

Application No: 13/0880C

Location: HOLLY HOUSE FARM, MIDDLEWICH ROAD, CRANAGE, CHESHIRE,
CW10 9LT

Proposal: Construction of one new detached house (resubmission of planning
application reference 12/4578C)

Applicant: George Yarwood

Expiry Date: 24-Apr-2013

SUMMARY RECOMMENDATION

REFUSE

MAIN ISSUES:

- Principle of the development
- Housing land supply
- The impact of the design and layout
- The impact upon neighbouring amenity
- Highway safety
- The impact on protected species

REASON FOR REFERRAL

Councillor Andrew Kolker has called-in this application to Southern Planning Committee for the following reasons;

‘Local Concern and the complex mixed use of the site.’

DESCRIPTION OF SITE AND CONTEXT

This application site is a field to the southwest end of Holly House Estate. Holly House Estate is a small business park which comprises of a mixture of different types of building and small business. The site lies on the northern side of Middlewich Road, Cranage, within the Open Countryside.

This application is a re-submission of withdrawn planning application 12/4578C. This application was withdrawn following advice to the agent that the application was to be recommended for refusal on sustainability grounds.

DETAILS OF PROPOSAL

Full Planning permission is sought for the erection of a new detached dwelling.

RELEVANT HISTORY

12/4578C - Construction of one new detached house – Withdrawn 22nd January 2013
10/2187C - Erection of Single Storey Temporary Agricultural Workers Dwelling – Refused 3rd August 2010
10/1237C - Erection of Agricultural Building and Hard standing – Approved 1st June 2010
09/3286C - Erection of Agricultural Building and Hard standing For The Farming of Suckler Cows and Calves. Erection of Agricultural Workers Dwelling – Refused 23rd February 2010
07/1122/FUL - Construction of two storey office building with associated car parking – Withdrawn 28th March 2008
36397/3 - Construction of two storey office building with associated car parking – Approved 17th October 2003
35371/3 - Construction of two storey office building with car parking – Approved 17th February 2003

POLICIES

National Policy

National Planning Policy Framework (NPPF)

Local Plan Policy

PS8 – Open Countryside
PS10 – Jodrell Bank Radio Telescope Consultation Zone
GR1 - General Criteria for Development
GR2 – Design
GR4 - Landscaping
GR6 - Amenity and Health
GR9 – Accessibility, Servicing and Parking Provision
GR20 – Public Utilities
H1 & H2 - Provision of New Housing Development
H6 – Residential Development in the Open Countryside and the Green Belt
NR2 – Wildlife and Nature Conservation (Statutory Sites)
E10 – Re-use or redevelopment of Existing Employment Sites

Other Material Considerations

Supplementary Planning Guidance (SPG) Note 2: Provision of Private Open Space in New Residential Developments
The Cheshire East Council Interim Planning Policy on the release of Housing Land (2011)
Cheshire East Strategic Housing Land Availability Assessment (SHLAA) 2010
Cheshire East 2010 Strategic Housing Market Assessment (SHMA)
Draft Development Strategy

CONSULTATIONS (External to Planning)

University of Manchester (Jodrell Bank) - No comments received at time of report

Strategic Highways Manager – No objections

Environmental Health – No objections, subject to conditions relating to hours of construction and contaminated land and an informative relating to contaminated land is also recommended.

United Utilities - No comments received at time of report

VIEWS OF THE PARISH COUNCIL:

Cranage Parish Council – No objections

OTHER REPRESENTATIONS:

No comments received at time of report

SUPPORTING INFORMATION:

Sustainability Statement
Planning, Design and Access Statement
Ecology Report

OFFICER APPRAISAL

Principle of Development

The site is designated as being within the Open Countryside where Policy PS8 (Open Countryside) of the Local Plan states that development will only be permitted if it falls within one of a number of categories including:

- Agriculture and Forestry
- Facilities for outdoor sport, recreation, tourism
- Other uses which preserve the openness of the open countryside and maintain or enhance its local character
- New dwellings in accordance with Policy H6
- Controlled infilling in accordance with Policy H6
- Affordable housing in compliance with Policy H14
- Development for employment purposes
- The re-use of rural buildings or;
- The re-use or redevelopment of existing employment sites

As the proposed development is for the erection of a new dwelling in the Open Countryside, it is subject to Policy H6.

Policy H6 of the Local Plan advises that residential development within the Open Countryside will not be permitted unless it falls within one of the following categories:

- An agricultural workers dwelling
- The replacement of an existing dwelling

- The conversion of a rural building
- The change of use or redevelopment of an existing employment site in accordance with Policy E10
- Limited infill for those settlements identified in Policy PS6 or;
- Affordable housing

The agent / applicant considers that the proposed development falls into the '*...redevelopment of an existing employment site...*' category.

The agent / applicant has drawn reference to a previously approved application on the site. Planning permission 36397/3 for a two-storey office block and associated car parking was granted in October 2003 subject to conditions. The footings of this development have been dug and this has can be evidenced with a building regulations certificate.

As this approved commercial planning permission has not been implemented in full and because the application site is rural in nature and the proposal would not 'tidy up' a developed brownfield site in a visual sense, it is not considered that significant weight should be given to this material consideration. The development should therefore be considered to be contrary to Policy H6 and therefore PS8 of the Local plan.

In addition to Local Plan policy, as with all new housing applications that are considered in the countryside under the current national planning policies, the prime consideration is whether the site is sustainable to support residential living.

Paragraph 55 of the NPPF refers in new housing development in the countryside. Paragraph 55 advises that '*To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality or rural communities...Local planning authorities should avoid new isolated homes in the countryside...*'

As such, the Framework restricts new housing in the countryside if it is deemed to be isolated in terms of sustainability.

A common test to ascertain whether a site is in a sustainable location is the completion of the northwest sustainability checklist. This has been completed by the applicant and is shown below.

	AMENITY	RECOMMENDED MAXIMUM DISTANCE (m)	DISTANCE (m)	LOCATION
A	Shop selling food and fresh groceries	(500m)	1125m	Lowes Farm Shop, Moss Lane, Byley, CW10 9NG
B	Post box	(500m)	1125m	Corner of Kings Lane & Oak Tree Lane, Byley, CW10 9LU
C	Playground/ amenity area	(500m)	2090m	Goostrey Country and Leisure, Goostrey Lane, Goostrey, CW4 8HE
D	Post Office	(1000m)	4020m	Holmes Chapel Post Office, The Square, Holmes Chapel, CW4 7AP
E	Bank or Cash Point	(1000m)	3055m	The Trading Post, Boothbed Lane, Goostrey, CW4 8LP
F	Pharmacy	(1000m)	4020m	Lloyds Pharmacy, The Square, Holmes Chapel, CW4 7AP
G	Primary School	(1000m)	1285m	Byley Community Primary School, Moss Lane, Byley, CW10
H	Medical Centre	(1000m)	4185m	Holmes Chapel Health Centre, London Road, Holmes Chapel, CW4 7BB
I	Leisure Facilities	(1000m)	1930m	Cranage Hall, Byley Lane, Cranage, CW4 8EW
J	Local Meeting Place/ Community Centre	(1000m)	1445m	Byley Village Hall, Moss Lane, Byley, CW10 0PD
K	Public house	(1000m)	1930m	Woodside Golf Club Clubhouse, Knutsford Road, Cranage,
L	Public Park or Village Green	(1000m)	1610m	Byley Village Green, Corner of Drakelow Lane and Byley
M	Child care facility / creche	(1000m)	2410m	Cranage Pre-School, Knutsford Road, Cranage, CW4 8EQ
N	Bus stop	(500m)	160m	Opposite Holly Bank, Byley Lane, Cranage, CW10 9LP
O	Railway station	(2000m)	4505m	Goostrey Railway Station, Station Road, Goostrey, CW4 8PJ

As this assessment shows, only 1 of the services is within the recommended standards. This is recognised within the applicants Design, Access and Planning Statement where it is advised that ‘...the site does not adhere completely to the criteria set out in the toolkit...’

Due to this lack in local amenities, approval of a dwelling in this location would encourage unsustainable vehicle movements to and from the site.

Given the isolated location of the application site and the lack of local amenities, it is considered that the application site is not a sustainable location, and as such is also contrary to the NPPF.

Design & Layout

The proposed development site lies on to the north of Middlewich Road within the Open Countryside.

It lies to the southwest of a private driveway into the Holly House Estate. On the opposite side of this driveway, to the north and east of the proposal are a variety of business units.

Policy GR2 of the Local Plan advises that development will only be granted where the proposal is sympathetic to the character, appearance and form of the site and the surrounding area in terms of: height, scale, form and grouping, the choice of materials, external design features and the impact upon the visual, physical and functional relationship with neighbouring properties, streetscene and locality generally.

The proposal is for a detached, two-storey dwelling which would all front onto the driveway to the Holly House Estate. The unit would consist of 3 bedrooms and would benefit from an integral single-storey double garage. The dwelling would be inset by approximately 43 metres from Middlewich Road. It would have a footprint of approximately 209 metres squared and consist of dual-pitched roofs approximately 9.1 metres in height.

With regards to the scale of the surrounding units, there are no nearby dwellings to draw reference to. The closest business units are of a mixed form and consist of a mixture of

different finishes. Given this reason, and because the new dwelling would not be visible from the streetscene, it is considered that the scale of the new unit would be acceptable.

In relation to materials, it is advised within the submitted Design, Access and Planning Statement that the design philosophy behind the proposed appearance was to create a residential property with traditional character to Cheshire. As such, the building would have a timber frame structure with render infill. The first floor would be canted out over the ground floor and small leaded windows would puncture the fenestration and small amounts of brickwork detailing stonework would blend into the rural Cheshire countryside. Within the application form, the proposed materials description is vague. As such, should the application be approved, it is recommended that the prior submission of materials be conditioned.

Subject to suitable materials being secured by condition, the proposed layout and design of the development is considered to be in compliance with Policy GR2 of the Local Plan.

Amenity

Policy GR6 (Amenity and Health) of the Local Plan, requires that new development should not have an unduly detrimental effect on the amenities of nearby residential properties from loss of privacy, loss of sunlight or daylight, visual intrusion, environmental disturbance or pollution and traffic generation access and parking.

Supplementary Planning Document 2 (Private Open Space) sets out the separation distances that should be maintained between dwellings and the amount of usable residential amenity space that should be provided for new dwellings.

Having regard to this proposal, the residential amenity space provided for the new dwellings would be satisfactory.

There are no other residential properties within the area other than the occupiers of the applicant's farmhouse over 100 metres away. As such, it is not considered that the proposal would create any neighbouring amenity issues in terms of loss of privacy, loss of light or visual intrusion.

In terms of environmental disturbance or pollution, the Council's Environmental Health department have advised that they would have no objections, subject to conditions relating to hours of construction and contaminated land. An informative is also recommended relating to contaminated land.

As a result of the above, once conditioned, it is considered that the development would adhere with Policy GR6 of the Local Plan.

Highways and Parking

The proposed dwelling accessed via an existing private driveway. Furthermore, there would be sufficient parking for at least 3 cars. As such, it is considered that the development would adhere with Policy GR9 and be acceptable from a Highway Safety perspective. Furthermore, the Strategic Highways Manager has raised no objections.

Nature Conservation

The application was accompanied by a Great Crested Newt Survey. In response to this survey, the Council's Nature Conservation Officer has advised that '*...there are no significant nature conservation constraints on the proposed development.*'

As such, it is considered that the proposal would adhere with Policy NR2 of the Local Plan.

CONCLUSIONS

The proposal is for a new isolated dwelling in the countryside and as such is contrary to the NPPF. The unit would not serve agricultural workers, would not relate to a heritage asset, would not relate to the re-use of redundant or disused buildings and are not of exceptional or innovative design. By reason of the isolated location of the site and lack of local public amenities it is not considered that the proposal is in a sustainable location and as such, is contrary to the NPPF.

The proposal would also be contrary to Policies PS8 (Open Countryside) and H6 (Residential Development in the Open Countryside and the Green Belt) of the Congleton Borough Local Plan First Review 2005.

RECOMMENDATION:

REFUSE

1. Unsustainable isolated development contrary to Local Plan Policies and the NPPF

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