DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H22-0891-18**	**Applicant:**	**Datum 1 Limited**
Proposal:	Demolish existing packhouse and erect 3 new bungalows		
Location:	Land Adjacent: 50 Moulton Chapel Road Cowbit Spalding		
Terminal Date:	2nd November 2018		

Planning Policies

Local Plan July 2016:

HS7	New Housing in the Open Countryside including Other Rural Settlements
SG1	General Sustainable Development
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG17	Protection of Residential Amenity
SG20	Extensions and Alterations to Existing Buildings

National Guidance

National Planning Policy Framework 2018

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 5 Delivering a sufficient supply of homes
Section 8 Promoting healthy and safe communities
Section 9 Promoting sustainable transport
Section 11 Making effective use of land
Section 12 Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change
Section 15 Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Site Description

The application site holds a disused brick built pack house, with access directly on to Moulton Chapel Road. The part of Moulton Chapel Road is characterised by sporadic agricultural and residential ribbon development, and is located in open countryside.

Proposal

Demolition of existing pack house and erection of 3 detached 3 bedroom bungalows, with associated access and parking/garages.

The bungalows would be finished in Old Hamilton facing bricks under tile roofs of Redland - Grovebury - Rustic Red Plot 1 and 3/Terracotta Plot 2.

History

H22-0915-16 Change of use of pack-house, general and cold store building into 3 dwellings. Approved 8.11.16
H22-1124-15 (Adjacent: Spur House 50 Moulton Chapel Road) Proposed new field access Approved 25.01.16
H22-0851-15 Change of use of pack-house, general and cold store building into 2 dwellings. Approved 23.10.15

Consultation Responses

Weston Parish Council. No Observations.

LCC Suds. Does not wish to restrict the grant of permission. Requests informatives.

SHDC Env Health - Request the full land contamination condition at this location.

South Holland Internal Drainage Board. Advise of need for IDB consents regarding watercourses, foul and surface water treatment.

Public. No responses received.

Considerations

5 year land supply and the status of the site in the open countryside

The site is outside Cowbit and Moulton Chapel Development Boundaries as defined within the South Holland Local Plan, 2006. Saved Local Plan Policy HS7 indicates that new housing will only be permitted in such locations where it is proven essential to meet the needs of rural workers, or the proposal is for small scale, rural exception affordable housing.

Neither of the above is applicable in this case. Consequently, the proposal is in conflict with Policy HS7. However, the Council does not currently have a five-year supply of deliverable housing sites. The National Planning Policy Framework, 2018 states that relevant policies for the supply of

housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

The Framework goes on to stress that, in the absence of a five year supply, housing applications should be considered in the context of the presumption in favour of sustainable development. The NPPF stresses that there is a presumption in favour of sustainable development and, where the relevant policies are out of date, planning permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework. The NPPF explains that the three mutually dependant dimensions to sustainable development are social, economic and environmental.

An Economic Role - the proposal would make a limited contribution towards the local economy during the construction stage.

A Social Role - the proposal would make a contribution towards the supply of housing required to meet the needs of present and future generations. However the site is not located close to the existing built up area of Cowbit.

An Environmental Role - The site currently houses an outworn pack house, and it is considered that the erection of a small development of 3 dwellings upon the site would improved the character or appearance of the locality.

The proposal is therefore in accordance with Policy SG14 of the South Holland Local Plan, 2006 and advice within the Framework. Paragraph 58 indicates that new development should respond to local character and reflect the identity of local surroundings.

Highway safety

The site is situated on Moulton Chapel Road in a location that enjoys acceptable sight lines into and out of the site. It is not considered that a reason for refusal on highway and/or pedestrian safety would be reasonable or appropriate. The fall back position would be the reuse of the pack house and associated land for packing and the resultant vehicular movements would be likely to be on par with the proposed use. The LCC Highway Officer raises no objection to the development.

Street scene

The siting of three bungalows t this site would not have a detrimental impact on the character of this part of Moulton Chapel Road. This part of the road is characterised by a mix of sizes, types and ages of dwellings and agricultural and other uses and this adds to the informal layout of the area. The proposed dwellings would complement this.

Residential amenity

It is considered that the site could be developed in such a manner as not to materially harm the amenity of nearby residents in terms of overlooking, lack of privacy, overshadowing, noise and disturbance, etc. Consequently, it is considered that there is not a fundamental conflict with Policy SG17 of the South Holland Local Plan, 2006, which aims to protect the amenity of nearby residents, both existing and future.

Local drainage matters

The requirements of the relevant authorities will be raised with the applicant as informatives

Conclusion

Given the history of the site it is considered that the development of the site for 3 bungalows would be acceptable.

The pre commencement condition regarding any contamination of land or pollution of controlled waters has been agreed in writing by the agent on 16 Oct 2018.