

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 04/06/2013</b>	<b>Item No: 5.2</b>
<b>Report Originator</b>	<b>Anne Dew Senior Development Officer</b>	<b>Application No: KET/2013/0263</b>
<b>Wards Affected</b>	<b>Welland</b>	
<b>Location</b>	<b>Stoke Albany Road (land off), Desborough</b>	
<b>Proposal</b>	<b>Full Application: Traveller caravan park consisting of 7 no. plots and amenity buildings</b>	
<b>Applicant</b>	<b>Mrs S Snelling Kettering Borough Council,</b>	

### **1. PURPOSE OF REPORT**

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

### **2. RECOMMENDATION**

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, for the amenity buildings and brick wall have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual amenities of the area in accordance with policy 13 (h) of the North Northamptonshire Core Spatial Strategy.

3. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on drawing numbers 4041-76A, 4041/19A received 20.05.2013, 4041-78 received 29.04.2013, 4041-77 received 15.04.2013, 87206A received 29.04.2013, 04-13-01B received 15.04.2013 and J8110 received 15.04.2013.

REASON: In the interests of amenity in accordance with policy 13 (h) and (l) of the North Northamptonshire Core Spatial Strategy.

4. All planting, seeding or turfing comprised in the approved details of landscaping as detailed in drawing number 4041-77 received 15.04.2013 shall be carried out in the first planting and seeding season following the occupation of the site or the completion of the development whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of development die, are removed or become seriously diseased shall

be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of amenity in accordance with policy 13 (h) and (l) of the North Northamptonshire Core Spatial Strategy.

5. The site shall not be occupied by any persons other than Gypsies and Travellers as detailed in Annex 1 of the Planning Policy for Travellers Sites 2012.

REASON: This open countryside location is acceptable in policy terms for this use but not for general residential use in accordance with policies 1, 9 and 17 of the North Northamptonshire Core Spatial Strategy.

6. Before the development hereby permitted is first occupied the boundary screening as shown on drawing numbers 4041-75 received 15.04.2013 and 4041-78 received on 29.04.2013 shall be erected and shall be permanently retained in that form thereafter.

REASON: In the interests of amenity in accordance with policy 13 (l) and (h) of the North Northamptonshire Core Spatial Strategy.

7. No development shall take place on site until details of the method of construction of the means of access have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented before the use hereby permitted is commenced, or the site occupied, whichever is the sooner.

REASON: To ensure a satisfactory means of access to the highway in accordance with policy 13 (d) of the North Northamptonshire Core Spatial Strategy.

8. There shall be no external illumination on site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with policy 13 (h) and (l) of the North Northamptonshire Core Spatial Strategy.

### **Justification for Granting Planning Permission**

The proposal has some conflicts with policies 1, 9, 13 and 17 of the North Northamptonshire Core Spatial Strategy but this is outweighed by the substantial balance of policy in support of the proposal. In addition, the existing extant planning permission, the National Planning Policy Framework and the Planning Policy for Travellers Sites are material considerations which add further weight in support of the proposal. There are no material considerations which by themselves or cumulatively outweigh the policy presumption in favour of this proposal.

## Officers Report

### 3.0 Information

#### **Relevant Planning History**

KET/2011/0371 – Renewal of extant permission (Full): KET/2008/0397 Traveller Caravan Park consisting of 7 no. plots and amenity buildings. APPROVED 11.10.2011.

KET/2008/0397 – Traveller caravan park consisting of 7 no. plots and amenity buildings. APPROVED 10.07.2008.

KET/2008/0270 – Erection of a new office and machinery unit for storage and distribution of aggregates. REFUSED 14.05.2008. This application was refused on the grounds of unjustified development in the open countryside and insufficient information submitted regarding traffic movements to assess impact.

KE/04/1182 – Change of use to traveller transit site and erection of toilet block, office and stationing of mobile home. Approved 23.02.2005. This permission was never implemented.

#### **Site Description**

Officer's site inspection was carried out on 03/05/2013

The site has an area of 0.34 hectares and is located in the open countryside, off a small lane leading north-east from the Stoke Albany Road, Desborough. The lane currently serves the existing Kettering Borough Council owned Gypsy Traveller Caravan Site (The Pastures) which is located approximately 80 metres to the north of the application site. The lane also serves a pallet storage business immediately to the south west of the application site and a vehicle dismantling business.

In the past the application site has been used by a vehicle dismantling firm and therefore, can be classified as a Brownfield site. At the time of the site visit, a number of vehicles, machinery and a caravan were stored on the site.

#### **Proposed Development**

The proposal is for a 7 pitch Traveller site with associated vehicular access, hard standing amenity buildings, and sewage treatment plant. The scheme is very similar to the 7 pitch Traveller site which was approved in 2011 (KET/2011/0371) the only change being that the amenity buildings have increased in size. Three double amenity buildings will serve 6 of the pitches and one single amenity building will serve one of the pitches. The double amenity block proposed has a floor area of 9.7 metres x 4 metres (previously this was 7.9 metre x 3.6 metres) and the single block has a floor area of 4.8 metres x 4 metres (previously this was 4.4 metres x 3.6 metres).

#### **Any Constraints Affecting The Site**

None.

#### **4.0 Consultation and Customer Impact**

##### **Highway Authority**

No objection.

Conditions recommended.

##### **Environmental Health**

Comments to be included within the update report.

##### **Environment Agency**

No objection.

Informative to applicant advising on pollution prevention guidelines.

##### **Desborough Town Council**

No objection.

##### **Wilbarston Parish Council**

No objection.

#### **5.0 Planning Policy**

##### **National Planning Policy Framework**

Policy 4 Promoting Sustainable Transport

Policy 6 Delivering a Wide Choice of High Quality Homes

Policy 7 Requiring Good Design

Policy 8 Promoting Healthy Communities

Policy 11 Conserving and Enhancing the Natural Environment

##### **Planning policy for Travellers sites (CLG 2012)**

This policy is material consideration in the determination of this application. The overarching aim is to ensure fair and equal treatment for Travellers, in a way that facilitates the traditional and nomadic way of life while respecting the interests of the settled community.

It also sets out a need for local planning Authorities to increase the number of Traveller sites in appropriate locations, in order to address under provision and reduce the number of unauthorised developments. This should involve the setting of the Local planning Authority of pitch targets to meet a five year supply to be reviewed on an annual basis. The policy confirms that local planning Authorities should strictly limit new Traveller Sites development in the open countryside that is away from existing settlements.

##### **Development Plan Policies**

##### **North Northamptonshire Core Spatial Strategy**

P1. Strengthening the Network of Settlements

P9. Distribution and Location of Development

P13. General Sustainable Development Principles

P17. Gypsies and Travellers

## **Local Plan**

P7. Protection of the Open Countryside

### **SPD's**

Sustainable Design SPD

### **Emerging Policies (Local Development Framework)**

Work is currently in progress on the Site Specific Proposals Development Plan Document (SSPDPD) and allocation of Gypsy and Traveller sites. The Council has made a study of land across the whole borough of Kettering and has now identified a pool of potential sites. All the sites have been assessed thoroughly to determine which of them are the most suitable, available and capable of being delivered. The method and findings of this research, and the pool of potential sites has been reported in full to the Planning Policy Committee meeting on 21st May 2013 with consultation anticipated June 2013.

## **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. The Principle of Development
2. Design and Landscape Implications
3. Impact on Residential Amenity
4. Highway Safety Implications
5. Drainage and Flood Risk

### **1. The Principle of Development**

The consideration of Development Plan planning policies and national planning policy guidance was fully considered by the Planning Committee in its determination of application KET/2011/0371 on 11 October 2011 which granted planning permission (Appended to this report). The principle of development has therefore already been established by the granting of planning permission. Since then new national planning policy guidance has been published in the form of the National Planning Policy Framework (NPPF) and the Planning Policy for Traveller Sites (PPTS). However, the aims and objectives of national planning policy remain broadly the same, and the existing relevant Development Plan policies in the North Northamptonshire Core Spatial Strategy are consistent with the NPPF and the PPTS. The proposed development is therefore acceptable in principle.

### **2. Design and Landscape Implications**

Policy 13 (o) of the North Northamptonshire Core Spatial Strategy requires that development conserves and enhances the landscape character of the environment making reference to the Environmental Character Assessment and Green Infrastructure Strategy. Paragraph 109 of the National Planning Policy Framework requires that development should contribute and enhance the natural local environment by protecting and enhancing valued landscapes, geological

conservation interests and soils.

Policy 17(b) of the North Northamptonshire Core Spatial Strategy also requires that Gypsy and Traveller sites are not located within an area designated as environmentally sensitive. The application site is not located within an area designated as environmentally sensitive.

The wider landscape character of the area has been identified by the Northamptonshire Environmental character Strategy as falling within the western section of the Geddington Chase Wooded Clay Plateau. This is an area dominated by woodland and inter dispersed with open agriculture pasture land. Low boundary hedges are an important characteristic feature and the introduction of hedgerow trees is a key aspiration of this strategy.

At a more local scale, the surroundings are dominated by the reminders of the wartime construction of Desborough airfield. Larger hangar buildings are noticeable features in the landscape to the north, whilst to the south, a small industrial estate has developed in an ad-hoc manner around the redundant wartime airfield buildings. A number of isolated farms are also visible including West Lodge and its extensive rural centre to the south. Consequently, the immediate area has a less open and rural feel than the majority of the Wooded Clay Plateau with significant levels of built development visible from the site when viewed from more remote locations. It was considered under the previous planning permissions on 2008 and 2011 for the seven pitch Gypsy and Traveller site that although long views into the site are available from the West Lodge Rural centre to the south-east, the site was considered to be generally well screened by natural vegetation and neighbouring development and its impact on the open countryside was not considered to be detrimental to public amenity. Physically on site there has been no material change in circumstances to the land both on and surrounding the application site. The current proposal is for the same number of pitches, with the only changes to the scheme being enlarged amenity buildings.

With respect to the design of the amenity buildings, policy 13(h) requires development be of a high standard of design and architecture. The amenity buildings proposed will be in a similar location to those approved under planning permission KET/2011/0371. The design of the buildings is also not dissimilar, having a simple design with low eaves and ridge heights. The only change proposed to the amenity buildings is slightly increasing the footprint. In respect of the double amenity buildings, the scheme approved under KET/2011/0371 provided a footprint of 7.9 metres x 3.6 metres and the current scheme proposes a footprint of 9.7 metre x 4 metres. With respect to the single amenity building which will serve plot 1, the 2011 approval had a footprint of 4.4 metres x 3.6 metres and the current scheme proposes a footprint of 4.8 metre x 4 metres. This additional floor area will provide for a slightly larger utility and shower room area to meet the needs of future occupiers and this is not considered to be an unreasonable increase in size. The design of the amenity buildings is simple and appropriate to its context, and subject to the use of appropriate materials samples, which will be secured by condition, the buildings will be appropriate for the development.

The revised submission includes the same landscaping as was approved under planning permission KET/2011/0371 around the boundaries of the site is still

considered appropriate. The current scheme also provides more landscaping/ grassed areas within the site and this will contribute further to softening the appearance of the development. Only outline details of external illumination have been included as part of the application. External illumination will be required as part of the development and a condition is recommended requiring details to be submitted to ensure it respects both the countryside location and residential amenity.

In conclusion; subject to conditions requiring landscaping, samples of materials and details of external illumination, the scheme is considered to be in accordance with policy 13(h) of the North Northamptonshire Core Spatial Strategy.

### 3. Impact on Residential Amenity

Policy 13(l) of the North Northamptonshire Core Spatial Strategy requires that developments do not result in an unacceptable impact on the amenities of neighbouring properties of the wider area, by reason of noise, loss of light or overlooking.

The site is separated by the existing Pastures site by an agricultural field, with an approximate separation distance of approximately 80 metres. The site is located sufficiently far away from the existing Pastures site not to result in any residential amenity implications for occupiers of the existing Pastures site and any future occupiers of this proposed site.

In respect of the amenity of future occupiers of the proposed site it is considered to be sufficiently large to accommodate the 7 pitches and enlarged amenity buildings to provide a satisfactory level amenity of future occupiers. The main concern for future occupiers is any adverse impact the activities undertaken at the pallet business located immediately to the south west of the application site will have on them. It was considered in the previous 2008 and 2011 permissions that the location for the caravans was separated from this commercial activity by the access road serving the development, as well as a 2.4 metre high fence, and this was sufficient to minimise any impact on residential amenity. It is not considered that the proposed increase in size of the amenity buildings will alter this impact.

Due to the underlying geology present throughout Northamptonshire, at which the levels of some naturally occurring contaminants frequently exceed the levels at which the risk to human health would be considered acceptable for residential land use, an Environmental Assessment Report has been submitted as part of the application. Environmental Health have been consulted on the scheme and their comments will be included within the update report to committee

### 4. Highway Safety Implications

Policy 13(d) of the North Northamptonshire Core Spatial Strategy requires that development has a satisfactory means of access and provide for servicing and manoeuvring in accordance with adopted standards.

Vehicular access remains unchanged from the previous planning permission, being served adjacent to the south western boundary of the site, off the existing land that connects to The Pastures. The size of pitches proposed will provide for sufficient

space for a car and a van for each pitch. Northamptonshire County Council Highways Department have been consulted on the scheme and raised no objections, subject to a condition requiring details of the method of construction of the access, drainage and illumination. Amended drainage details have been submitted and these details have been forwarded on to the Highways Authority for comment and any additional consultation responses received will be included within the update report.

#### **5. Drainage and Flood Risk**

Policy 13 (q) of the North Northamptonshire Core Spatial Strategy requires that development do not cause a risk to (and where possible enhance) the quality of the underlying groundwater or surface water, or increase the risk of flooding on the site or elsewhere.

The site is located within Flood Zone 1 and has a low probability of flooding with a lower than 1 in 1000 chance of annual flooding. In support of this application, a Flood Risk Assessment has been submitted and this states that with respect to surface water flooding, given the site is higher than surrounding ground levels, provided a water path is maintained on this lower field area, there will be little possibility of a build up of water on site. The assessment states that surface water will be attenuated on site and restricted to natural run off rates, the risk of flooding downstream should not increase as a result of the development. The surface water will discharge into a tributary to Harpers Brook which is located approximately 90 metres to the east of the site.

The Environment Agency have been consulted on the scheme and raised no objections to the scheme and are satisfied with the flood risk assessment submitted. In conclusion, it is considered that the application demonstrates that the scheme will not increase the risk of flooding and accordingly meets the requirements of policy 13 (q) of the North Northamptonshire Core Spatial Strategy.

#### **Conclusion**

The scheme is in accordance with national and local policy and will make a significant contribution to the Gypsy / Traveller pitch need identified in the 2011 Gypsy and Traveller Accommodation Assessment Update 2011. The scheme raises no adverse visual amenity or highway safety implications and will provide a satisfactory level of amenity for future residents.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Anne Dew, Senior Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date: