



Report Reference Number 2017/0411/FUL (8/78/122/PA)

Agenda Item No: 7.9

To: Planning Committee
Date: 10 January 2018
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Lead Officer: Ruth Hardingham (Development Manager)

APPLICATION NUMBER:	2017/0411/FUL	PARISH:	Bolton Percy Parish Council
APPLICANT:	Mr David Tomlinson	VALID DATE: EXPIRY DATE:	24 April 2017 19 June 2017
PROPOSAL:	Erection of three dwellings		
LOCATION:	Land South Of Chapel View Marsh Lane Bolton Percy York		
RECOMMENDATION:	REFUSE		

This application has been brought before Planning Committee due the number of letters of representation in support of the scheme contrary to the recommendation for refusal.

1.0 INTRODUCTION AND BACKGROUND

The Site and context

- 1.1 The site is at the southern edge of the village. The site currently exists as (approximately) 2,600 sqm plot of land to the west of Marsh Lane. The site currently exists as an undeveloped plot of land part of which at the southern end is utilised by for log storage. The eastern, southern and western edges of the site are bordered by hedgerow and trees.
- 1.2 Full planning permission is sought for 3 dwellings utilising a shared single access to serve all 3 plots from Marsh Lane. There would be one 4 bedroom house and two 3 bedroom 'cottages'. Two would face the Lane whilst the third would be positioned facing into the site with side elevation to the lane. Parking and turning areas would be provided within the site and each dwelling would have gardens to the side and rear.
- 1.3 The site arrangement is stated by the applicant to be reminiscent of the 'loose courtyard plans' of the traditional small farmstead with the proposed building cluster

intended to respect the linear development of buildings along Marsh Lane whilst also adopting the irregularity of some open space and some building elements slightly set back from this line to give an overall broken linear form, in keeping with the rural grain of buildings within the Lane.

- 1.4 The materials are intended to reflect the local vernacular chosen with walls: 'York Handmade Old Clamp' brickwork, roof tiles in red clad interlocking pan tiles with red clay half round ridge tiles. Porch and Cart Lodge Garages: Green Oak framing and featherboard. Windows: white painted box sash windows. Driveways and yard: Pea shingle gravel generally with York Stone patio and pathway details.

Relevant Planning History

- 1.5 There are no previous applications relevant to the determination of this application.

2.0 CONSULTATION AND PUBLICITY

- 2.1 **NYCC Highways** -Initial response requiring visibility splay measurements to be shown.

Subsequent response on receipt of a plan with visibility information with no objections subject to several conditions.

- 2.2 **Yorkshire Water** -Waste Water -No observation comments are required from Yorkshire Water on the basis that surface water is discharging to soakaway.

- 2.3 **Ainsty (2008) Internal Drainage Board** - The Board does have assets adjacent to the site in the form of The Foss; this watercourse is known to be subject to high flows during storm events. Two conditions are recommended for drainage works to be agreed and for effective soakaways to be provided.

- 2.4 **North Yorkshire Bat Group**- No comments received

- 2.5 **NYCC Ecology Officer** -Views waited.

- 2.6 **Contamination Consultant**-
Standard conditions 1 -4 are recommended.

- 2.7 **Parish Council**
Objection on the following grounds;

1. A "Green Field" sit outside the village envelope and would set a precedence for other green belt land in the future.
2. The access road to the site is single track very narrow lane with no passing places with a bend so oncoming traffic cannot be viewed.
3. Existing problems with sewage overflowing from manholes in this area, to which the properties would have to be connected, causing a Health and Safety Risks. Water containing sewage overflows from the manholes behind all the properties in Marsh Lane which overlook the Ings, and in a flood situation stands there for many weeks at a time, due to the height of the River Wharfe causing the contaminated water not to drain away.

4. If this development is granted there would be major problems with site vehicles/deliveries getting to this site, and would have to park on the narrow road to unload, thus blocking it to other residents and emergency vehicles.

2.8 Publicity

The application was advertised by site notices and neighbor notification letters resulting in letters of objection from 4 households (5 individuals). There were 12 letters of support although these were from only 9 households. Comments made are summarized as follows;

Grounds of objection

- Congestion and access problems will result on Marsh lane which is single track with no footpath.
- Safety an amenity for residents on the land.
- Marsh lane backs directly to the flood plain. Flooding already occurs and causes raw sewage pouring onto the marshland every year. This will be exacerbated by additional dwellings
- There should be no more development outside the development limits on greenfield site like this
- Additional houses are not needed in the village.
- This is not infill as there is a gap to Chapel View and open land to the east.
- Queries about the validity of the applicants claim that previous dwellings existed on the site

Grounds of Support

- Site is outside development limits but had dwellings on until up to 60 years ago. The development would therefore restore its previous condition. Site is brownfield due to former dwellings. Foundations still exist (apparently).
- The enlarged entrance provides adequate turning and parking for vehicles. It would also assist service vehicles which have difficulty on Marsh Lane at present.
- Plans are sympathetic and modest
- Small addition to the housing stock of the village helps maintain a vibrant community
- If this scheme is not approved a different developer could come and cram houses onto the site for profit.
- Drainage has been considered and a responsible development is proposed.
- Marsh Lane is a dead end so this would not set a precedence for other development .
- Chapel View which marks the current end of the development limits is not a natural point to end the village. The boundary should more appropriately be extended to the ancient hedge and tree line to the south.

3.0 SITE CONSTRAINTS AND POLICY CONTEXT

Constraints

- 3.1 The site lies outside the development limits of Bolton Percy, a secondary Village in the Core Strategy. To the west the land slopes sharply down towards Great Marsh which is within Flood zone 3. However, the application site and falls within Flood Zone 1.

National Guidance and Policy – National Planning Policy Framework (NPPF), National Planning Practice Guide (NPPG)

- 3.2 The NPPF introduces, in paragraph 14, a presumption in favour of sustainable development, stating "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan- making and decision-taking". National Planning Practice Guidance (NPPG) adds further context to the National Planning Policy Framework ("NPPF") and it is intended that the two documents should be read together.
- 3.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the Selby District comprises the Selby District Core Strategy Local Plan (adopted 22nd October 2013) and those policies in the Selby District Local Plan (adopted on 8 February 2005) which were saved by the direction of the Secretary of State and which have not been superseded by the Core Strategy.

Selby District Core Strategy Local Plan

- 3.4 The relevant Core Strategy Policies are:

SP1 - Presumption in Favour of Sustainable Development
SP2 - Spatial Development Strategy
SP5 - The Scale and Distribution of Housing
SP9 - Affordable Housing
SP18 - Protecting and Enhancing the Environment
SP19 - Design Quality

Selby District Local Plan

- 3.5 The relevant Selby District Local Plan Policies are:

ENV1 - Control of Development
T1 - Development in Relation to Highway
T2 - Access to Roads

Other Policies/Guidance

- Five Year Supply Guidance Note for Applicants January 2017
- Affordable Housing Supplementary Planning Document, 2013
- Developer Contributions Supplementary Planning Document March 2007

4.0 APPRAISAL

- 4.1 The key issues to be taken into account when assessing this application are:

1. The Principle of Development on the Site for Residential Use
2. Character and form of the area and the village.
3. Highways
4. Residential amenity
5. Nature conservation and protected species
6. Flood risk, drainage and climate change.
7. Land Contamination
8. Affordable housing
9. Other Matters

Principle of the Development

- 4.2 Policy SP1 of the Selby District Core Strategy Local Plan (2013) (CS) outlines that "when considering development proposals the Council will take a positive approach that reflects the presumption in favor of sustainable development contained in the National Planning Policy Framework" and sets out how this will be undertaken.
- 4.3 Policy SP2 of the CS sets out the long term spatial direction for the District and provides guidance for the proposed general distribution of future development across the District. The settlement hierarchy is ranked on the Principle Town of Selby, Local Service Centres, Designated Service Villages and smaller villages. The CS identifies Bolton Percy as a 'secondary village'. Policy SP2 sets out that a limited amount of residential development may be absorbed inside Development Limits of secondary villages where it would enhance or maintain the vitality of rural communities and which confirm to Policy SP4 of the Core Strategy.
- 4.4 Policy SP2A(c) states that development in the countryside (outside Development Limits) will be limited to the replacement or extension of existing buildings, the re-use of buildings preferably for employment purposes, and well-designed new buildings of an appropriate scale which would contribute towards and improve the local economy and where it will enhance or maintain the vitality of rural communities, in accordance with Policy SP13 or meet rural affordable housing need (which meets the provisions of Policy SP10), or other special circumstances. The site lies outside the development limits of Bolton Percy village. The proposal does not constitute any of the forms of development set out under SP2A(c). In light of the above policy context the proposals for residential development are contrary to Policy SP2 of the Core Strategy.
- 4.5 At the time of writing this report, the Council can confirm that they have a five year housing land supply. The fact of having a five year land supply cannot be a reason in itself for refusing a planning application. The broad implications of a positive five year housing land supply position are that the relevant policies for the supply of housing in the Core Strategy (SP5) can be considered up to date and the tilted balance presumption in favour of sustainable development does not apply.
- 4.6 As such, substantial weight to the conflict with the development plan (and the related conflict with the intentions of the Framework) should be given in this case. This full proposal for 3 dwellings is on land that is outside of, but adjacent to, the defined Development Limits of Bolton Percy as defined in the adopted development plan. The proposal is therefore contrary to Policy SP2A(c) of the Core Strategy. The proposal should therefore be refused unless material considerations indicate otherwise.

Sustainability and levels of growth

- 4.7 Paragraph 197 of the NPPF sets out the presumption in favour of sustainable development in determining applications. Paragraph 150 of the NPPF sets out that Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Development that does not accord with an up to date plan will not normally constitute sustainable development.
- 4.8 When assessing the impacts of a housing scheme the effects on the settlements character, infrastructure capacity (including schools, healthcare and transport) and sustainability must also be considered.
- 4.9 In terms of sustainability, Bolton Percy is one of the smallest, least sustainable rural settlements in the district. The Core Strategy Background Paper No. 5 'Sustainability Assessment of Rural Settlements' ranks settlements to consider their relative sustainability using four indicators. These include size, basic local services, accessibility and local employment. The threshold for the survey was based on size of settlement with the smallest group having populations between 600 and 1100 (grouped 5th out of 5 ranges of settlements size). Bolton Percy falls below this level with a population of just over 300. Therefore Bolton Percy ranks well below the four categories of settlement identified across the district in terms of size and in this respect is one of the least sustainable settlement locations in the district. Added to this Bolton Percy lacks any of the four basic local services (shop, post office, school, and doctors) used as indicators of sustainability. The village is over 6km from the nearest local service of Tadcaster. It does have a pub and there is a bus stop with only limited services. However, future residents would be reliant on car use for access to shops, services, facilities and employment. The most likely location for satisfying these requirements would be Tadcaster, York or Selby. The nearest primary school is Appleton Roebuck. As such there would be a negative impact in terms of the environmental aspect of the proposals and this would weigh against the development.
- 4.10 In terms of levels of growth, CS policy SP5 designates levels of growth to settlements based on their infrastructure capacity and sustainability. This policy does not set a minimum target for individual Secondary Villages, but did set a minimum dwelling target for Secondary Villages as a whole of 170 dwellings. This target reflected planning permissions at that time (April of 2011), which have all been built out. Secondary Villages as a whole have already exceeded their minimum dwelling target set by Policy SP5 and it should also be noted that SP2 of the CS does not require Secondary Villages to accommodate additional growth through allocations.
- 4.11 According to the Councils statistics, to date, Bolton Percy has seen 0 (gross) dwellings built in the settlement since the start of the Plan Period (0 net) in April 2011 and has extant gross approvals for 9 dwellings (9 net), giving a gross total of 9 dwellings (9 net). However, from a recent site visit, it is understood that 2 dwellings have recently been completed. Taking into account the minimum dwelling target in Policy SP5, the scale of this individual proposal, at 3 dwellings, is not considered to be appropriate to the size and role of a settlement designated as a Secondary Village, when considered in isolation. In terms of the cumulative impact, it would amount to 16 dwellings total since the start of the plan period. Additional growth in

the secondary villages is not a requirement of the CS; moreover, the target for the secondary villages as a whole has already been reached.

- 4.12 The spatial strategy of the CS envisages only “limited” amounts of development “inside development limits” in secondary villages where it would enhance or maintain the vitality of rural communities. This proposal is outside the development limits and due to its scale and location would be an unsustainable level of housing development for the village which fundamentally undermines the spatial strategy. The proposal involves a part of a larger Greenfield site outside of the development limits and no acceptable justification for the development has been put forward. It would therefore conflict with the Spatial Development Strategy for the District and the overall aim of the development plan to achieve sustainable patterns of growth.

Impact of the Development on the character and form of the area and the village

- 4.13 Residential development in the village is contained within very clear and defined boundary limits set by the extent of the existing housing which flanks both sides of Marsh Lane on the south side of the village. Marsh Lane is narrow and rural in character. The existing housing development extends further south on the west side of the lane than the east in a ribbon form of dwellings fronting the road. Beyond the last house known as Chapel View there are no further dwellings and the narrow lane beyond this point is characterized by high hedges on either side enclosing open undeveloped land. The land on the west of the lane slopes sharply down away from the road towards a Site of Nature Conservation (SINC) which encompasses the Marsh areas along the Foss. On the East side of Marsh Lane, the last house is Wheat Croft beyond which is the open pastoral setting to the village which is part of the wider agricultural landscape round the village.
- 4.14 The proposed development would result in a substantial visual change in the landscape context as a result of the projection of the development into the currently undeveloped site. Due to its size and position it would not represent a natural rounding off. It would represent a further ribbon extension of the dwellings beyond Chapel View projecting the development of the village even further south into this rural lane. Moreover, there would be a gap between the application site and the development limits which are drawn close to the side elevation of Chapel View. There is no clear boundary to the side garden of Chapel View with shrub planting to the side leading out to a large area of mown grass merging in with this application site. As such there would be an intervening parcel of land outside of the development limits for which the land use is unclear.
- 4.15 It is noted that there are further dwellings to the south including Green Acres, and Sunnyside (a pair of semi-detached dwellings) and Town End Farm. However, these are well beyond the development limits of the village and are sporadic isolated dwellings in the countryside. This development would expand the settlement southwards, creating an additional block of development encroaching and jutting out into the rural open countryside location beyond the development limits at this southern end of the village. There is hedgerow to the road frontage and to the southern boundary of the application site. However, there are no clearly defined boundaries on the north or west sides. The proposal would create a new harsh urban development within a substantial open area of land which would not create a new logical or defensible edge to the settlement.

- 4.16 In terms of the layout, a single access is proposed onto Marsh Lane. Whilst this meets Highway requirements it results in a layout which is dominated by a substantial single joint area of hardstanding and parking at the front. This would create a harsh appearance at odds with the existing form, layout and character with the other dwellings on Marsh Lane which have individual accesses with small areas of hardstanding and landscaped front gardens.
- 4.17 The applicants comments are noted that the site arrangement is reminiscent of the 'loose courtyard plans' of the traditional small farmstead with the proposed building cluster intended to respect the linear development of buildings along Marsh Lane whilst also adopting the irregularity of some open space and some building elements slightly set back from this line to give an overall broken linear form, in keeping with the rural grain of buildings within the Lane. However, overall the development is considered to be a harmful encroachment into undeveloped rural land beyond the development limits of the village.
- 4.18 The applicants say that Historical maps of the site circa 1891 reveal that previously there were two buildings on the site almost exactly in the positions. Furthermore the oldest resident of Marsh Lane, remembers a house on the subject land in the 1940's. However, the old maps provided do indicate the presence of two small buildings with small curtilages which bear no comparison to the extent of development now proposed or the extent of the curtilage area now proposed. Moreover, these buildings have long since gone and the site has reverted back to Greenfield. As such they have no relevance to the assessment of the principle of development on this site today.
- 4.19 Overall it is considered that the development, due to its scale, location and extent would be a substantial encroachment into open countryside and does not represent a natural rounding off to the settlement. Moreover, the layout form and design of the scheme would not reflect the existing character layout and form of development in the village. The scheme would therefore result in a development which would have a significant and demonstrably harmful impact on the character, form and setting of the village contrary to the aims of Policies SP1, SP18 and SP19 of the SDCSLP, ENV 1 of the SDLP and with the NPPF.

Impact on Highway Safety

- 4.20 Highway requested a detailed plan showing turning areas. This has now been provided and the Highway Authority raise no objections to the scheme subject to a series of conditions. The scheme is now acceptable from a road safety stance.
- 4.21 The numerous comments from local residents are noted with respect to concerns about road safety. However, there is also support from nearby residents that this site will provide turning with suggestion that this would improve road safety on the lane. However, the turning would be entirely within the site on private land and as such would not be available for use by local residents. Notwithstanding this, Highway are satisfied the scheme is acceptable from a road safety perspective subject to conditions.
- 4.22 The Highway authority is satisfied with the revised layouts and raise no objections subject a list of suggested conditions. Having had regard to the above it is

considered that the scheme is acceptable and would not harm road safety conditions in accordance with policies ENV1(2), T1, T2 and T7 of the Local Plan and Paragraphs 34, 35 and 39 of the NPPF.

Impact on Residential Amenity

- 4.23 One of the twelve core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The key considerations in respects of residential amenity are considered to be the potential of the proposal to result in overlooking, overshadowing and overbearing.
- 4.24 The layout plan is spacious with adequate levels of privacy and amenity provided for future occupants without impacting on the living conditions of the occupants of nearby dwellings. The distance between the proposed dwellings and existing properties is more than the required minimums.
- 4.25 Comments have been received raising concerns over the noise and disturbance from construction. The Environmental Health Officer was not consulted on this scheme given the small scale of the development. Construction management plans are normally directed to larger scale schemes where there could be a significant and prolonged degree of disruption. However, if approved the development could be subject to a construction management plan (by condition) which would ensure that the amenity of local residents would be protected during the construction process and to minimize the impact of noise, vibration, dust and dirt on existing residential properties. As such, these concerns alone would not justify withholding planning permission.
- 4.26 It is therefore considered that the scheme is an appropriate design with respect to residential amenity which would ensure that no significant detrimental impact is caused to existing residents through overlooking, overshadowing or creating an oppressive outlook in accordance with policy ENV1(1) of the Local Plan and the NPPF.

Nature Conservation and Protected Species

- 4.27 Protected Species are protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010. The presence of a protected species is a material planning consideration.
- 4.28 The application site is not on or near a formal designated protected site. However, it is in close proximity to a locally designated SINC. An Extended Phase 1 Habitat Survey March 2017 has been prepared by Wold Ecology Ltd. This points out that the proposed development is unlikely to impact upon European protected species or associated habitats but recommends a number of measures which should be adopted to ensure potential adverse impacts to wildlife are avoided. In addition it is noted that a small population of Great Crested Newts have been recorded during spring 2016 in a pond within 160m of the proposed site. Development works and construction could adversely impact and therefore mitigation measures are suggested within the report which includes measures to protect GCN's during development and to ensure the site can support a GCN population of an equivalent size in its post development state. It is suggested this could be either in the Great

Marsh Woodland (outside the application site) or within the application site itself. More detailed advice on these aspects is given. As such a Natural England License must be obtained prior to any building or clearance works on site. Furthermore potential discharge of foul water in the adjacent watercourse should be addressed by a land drainage consultant.

- 4.29 The NYCC Ecologist has been consulted. Views are awaited and an update will be given at committee.

Flood Risk, Drainage and Climate Change

- 4.30 The application site is located in Flood Zone 1, which comprises land assessed as having a less than 1:1000 annual probability of flooding. It is therefore low risk and is considered to be at a low probability of flooding.
- 4.31 Although there are local objections and concerns about local flooding, the application is accompanied by a Flood Risk Assessment which examines potential flood risk as above and considers the options for Surface water drainage and Foul water drainage. The scheme would attenuate surface water flows to restrict the flow of water to greenfield rate. The Environment agency, Yorkshire Water and the IDB raise no objections subject to a series of conditions and informative which could be attached.

Land Contamination

- 4.32 The Council's Contamination Consultant (WPA) was and states that The Phase 1 report provides a good overview of the site's history, its setting and its potential to be affected by contamination. However the contamination risk is more likely to be moderate (as opposed to very low), due to the potential presence of made ground and the evidence of burning / bonfires. Standard conditions are therefore recommended.
- 4.33 The proposals, subject to conditions would therefore be acceptable with respect to contamination in accordance with Policy ENV2 of the Local Plan and Policy SP19 of the Core Strategy.

Recreational Open Space

- 4.34 Policy RT2 of the Selby Local Plan deals with the provision of recreational open space and this should be afforded significant weight in addition to the Developer Contributions Supplementary Planning Document, Policy SP19 of the Core Strategy and paragraphs 70 and 73 of the NPPF.
- 4.35 However, as Policy RT2 only requires recreational open space to be provided for schemes of 5 or more dwellings, no provision is required in respect of the proposal. The application is therefore acceptable without a contribution for recreational open space and is therefore in accordance with Policies RT2 of the Local Plan, Policy SP9 of the Core Strategy and the NPPF.

Affordable Housing

- 4.36 Core Strategy Local Plan Policy SP9 alters the threshold for a maximum of 40% on site provision to 10 dwellings or more or site area of 0.3 hectares and for 1 - 9 dwellings a 10% contribution is required. In this context it is considered that limited weight should be afforded to the Developer Contributions SPD (2007) in respect of affordable housing and that substantial weight should be attributed to policy SP9 of the Core Strategy Local Plan and the accompanying Affordable Housing SPD.
- 4.37 However, in the context of the West Berkshire decision it is considered that there is a material consideration of substantial weight which outweighs the policy requirement for the commuted sum. Officers therefore recommend that, having had regard to Policy SP9 and the PPG, on balance, the application is acceptable without a contribution for affordable housing.
- 4.38 Planning Acts
This application has been determined in accordance with the relevant planning acts.
- 4.39 Human Rights Act 1998
It is considered that a decision made in accordance with this recommendation would not result in any breach of convention rights.
- 4.40 Equality Act 2010
This application has been determined with regard to the Council's duties and obligations under the Equality Act 2010. However it is considered that the recommendation made in this report is proportionate taking into account the conflicting matters of the public and private interest so that there is no violation of those rights.

Financial Issues

- 4.41 Financial issues are not material to the determination of this application.

5.0 CONCLUSION

The site is outside the development limits of Bolton Percy and the proposed scheme does not fall within any of the acceptable forms of development included in Policy SP2 (c) of the CS. It would be a substantial encroachment into a Greenfield site in the open countryside and would not represent a natural rounding off to the settlement. The scheme would therefore result in a development which would have a significant and demonstrably harmful impact on the character, form and setting of the village.

Moreover, the layout and form of the development would not reflect the existing layout and form of nearby development and would result in a harsh appearance at odds with the existing form, layout and character with the other dwellings on Marsh Lane due to position and scale of the dwellings and the singles access with scale and position of the hard standing at the front of the site.

The proposal for 3 dwellings is not considered to be appropriate to the size and role of Bolton Percy, a settlement, which is secondary Village in the Core Strategy. There are already extant approvals on smaller sites for a total of 9 dwellings and

capacity for further residential development already exists in the village. The expansion of the village beyond the development limits would undermine the spatial integrity of the development plan and the ability of the council to deliver a plan led approach. The proposal does not fall within any of the categories of development set out in Policy SP2 (c) would therefore conflict with the Spatial Development Strategy for the District and the overall aim of the development plan to achieve sustainable patterns of growth.

6.0 RECOMMENDATION

6.1 This application is recommended to be Refused for the following reasons:

- 01 The proposal for 3 dwellings is not considered to be appropriate to the size and role of Bolton Percy, a settlement, which is secondary Village in the Core Strategy. There are already extant approvals on smaller sites for a total of 9 dwellings and capacity for further residential development already exists in the village. The expansion of the village beyond the development limits would undermine the spatial integrity of the development plan and the ability of the council to deliver a plan led approach. The proposal does not fall within any of the categories of development set out in Policy SP2 (c) would therefore conflict with the Spatial Development Strategy for the District and the overall aim of the development plan to achieve sustainable patterns of growth.
- 02 The site is outside the development limits of Bolton Percy and the proposed scheme does not fall within any of the acceptable forms of development included in Policy SP2 (c) of the CS. It would be a substantial encroachment into a Greenfield site in the open countryside and would not represent a natural rounding off to the settlement. The scheme would therefore result in a development which would have a significant and demonstrably harmful impact on the character, form and setting of the village.
- 03 The layout and form of the development would not reflect the existing layout and form of nearby development and would result in a harsh urban appearance dominated by frontage hardstanding and parking areas which would be at odds with the existing form, layout and character with the other dwellings on Marsh Lane due to position and scale of the dwellings and the singles access with scale and position of the hard standing at the front of the site.

Contact Officer:

Fiona Ellwood
Principal Planning Officer

Appendices:

None.