DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H07-0179-18**	**Applicant:**	**J Pell & Son**
Proposal:	Proposed residential development for 9 dwellings		
Location:	Millfield Nurseries Mill Lane Gedney Hill		
Terminal Date:	11th March 2019		

Planning Policies

Local Plan July 2006:

SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
HS7	New Housing in the Open Countryside including Other Rural Settlements
SG12	Sewerage and Development
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development

National Guidance

National Planning Policy Framework 2019

Sections 2, 3, 4, 5, 8, 9, 11, 12, 14 15 and 16.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
ENVIRONMENT AGENCY	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1

IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
RESIDENTS	4	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Outline planning permission is sought for residential development (9 dwellings), with all matters reserved for subsequent approval. The application is accompanied by an indicative layout plan.

Description

The site (total area some 0.49ha) is situated on the northern side of Mill Lane and forms part of nursery premises. It is split by two properties; namely, Millfield Lodge (bungalow) and Birchwood (house). A hedge and footway runs along the site's frontage. Residential development is situated opposite and Gedney Hill Mill (grade II listed) further to the west.

Policy/Constraints

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

The site is inside Gedney Hill Development Boundary as defined in the South Holland Local Plan, 2006. It is part of an allocated housing site (Geh004) within the South East Lincolnshire Local Plan 2011-2036.

Representations

Gedney Hill Parish Council - Concerns with safely accessing the properties on bend of Mill Lane near Lincolns Avenue.

LCC Highways - No objections have been raised subject to conditions, including paired accesses, vehicle turning facilities and 2.4 x 43.0 metres visibility splays for a 30mph road in accordance with the Manual for Streets.

South Holland Internal Drainage Board - The applicant/agent has included a treated foul water outlet entering the Board's Fleet Drain watercourse east of the development. The applicant/agent will have to apply to the Board for their consent for the proposed treated foul water entering the drainage system.

Since the outfall pipe will be within 9 metres of the Board's watercourse, the applicant/agent will need to apply to the Board for a Byelaw 10 relaxation. However, the Board would like to ask that the

treatment unit is kept outside of the 9 metres byelaw zone if this is possible.

The water level could be high during excess rainfall events in the drain and the outfall pipe could be submerged during these periods. The applicant should install a non-return/flap valve installed to the end of the outlet pipes to ensure that any surface water doesn't back up entering their treatment plants.

The applicant has proposed to use soakaways to dispose of the surface water from the properties, however, we would like to make them aware that if the applicant chooses to dispose of the surface water via the drain east of the development site, there will be a one off surface water development contribution payable to the Board for the disposal of surface water.

Environmental Protection - Request contaminated land condition.

Environment Agency - In an area of "no hazard" within the South Holland's Strategic Flood Risk Assessment (SFRA). No comments.

LCC Archaeology - The proposed development site lies overlies part of an area that has produced crop marks indicating the presence of extensive Roman activity, including settlement, trackways, and field systems. Request conditions.
Public - Objections/concerns raised by the owner/occupiers of Birchwood, Mill House, Eversleigh House and Harlequin (summarised):
Overdevelopment/out of character; Extra traffic and accesses to the detriment of highway safety - close to junctions, known for speeding and on a blind corner; Within 30mph speed limit; Loss of agricultural land; Loss of privacy; Newts, woodpeckers and buzzards have been seen and will have their habitat destroyed or disturbed; Light pollution; Set precedent; Impact on local schools; Negative effect on transport links and energy use; Number of plots should be reduced; Bungalows only; Permitted development rights removed concerning lighting, etc; Disruption during construction stage - traffic lights, etc; Devaluation of property.

Material Planning Considerations

The main issues in this case are:

- Policy/sustainability;
- Character/appearance;
- The likely impact upon the amenity of nearby residents;
- Highway safety;
- Other material considerations such as flood risk, drainage, archaeology and ecology.

The site is inside Gedney Hill Development Boundary as defined in the South Holland Local Plan, 2006. It is part of an allocated housing site (Geh004) within the South East Lincolnshire Local Plan 2011-2036. Policy 1 (Spatial Strategy) of the SELLP indicates that within Minor Service Centres, including Gedney Hill, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps to meet the service needs of other local communities. Development will normally be limited to allocated and committed sites and infill. This policy now carries significant weight and the proposal satisfactorily complies.

Concern has been raised about the loss of high-quality agricultural land/premises to housing. However, the majority of land within South Holland is either Grade 1 or Grade 2. In order to deliver the Council's required 'objectively assessed housing need,' as per the provisions of the NPPF, it is inevitable that some high-grade agricultural land will be lost. Given this context, it is not considered that the loss of this amount of agricultural land in this location is an issue that would significantly and demonstrably outweigh the benefits of housing development, and thus represent an overriding reason for refusal in this instance.

Character/Appearance

The site is within an existing frontage that extends westwards from Myrtle House towards the village centre. It is within the built-up form of the settlement. It is considered that frontage development (9 plots) could be accommodated without harming the prevailing rural character of the area. It would not affect the setting of Gedney Hill Mill (grade Ii listed), which is situated further to the west. There is not sufficient reason in this case to restrict the development to bungalows given that existing development within the vicinity is generally mixed.

Amenity

The nearest residential properties are Millfield Lodge and Birchwood which are situated within the frontage. Residential property is also situated directly opposite. It is considered that frontage development could be sited and designed so as not to materially harm the amenity of nearby residents in terms of overlooking, lack of privacy, overshadowing, light pollution, etc. Whilst it is appreciated that there could be some disturbance during the construction phase it would only be temporary and does not outweigh the long-term need for additional housing within the district.

Matters such as a blockage of view, de-valuation of property and access to neighbouring land are not material planning considerations and carry no weight.

Highway Safety

Concerns have been raised by local residents on highway safety grounds. The site is within a 30mph zone. The County Highways Authority has been consulted and raises no objections on highway safety grounds, subject to conditions. They include turning facilities on site and satisfactory visibility splays for the corner plots.

Other Material Considerations

Flood Risk - The site lies within Flood Zone 1 defined by the Environment Agency Flood Maps. The South East Lincolnshire Strategic Flood Risk Assessment (2017) shows the site to be within an area of no hazard. The site is therefore satisfies the sequential test.

Drainage - Foul water would be disposed of via individual treatment plants, with an outfall to the SHIDB drain to the west of the site, subject to IDB consent. Surface water would be disposed of via soakaways, subject to satisfactory percolation tests.
Both matters can be addressed by means of a condition(s).

Archaeology - The proposed development site lies overlies part of an area that has produced crop marks indicating the presence of extensive Roman activity, including settlement, trackways, and field systems.

An archaeological evaluation has therefore been carried out. LCC Archaeology has indicated that it has provided sufficient information to enable a planning decision to be made, but requests further work be carried out. This can be addressed by means of conditions.

Ecology - The site is currently in agricultural use and has few features that are of high value in ecological terms. There no significant evidence to justify the imposition of an ecological condition.

S106 Contributions - The proposal falls below the threshold whereby financial contributions (eg, education and NHS) can be sought..

Conclusion

The site is allocated for housing within the South East Lincolnshire Local Plan (2011-2036). It is recognised that the proposal may have some adverse impacts, including an effect upon the amenity of nearby residents, especially during the construction stage. However, they are not sufficient in this case to indicate against the proposal and are outweighed by the benefits of the scheme, including the need for additional housing within the district.

Recommendation - That the application be approved under delegated powers.