
F/YR22/0900/F

Applicant: Mr Robert Williams

Agent :

Dun Cow, Green Lane, Christchurch, Wisbech PE14 9PG

The formation of hard-standing to site 2 x caravans (1 x residential use and 1 x storage) at the rear of property (part-retrospective)

Officer recommendation: Refuse

Reason for Committee: Referred by Head of Planning on advice of Committee Chairman

1 EXECUTIVE SUMMARY

- 1.1 This application seeks the formation of an area of hard-standing and the siting of 2 caravans (1 residential and 1 storage) to the rear of The Dun Cow Public House.
- 1.2 The application site is situated within Christchurch and is therefore classed as a Small Village under Policy LP3. In such locations, new residential development such as this are considered on their merits but will normally be of a very limited nature and normally be limited in scale to residential infilling or a small business opportunity. The proposal is for the installation of an unjustified new hardstanding and placement of 2 caravans, 1 for residential use and 1 for storage in a backland location with no explanation as to why 5 members of staff are required to live on site.
- 1.3 The siting of the caravans on site would introduce structures which appear temporary in nature and design and as such would appear incongruous to the prevailing built form along Green Lane and as such would fail to make a positive contribution to the local distinctiveness and character of the surrounding area.
- 1.4 The application is therefore considered to be contrary to Policy LP3, LP12 Part A(d) and LP16 of the Fenland Local Plan 2014 and is therefore recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The application site is situated on the north-eastern side of Green Lane within the settlement of Christchurch. The Dun Cow public house is situated to the front of the site, with garden area to the sides and rear of the building. Residential properties surround the application site, with agricultural land to the east.
- 2.2 A number of TPO trees are situated to the north-west of the application site, covered by TPO 2/1996.
- 2.3 The application site is situated within Flood Zone 1.

3 PROPOSAL

- 3.1 This application seeks the formation of hard-standing to site 2 caravans to the rear of the Dun Cow, 1 for residential use and 1 for storage use. The application form states that there is inadequate storage within the property.
- 3.2 The caravans will be situated to the north-east of the application site. The caravans will have a footprint of 12.2 x 4 metres approx.
- 3.3 The area of hardstanding will have a footprint of 4 x 30 metres.
- 3.4 The submitted application form notes that the residential accommodation is for 2 members of disabled staff who struggle to use the stairs, however no justification has been provided as to why it is necessary for members of staff to live on site.
- 3.5 Full plans and associated documents for this application can be found at:

[F/YR22/0900/F | The formation of hard-standing to site of 2 x caravans \(1 x residential use and 1 x storage\) at the rear of property | Dun Cow Green Lane Christchurch Wisbech PE14 9PG \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR22/0900/F|The%20formation%20of%20hard-standing%20to%20site%20of%202%20x%20caravans%20(1%20x%20residential%20use%20and%201%20x%20storage)%20at%20the%20rear%20of%20property%20|%20Dun%20Cow%20Green%20Lane%20Christchurch%20Wisbech%20PE14%209PG)

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/99/0277/F	Erection of a single-storey front extension to existing public house	Granted 14/10/1999
F/0013/88/F	Erection of front porch	Application Permitted 26/02/1988

5 CONSULTATIONS

5.1 Christchurch Parish Council

The members of the Parish Council considered this application at their recent meeting. They questioned whether this application requires planning permission, as it relates to accommodation ancillary to the adjoining property.

Members resolved to offer no objection.

5.2 Local Residents/Interested Parties

No comments received.

6 STATUTORY DUTY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Para 2 – Applications to be determined in accordance with the development plan unless material considerations indicate otherwise

Para 11 – A presumption in favour of sustainable development

Para 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise

Para 130 – Achieving well-designed places

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2021

Context

Identity

Built Form

7.4 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP12 – Rural Areas Development Policy

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

7.5 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation on 25th August 2022, the first stage of the statutory process leading towards the adoption of the Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1 – Settlement Hierarchy

LP5 – Health and Wellbeing

LP7 – Design

LP8 – Amenity Provision

LP18 – Development in the Countryside

8 KEY ISSUES

- **Principle of Development**
- **Design Considerations and Visual Amenity of the Area**
- **Residential Amenity**
- **Flood Risk**
- **Other Matters**

9 BACKGROUND

9.1 Pre-application advice was sought in April 2022 regarding the installation of a concrete area and siting of 2 caravans at The Dun Cow.

9.2 The applicant was advised that the proposal was unlikely to receive support from officers as the scheme would be contrary to Policy LP3, LP12 (Part E) and LP16.

- 9.3 The applicant was advised that without a justification as to why it is essential to the effective operation of the Dun Cow that staff reside at the premises, then the scheme was unlikely to receive a favourable recommendation from officers. No such information has been provided as part of this planning application.

10 ASSESSMENT

Principle of Development

- 10.1 This application seeks the installation of an area of hardstanding to site 2 caravans; 1 for residential use and 1 for storage use to the rear of The Dun Cow public house within the settlement of Christchurch.
- 10.2 Policy LP3 designates Christchurch as a Small Village. In such locations, new residential development such as this are considered on their merits but will normally be of a very limited nature and normally be limited in scale to residential infilling or a small business opportunity. The application notes that the residential caravan will be utilised by 2 members of staff with disabilities, who struggle to use the stairs within the main building. The application also notes that 3 other members of staff live on site in the main building. However, no justification has been provided as to why it is essential to the effective operation of The Dun Cow that 5 members of staff need to reside at the premises.
- 10.3 Policy LP12 sets out the rural areas development policy. Part E notes that applications for mobile homes will be considered in the same way that permanent dwellings are considered and as aforementioned above, in Small Village locations, new residential developments are limited in scale to residential infilling or small business opportunities.
- 10.4 The scheme put forward would constitute backland development, with no justification as to why the development is essential to the effective operation of The Dun Cow and as such would be contrary to Policy LP3.

Design Considerations and Visual Amenity of the Area

- 10.5 Policy LP12 Part A(d) states that the proposal should be of a scale and in a location that is in keeping with the core shape and form of the settlement, and will not adversely harm its character and appearance.
- 10.6 Policy LP16 is concerned with ensuring that development is acceptable in design terms, does not adversely impact on the amenity of existing residents and protects the character and appearance of the area.
- 10.7 Green Lane (with the exception of the Dun Cow public house) is a primarily residential area which incorporates properties of various scales and design. Notwithstanding this, one key characteristic is that all residential properties are permanent, brick-built dwellinghouses in a linear, frontage pattern.
- 10.8 The proposed development would introduce structures which would appear incongruous to the prevailing built form. The development would also constitute backland development and would not be in keeping with the core shape and form of the settlement.
- 10.9 The site is partially enclosed by a close-boarded fence which partially obscures the view of the site and the caravans from the street scene. Notwithstanding this, the

caravans will introduce a form of development which appears temporary in nature and design which would conflict to the prevailing built form of permanent, brick-built dwellings, and as such would appear incongruous with the surrounding area.

- 10.10 The development is therefore considered to conflict directly with the design criteria set out within Policy LP12 Part A(d) and Policy LP16 as the development would fail to make a positive contribution to the local distinctiveness and character of the surrounding area, instead introducing a form of development which appears temporary in nature and design. As such, the scheme is considered to be contrary to Policy LP12 Part A(d) and Policy LP16 in this regard.

Residential Amenity

- 10.11 Neighbouring properties are situated directly to the north-west and south-east of the application site. The area to the rear of The Dun Cow is bounded by a close-boarded fence and therefore it is unlikely that the scheme would introduce any adverse overbearing, overlooking or overshadowing impacts upon neighbouring properties.

Flood Risk

- 10.12 The proposal is located within Flood Zone 1 and issues of surface water disposal will be considered under Building Regulations.

Other Matters

- 10.13 The comments received from Christchurch Parish Council offer no objection to the proposed scheme as *'they questioned whether this application requires planning permission, as it relates to accommodation ancillary to the adjoining property'*.
- 10.14 The caravans proposed are to be used in conjunction with the Dun Cow Public House. There is existing living accommodation within the Dun Cow and therefore it is not considered that the caravans proposed could be considered ancillary to the use of the Dun Cow given the existing presence of living accommodation on site. As such, the scheme does require planning permission.

11 CONCLUSIONS

- 11.1 The application for hardstanding and 2 caravans to the rear of The Dun Cow is considered to be contrary to Policy LP3 and Policy LP12 given that it constitutes backland development within the countryside which is not demonstrably essential to the effective operation of The Dun Cow Public House. In addition to this, the scheme is also considered to be contrary to Policy LP16 given that it would introduce structures which are temporary in nature and design, which would appear incongruous to the prevailing built form.

12 RECOMMENDATION

Refuse; for the following reasons:

1	Policy LP3 of the adopted Fenland Local Plan 2014 sets out the settlement hierarchy within the District, setting out the scale of development considered appropriate to each level of the hierarchy. The application site is situated within a Small Village location. In such locations, new residential development such as this are considered on their merits but will normally be
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	<p>of a very limited nature and normally be limited in scale to residential infilling or a small business opportunity. The proposal is for the installation of an unjustified new hardstanding and placement of 2 caravans, 1 for residential use and 1 for storage in a backland location and the proposal would therefore be contrary to Policies LP3 of the Fenland Local Plan 2014.</p>
2	<p>Policy LP12 Part A(d) and Policy LP16(d) of the Fenland Local Plan 2014 and Paragraph 130 of the National Planning Policy Framework 2019 seek to ensure that proposals make a positive contribution to the local distinctiveness and character of the area and that the character of the local built environment informs the layout and features of proposed development. The siting of the caravans on site would introduce structures which appear temporary in nature and design and as such would appear incongruous to the prevailing built form along Green Lane and as such would fail to make a positive contribution to the local distinctiveness and character of the surrounding area. The proposal would therefore be contrary to the requirements of Policy LP12 Part A(d) and Policy LP16 (d) of the Fenland Local Plan 2014.</p>



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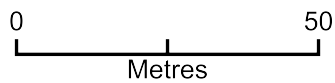
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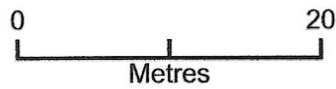
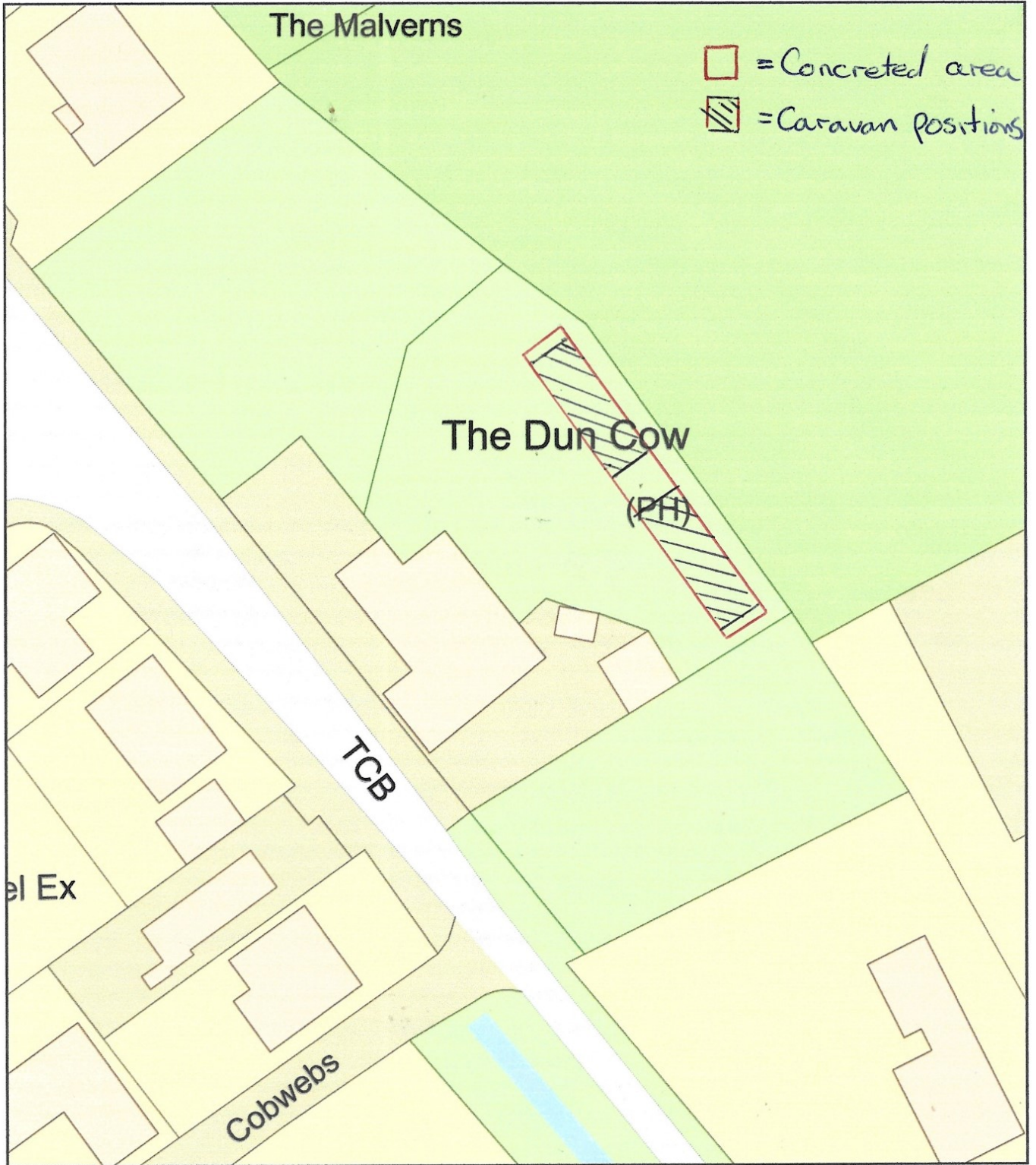


The Dun Cow Location Plan



Plan Produced for: Robert Williams
Date Produced: 29 Jul 2022
Plan Reference Number: TQRQM22210152349237
Scale: 1:1250 @ A4

Caravan Positions



Plan Produced for: Robert Williams
Date Produced: 26 Jul 2022
Plan Reference Number: TQRQM22207131648997
Scale: 1:500 @ A4