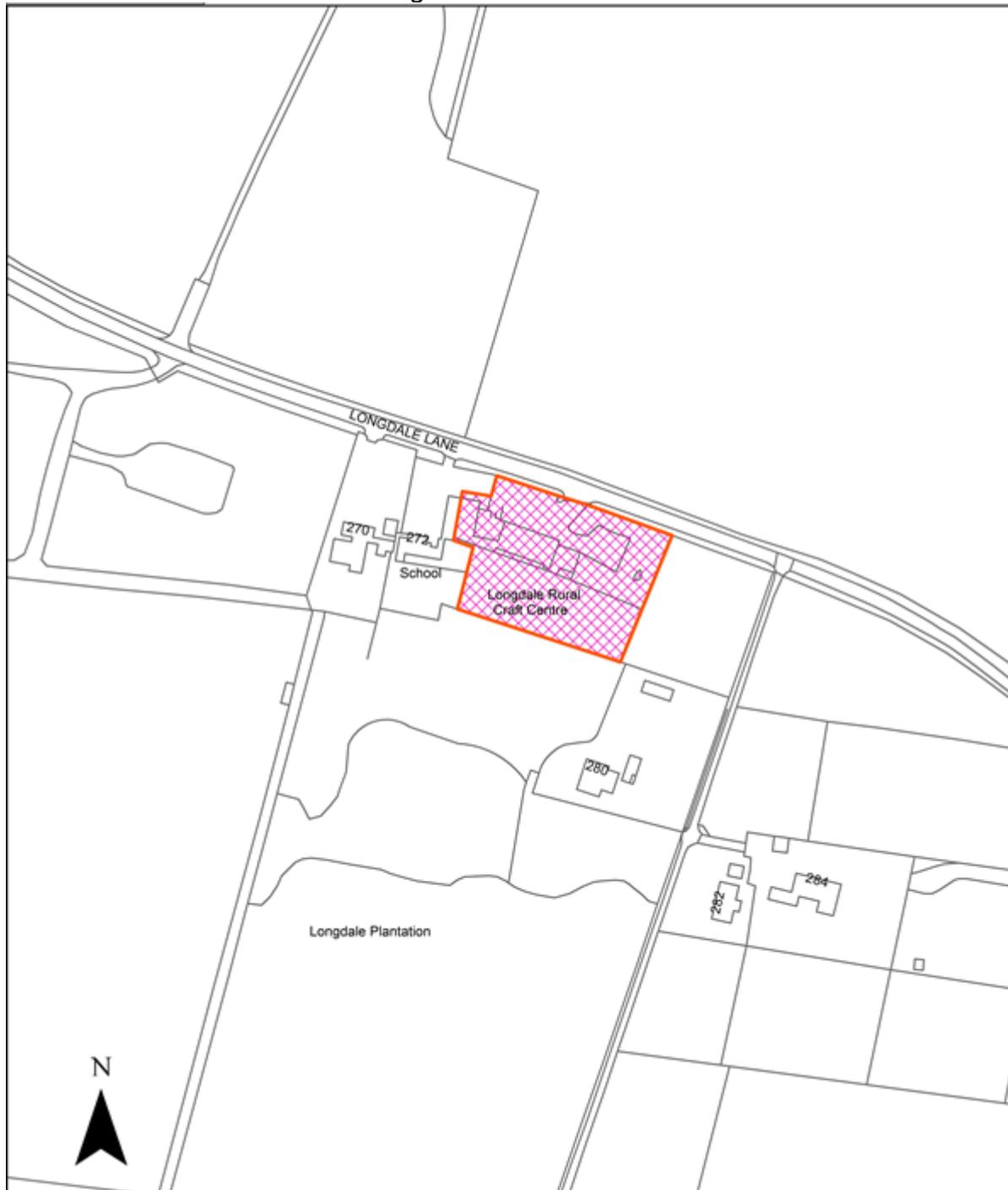




Application Number: 2016/0264
Location: Longdale Craft Centre Longdale Lane Ravenshead Nottinghamshire



NOTE:

This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright No. LA 100021248

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Report to Planning Committee

Application Number:	2016/0264
Location:	Longdale Craft Centre Longdale Lane Ravenshead Nottinghamshire
Proposal:	Outline application for residential development.
Applicant:	Mr & Mrs R Wyles
Agent:	Planning And Design Group
Case Officer:	Cristina Dinescu

Background

This application is referred to the Planning Committee at the request of the Delegated Members Panel.

Site Description

The application site lies within the Green Belt of Nottinghamshire as defined on the Proposals Map, off Longdale Lane, to the south of the village of Ravenshead.

To the west the site is adjoined by a school at no.272 Longdale Lane, to the south-east by a residential property at no.280 Longdale Lane, to the south by a woodland area that is also a Local Wildlife Site, and to the west by open land.

The site covers an area of approximately 3000sqm and has been used previously as a craft centre but has been closed for some time. The site is covered by single storey buildings linked through single storey extensions. The existing footprint of the buildings is approximately 500sq m with a hardstanding area measuring approximately 1900sq m.

Trees are present on and around the site as well as hedgerows that define the application site's boundaries.

Proposed Development

Outline Planning Permission is sought for a residential development of three units with all matters reserved.

An illustrative layout plan has been submitted with the application showing three detached residential units to be served by the existing access point.

A Preliminary Ecological Appraisal and a Supporting Planning Statement have also been submitted with the application.

Consultations

The Highways Authority (Notts County Council) – It is proposed to retain the existing access point which served the redundant Craft Centre. This is acceptable, subject to the following condition:

“The formal written approval of the LPA is required prior to commencement of any development with regard to parking and turning facilities, access widths, gradients, surfacing, visibility splays and drainage. (Hereinafter referred to as reserved matters). All details submitted to the LPA for approval shall comply with the County Council’s current 6’cs Highway Design and shall be implemented as approved.”

Ravenshead Parish Council – The following comments were received:

- The Applicant’s assertion that this is brownfield site is refuted. The site is the location of a Rural Craft Centre, housed in rudimentary huts which have deteriorated over many years. Examination of a site aerial photograph represents a massively rural location of trees set adjacent to a Local Wildlife Site called Longdale Plantation – and the provided Ecology Report clearly itemises the abundance of vulnerable wildlife on the site. The inevitable loss of trees would also be deplored.
- The Applicant relies a 20% suggested permissible escalation of the claimed existing building footprint to achieve the 600M³ required to justify three houses – unimplemented outcomes of previous planning applications should surely not be used to justify subsequent applications. And this application significantly cites the “number of bedrooms” in the paperwork as “unknown”. So there is no indication of the size of the desired houses or their floor space – bearing in mind that existing floor space is the claimed 500M³ in the existing single storey buildings against a potential 1,200M³ for the three new houses proposed.
- The building of these three houses would have a serious impact on the openness of the Green Belt and the proposed buildings themselves would be obtrusive and disproportionate in size, bearing in mind the very low level vertical aspect of the existing huts, which are set back from the road.
- Ravenshead Parish Council believes that our Planning Authority has recently accepted the Aligned Core Strategy’s future limitation of housing development within existing Village defensible boundaries and approval of this Application would breach this ruling and would provide a precedent to encourage further lateral housing development sprawl along the southern end of Longdale Lane, beyond Kighill Lane defensible boundary.

Planning Policy – Paragraph 87 of the National Planning Policy Framework states that inappropriate development is harmful to the Green Belt and should not be

approved except in very special circumstances. Paragraph 89 states that construction of new buildings is inappropriate in Green Belt, exceptions to this are the limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The applicant would need to demonstrate special circumstances for the residential development on the site in the Green Belt if it would have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Policy 2 of the Aligned Core Strategy promotes a strategy of urban concentration with regeneration and seeks to provide most development in or adjoining the main built up area. The site is not within the main built up area or any of the other locations where development is directed to through the Aligned Core Strategy.

Paragraph 47 of the National Planning Policy Framework requires local planning authorities to identify and update annually a five year supply of deliverable housing sites. The Council's Five Year Housing Land Supply Assessment 2015 shows that against the housing requirement, the Council does not have a five year supply of land for housing. Paragraph 49 of the Framework states where local planning authorities cannot demonstrate a five year supply of deliverable housing sites, relevant policies for the supply of housing should be considered out of date. Where policies are out of date, planning applications for residential development should be considered in the context of the presumption in favour of sustainable development contained in paragraph 14 of the Framework. Policy A of the Aligned Core Strategy would also apply.

The design of the residential development would need to meet the criteria set out in Policy ENV1 of the Replacement Local Plan and Policy 10 of the Aligned Core Strategy. As the site is outside of the settlement, Policy 10.5 states proposals should be assessed with reference to the Greater Nottingham Landscape Character Assessment. The appropriate mix of house size, type, tenure and density should accord with Policy 8 of the Aligned Core Strategy.

Wildlife Trust – Satisfied with the PEA, and would expect the recommendations provided in the report to be applied. These include the following, which will need to be included with a full application:

- Retention of hedgerows and supplementary planting.
- A 2m buffer between the proposed development and the boundary of the adjacent LWS. This is not currently included in the indicative masterplan. The boundary of the residential gardens should include boarding with mammal passes – this is to prevent anthropogenic disturbance on the adjacent LWS, and to retain ecological connectivity. It is advised that the 2m buffer is included in the indicative masterplan at the outline stage, in order for the LPA to determine if this can be incorporated into the development design when determining the application. If the buffer cannot be included, this could result in impacts to the adjacent LWS.
- Sensitive lighting measures. No lighting on the southern portion of the Site (rear of the properties).
- Retention of habitats in the eastern portion of the Site, with enhancement to

the grassland in this area, and the inclusion of reptile refuge and bird nesting boxes and hedgehog box(es).

- A method statement for clearance works regarding reptiles.
- Best Practice measures to be undertaken regarding badgers. We would also advise a pre-works check for badger setts onsite/within 30m of the Site, due to the surrounding habitat being considered as good sett excavation potential, and because of the mobile nature of this species.
- Works to be undertaken outside of the bird breeding season/an ecologist to check prior to works commencing.

We see that a tree survey has not been submitted with the application. At present, it is unclear to what extent the loss of trees onsite will be, and if it is possible to retain trees onsite. It is however understood that no trees were considered to be above negligible bat roost potential. We would advise you seek further information regarding onsite trees (i.e request a tree survey) and we advise if any trees are lost, these should be replaced with native trees of a similar age (as highlighted in the recommendations section of the PEA).

Public Protection – Agricultural and horticultural holdings are considered to be a potentially contaminative land use and the proposals are for a sensitive end-use (residential with gardens). There appeared to be no information regarding ground conditions, including contamination, with the application. As such I would recommend that a land contamination study be carried out to ensure the site is suitable for its intended use. The first stage of which would be to carry out a Phase 1 ‘desk top’ study and site walk over.

Local residents have been notified and a Site and Notice posted – 2 letters of representation were received as a result supporting the application. The application has also been advertised in the local Press.

Planning Considerations

The main planning considerations in the determination of this planning application are whether the proposal accords with Green Belt policies and national guidance, whether there would be any undue impact on the amenity of nearby residents and whether there would be any highway safety implications.

The following policies are relevant in the consideration of this application:

- NPPF paragraphs 79-92 (Protecting Green Belt land);
- NPPF paragraphs 56-68 (Requiring good design);
- ACS Policy 3 (The Green Belt);
- ACS Policy 10 (Design and Enhancing Local Identity); and
- RLP Policy ENV1 (Development Criteria).

Green Belt

Paragraph 89 of the NPPF sets out that within the Green Belt limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings) is one of the exceptions for new buildings to be considered appropriate development in Green

Belt.

Annex 2 of the NPPF provides a definition of “previously developed land” as land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure excluding land that was previously developed but where the remains of the permanent structure of fixed surface structure have blended into the landscape in the process of time.

I note the details submitted with the application, more precisely the photographs in Appendix 1 of the Supporting Planning Statement, show the existing buildings on site to be permanent structures, not temporary buildings, that have suffered deterioration since the craft centre has not been in use. The photographs also show the associated hardstanding area to have suffered the same deterioration as the buildings, and the landscaped areas within the site that have not been maintained. I am satisfied however that the buildings and the associated hardstanding area have not been taken over by vegetation therefore, in my opinion the term brownfield land would suit the description of the application site as previously developed land. As such, I consider the proposed re-development of the site for residential purposes would be appropriate development in the Green Belt. Subject to precise details to be dealt with under reserved matters, in my opinion the proposal would have no undue impact on the openness of the Green Belt.

I note the comments from the Parish Council with regards to the proposed floor area of the dwellings and that no indication of the scale has been provided. However I am satisfied that the proposal would be acceptable in Green Belt terms subject to precise details to be dealt with under reserved matters.

I would suggest that permitted development right are removed, should planning permission be forthcoming, in order to protect the openness of the Green Belt.

Design and Scale

The Government attaches great importance to the design of the built environment. Section 7 of NPPF states inter alia that good design is a key aspect of sustainable development and that it should contribute positively to making places better for people. Developments should function well and add to the overall quality of the area, respond to local character and history, reflecting the identity of local surroundings and materials and be visually attractive as a result of good architecture and appropriate landscaping.

Policy 10 – 1 of the ACS states inter-alia that development should be designed to:

- a) make a positive contribution to the public realm and the sense of place;
- b) create attractive, safe, inclusive and healthy environment;
- c) reinforce valued local characteristics;
- d) be adaptable to meet changing needs of occupiers and the effects of climate change; and
- e) reflect the need to reduce the dominance of motor vehicles.

Criterion a., c. and d. of Policy ENV1 of the Replacement Local Plan are also relevant in this instance. These state that planning permission will be granted for

development provided it is in accordance with other Local Plan policies and that proposals are, amongst other things, of a high standard of design which have regard to the appearance of the area and do not adversely affect the area by reason of their scale, bulk, form, layout or materials. Development proposals should include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles and incorporate crime prevention measures in the design and layout.

I note the existing buildings on site are single storey with a mix of design styles. I also note the application is for outline re-development for three residential units with all matters reserved, as such; It is my opinion, subject to precise details to be sought under reserved matters, a well-designed development could be achieved.

Highway Safety

I note the comments received from the Highway Officer with regards to details of parking and turning facilities, access widths, gradients, surfacing, visibility splays and drainage to be submitted for approval at the reserved matter stage, as such; I recommend it to be attached as a condition, should planning permission be forthcoming.

Whilst the application is for outline approval with all matters reserved, I am satisfied the application site benefits from an existing vehicular access point and subject to the approval of the details mentioned above by the Highways Authority safe access and egress could be achieved. As such I am satisfied there would be no adverse impact on highway safety in allowing this application.

In respect to car parking, regards should be had to the Borough Council's Supplementary Planning Document 'Parking Provision for Residential Developments' (May 2012).

The minimum requirement for off-street car parking provision (for dwellings with up to 2 bedrooms) in rural areas is one parking space, whilst the maximum requirement (for dwellings with 4 or more bedrooms) is 3 parking spaces. Subject to precise details to be dealt with under a reserved matters application, it is my opinion the proposed residential units would comply with the off-street parking requirement set by the Council's Residential Car Parking Supplementary Planning Guidance.

Residential Amenity

Criterion b. of Policy ENV1 of the Replacement Local Plan requires development not to have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated.

Policy 10 of the ACS also requires consideration to be given to the impact on the amenity of neighbouring properties and occupiers of development.

I note that the application is in outline with all other matters reserved for subsequent approval and as such I am satisfied that subject to precise details, the proposed dwellings could be designed to have an acceptable relationship with existing neighbouring properties.

Ecology and Trees

I note the comments received from the Parish Council with regards to the Local Wildlife Site that adjoins the application site to the south. I also note a Preliminary Ecological Appraisal has been submitted with the application and that Wildlife Trust was satisfied with the PEA submitted. As such, I am of the opinion, subject to precise details to be dealt with under a reserved matters application; the recommendations provided in the report would be integrated within the proposed scheme. I would recommend, should planning permission be forthcoming, all the recommendations outlined by Wildlife Trust to be attached as conditions in order to ensure that the details of the development would not adversely affect the adjacent Local Wildlife Site.

I also note the comments from Wildlife Trust with regards to the trees on site, however, should planning permission be forthcoming, I would suggest a condition be attached requiring a full Tree Survey to be submitted for approval before development commences.

Contamination

I note the comments from the Scientific Officer regarding contamination of land, as such I would recommend all conditions recommended to be attached to any planning permission.

Conclusion

Having regard to all the above I consider that the proposal is in accordance with all the policies mentioned above and would recommend that Planning Permission be granted.

Recommendation:

GRANT PLANNING PERMISSION subject to the following conditions:-

Conditions

1. An application for approval of all the reserved matters (access, appearance, landscaping, layout and scale) shall be made to the local planning authority before the expiration of three years from the date of this permission.
2. The development hereby approved shall be begun within two years from the date of the approval of the last reserved matter to be approved.

3. This permission relates to the application form, site location plan, Supporting Planning Statement and Preliminary Ecological Appraisal, received on 2nd March 2016.
4. Before development is commenced there shall be submitted to and approved in writing by the Borough Council detailed plans, sections and elevations of all buildings. Once approved the buildings shall be built strictly in accordance with the approved plans unless otherwise agreed in writing by the Borough Council.
5. The proposed dwellings shall not be brought into use until the details approved as part of the plans and particulars to be submitted for the application for the approval of reserved matters referred to in condition 1, 2 and 4 above have been implemented, unless other timescales are prior agreed in writing by the Borough Council.
6. Before development (including site preparation) is commenced a full Tree Survey (BS 5837:2012) to include an Arboricultural Method Statement, details of tree protection fencing and a tree protection plan, to protect the existing trees, shall be submitted to and approved in writing by the Borough Council as Local Planning Authority. Once these details are approved the development shall be carried out in accordance with the approved details and the trees shall be protected at all times during site preparation and development.
7. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a landscape plan of the site showing retention of hedgerows and any supplementary planting as well as details of the existing planting to be removed or retained. The landscape plan shall also include a 2m buffer between the proposed development and the boundary of the adjacent Local Wildlife Site. The approved details shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
8. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details of the materials to be used in the external elevations of the development. Once approved the development shall be carried out in accordance with these details.
9. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the means of enclosure of the site. The means of enclosure of the residential gardens shall include boarding with mammal passes. The approved means of enclosure shall be erected before the dwellings are first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.
10. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details regarding the retention of habitats in

the eastern portion of the site, with enhancement to the grassland in that area and the inclusion of reptile refuge and bird nesting boxes and hedgehog boxes. Once these details are approved the development shall be carried out strictly in accordance with the approved details.

11. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a Method Statement for clearance works regarding reptiles. Once approved the development shall be carried out strictly in accordance with these details.
12. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details regarding the findings of a pre-works check for badger's setts onsite / within 30m of the site. Best practice measures outlined in Report Reference RSE_459_01-V1 – January 2016 shall be carried out regarding the pre-works checks. Once approved the development shall be carried out strictly in accordance with the approved details unless otherwise agreed in writing by the Borough Council.
13. Demolition and construction works (including site preparation) will not be undertaken during the bird breeding season (1st March to the 31st August inclusive). If this cannot be avoided, an ecologist will need to search for active bird nests immediately prior to works commencing. If nesting birds are on site, works cannot commence until the young have fledged. Written confirmation should be submitted to the Local Planning Authority that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site as birds, their nests and eggs, are protected by the Wildlife and Countryside Act 1981.
14. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of surfacing of the unbuilt on portions of the site. The approved means of surfacing shall be erected before the dwellings are first occupied.
15. The formal written approval of Gedling Borough Council is required prior to commencement of any development with regard to parking and turning facilities, access widths, gradients, surfacing, visibility splays and drainage (Hereinafter referred to as reserved matters). All details submitted to Gedling Borough Council for approval shall comply with the County Council's current 6'cs Highway Design and shall be implemented as approved.
16. No works permitted under Class A, B, C, D or E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2015 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior written permission of the Borough Council as local planning authority.
17. Unless otherwise agreed by the Local Planning Authority, development must not commence until the following has been complied with: Site Characterisation: An assessment of the nature and extent of any potential

contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments. Submission of Remediation Scheme: Where required, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The assessment should be carried out in line with current guidance CLR11 and the appropriate British Standards (i.e. BS10175).

18. In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Borough Council.
19. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority. The assessment should be carried out in line with current guidance CLR11 and the appropriate British Standards (i.e. BS10175).

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
3. For the avoidance of doubt.
4. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
5. To ensure the details of the development are satisfactory, in accordance with

the aims of Policy 10 of the Aligned Core Strategy (September 2014).

6. In the interests of good arboricultural practice and to ensure that the details of the development are acceptable, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
7. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014) and in the interest of protecting the adjacent Local Wildlife Site.
8. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
9. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014) and in order to prevent anthropogenic disturbance on the adjacent Local Wildlife Site and to retain ecological connectivity.
10. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014) and in order to protect the adjacent Local Wildlife Site.
11. To ensure the protected species present on site and in the area are offered adequate protection.
12. Because the surrounding habitat is being considered as good sett excavation potential for badgers and because of the mobile nature of this species.
13. In order to protect all birds (except pest species), their nests and eggs.
14. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
15. In the interest of highway safety.
16. To ensure the openness of the Green Belt is protected in accordance with Paragraphs
17. Because agricultural and horticultural holdings are considered to be a potentially contaminative land use and the proposals are for sensitive end-use (residential with gardens).
18. Because agricultural and horticultural holdings are considered to be a potentially contaminative land use and the proposals are for sensitive end-use (residential with gardens).
19. Because agricultural and horticultural holdings are considered to be a potentially contaminative land use and the proposals are for sensitive end-use (residential with gardens).

Reasons for Decision

In the opinion of the Borough Council the proposal results in an acceptable re-development of brownfield land within the Green Belt, is not detrimental to the open character of the Green Belt, results in no significant impact on neighbouring residential properties and is acceptable in terms of highway safety. The proposal therefore accords with Paragraphs 79 - 92 of the National Planning Policy Framework, Policies A (Presumption in Favour of Sustainable Development), 3 (The Green Belt) and 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy (September 2014), and Policy ENV1 (Development Criteria) of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

Notes to Applicant

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved. The actual amount of CIL payable will be calculated when a decision is made on the subsequent reserved matters application.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

The applicants attention is drawn to an informal planning guidance document which has been produced to try and define what sustainable development means in the context of air quality, and how we might help decrease levels by incorporating mitigation measures into scheme design as standard. (See <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>) We would also ask therefore, that the developer considers the commitment to incorporate provision for an EV (electric vehicle) charging point(s); to allow employees and/or clients/visitors to charge electric/plug-in hybrid vehicles whilst on site. Reference can be made to guidance produced by IET Code of Practice for EV Charging Equipment Installation for details of charging points and plugs specifications.

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

You must contact the Borough Council's Building Control Section with regard to any proposed demolition of buildings on the site at least 4 weeks prior to any site clearance commencing.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.