



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 27th February 2020

Subject: 19/03125/FU - Demolition of existing dwelling and ancillary/domestic outbuildings and replacement with four dwellings, with layout, access and servicing at Farfield House, Wetherby Road, Bramham, LS23 6LH

APPLICANT

AC Developments Yorkshire

DATE VALID

12 06 2019

TARGET DATE

EOT 06 03 2020

Electoral Wards Affected:

Wetherby

Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

1. Standard 3 year implementation time limit
2. Compliance with approved drawings
3. Submission of external materials for approval
4. PD rights removed (Classes A-E & means of enclosure)
5. All buildings to be demolished prior to construction of new units.
6. Management Plan for area of open land.
7. Submission of drainage scheme
8. Foul Water drainage and maintenance scheme
9. SUDS management and maintenance plan
10. Separate foul and surface water drainage systems
11. Drainage outfall details
12. EVCP details
13. Vehicle space to be laid out
14. Statement of construction practice
15. Landscaping details and implementation plan
16. Contamination – Phase 1: Desk Study

17. Contamination – Amended remediation statement
18. Contamination – Verification reports
19. Contamination – Importing soil requirements
20. Contamination – Asbestos
21. No removal of hedgerows, trees and shrubs within nesting season
22. Bird and bat survey of existing buildings
23. All dwellings constructed to M4(2) standard ‘accessible and adaptable dwellings’ of Part M Volume 1 of the Building Regulations
24. Water Butt provision
25. Noise survey and mitigation measures

INTRODUCTION

1. This application is brought to Plans Panel as it may be regarded as a significant departure from adopted Green Belt planning policy. The Officer Scheme of Delegation sets out that officers are authorised to determine planning applications save for certain exceptions including:

“the determination of applications for development that would constitute a significant departure from the Development Plan, including a significant departure from any Local Development Framework currently in force...” (paragraph 1. (b)).

2. This proposal is considered to constitute inappropriate development in the Green Belt and therefore there is a strong presumption against the grant of planning permission. However, it is considered that there are other planning considerations of such significances that they clearly outweigh the presumption against the grant of planning permission. This matter is addressed at paragraphs 42 to 54 of this report.

PROPOSAL

3. The proposed development relates to the demolition of an existing dwelling and ancillary/domestic outbuildings and the replacement with four dwellings. The dwellings are sited in a small cluster of 2 x 2 semi-detached pairs to the western side of the site around a turning head. In terms of the housing mix, two of the dwellings will be three bedroomed properties and the other two will be two bedroomed.
4. The dwellings will be constructed of natural stone with a red pantile roof. The dwellings are 1.5 storey in height and incorporate small pitched roofed dormer windows built off the first floor walls to the front and rear of the dwellings. Small single storey canopies are also present to the front of the properties. The properties also have detached timber storage sheds to the rear.
5. The properties benefit from reasonably sized private, rear garden areas and landscaped front garden areas. Additional planting is also proposed to the boundaries of the site. All of the properties incorporate a driveway and off-street parking provision on the driveways to the front and side of the dwellings. The development will be accessed via the existing access drive onto Wetherby Road which will be improved in order to provide two passing bays. An EVCP point is proposed for each property.

6. The eastern side of site is proposed to remain open grassland and has been labelled as a paddock.

SITE AND SURROUNDINGS

7. The site comprises a piece of land containing a two storey detached dwelling and a number of one and two storey outbuildings. The land surrounding the dwelling and outbuildings is mainly grassland comprising the garden area of the property. The site is currently vacant and derelict.
8. The site is accessed via a long driveway off Wetherby Road and is located on the edge of the village of Bramham, close to the A1(M) motorway. Land levels fall across the site towards residential properties to the south and east with the site boundaries being marked by fencing and landscaping. A bridleway runs parallel with the driveway and is positioned between the site and the A1(M).
9. Residential development abuts the site to the east and south boundary. The dwellings are mainly two storey in scale and of low density suburban character.
10. The site is situated just beyond the north-western edge of the defined urban area of Bramham, within land defined as Green Belt (with the exception of the access road which is not located within the Green Belt). Open fields are situated to the north of the site. The settlement of Bramham has a population of approximately 1,650 and contains a limited amount of services and local facilities.

RELEVANT PLANNING HISTORY

11. Recently, an appeal was dismissed (following a Hearing) on the site relating to the demolition of buildings and the construction of four dwellings (17/06809/FU). The dwellings were two storey in height, detached and semi-detached in nature and incorporated significant amounts of boundary walling. The Inspector concluded that *“The appeal scheme would be inappropriate development in the Green Belt. This would be harmful by definition. There would be a net reduction in the Green Belt’s openness which would give rise to additional harm. These harms would render the appeal scheme contrary to both saved Policy N33 of the UDP and section 13 of the Framework”*.
12. Prior to this a proposal for 15 houses on the site (16/06046/FU) was refused and subsequently dismissed at appeal following a Hearing. The Inspector concluded that *“the proposal is inappropriate development and it would lead to a substantial loss of openness. In addition the proposal fails to make adequate provision for affordable housing and green space. There would be some moderate social and economic benefits and modest environmental benefits following the proposal. However I find that the other considerations in this case do not clearly outweigh the harm that I have identified. Consequently the very special circumstances necessary to justify the proposal do not exist. The proposal is contrary to relevant paragraphs of the Framework, to CS policies H5 and G4 and to UDP Policy N33 and having regard to all matters raised, I conclude that the appeal should be dismissed.”*

13. Planning history summary:

- 19/02994/DPD - Change of use of single storey agricultural building to a bungalow (*Refused – 08.07.2019*)
- 18/04921/FU - Construction of 15 houses, layout out of access road, open space and ancillary works; demolition of existing house and outbuildings (*Withdrawn*)
- 17/06809/FU - Demolition of dwelling and outbuildings and replacement with four dwellings, with layout, access and servicing on land off Wetherby Road (*Refused – 19.06.2018 – Appeal Dismissed: 25.07.2019*)
- 16/06046/FU - Construction of 15 houses, layout out of access road, open space and ancillary works; demolition of existing house and outbuildings (*Refused – 31.07.2017 – Appeal dismissed: 12.11.2018*)
- 10/02297/EXT - Extension of Time Period for planning application 06/07596/FU for Change of use of outbuilding to 3 bedroom dwelling house (*Approved – 13.07.2010*).
- 06/07596/FU - Change of use of outbuilding to 3 bedroom dwelling house (*Approved 31.05.2007*)
- 06/07574/OT - Outline application for the construction of a new dwelling and new detached double garage (*Refused - 26.03.2007 – Appeal Dismissed: 10.10.2007*)
- H31/274/85/ - Detached single storey agricultural store, to agricultural holding (*Approved - 16.12.1985*)

HISTORY OF NEGOTIATIONS

14. The following amendments have been negotiated during consideration of the application:

- Reduction in the overall scale of built development on the site.
- Reduction in the height of the buildings.
- Reduction in the number of dwellings from five to four properties.
- Improvements to the dwelling sizes in order to meet the minimum space standards requirements.
- Improvements to the design and layout of the development.
- Additional planting to the west side boundary of the site adjacent to the A1(M).
- Improved hard and soft landscaping works.
- Enlarged garden sizes.

PUBLIC/LOCAL RESPONSE

15. Five letters of representation have been received, two in support and three in objection to the proposed development. One of the letters is from Bramham cum Oglethorpe Parish Council. The other letters are from neighbouring households.

16. The letter from the Parish Council states that the proposals are supported subject to reassurance regarding flood risk and highways issues.
17. The other letter of support states 'we are totally in support of this small development, as it is exactly what my daughter is looking for as a first time buyer in the local vicinity. More use of brownfield sites should be made, whether Green Belt or not'.
18. The letters of objection from neighbouring residents raise the following concerns:
 - Drainage
 - Highway safety
 - Similarity to previously refused scheme
 - Impact of the proposed footpath.
 - Location of passing places

CONSULTATIONS RESPONSES (SUMMARY)

19. Environmental Studies - A noise assessment should be submitted to quantify environmental noise levels across the site to inform on the layout of dwellings and mitigation measures that may be required to ensure that occupants enjoy a good standard of residential amenity both inside and outside their dwellings.
20. Contaminated Land – Planning conditions suggested.
21. Highways – Recommend the following changes to the scheme:
 - Full extent of the access road to the indicated on the plans.
 - A couple of passing bays to be incorporated into the layout.
 - Vehicle tracking to be shown for a refuse truck.
 - Visitor parking bay should be provided.
 - Each dwelling should incorporate an EVCP.
22. Public Rights of Way - Public Bridleway No.20 Bramham abuts the site on its western boundary. The new access road does not directly affect the bridleway.
23. Nature Officer – There should be no significant nature conservation impacts provided the recommended conditions are attached.
24. Flood Risk Management – New drainage connection needs to be agreed with Yorkshire Water. Conditions recommended.
25. Yorkshire Water – Recommend planning conditions to be attached.

PLANNING POLICIES & LEGISLATION

Relevant Legislation

26. Section 38(6) of the Planning and Compulsory Purchase Act states that 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. The Development Plan comprises of the Core

Strategy as amended by the Core Strategy Selective Review (2019), Site Allocations Plan (2019), Natural Resources and Waste DPD (2013), Aire Valley Area Action Plan (2017 – geographically specific), saved policies of the UDPR (2006) and any made Neighbourhood Plan.

National Policy

National Planning Policy Framework (NPPF)

27. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.
28. Chapter 5 relates to delivering a sufficient supply of homes. Paragraph 68 highlights that *"Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly"*.
29. Chapter 12 - Achieving well-designed places, states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities, and that Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.
30. Paragraph 127 states that:
"Planning policies and decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."
31. Paragraph 130 states:
"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in

plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)."

32. Section 13 of the National Planning Policy Framework relates to protecting Green Belt land. Paragraph 133 states *"The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence"*.
33. Paragraph 143 states that *"Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances"*.
34. Paragraph 144 states *"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations"*.
35. Paragraph 145 states:

"A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages; f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or*
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority."**

National Planning Policy Guidance (NPPG)

36. Provides further detailed guidance relating to the importance of good design and Green Belt issues.

Local Policy

Core Strategy, as amended (2019)

37. SP1 - Seeks to concentrate the majority of new development within the main urban areas and ensure that development is appropriate to its context
H2 - Relates to new housing development on non-allocated sites
H3 - Density of residential development
H4 - Housing Mix
P10 - Seeks to ensure that new development is well designed and respects its context
P12 - Landscape
T2 - Seeks to ensure that new development does not harm highway safety.
G9 - Biodiversity improvements
EN5 - Managing Flood Risk
EN8 – Provision of electric vehicle charging points
H9 - Minimum Space Standards for new dwellings
H10 - Accessible Housing Standards
EN8 - Electric Vehicle Charging Infrastructure

Natural Resources and Waste DPD (2013):

- | | | |
|-----|------------------|---------------------------------|
| 38. | General Policy 1 | General planning considerations |
| | Water 4 | Development in Flood Risk Areas |
| | Water 6 | Flood Risk Assessments |
| | Water 7 | Surface Water Run Off |
| | Land 1 | Land contamination |

Bramham cum Oglethorpe Neighbourhood Plan (2018 – 2033)

39. This plan was 'Made' in 2019 and forms part of the Leeds Development Plan. The Neighbourhood Plan includes policies which seek to shape and guide new development as opposed to formally allocate development sites. The policies relevant to this proposal are:

Policy HOU1: Housing type and mix.

Policy NE2: Enhancement and protection of nature areas and biodiversity.

Policy H4: Development outside the conservation area.

Saved UDPR (2006) Policies:

40. GP5 - Seeks to ensure that development proposals resolve detailed planning considerations, including amenity.
N25 - Seeks to ensure boundary treatment around sites is designed in a positive manner.
- BD5 - The design of new buildings should give regard to both their own amenity and that of their surroundings.
LD1 - Seeks to ensure that development is adequately landscaped.
N33 – Relates to development within the Green Belt

Relevant Supplementary Planning Guidance

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|-----|-----|----------------------------|
| 41. | SPG | Sustainable Urban Drainage |
| | SPD | Street Design Guide |

SPD Leeds Parking
SPG Neighbourhoods for Living

MAIN ISSUES

42. The main issues relating to this development proposal are considered to be:
- The principle of the development / Green Belt
 - Design and Character
 - Residential Amenity – Neighbouring residents
 - Residential Amenity – Future occupants
 - Housing Mix
 - Accessible Homes
 - Highway Safety
 - Climate Emergency
 - Secure By Design
 - Housing delivery
 - Representations

APPRAISAL

The principle of the development / Green Belt

43. The village of Bramham is characterised as a smaller settlement within the Core Strategy settlement hierarchy. Smaller Settlements are those communities which have a population of at least 1500, a primary school, and a shop or pub. Some but not all Smaller Settlements have a local centre (such as Bramham). Smaller Settlements generally only provide a basic service level. Whilst smaller settlements are not the priority or focus for housing delivery within the city, they are expected to make a valuable contribution to the city's growth needs. The Core Strategy highlights that Smaller Settlements will contribute to development needs, with the scale of growth having regard to the settlement's size, function and sustainability.
44. The site is not allocated within the adopted Site Allocations Plan. Policy H2 of the Core Strategy states that new housing development on non-allocated land is acceptable in principle providing that specific criteria are met. The proposal will not exceed the capacity of transport, educational and health infrastructure given that it relates to four dwellings (net three dwellings), which will create a very modest infrastructure burden. The proposal does not meet the threshold of 5 dwellings and is consequently not required to comply with the accessibility criteria contained within criterion ii) of Policy H2. Notwithstanding this the proposal is situated right on the edge of the existing built up area of the settlement with reasonable connections to services and community facilities within the village and surrounding areas. Consequently, the proposal is considered to comply with Policy H2 of the Core Strategy, subject to criterion iii) which states '*Green Belt Policy is satisfied for sites in the Green Belt*'. This issue is discussed in detail below.
45. The site is situated within land defined as Green Belt where there is a presumption against inappropriate development. The NPPF advises that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

46. Part g) (of paragraph 145) of the NPPF allows the *“limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development”...*
47. The first consideration when applying part g) is whether the site constitutes previously developed land. The site currently comprises of a dwelling and garden area. The NPPF definition of previously developed land notably excludes residential gardens, but only if they lie within built-up areas. Given the site's location within the Green Belt (open land) it is considered that it lies outside the built-up area of Bramham. Consequently the whole site is considered to constitute previously developed land. The Inspector at the latest appeal for the site agreed with this assessment.
48. Part g) of paragraph 145 of the NPPF is a two-tier test and also requires an assessment of whether the proposal would have a greater impact on the openness of the Green Belt than the existing development.
49. The concept of openness means the state of being free from built development and the impact on openness is an assessment of how built up the Green Belt is now and how built up it would be if the re-development occurs.
50. The NPPG also provides some useful further guidance on the factors which can be considered when assessing the impact on the openness of the Green Belt. These include:
- “Openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
 - The degree of activity likely to be generated, such as traffic generation”.
51. In terms of the spatial and visual impacts of the proposal, the proposed development will be 1380m³ compared to 1395m³ for the existing development (which is to be demolished). As such there will be a modest decrease in the amount of built development on the site in volumetric terms as a result of the proposal compared to the existing situation. The overall level of hardstanding also appears to be lower, with some areas of existing hardstanding converted to landscaping areas. Furthermore, the proposed development (1.5 storeys) will not be taller than the highest part of the existing development which is of two storey scale. The proposal will also result in a more consolidated form of development compared to the existing situation where the built development is sprawled across the site, including more prominent locations on the edges of the site. Given this and the proposed additional boundary planting it is considered that the proposal will not have a greater spatial or visual impact on the openness of the Green Belt than the existing development.
52. However, the proposal will result in four dwellings at the site compared to the existing situation of one (three bed) dwelling and some ancillary outbuildings. This is considered to result in a marked intensification in the level of activity at the site in particular in relation to traffic movements, parked cars and domestic paraphernalia. Consequently when the spatial, visual and level of activity related factors are considered holistically it is considered that the proposal will result in a modest loss of openness at the site compared to the existing situation and the proposal will create a development which is slightly more urbanised than at the present time. The policy test within paragraph 145 of NPPF does not permit any flexibility when considering the impact on openness and states *“not have a greater impact on the*

openness of the Green Belt than the existing development". As such even a marginal or modest impact on openness is not permitted. Consequently, the proposal is considered to constitute inappropriate development within the Green Belt, to which substantial weight must be attached to any harm.

53. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
54. There are considered to be a number of positive aspects attached to the development. These include:
- Efficient use of brownfield land which is supported by the NPPF.
 - The site is currently derelict and untidy and it does not make a positive contribution to the Green Belt.
 - Net gain in biodiversity across the site with increased tree and hedge planting.
 - The proposal will result in the visual uplift of the site with the new dwellings benefiting from greater architectural merit than the existing buildings.
 - Delivery of much needed smaller two-bed units.
 - Re-siting of development away from the adjacent A1(M) and increased landscape buffer.
 - Provision of four dwellings at M4(2) 'accessible and adaptable dwellings' standard. This is well in excess of the accessible housing policy requirement which would equate to one such dwelling within the development.
 - The proposal will deliver an area of open land (paddock), which is currently in garden use.
55. None of these factors are considered 'very special' when considered in isolation. However, when they are considered cumulatively they are deemed to outweigh the aforementioned modest harm to the Green Belt and any other harm, representing very special circumstances in this instance. In particular a number of the factors would result in wider community benefits. As such the proposal is considered to satisfy the relevant Green Belt policies.

Design and Character

56. Policies within the Leeds development plan and the advice contained within the NPPF seek to promote new development that responds to local character, reflects the identity of local surroundings, and reinforce local distinctiveness. The NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is therefore fundamental that new development should generate good design and respond to the local character. The NPPF goes on to state that that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.
57. Policy P10 of the Leeds Core Strategy deals with design and states that *inter alia* alterations to existing, should be based on a thorough contextual analysis and provide good design that is appropriate to its location, scale and function. Developments should respect and enhance, streets, spaces and buildings according to the particular local distinctiveness and wider setting of the place with

the intention of contributing positively to place making, quality of life and wellbeing. Proposals will be supported where they accord with the principles of the size, scale, design and layout of the development and that development is appropriate to its context and respects the character and quality of surrounding buildings; the streets and spaces that make up the public realm and the wider locality.

58. The proposal is considered to create an attractive small cluster of properties of a cottage style. These will be set within landscaped grounds and will benefit from a uniform character. The design, detailing and materials of the development have taken inspiration from other developments within the village, however the development itself will be discreetly located away from the existing urban area with only a few private views from adjacent properties into the site. Notably, the existing site is derelict and untidy. The original dwelling and outbuildings are also of limited architectural merit. The proposed development will be a marked improvement on the existing situation in terms of visual amenity.
59. As such the proposal is considered to be sympathetic to the character and appearance of the present streetscene and the locality. Consequently, the proposal is considered to satisfy policy P10 of the Core Strategy, saved policies GP5 and BD5, UDPR and the relevant policy H4 of the Neighbourhood Plan.

Residential Amenity – Neighbouring residents

60. Core Strategy Policy P10 and saved UDP policy GP5 note that development should protect amenity whilst policy BD5 notes that “all new buildings should be designed with consideration given to both their own amenity and that of their surroundings”.
61. The proposed new dwellings are located in a discreet location to the north-west of the site and they are detached from the existing urban area of Bramham by an area of proposed open land. The proposed dwellings will be situated a sufficient distance (well in excess of the minimum requirements) from neighbouring properties and garden areas to prevent any harmful overshadowing impact or loss of light to neighbouring properties or garden areas. Similarly these distances will prevent any undue loss of outlook from neighbouring properties, or result in a loss of privacy. Notably, the new dwellings will not be situated closer to any neighbouring properties than the existing dwelling.
62. Whilst the patterns of comings and goings to the site will increase, the proposed houses are set well away from the existing neighbouring dwellings. The relatively modest scale (net 3 units) of the development will also prevent a significantly harmful impact in terms of noise and disturbance.
63. As such it is considered that the proposal will not significantly harm neighbouring amenity in any of the above respects.

Residential Amenity – Future occupants

64. The NPPF (paragraph 127), states decisions should ensure that developments create a “high standard of amenity for existing and future users”. New residential development should look to provide a good level of amenity for future occupiers. This includes providing living accommodation which is of an appropriate size, offers appropriate outlook, gives good daylight and sunlight penetration, protects privacy and ensures an appropriate juxtaposition of rooms both within a property and with neighbouring properties to prevent general noise and disturbance issues. This also

includes providing good quality outdoor amenity areas for the enjoyment of occupiers.

65. The proposed new dwellings meet the minimum space standard requirements contained within the emerging Core Strategy Selective Review. The dwellings are designed so that they will receive adequate sunlight, outlook and will maintain suitable levels of privacy between dwellings. The dwellings also benefit from adequate private garden areas, which will be enclosed by hedging.
66. It is noted that the site is situated adjacent to the A1(M) which can create a noise nuisance. However, the proposed development has been designed to be set away from the western boundary with the landscape buffer between the development and the site enhanced as part of the proposals.
67. Overall it is considered that the proposal provides an adequate standard of amenity for future occupants.

Housing Mix

68. The proposal will provide two three-bedroomed dwellings and two two-bedroomed dwellings. It is significant that a housing mix has been achieved on such a small development and the inclusion of smaller two bed units (50%) is particularly noteworthy as this represents the greatest level of house type need across the district within the plan period. The proposal is also in line with Policy HOU1 of the Neighbourhood Plan which supports the provision of 1-2 bed homes and family homes (3-4 bed).

Accessible Homes

69. All four of the proposed dwellings will be delivered to M4(2) 'accessible and adaptable dwellings' standard. This is well in excess of the accessible housing policy requirement contained within Policy H10 of the Core Strategy which would equate to a need for one such dwelling for a development of four homes. Consequently, the proposal is considered to have a significant positive impact in this regard.

Highway Safety

70. Core Strategy policy T2 and saved UDP policy GP5 note that development proposals must resolve detailed planning considerations and should seek to maximise highway safety. This means that the applicants must demonstrate that the development can achieve safe access and will not overburden the capacity of existing infrastructure. As outlined within the spatial policies of the Core Strategy it is also expected that development is sited within sustainable locations and meets the accessibility criteria of the Core Strategy.
71. The proposed dwellings all incorporate driveways to the front and side which is large enough to accommodate the required two off-street parking spaces per dwelling. Two visitor parking spaces are also proposed close to the dwellings. Consequently, the proposal is considered to provide adequate off-street parking provision. The proposal will utilise the existing private access road which will be upgraded to provide two passing points. This is considered adequate for a development of less than five units. Furthermore, the additional traffic impact from the development (net 3 units) will be modest. Consequently, the proposal

incorporates all the requested changes suggest by the Highways Officer and is not considered to be detrimental to highway safety.

Climate Emergency

72. The proposal relates to a minor development and does not meet the thresholds for compliance with Core Strategy policies EN1 (Climate Change – Carbon Dioxide Reduction) and EN2 (Sustainable Design and Construction). The proposal does however relate to the re-development and efficient use of a brownfield site located close to the urban area. The development also incorporates four EVCP's to enable the residents to utilise electric vehicles. Furthermore, the proposal will result in a net increase in vegetation and landscaping at the site in particular in relation to new tree and hedge planting which will satisfy Policies G9 of the Core Strategy and NE2 of the Neighbourhood Plan and result in biodiversity and carbon capture benefits. The provision of water butts is also conditioned. Overall, the proposal is not considered to raise any notable concerns in relation to the Council's Climate Change Emergency.

Secure By Design

73. The proposed development is considered to demonstrate Secure By Design principles. Notably, the layout encourages natural surveillance in particular the dwellings all incorporate open frontages with parking adjacent to the properties. Secure bicycle parking is also proposed to the rear. Furthermore, the development is accessed via a gate at the end of a long access drive which clearly defines the boundary between public and private areas.

Housing delivery

74. Leeds currently benefits from a housing supply in excess of five years. The proposal will provide a modest, but welcome further boost to Leeds' housing supply (net three units) and in particular it will provide a mix of smaller and family sized dwellings within a village where limited growth is anticipated over the plan period (albeit Bramham does not have a set housing target).

Representations

75. As previously outlined five letters of representation have been received. The letters of support are noted. The letters of objection raised the following main points which are responded to below:
- Highway safety – This issue is covered appropriately within the appraisal above.
 - Drainage – Numerous planning conditions will be attached to the proposal requiring the submission and approval of detailed drainage information. Notably the proposal will be required to achieve a maximum rate of discharge off-site of 5 litres per second, unless otherwise agreed with the LPA.
 - Similarity to previously refused scheme – Each planning application is assessed on its own individual merits. However, the previous planning and appeal decisions form material considerations. In this instance the proposed development is considered to be materially different and have a lesser overall impact than the previously refused schemes.

- Impact of the proposed footpath – A new footpath was proposed within the originally submitted plans, however this element of the proposal has since been removed.
- Location of passing places – The proposed passing places are considered to be appropriately sited. Given the scale of the development, the passing places are likely to be used infrequently and for short periods of time. As such any disturbance to neighbouring properties as a result of their use is likely to be minimal.

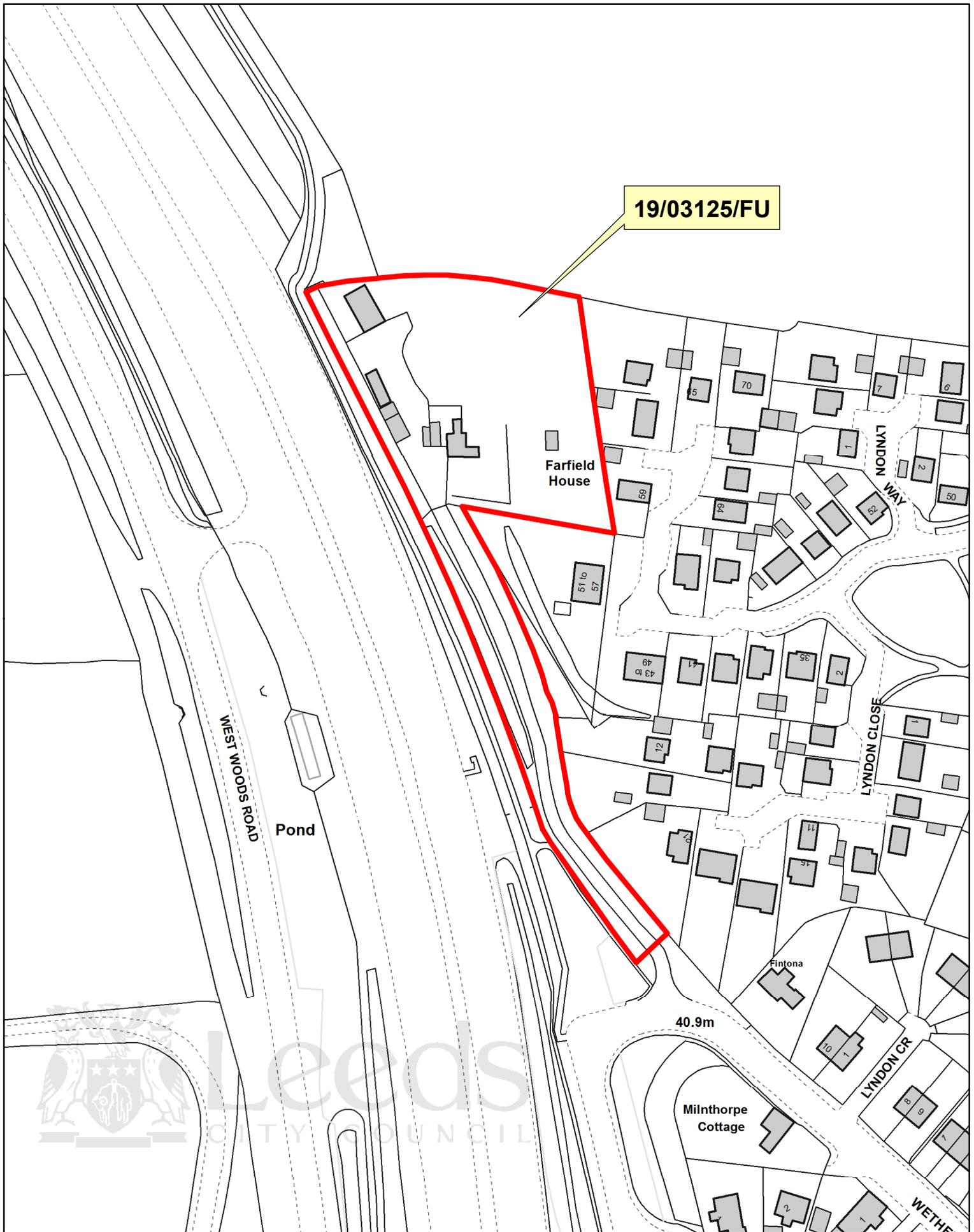
CONCLUSION

76. In light of the above, it is concluded that the proposal would not conflict with the aims of the Green Belt given that very special circumstances have been demonstrated. It is considered that there would not be undue harm to nearby residents through overlooking, dominance and overlooking, and there would be no material harm to the local highway network, or any other material harm. The proposal is therefore considered to accord with up-to-date planning policies within the Development Plan with no material considerations to indicate otherwise. In accordance with guidance within the NPPF and the local planning policy guidance, it is recommended that the application be approved subject to conditions.

Background Papers:

Certificate of ownership: Certificate A signed by agent

Application file: 19/03125/FU



NORTH AND EAST PLANS PANEL

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SCALE : 1/1500



