

Application No: 13/2571N

Location: Orchard Barn, Newcastle Road, Blakelow, Cheshire, CW5 7ET

Proposal: New entrance road for the barn

Applicant: Mr & Mrs Paul Miller

Expiry Date: 14-Aug-2013

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- Principle of development;
- Design;
- Impact on Highway Safety;
- Impact on Residential Amenity; and
- Trees/Landscape

REFERRAL

The application has been referred to Southern Planning Committee as the applicant is a member of staff employed by the Council within the Planning Department.

DESCRIPTION OF SITE AND CONTEXT

The application relates to a barn conversion (yet to be implemented), which is 2 storeys high constructed out of facing brick under a tile roof. The application site is located to the south of Newcastle Road. The barn known as 'Orchard Barn' is shaped like a letter 'U' and is located directly behind 272 Newcastle Road. Located to the east is another barn, which is part of the same complex and has already been converted. The application site is bounded by open fields and trees to the south and west of the application and Newcastle Road to the north. The application site is located wholly within the open countryside.

DETAILS OF PROPOSAL

This is a full application for a new access road and entrance to Orchard Barn, Newcastle Road, Blakelow. The proposed access track and entrance will be located to the east of the applicants property and is located wholly within the applicants residential curtilage.

RELEVANT HISTORY

P04/0297 - Barn Conversion to Two Dwellings and 2 New Access Points – Approved – 11th June 2004
13/2596N – Detached Outbuilding – Yet to be Determined

POLICIES

National Policy

The application should be determined in accordance with national guidance set out in:

National Planning Policy Framework

Local Policy

The principle issue surrounding the determination of this application is whether the development is in accordance with the following policies within the Borough of Crewe and Nantwich Replacement Local Plan 2011:

BE.1 (Amenity)
BE.2 (Design Standards)
BE.3 (Access and Parking)
BE.4 (Drainage Utilities and Resources)
NE.2 (Open Countryside)
TRAN.9 (Car Parking Standards)
RES.11 (Improvements and Alterations to Existing Dwellings)

CONSIDERATIONS (External to Planning)

Highways: No objections subject to the following informative

Prior to first development the developer will enter into and sign a Section 184 Agreement under the highways Act 1980 and provide a new vehicular crossing over the highway verge in accordance with Cheshire East Council specification.

Landscape: The site of the proposed development is situated in open countryside and outside the settlement boundary line as identified in the Crewe and Nantwich Local plan. Policy NE 2 applies. It appears that the driveway would be located on land currently in agricultural use therefore the application may need to reflect this proposed change of use to residential curtilage.

The proposed driveway would result in the removal of a section of established roadside hedgerow. Unless this is a replacement for an existing access to be closed up, the hedgerow would require assessment under the Hedgerow Regulations 1997. If found to be 'Important' under the Regulations, this would be a material consideration.

The drive would be in close proximity to a young Oak tree and a young Holly tree. Whilst these trees are shown on the submitted plan 13/0614 there is no supporting arboricultural information. In this respect the application does not accord with the guidelines contained within *British Standard 5837:2012 Trees in relation to design, demolition and construction* –

Recommendations and does not provide the level of detail required to adequately assess the impact of development on existing trees.

Whilst there are issues to be addressed, should the proposal be deemed acceptable, a boundary hedge along the eastern boundary would help to contain the development.

VIEWS OF THE PARISH / TOWN COUNCIL

Shavington Parish Council: No objections

OTHER REPRESENTATIONS

No representations received

APPLICANT'S SUPPORTING INFORMATION

No supporting information

OFFICER APPRAISAL

Principle of Development

The principle issues surrounding the determination of this application are whether the development would adversely impact upon the residential amenity of neighbouring properties and would respect the pattern, character and form of the surroundings, in accordance with policy RES.11 (Improvements and Alterations to Dwellings), BE.1 (Amenity), BE.2 (Design Standards) and BE.3 (Access and Car Parking) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

Design

The main thrust of the Local Plan policies is to achieve a high standard of design, respect the pattern, character and form of the surrounding area, not adversely affect the street scene by reason of scale, height, proportions or materials used.

Development Control guidance advocated within the National Planning Policy Framework places a greater emphasis upon Local Planning Authorities to deliver good designs and not to accept proposals that fail to provide opportunities to improve the character and quality of an area. It specifically states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. (Para 64). It is considered that this proposal does not detract from the character of the host property and will not have a detrimental impact on the appearance of the area and is in accordance with advice stated within NPPF.

The proposed access track will be located off the existing track, which has been partially constructed. The proposed track will measure approximately 12m in length and an entrance will be formed by removing a section of hedgerow. The proposed access is set well back from the adjoining road, due to an existing grass verge. It is considered that if planning permission is to be approved for the proposed access track conditions relating to surfacing materials and

design of the gate will be attached to the decision notice. It is not considered that the proposal will form an alien or intrusive feature within the streetscene and the proposal complies with policy BE.2 (Design Standard).

The Landscape Officer notes that the proposed access track is located within the open countryside. However, according to planning reference P04/0297 the red edge for the whole barn conversion included this parcel of land, which is the subject of this application. Consequently, the proposed access track is located wholly within the applicants residential curtilage. As previously stated the proposal involves forming a new entrance on to Newcastle Road by removing a section of hedgerow. As the proposal is located wholly within the applicants residential curtilage a hedgerow assessment will not need to be conducted.

Impact on highway safety

Colleagues in Highways have been consulted and have no objection to the proposal subject to a condition relating to detailed drawings outlining the sites access arrangements and visibility splays and an informative to ensure that the proposal is carried out under a section 184 licence.

Impact on residential amenity

Given the scale of the proposal it is not considered that this alteration would raise any amenity concerns. It is considered that the proposal complies with policy BE.1 (Amenity) of the Crewe and Nantwich Local Plan 2011.

Trees/Landscape

Policy NE.5 (Nature Conservation and Habitats) clearly states that the LPA will protect, conserve and enhance the natural conservation resource. Proposals for development will only be permitted where natural resources such as trees etc. are, wherever possible, integrated into landscaping schemes on development sites. The proposed drive would be in close proximity to a young Oak tree and a young Holly tree. The applicant has not submitted any arboricultural information in support of their application and these details are awaited and Members will be updated once this information has been received.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed development would not significantly impact upon the surrounding neighbouring amenity and the design of the proposal is in keeping with the character of the host dwelling and the street scene and therefore complies with Policies RES. 11 (Improvements and Alterations of Existing Dwelling), BE.1 (Amenity), BE.2 (Design Standards), BE.3 (Access and Parking) and TRAN.9 (Car Parking Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and advice contained within the National Planning Policy Framework.

Approve subject to conditions:

- 1. Standard**
- 2. Plans**

- 3. Surfacing Materials**
- 4. Details of the Access Gate**
- 5. Landscaping along eastern boundary to be submitted**
- 6. Landscaping along eastern boundary to be implemented**

