

**Applicant: Mr Paul Newell**

**Agent: Mr Howard Westgate**

**Land North West Of 11, Glebe Close, Manea, Cambridgeshire**

**Residential development of up to 2 dwellings (application for Permission in Principle)**

**Officer recommendation: Refuse**

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

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## **1 EXECUTIVE SUMMARY**

- 1.1. This application seeks to confirm whether 'Permission in Principle' is acceptable for land north-west of 11 Glebe Close, Manea. The scope of assessing permission in principle is limited to location, land use and amount of development only.
- 1.2. The proposal seeks to erect up to two dwellings on land set to the rear of the host dwelling, No.11 Glebe Close. By virtue of its backland nature, the proposed development would be discordant with the existing core shape and built form of the development within Glebe Close, which is predominately characterised by frontage residential development, save for sporadic outbuildings. Development encroaching into backland would be to the detriment of the character and appearance of the area and would arguably create a precedent for further backland development at sites with similar geometry. Backland development such as this would be detrimental to the semi-rural character of the northern fringe of Glebe Close which is bounded by swathes of agricultural land this side and would be at odds with existing the settlement pattern of frontage development.
- 1.3. As such it is considered the proposed location of the development is contrary to the requirements of Policy LP12 and Policy LP16 (d) and therefore does not follow the Permission in Principle guidelines as set out within the NPPG, and must therefore be recommended for refusal as the principle of development, on the basis of location, is unacceptable.

## **2 SITE DESCRIPTION**

- 2.1. Located within Flood Zone 1, the site is situated within the settlement of Manea and lies to the north-west of Glebe Close. The site forms grassland which was likely garden land associated with No.11 Glebe Close before being subsequently separated by fencing. The site is bounded by a 1.8 metre high closed boarded fence with an area of hardstanding leading off an access set to the north-east of No.11.

- 2.2. Agricultural land stretches to the north and west of the site, with residential development to the south and east.

### **3 PROPOSAL**

- 3.1. The 'Permission in Principle' (PIP) application is for residential development of up to 2 dwellings at the site. The current proposal is the first part of the permission in principle application; which only assesses the principle issues namely:

- (1) location,
- (2) use; and
- (3) amount of development proposed,

and establishes whether a site is suitable in principle. Should this application be successful, the applicant would have to submit a Technical Details application covering all other detailed material planning considerations. The approval of PIP alone does not constitute the grant of planning permission.

- 3.2. The application is supported by limited details, only committing a location plan; No indicative plans detailing how the development could be laid out and appear were provided. A Planning Statement sets out that the development would comprise 2no. semi-detached dwellings.

### **4 SITE PLANNING HISTORY**

- 4.1. No pertinent planning history.

### **5 CONSULTATIONS**

#### **5.1. Manea Parish Council**

*Strongly Object. Back land development. Glebe Close already very congested. Over development.*

#### **5.2. Environment & Health Services (FDC)**

*The Environmental Health team note and accept the submitted information and have 'No Objections' to the proposed development as it is unlikely to affect or be affected by the air or noise climate. I would suggest the 'Unsuspected Contaminated Land' condition be applied to any consent granted in the interest of both human health and the environment.*

#### **5.3. Cambridgeshire County Council Highways Authority**

*Due to the type of application there is limited information provided. The planning statement refers to access width of 4m - this would be appropriate to accommodate the development.*

*It is not possible given the limited information to determine whether 2 dwellings could be accommodated to include adequate parking and turning. A detailed scheme would be needed to include parking in accordance with FDC parking standards as well as parking for the host dwelling.*

*I have no objections to the site being developed and the above parking and turning detail would be expected within further applications.*

#### 5.4. **Local Residents/Interested Parties**

The LPA received 3 letters of support for the scheme, one from occupiers of the host dwelling, and two further letters from within the vicinity.

The comments received referred to the site as waste land which would benefit from being developed with residential properties.

### **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) July 2021**

Paragraph 2 – Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise;

Paragraph 11 – Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise.

Para 124 – achieving appropriate densities;

Para 130 – achieving well designed places;

#### 7.2. **National Planning Practice Guidance (NPPG)**

Determining planning applications (21b-001-20140306)

Permission in Principle (58-012-20180615)

#### 7.3. **National Design Guide 2019**

Context, Identity, Built Form, Homes and Buildings

#### 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 Area Development Policy

LP14 - Responding to climate change and managing the risk of flooding

LP15 - Facilitating the creation of a more sustainable transport network

LP16 – Delivering and Protecting High Quality Environments

#### 7.5. **Supplementary Planning Documents/Guidance**

Delivering & Protecting High Quality Environments in Fenland SPD (2014)

### **8 KEY ISSUES**

- 8.1. This application is made pursuant to the Town and Country Planning (Permission in Principle) Order 2017 (as amended) (PIP regulations) that provides opportunity for an applicant to apply as to whether 'Permission in Principle' is acceptable for a site, having regard to specific legislative requirements and, in accordance with the NPPG (58-012-20180615) as to whether the **location, land use and amount of development proposed** is

acceptable. The permission in principle (PIP) consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The approval of PIP alone does not constitute the grant of planning permission.

- 8.2. The PIP consent route has 2 stages: the first stage (or Permission in Principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.
- 8.3. PIP establishes that a particular scale of housing-led development on a defined site is acceptable. The aim is for a PIP to minimise the upfront and at-risk work of applicants.

## **9 ASSESSMENT**

### **Location and Land Use**

- 9.1. Policy LP3 of the Fenland Local Plan sets out the settlement hierarchy for development within the district, grouping settlements into categories based on the level of services available, their sustainability and their capacity to accept further development.
- 9.2. Manea is classed as a Growth Village, where development and new service provision either within the existing urban area or as small village extensions will be appropriate. The broad principle of developing the site for residential use would be consistent with this policy.
- 9.3. Further to LP3, Policy LP12 (Part A) supports development in villages subject to compliance with 11 criteria (a to k), providing the site is in or adjacent to the existing developed footprint of the village, does not result in coalescence with any neighbouring village, and does not have an adverse impact on the character and appearance of the surrounding countryside. Similarly, the proposal must be in keeping with the core shape and form of the settlement, without resulting in the extension of linear features or create ribbon development, and must retain natural boundaries, respect ecological features, important spaces etc. Finally the proposal must be served by sustainable infrastructure, and must not put people or property in danger from identified risks. In addition, Policy LP16 (d) seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, reinforces local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or landscape character of the surrounding area.
- 9.4. The proposal seeks to erect up to two dwellings on land set to the rear of the host dwelling, No.11 Glebe Close. By virtue of its backland nature, the proposed development would be discordant with the existing core shape and built form of the development within Glebe Close, which is predominately characterised by frontage residential development, save for sporadic outbuildings. Development encroaching into backland would be to the detriment of the character and appearance of the area and would arguably create a precedent for further backland development at sites with similar

geometry. Backland development such as this would be detrimental to the semi-rural character of the northern fringe of Glebe Close which is bounded by swathes of agricultural land this side and would be at odds with existing the settlement pattern of frontage development.

- 9.5. As such, it is considered the proposed location of the development is contrary to the requirements of Policy LP12 and Policy LP16 (d) and therefore cannot be supported.

**Amount of development proposed**

- 9.6. The quantum of development proposed (max. 2 dwellings) would introduce a tighter knit form of development than is currently found in the locality and may result in harm to the character and settlement pattern of the area. However, it is noted that the application seeks PIP for 'up to' 2 dwellings and consideration pertaining to visual and residential amenity impacts, highway safety and flood risk of the development would ultimately be considered at technical details stage, whereby a reduction of dwelling numbers or scale may be deemed necessary to address any identified risk pertaining to these issues.

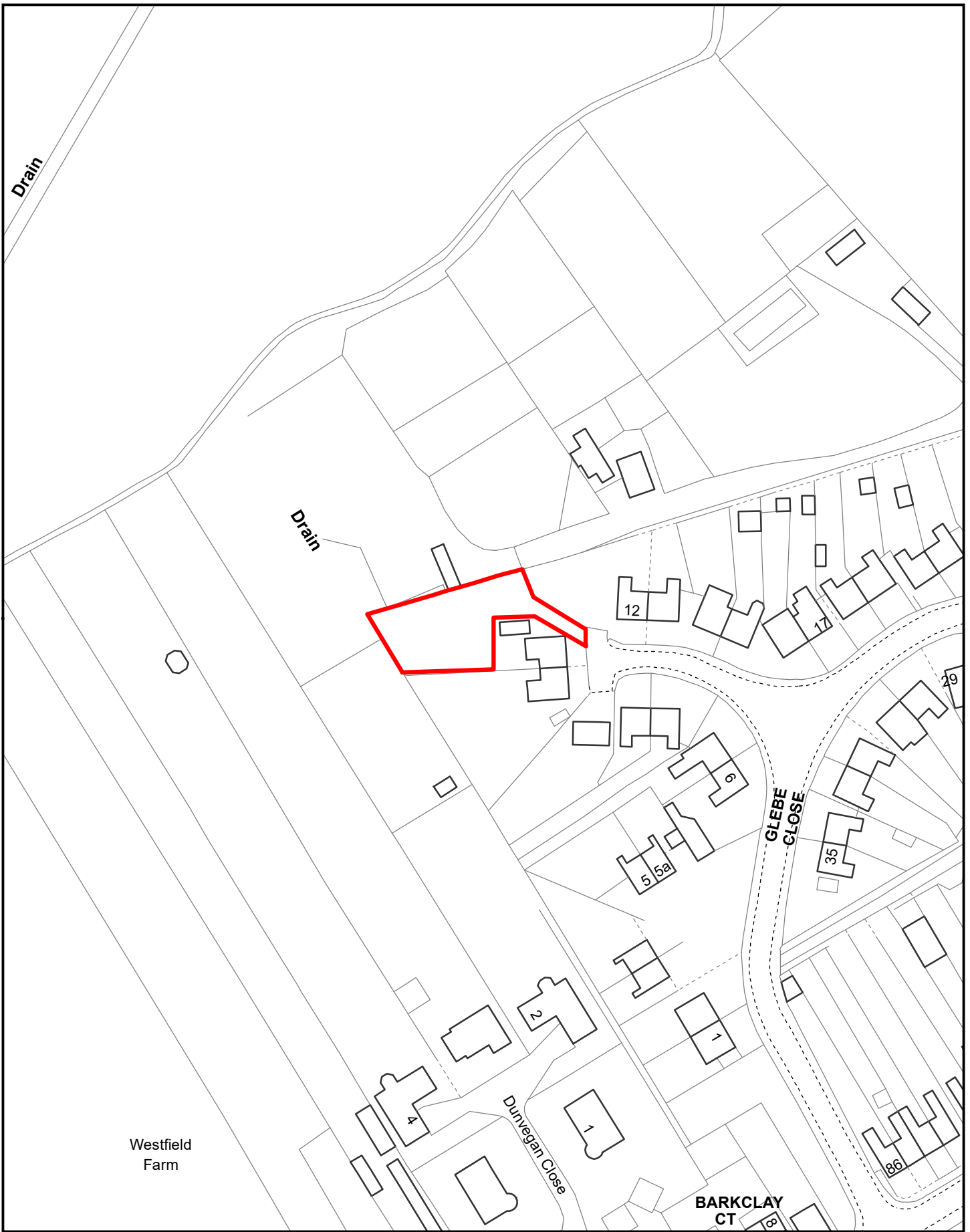
**10 CONCLUSIONS**

- 10.1. This application seeks to confirm whether 'Permission in Principle' is acceptable for land north-west of 11 Glebe Close, Manea. The scope of permission in principle is limited to location, land use and amount of development.
- 10.2. The proposed scheme is considered to be unacceptable, by virtue that the proposal fails to comply with Policies LP12 and LP16(d) owing to the harm caused to the character and appearance of the area through the creation of backland development. As such the application is contrary to the relevant planning policies of the development plan and PIP guidelines within the NPPG, and must therefore be recommended for refusal as the principle of development, on the basis of location, is unacceptable.

**11 RECOMMENDATION**

**Refuse**, for the following reason;

1	Policy LP3 of the Fenland Local Plan (2014) sets out the settlement hierarchy within the district; Policy LP12 details a range of criteria against which development within the villages will be assessed and Policy LP16 seeks to ensure that proposed development responds to and improves the character of the local built environment. The application site proposes the construction of two dwellings located on land to the rear of frontage residential development along Glebe Close. By virtue of its backland nature, the proposed development would be discordant with the existing core shape and built form of the development along Glebe Close to the detriment of the character and appearance of the area and would create a precedent for further backland development at sites with similar geometry. Thus, the proposal would therefore fail to comply with the requirements of Policy LP12 and Policy LP16 (d) of the Fenland Local Plan (2014).
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