
F/YR22/1405/F

Applicant: Mr & Mrs Wakefield

**Agent : Mrs Alexandra Patrick
Alexandra Design**

Land South West Of, 241 North Brink, Wisbech, Cambridgeshire

Change of use of land for the siting of 4 x mobile homes for use as holiday accommodation

Officer recommendation: Grant

Reason for Committee: Number of representations contrary to Officer recommendation.

1 EXECUTIVE SUMMARY

- 1.1. The application is for the change of use for the siting of 4 mobile homes for use as holiday accommodation. The application complies with policies LP1, LP3, LP6, LP12, LP14, LP15, LP16 and LP17 of the Fenland Local Plan.
- 1.2. The proposed development would be constructed on the western side of North Brink, directly to the west of the River Nene, and is currently used as a residential garden.
- 1.3. The application site is located in open countryside outside the of Wisbech, and as such would be considered an 'elsewhere' location in respect of the settlement hierarchy. LP3 advises that development in elsewhere locations should be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services. It is considered that the proposal to utilise the site for holiday accommodation complies with Policy LP3 by way of outdoor recreation.
- 1.4. Policies LP12 and LP16(d) supports developments that do not harm the wide open landscape character of the countryside. The proposals are bordered by an active hedgerow, and the proposed structures are modest in height (3.6m from ground to ridge) and have limited footprints. Given this, there will be limited visibility of the proposed structures within the vista. Thus the scheme will have limited visual impact on the character of the area and is considered to accord with the aforementioned policies.
- 1.5. Policy LP6 welcomes new tourism accommodation but refers to compliance with specific criteria with regard to tourism accommodation proposals, the site fits considerations 2, 5, 7 and 9 and therefore is acceptable.
- 1.5. The recommendation is therefore to grant this application.

2 SITE DESCRIPTION

- 2.1. The site is located to the western side of North Brink and is currently in use as the residential garden of No. 241 North Brink, sitting between the dwelling and 250/251 North Brink. The area is rural in character and is surrounded by hedging. To the east of the site, separated by North Brink itself, is the River Nene, with the rest of the site being surrounded by agricultural land.
- 2.2. The site falls within flood zone 3.

3 PROPOSAL

- 3.1. The application seeks full planning approval for the change of use of the land for the siting of 4 x mobile homes for use as holiday accommodation. The site has existing screening that will be extended around the perimeter with native hedging, including a natural buffer of the same to the front of the site to increase ecology. The site is accessed from North Brink and utilises an existing access to the residential garden. The mobile homes will be set in a manner which gives each home a level of privacy, and does not risk overlooking to neighbouring properties.
- 3.2. The height of the mobile homes are as follows:
- finished floor level to ridge: 3.07m
 - finished floor level to eaves: 2.2m
 - height from ground to finished floor level: 500mm
 - height from ground to ridge level: 3.6m
- 3.3. It is to be noted that an amended site plan was received on 9th June that includes the elevational plans of the mobile homes.

4 SITE PLANNING HISTORY

| | | |
|---------------|--|--------------------|
| F/YR15/0019/F | Erection of a 3-storey 4-bed dwelling with integral garage involving the formation of a new access | Refused 05/08/2015 |
| F/YR13/0011/F | Erection of a 2-storey 4 bed dwelling | Refused 12/06/2013 |
| F/YR09/0144/F | Erection of a 2m high front boundary | Granted 21/04/2009 |
| F/YR05/0509/O | Residential Development | Refused 24/06/2005 |
| F/YR05/1149/O | Residential Development | Refused 11/10/2005 |
| F/YR04/3169/F | Erection of 5 bed detached house | Granted 05/10/2004 |

5 CONSULTATIONS

5.1. Parish/Town Council

That the application be supported

5.2. North Level Internal Drainage Board

The Board has noted that soakaways are proposed for this development. Should that plan change for any reason, before or after any planning permission (if granted), the applicants/agent should contact the Board to discuss whether or not an application seeking the Board's consent will be required for the amended method of surface water disposal.

5.3. Highways

The vertical visibility envelope when assessing visibility shall have an object height of between 0.6m and 2.0m. Horizontally, visibility splays shall not be obstructed by vegetation. Onsite vegetation or trees shall be set back sufficiently so as not to impede the visibility splay once fully mature.

5.4. Environment Agency

Thank you for your consultation dated 29 December 2022 for the above application. We have no objection to this planning application, providing that you have taken into account the Flood Risk considerations which are your responsibility. We have provided additional information below.

Flood Risk

The site is located within flood zone 3 as defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding.

We have no objection to this application, but strongly recommend that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) undertaken by Ellingham Consulting, dated December 2022, REF:ECL0898/ALEXANDRA DESIGN - and the following mitigation measures detailed within section 5.2 of the FRA:

- 1. Finished floor level of the mobile homes to be 0.5m above existing ground levels*
- 2. mobile homes to be anchored and chain to the ground are fully implemented and retained for the life of the development.*

Informatives The emergency flood plan will need careful consideration. We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/ users covered by our flood warning network.

The planning practice guidance (PPG) to the National Planning Policy Framework (NPPF) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 163 of the NPPF and the guiding principles of the PPG. Flood resistance and resilience - advice to LPA/applicant

5.5 Local Residents/Interested Parties

Objectors

Objections have been received from six residents of North Brink. The reasons for objections are stated below:

- Overlooking neighbouring properties;
- Increased traffic;
- Not in keeping with the area;
- Access concerns;
- Not sustainable;
- Overshadowing neighbouring properties.

Supporters

Six letters of support have been received for this application (five from Mile Tree Lane, one from North Brink). The reasons given in support are as follows:

- Bringing tourism to the area;
- Improvements to the area;
- Suitable for the land;
- Benefits to the local economy.

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

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide 2021

7.1. Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP6 – Employment, tourism, community facilities and retail

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

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

7.2. Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local 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:

Policy LP1: Settlement Hierarchy

Policy LP7: Design

Policy LP8: Amenity Provision

Policy LP11: Community Safety

Policy LP32: Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Overlooking and overshadowing neighbouring properties**
- **Character of the area**
- **Economic benefits**
- **Highways**
- **Flood risk**
- **Neighbour concerns**

9 ASSESSMENT

Principle of Development

- 9.1 The application site is located in open countryside outside Wisbech, and as such would be considered an 'elsewhere' location in respect of the settlement hierarchy. LP3 advises that development in elsewhere locations should be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services. It is considered that the proposal to utilise the site for holiday accommodation complies with Policy LP3 by way of outdoor recreation. Para 84 of the NPPF encourages "sustainable rural tourism".
- 9.2. Policy LP12 supports development where it does not harm the wide-open character of the countryside, with the site being boarded by native hedging, creating a buffer between the site and neighbouring dwelling and the road. Policy LP14 supports development where the risk of flooding is suitably addressed and mitigated. Policy LP15 seeks to ensure developments offer safe and convenient access for all. Policy LP16 supports the principle of such development subject to the design and appearance and its impact on the character of the area and amenity of neighbouring properties and seeks to ensure that development does not result in harm to the amenity of the area or the environment in general.
- 9.3. The principle of the development is therefore acceptable subject to the policy considerations set out below.

Overlooking and overshadowing neighbouring properties

- 9.4 The site borders number 250 and 251 North Brink, which are to the south of the development. In between the closest mobile home proposed location and dwelling 250 is a wide driveway, approximately 4m in width. Number 250 North Brink does not overlook the site on their side elevation due to no windows being located on that elevation of the dwelling. There is a hedgerow between the proposed application site and the neighbouring dwellings which is in good condition, therefore creates a buffer between the property and the proposed site. The mobile homes are one storey in size and 3.6m in height from ground to ridge, therefore will not overshadow or overlook onto the neighbouring properties, however likely will be seen over the hedgerow buffer. It is unlikely that any of the

mobile homes will be able to see into either property due to the height of the boundary treatment, and the mobile homes are not of a height where overshadowing is possible, therefore no overlooking or overshadowing would take place through the approval of this scheme.

Character of the area

- 9.5 Policies LP12 and LP16(d) supports developments that do not harm the wide open landscape character of the countryside. The proposals are bordered by an active hedgerow, therefore can only be seen from certain angles of the wider local area. The proposed structures are modest in height (3.6m from ground to ridge) and have limited footprints. Given this and the screening of the site, which is set to remain, there will be limited visibility of the proposed structures within the vista. Thus the scheme will have limited visual impact on the character of the area and is considered to accord with the aforementioned policies.

Economic benefits

- 9.6 Policy LP6 welcomes new tourism accommodation but refers to compliance with specific criteria with regard to tourism accommodation proposals (criteria 1 -9 for employment development). The relevant criteria includes the following considerations:
- 2 - fits with the Council's spatial strategy (LP3);
 - 5 - the site's suitability in terms of physical constraints (e.g. access & flood risk) (LP14 & LP15);
 - 7 - impact in terms of landscape character (LP12; LP16);
 - 9 - availability and deliverability (LP6);
- 9.7. The complies with consideration 1 as LP3 advises that developments in elsewhere locations should be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services. The site is within flood zone 3, however with FFL of 0.5m it complies with the Environment Agency's mitigation measures stated in their consultee response, therefore meeting consideration 5. Due to the location of the development, the impact on landscape and character will be minimal and would not interrupt any views within the local area. The character of the immediate area is rural, and this development makes use of the rural nature of the area with minimal impact on surrounding neighbours, therefore complies with consideration 7. The site is available and deliverable, with the submitted design and access statement (DAS) stating that the applicant wishes to make use of the increased demand for 'staycations' and has been owned by the applicant for some time.
- 9.8. Taking the above into consideration, the application is considered to meet policy LP6 of the Fenland Local Plan.
- 9.9 The application is supported by a tourism statement that expands upon the proposed activities for the site and the increased demand in holidays in the area. The document states that due to COVID-19, there has been an increase in 'staycations', meaning holiday lettings such as the proposed are sought after at certain times of the year. The documents states that with the investments being made into March and Wisbech, there is an opportunity for tourism to increase locally.
- 9.10. Overall, the scheme is considered small scale, but will enable the introduction of a viable and relevant land use which will contribute to the rural economy. Therefore,

given the above, it is considered that the scheme complies with the necessary criteria of Policy LP6.

Highways

- 9.11 The scheme will result in no change to the existing access to the site and incorporates appropriate levels of parking in accordance with the quantum of development proposed. Each mobile home is proposed to have two parking spaces available, which meets the policy guidelines. The Highway Authority has stated that the vertical visibility envelope when assessing visibility shall have an object height of between 0.6m and 2.0m. Horizontally, visibility splays shall not be obstructed by vegetation. Onsite vegetation or trees shall be set back sufficiently so as not to impede the visibility splay once fully mature. This will be conditioned to ensure it is carried out on site. As such it is considered that there are no issues to reconcile in respect to Policy LP15.

Flood Risk

- 9.12 The site is located within Flood Zone 3 of the Environment Agency Flood Risk maps and the development would be classified as 'more vulnerable'. The sequential test would need to be applied and as there are no allocated tourism sites within the Local Plan it is not considered that there are any sequential preferable sites available. To apply the exception test, it is considered that the potential economic benefits arising from the development would allow for this to be passed.
- 9.13 The Environment Agency (EA) have commented on the application, raising no objections to the application, however recommend that the mitigation measures proposed within the submitted flood risk assessment be fully adopted through the scheme. These measures are for finished floor level of the mobile homes to be 0.5m above existing ground levels and mobile homes to be anchored and chain to the ground. These matters can be addressed by way of condition. Therefore, this development complies with policy LP14 of the Fenland Local Plan.

Neighbour Concerns

- 9.14 There have been six objections to the application, which relate to the following issues:
- Overlooking neighbouring properties;
 - Increased traffic;
 - Not in keeping with the area;
 - Access concerns;
 - Not sustainable;
 - Overshadowing neighbouring properties.
- 9.15 As stated above, the mobile homes will be 3.6m from ground to ridge, and as can be seen from the street scene, it would only be the top section of the roof that would be visible from neighbouring properties, therefore limited overlooking and overshadowing onto neighbouring properties would be possible from the site due to this and the established hedge boundary treatment. The site is not likely to have a major increase on local traffic due to the nature of the development and there only being four mobile homes proposed for the site. The access to the development has been reviewed by highways consultees and appropriate recommendations for this have been made, the access is already established, however will be upgraded to serve as the access to the mobile homes site. In terms of sustainability, the tourism statement sets out the likelihood of 'staycations' increasing, and this having a positive impact on the local and wider community.

Therefore the site would benefit the wider community and promote tourism within the area.

10 CONCLUSIONS

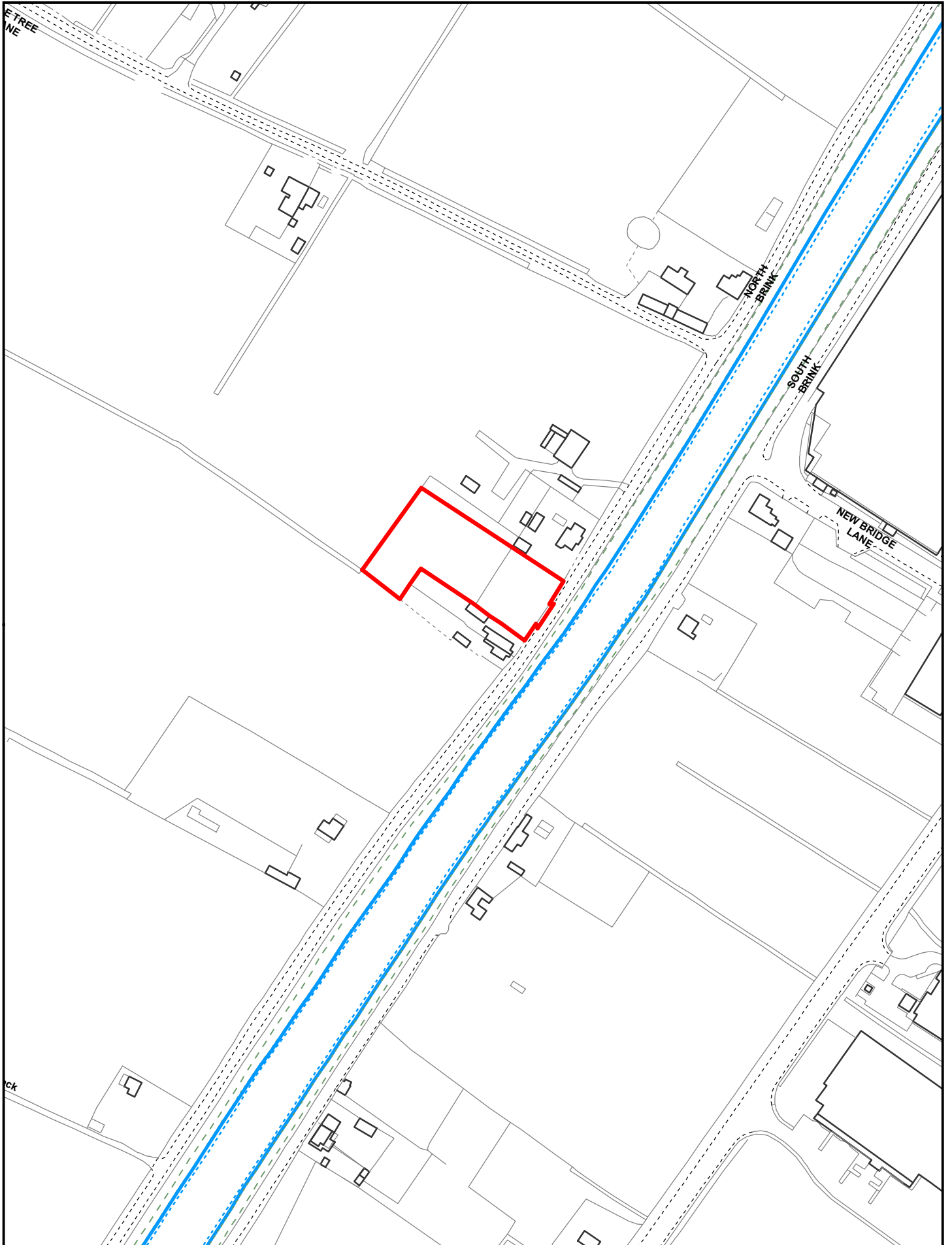
10.1 The proposal is considered acceptable and accords with the necessary policies of the Fenland Local Plan. It represents minimal issues in terms of visual or residential amenity and is acceptable in respect of highway safety. It will also enable small economic growth within a rural area. Issues relating to flood risk and drainage will be subject to conditions with the sequential and exception tests deemed to be met. Accordingly a favourable recommendation is forthcoming.

11 RECOMMENDATION

GRANT; subject to the following conditions:

| | |
|---|--|
| 1 | <p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p> |
| 2 | <p>The development shall be constructed in full accordance with the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) undertaken by Ellingham Consulting, dated December 2022, REF:ECL0898/ALEXANDRA DESIGN and the following mitigation measures detailed within section 5.2 of the FRA:</p> <ul style="list-style-type: none"> - Finished floor level of the mobile homes to be 0.5m above existing ground levels - mobile homes to be anchored and chain to the ground <p>are fully implemented and retained for the life of the development.</p> <p>Reason - To prevent an increased risk of flooding and protect water quality in accordance with Policy LP14 of the Fenland Local Plan (2014).</p> |
| 3 | <p>The site shall be occupied for holiday purposes only, from 1st March through to 31st December and not at all during January and February, by any individual occupant, group of individuals or family and shall not be occupied as a main place of residence. The owner shall maintain an up to date register of the detail of all occupiers, including their names and main home addresses, of all site users and shall make it available for inspection at all reasonable times by the Local Planning Authority.</p> <p>Reason: To ensure that the site is not used for permanent residential accommodation.</p> |
| 4 | <p>Prior to the installation of any external lighting on the outside of the mobile homes or elsewhere on the site, full details including design, siting and illumination-type shall be submitted to the Local Planning Authority for approval. Only lighting that has been approved in writing by the Local Planning Authority shall be installed.</p> <p>Reason: To conserve and enhance biodiversity and in accordance with policy LP19 of the Fenland Local Plan</p> |

| | |
|---|--|
| | |
| 5 | <p>Prior to first use of the development hereby permitted, the access road and parking spaces shall be laid and marked out in accordance with the details on plan PL01/B. The car parking areas shall thereafter be kept free of obstruction and available for the parking of cars at all times</p> <p>Reason: In the interests of highway safety and to allow for the effective use of the parking areas in accordance with LP15 of the Fenland Local Plan 2014</p> |
| 6 | <p>All hard and soft landscaping works shall be carried out in accordance with the plan PL01/B hereby approved. All planting, seeding or turfing and soil preparation comprised in the landscaping shall be carried out in the first planting and seeding seasons following the first occupation/use of the mobile homes, the completion of the development or in agreed phases whichever is the sooner, and, any planting which within a period of five years from the completion of the development die, are removed or become seriously damaged or 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. All landscapae works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure proper implementation of the landscape details in the interest of the amenity value of the development and in accordance with policy LP16 and LP19 of the Fenland Local Plan 2014</p> |
| 7 | Development in accordance with approved plans |



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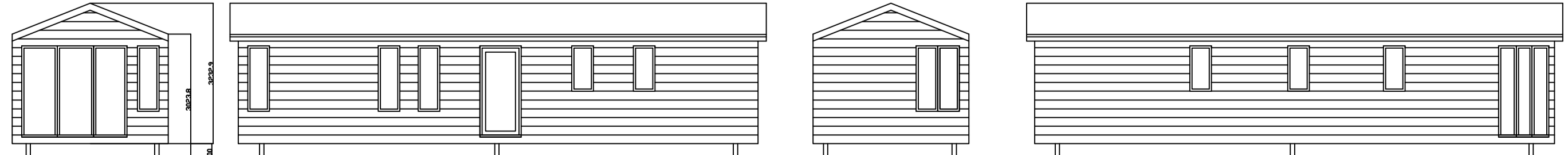
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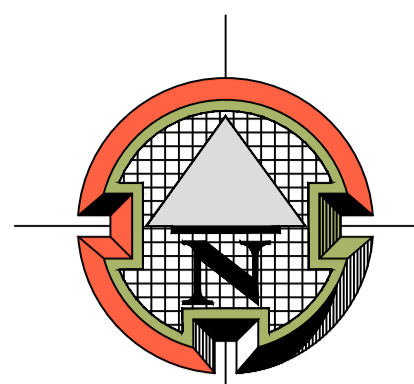




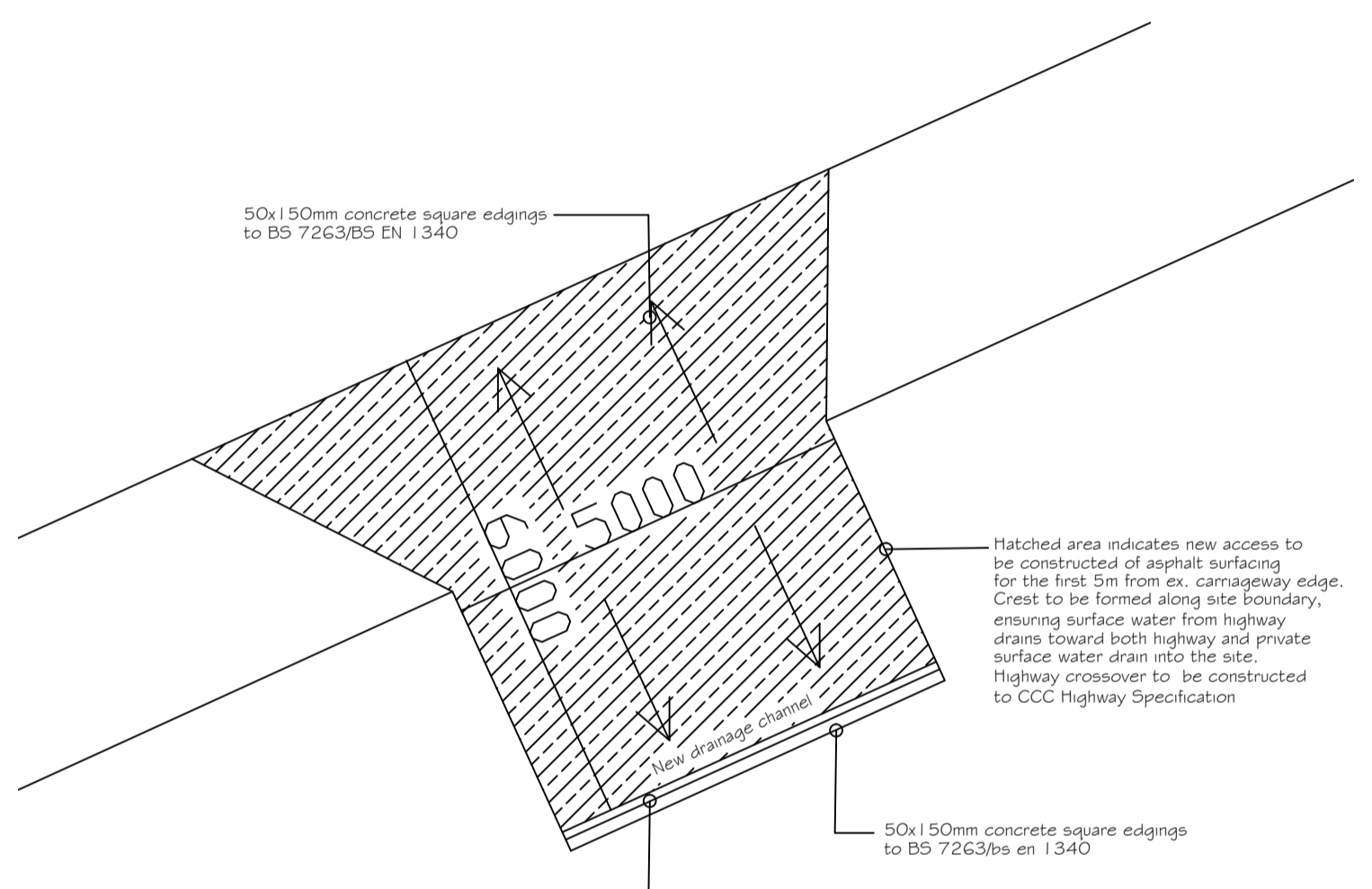
Proposed Site Plan 1:250



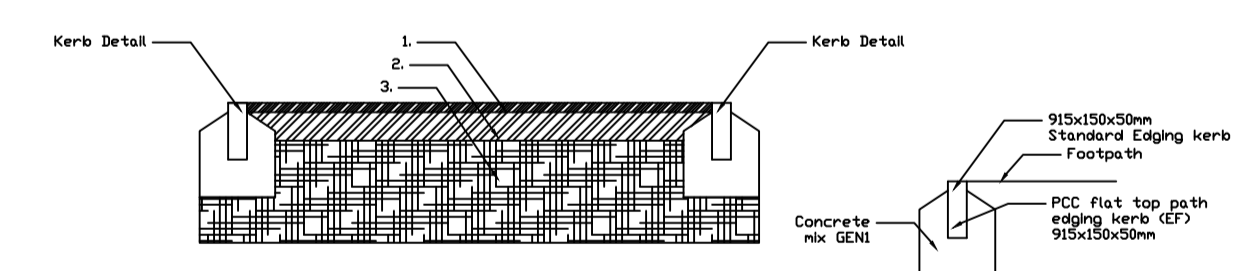
Proposed Atlas Image 9 3bed mobile home 1:100



Existing Location Plan 1:1250



Asphalt Access Area construction detail



Asphalt Access Area Section Detail 1:20

| LAYER | SPECIFICATION | THICKNESS |
|-------------------|--|-----------|
| 1. surface course | SMA 6 surf 40/60 to section D3 of PD 6691(4)(5)(11), min PSV50 to give texture depth of 0.6-0.1 SHW clause 921 table 9/3. (measured by sand patch method) | 25mm |
| 2. binder course | AC 20 dense bin to BSEN13108-1 and PD6691 with 50 pen binder. | 90mm |
| 3. sub-base | Granular sub-base type 1 to clause 803(1) certified as nonfrost susceptible, spread evenly on the foundation and compacted, compact to clause 802(1) to achieve a min CBR value of 30%. formation to be treated with an approved weed killer prior to laying sub-base. | 365mm |

General Notes:
 -Dimensions on all drawings are shown in "mm".
 -The contractor, sub-contractor and supplies must verify all dimensions before commencement of any works on site.
 -This drawing is to be read in conjunction with any relevant engineers and specialist sub-contractor drawings and specifications.

- Landscaping Key (hard and soft)
- Lawn area
 - Driveway/Parking/Courtyard permeable loose gravel or similar to aid surface water drainage
 - Patio area
 - Entrance threshold
 - Native hedge planting around perimeters
 - Native woodland buffer

- Native woodland buffer (3m wide)
 base on 1m2 grid:
- Common Alder
 - Dogwood
 - Field Maple
 - Silver Birch

- Native hedgerow balanced mix
 Hedgerow to be planted with a balanced mix of:
- Hawthorn
 - Blackthorn
 - Common Hazel
 - Common Hawthorn

- Asphalt Access Area construction detail
1. Refer to BS EN 13108-1 for material spec for asphalt concrete.
 2. Refer to BS EN 13108-4 for material spec for hot rolled asphalt.
 3. Refer to BS EN 13108-5 for material spec for stone mastic asphalt.
 4. Refer to BS 594987 for transport, laying and compaction of all asphalts.
 5. Bond coats to be used in accordance (no.4) to be applied on all kerb and edging faces along with gully and cover frames. Bond coats to be applied on top of base and binder courses. Joints in binder and base course to be over banded.
 6. Construction thicknesses based on CBR value. CBR testing must be undertaken.
 7. If CBR value is less than 2.5% special engineer measurements will be required.
 8. If sub-grade is deemed to be frost susceptible sub-base thickness to be thickened to provide min. construction depth of 450mm.
 9. Footpath sub-base to be thickened to 150mm under vehicular crossings.
 10. SMA to be gritted whilst material is hot-1-2kg per m2 applied by roller mounted hopper.

Revisions:
 mobile home rearrange/boundary move

Reference: PL01/B
 Pages: 1

Scale:
 as shown

Project:
 Proposed 4x Mobile home holiday lets and change of use from agricultural

Site Address:
 land adjacent 241 North Brink Wisbech

Client:
 Mr and Mrs Wakefield
 241 North Brink Wisbech Cambs



Southfork Farm
 Seadyke Bank Murrow
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