

CHAIRMAN'S PANEL

Held on: 16 September 2016

Application No: H02-0554-16 Applicant: Adcocks Drinks Company Ltd

Proposal: Proposed residential development

Location: Land at Crease Drove, Crowland

Terminal Date: 06 December 2016

Planning Policies: (insert policy reference)

Development Plan	South Holland Local Plan, July 2006	HS4, HS8, SG11, SG13, SG14, SG15, SG16, SG17, SG18
National Guidance	National Planning Policy Framework, March 2012	Para 14 and 17 Sections 6, 7 and 10

Representations: (Tick as Appropriate)

(Tick as Appropriate)

	Object	Support	No Objection	Comments		Object	Support	No Objection	Comments
Ward Members	1				LCC Archaeology			<input checked="" type="checkbox"/>	Conditions
Env Health			<input checked="" type="checkbox"/>	Conditions	NHS			<input checked="" type="checkbox"/>	Comments
County Highways and SUDS			<input checked="" type="checkbox"/>	Conditions	Housing Strategy			<input checked="" type="checkbox"/>	Comments
Environment Agency			<input checked="" type="checkbox"/>	Conditions	Anglian Water			<input checked="" type="checkbox"/>	Conditions
County Education			<input checked="" type="checkbox"/>	Comments	Public (state)	1			4
North Level IDB			<input checked="" type="checkbox"/>						

Material Considerations (other significant matters to be brought to Panel's attention overleaf (YES/NO))

Main Issues

(Tick box)

Main Issues

(Tick Box)

Housing policy	<input checked="" type="checkbox"/>	Pedestrian safety	<input checked="" type="checkbox"/>
Employment policy	<input checked="" type="checkbox"/>	Conservation Area	
Character and appearance of area/street scene	<input checked="" type="checkbox"/>	Flood Risk (FRA)	
Residential amenity: - daylight/sunlight - visual impact - privacy - noise & disturbance		Agricultural justification	
		Countryside	
	<input checked="" type="checkbox"/>	Contaminated land	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	Crime & disorder	
	<input checked="" type="checkbox"/>	Trees	<input checked="" type="checkbox"/>
Highway safety	<input checked="" type="checkbox"/>	Personal circumstances	
	<input checked="" type="checkbox"/>	Other (state)	

Anticipated recommendation/decision: Approve Refuse

Route for determination of application: Delegated Committee

Signed..... (Development Manager)

16/9/16

Material considerations to be brought to the Panel's attention:

This is an outline application with all matters reserved, except access, for residential development on land at Crease Drove, Crowland. The site is brownfield land within the settlement boundary of Crowland and is thus in accordance with Policy HS4 of the South Holland Local Plan, 2006 in principle. Consent was previously given for demolition of a vacant commercial building on site. The remaining unit is in use on site but is clearly dated and not ideally located given its close proximity to nearby housing. There are the backs of existing housing estates directly to the north and east, with open countryside to the south, with mature trees/hedgerows on the boundary. There are also a number of trees within the site. A Tree Survey has been submitted but final retention/removal would be considered at the reserved matters stage. The site is to be accessed directly from Crease Drove. To the south Crease Drove is single track only until its junction with Harvester Way. To the north the road is two-way servicing existing housing and providing a route into the centre of Crowland.

There has been an objection from one nearby resident and comments from a further four. Material considerations raised include impact on residential amenity, boundary treatment and highway/pedestrian safety in respect of Crease Drove. The majority of these concerns would be addressed at the reserved matters. However, in terms of highways concerns, a Transport Assessment was included alongside the application and the County Council has no objections, subject to improvements to Crease Drove within the boundary of the site to widen the carriageway to 5.5m, including a 1.8m frontage footway link to the existing footway network to the north. Given the current use of the site, the required improvements and the fact that County Highways state that "there is not a strong case here for refusing the application by reason of the residual cumulative impact of the proposed development upon transportation being expected to be severe", there is not a defensible case for refusing the application on highways grounds.

There has been an objection from a Ward Member concerned that the area is unsustainable and unsuitable for residential development, with accompanying concerns over highway/pedestrian safety. However, the site location is within the settlement boundary of Crowland and in accordance with Policy HS4 of the Local Plan. Furthermore, County Highways have no objections, subject to those highway improvements outlined above, which are considered to satisfactorily overcome these concerns.

In terms of flooding, the Environment Agency has no objection, subject to finished floor levels being raised 375mm above existing ground level. This is not considered to raise any significant concerns in respect of character or surrounding amenity. The County Council as Lead Local Flood Authority and North Level IDB have no objections from a surface water perspective, subject to conditions. Anglian water require conditions relating to a foul water drainage strategy.

Under the provisions of Policy HS8 of the Local Plan a third of the housing is expected to be affordable. There have also been financial requests from the NHS and County Education. The applicant has not submitted any viability evidence, but has confirmed their willingness to deliver all requests. These would be secured via a legal agreement prior to the issuing of any positive decision.

Subject to conditions there are no objections from Environmental Health or County Archaeology.

In light of the above considerations, the outline principle of residential development in this location is in general conformity with local and national planning policy. Highway improvements result in a scheme supported by County Highways and all other concern can be overcome at the reserved matters stage. As such, a delegated approval is considered appropriate.

Applications that will continue to be considered by Committee are those which:

- ***are contrary to policy and not recommended for refusal;***
- ***raise novel or contentious planning issues;***
- ***involve the Council's own applications for development, or where the Council has an interest in the land, and;***
- ***have a Member or staff interest.***