwelling in an unsustainable location such as this would not have a significant effect on the Borough Councils five year housing land supply to warrant approval of this application contrary to the Development Plan.

2. Impact on the character and appearance of the Conservation Area

The application site lies within the Great Cransley Conservation Area, along Church Lane, which is a typically rural street, characterised by historic stone buildings, separated by significant gaps which allow green views of the open countryside and views of the Church spire. The 'gaps' in the street scene are either filled with high vegetation or hedgerows contributing to the rural feel of Church Lane. The majority of residential buildings to the south of Church Lane can be found in small clusters, with significant Listed and status buildings set back from the public Highway such as Cransley Hall (Grade II*) and St Andrews Church (Grade I). To the north of Church Lane, development is much more dispersed with residential properties being largely linear in design and only slightly set back from the public highway. This proposal will be behind existing properties off Church Lane, on a raised ground level, where one would not expect to see additional residential development. The proposal is to reduced ground levels within the application site but the proposal could still be partially visible over the existing properties to the front. Also, the overly-grand and inappropriate entrance gates would also be visible from the public highway, in an area of otherwise open agricultural land or understated rural barns. The building will also be clearly visible from Church Lane over the hedgerow in between numbers 4 and 10 Church Lane and from the public footpath to the north of the site.

The Conservation Area is dominated by views to the Church spire which are available from within the site and from the public footpath. This proposal will be clearly viewed in the foreground of those views.

The Conservation Area Appraisal for Great Cransley states 'The proposal boundary for the Conservation Area has been drawn so as to include those factors which significantly contribute to the attractive environment of the village, including areas of open spaces where these provide an important setting for the village'. This site is an open space within the Conservation Area boundary which contributes to the open character and feel of the Conservation Area.

The proposal would have a detrimental impact on the character and appearance of the Conservation Area not in accordance with policy 13(o) and contrary to Section 72 of the Planning and Listed Buildings Act 1990.

3. Design

It is considered that the design, position and scale of the building as proposed is out of character with the rest of Church Lane and would fail to either preserve or enhance the character or appearance of the Conservation Area. The majority of properties in this, the historic core of Great Cransley have a simple plan form, generally linear with roof slopes fronting onto the public highway. This plan form is not characteristic of this area with only 'The Cottage' has a moderately similar plan form to that proposed with gables ends fronting the

highway. The grand entrance, wall and gates leading up the house are not what one would expect to see in open countryside and would be clearly visible from the access from the public highway. The proposal is therefore considered unacceptable and not in accordance with policy 7 or 12 of the NPPF, 13(h or o) of the CSS or Section 72 of the Planning and Listed Buildings Act 1990.

4. Amenity

The proposal is approximately 22 meters front to back, to property numbers 2 and 4 Church Lane. Despite the site being on a higher ground level and windows facing the rear elevations of these properties, given the distances the proposal is unlikely to have a significant impact on the amenity of these properties in accordance with policy 13(l) of the North Northamptonshire Core Spatial Strategy.

5. Access

The proposed access is contrary to the Highway Authority standing advice as the access proposed is insufficient in width to serve a shared access for the new dwelling and farm behind and the shown visibility splays would cross the boundaries of the neighbouring property, which could result in high structures within the visibility splay impacting highway safety not in accordance policy 13 (n) of the CSS.

Conclusion

The proposal is located outside the designated settlement boundary of Great Cransley and in open countryside where development is restricted in accordance with policy 1 of the CSS and policies 7 and RA3 of the Local Plan for Kettering Borough. The NPPF requirement for Local Authorities to provide a five year supply of homes does not outweigh these policies in this instance.

The design, position and scale of the building is contrary to the character of this rural Lane and would fail to either preserve or enhance the character or appearance of the Conservation Area not in accordance with policy 7 or 12 of the NPPF, 13(h or o) of the CSS or Section 72 of the Planning and Listed Buildings Act 1990.

The proposal access is unsuitable in terms of width and visibility not in accordance with policy 13 (n) of the CSS.

Background Papers

Title of Document:

Date:

Contact Officer:

Rebecca Collins, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: