

BOROUGH OF KETTERING

Committee	Full Planning Committee - 11/02/2014	Item No: 5.4
Report Originator	Fjola Stevens Development Officer	Application No: KET/2013/0773
Wards Affected	Slade	
Location	Cransley Hill (land at), Broughton	
Proposal	Approval of Reserved Matters: Access, appearance, landscaping, layout and scale in respect of KET/2012/0709, for the erection of 60 dwellings and associated development	
Applicant	Redrow Homes South Midlands	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans.

REASON: In the interests of securing satisfactory development in accordance with policy 13 of the North Northamptonshire Core Spatial strategy.

2. No dwelling hereby permitted shall be occupied until its boundary treatments have been provided in accordance with the Boundary Treatment Plan (Drawing no. 12067 (D) 73 Rev. B).

REASON: In the interests of the amenities and privacy of the neighbouring property in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. No development shall take place on site until details of the width, alignment, gradient, sight lines, type of construction for the roads, footways and accesses, including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels, together with details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and footways have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the use hereby permitted is commenced, or the buildings occupied, whichever is the sooner.

REASON: To ensure that the roads are constructed to a satisfactory standard in accordance with policy 13(n) of the North Northamptonshire Core Spatial Strategy.

4. No development shall take place on site until details of the surfacing materials for the private drives, parking spaces and domestic drives have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details and the approved surfacing materials shall be maintained as approved in perpetuity.

REASON: In the interests of visual amenity in accordance with policy 13(h) of the North Northamptonshire Core Spatial Strategy.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping works which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted, the layout, contouring and surfacing of all open space areas. The works approved shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development whichever is the sooner. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

6. No dwellings hereby permitted shall be occupied unless and until the designated car parking spaces, including garages and car barns, have been completed and provided in accordance with the Parking Strategy Plan (drawing no. 12067 (D) 75 Rev. B) and are available for use. The car parking spaces shall thereafter be permanently retained and kept available for the parking of vehicles.

REASON: To ensure adequate on-site parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and highway safety in accordance with policy 13 (n) of the North Northamptonshire Core Spatial Strategy.

7. The development hereby permitted shall not be carried out other than in accordance with Waste Management Strategy and Waste Audit Procedure dated 29/06/07.

REASON: To manage waste and ensure the efficient use of resources in accordance with policy CS8 of the Northamptonshire Minerals and Waste Development Framework Core Strategy and the adopted Development and Implementation Principles Supplementary Planning Document.

8. Prior to the occupation of plots 30, 31 and 34 a bin storage building shall be provided in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The bin store shall thereafter be retained as approved in perpetuity.

REASON: In the interests of amenity in accordance policy 13(l) of the North Northamptonshire Core Spatial Strategy.

9. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no extension or other alteration as permitted by Classes A or D of Part 1 of Schedule 2 of the Order shall be made to the principal elevation of any of the dwellings hereby permitted.

REASON: In the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2013/0773

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

KET/2012/0709 Outline planning permission for upto 65 dwellings
APPROVED 10/06/13 (with all matters reserved)

Site Description

Officer's site inspection was carried out on 3rd January 2014.

The application site is a field which has outline planning permission for up to 65 dwellings. The site lies at the north west corner of Broughton, bounded by Cox's Lane to the south, Cransley Hill to the west and the A43 to the north. The boundary with the A43 is marked by a hedgerow and a ditch on the road side, and the boundaries to the east are marked by a mixture of post and rail fencing and hedgerow. There are hedgerows adjacent to Cox's Lane and Cransley Hill and there are several mature trees within the site.

The site slopes down gently from south to north from Cox's Lane towards the A43. There are two existing access point to the site, a field gate from Cransley Hill and a field gate from the A43. There is a public footpath crossing the site south-east to north-west, which runs from Crane Close to the A43.

Proposed Development

This application seeks approval of the reserved matters (access, layout, scale, appearance and landscaping) for 60 dwellings. The application seeks permission for 60 dwellings rather than the maximum of 65.

In addition permission is sought for the details pursuant to conditions 7 (levels), 12 (Tree and hedge protection plan), 16 (Waste management strategy) and 17 (Waste audit) of the outline permission (KET/2012/0709).

Any Constraints Affecting The Site

C Road
Public Right of Way

4.0 Consultation and Customer Impact

Broughton Parish Council

Objection:

- Scheme lacks architectural quality, originality and initiative
- Doesn't reinforce local distinctiveness
- Development should reflect historic core (ironstone)

- Application doesn't show how the dwellings will score against code for sustainable development
- Properties proposed don't meet local housing needs
- Provision for noise reduction required
- Parking should be to the side and rear of properties
- Little scope for on-street parking
- Affordable housing has not been pepper potted
- Objection to substation in prominent location
- Concern about access
- No need for pedestrian access

Highway Authority

No objection - The access has necessitated a reconfiguration of Cox's Lane in order to provide the necessary separation between the access and Cransley Hill. The tightening up of the Cox's Lane junction for traffic turning in from the Great Cransley direction assists with this manoeuvre.

Natural England

No objection

Environmental Health

No objection – noise mitigation information is required by condition on the outline planning permission, and this cannot be submitted until the layout has been approved.

Neighbours

14 letters of objection have been received. Objections include:

- Proposed layout does not integrate the affordable units
- Development will not be tenure blind
- Concern about proximity of access to the junction of Cox's Lane and Cransley Hill
- Should be a speed warning on Cransley Hill
- Unsafe location for play area due to proximity of A43
- House types do not meet local need.

In addition, the Broughton Parish Council comments and 9 of the objection letters include objections to the principle of the proposed development, the impact on highway network both in the village and the junction with A43, increased use of the public footpath and lack of capacity of the school. The principle of a development comprising up to 65 dwellings and the impacts of the development upon infrastructure has been established by the granting of an outline planning permission. Therefore these objections are not material in respect of this reserved matters application.

5.0 Planning Policy

National Planning Policy Framework

Core principles

- S. 4 Promoting sustainable transport
- S. 6 Delivering a wide choice of high quality homes
- S. 7 Requiring good design
- S. 8 Promoting healthy communities
- S. 11 Conserving and enhancing the natural environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

- P. 5 Green infrastructure
- P. 13 General sustainable development principles
- P. 14 Energy efficiency and sustainable construction
- P. 15 Sustainable housing provision

SPGs

- Sustainable Design SPD
- Open Space SPD

6.0 Financial/Resource Implications

None – The S106 was dealt with at the outline permission stage.

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Outline permission
2. Access, movement and layout
3. Scale, design and appearance
4. Residential amenity
5. Housing mix
6. Landscaping
7. Parking
8. Noise
9. Sustainability
10. Public open space
11. Levels
12. Tree and hedge protection
13. Waste strategy and audit

1. Outline permission

The principle of residential development was established through the approval of outline planning permission KET/2012/0709. Whilst the outline permission was up to 65 dwellings, this application is for 60 dwellings in order to provide a high quality design with good sized gardens and adequate parking for the dwellings.

2. Access, movement and layout

Policy 13(n) of the CSS states that new development should not have an unacceptable impact upon the highway network or prejudice highway

safety.

The primary access to the site is from Cox's Lane. The access has been located to make use of an existing gap in the hedgerow along Cox's Lane. During the course of the outline application the Highways Authority advised that they would support an access in this location. The Highways Authority has confirmed that the proposed access and the layout of the proposed development are acceptable. In addition to the main access point, a pedestrian access is provided adjacent to Silver Street; also through an existing gap in the hedgerow, providing good connectivity between the development and the existing settlement for pedestrians.

The proposed development has been designed with a block layout for the most part, the exception being the housing at the eastern edge of the site adjacent to Cransley Grange on Cox's Lane. There is a central spine road running from the access on the western side of the site to the east, with 2 narrower streets dissecting it at the midpoint running between the dwellings that front Cox's Lane and the public open space along the northern edge of the site. Off the primary and secondary roads there are private drives serving up to 5 dwellings. Open space wraps around the north and western edges of the development providing a buffer to the A43 and Cransley Hill.

Predominantly dwellings front the main highways and the public open space, although some are set back behind private driveways. This approach to the layout ensures strong and active frontages. Dwellings located on corner plots feature fenestration on their flank walls to ensure these active frontages are not diminished on the corners of the streets. The layout also provides good permeability through the site, and there is also good connectivity with the existing village created by the pedestrian access from Cox's Lane and the access to the existing public footpath that crosses the site.

Although it is not possible to directly link the development with Silver Street (due to the need to protect the existing hedge along Cox's Lane), the layout of the proposed development provides a vista from Silver Street through the development to the countryside beyond. The layout of the development provides a link to the urban form of the existing settlement; thereby integrating the development with Broughton.

It is considered that the proposed access and layout arrangements provide good permeability and legibility within the site and maximise integration with Broughton. The access arrangements and the layout also ensure that the proposal would not prejudice highway safety. The proposal therefore accords with policy 13(n).

Bins

The proposed dwellings all benefit from access paths to their rear gardens where bins will be located. However, due to the length of the

paths to the rear of plots 30, 31 and 34 a condition is recommended requiring a bin store for these properties to the front of the dwellings. Such a facility would ensure that the bins for these properties are stored appropriately.

Security

The layout of the development and the design of the dwellings provides good natural surveillance of the streets, however it is considered that the western part of the public open space would benefit from improved surveillance. The applicant has therefore been asked to submit an amended plan showing an additional window at ground floor level to plot 60, which is adjacent to this part of the open space. Details of the amended plans received will be provided to the planning committee in the committee update.

3. Scale, design and appearance

The NPPF in Section 6 requires local planning authorities to deliver a wide choice of quality homes and Section 7 states that good design is a key aspect of sustainable development and it should contribute positively to making places better for people. All areas of a development should be of a high quality including the buildings, public and private spaces. Section 7 also sets out the objectives for good quality design as being; good functionality for the lifetime of the development; creation of a strong sense of place; optimisation of the use of the site; development that responds to local character; creation of a safe and accessible environment and visually attractive places with appropriate landscaping. Policy 13(h) of the CSS also requires new development to incorporate high quality design, landscaping and architecture and development that respects and enhances the character of the surrounding area.

The proposed scheme would provide 56 x 2 storey dwellings with a mix of detached, semi-detached, and terraced properties and 4 x 1 bed units within 2 x 2 storey blocks and 2 detached bungalows. The mix of house types ensures a good degree of variation and interest within the streetscene. All of the dwellings have been designed to a high standard with a good range of architectural detailing proposed on all of the dwellings such as; headers and cills in stone and brick, interesting roof designs including gable, hipped and catslide roofs, bay windows, porches, brick corbels, soldier courses, string courses and plinths. There will be a mix of brick and painted finishes on the buildings, however with continuity in the brick types/colours and in the scale of the buildings will ensure that the developer appears cohesive.

There is a wide range of house styles within Broughton, particularly as a result of its growth over the past 20 years. The Design and Access Statement demonstrates how the character and appearance of the houses in Broughton have informed the scale, appearance and design of the proposal. The proposed development has been influenced by the whole of Broughton, incorporating detached houses, as seen along Cox's Lane and Crane Close, semi-detached properties, as seen along

Cransley Hill, and terraced properties, as seen on Silver Street. Therefore the built form reflects the mixed character of Broughton and the streets that lie closest to the application site. There is also a mix of materials in Broughton, including brick work and render. Although the historic core of Broughton features ironstone buildings, this material is not commonly found along the streets mentioned above. Therefore, the use of brick and render is considered the most appropriate material for the new dwellings.

The plans submitted provide details of the proposed boundary treatments, landscaping and tree planting. The properties along the entrance route into the development would be set back from the carriageway behind gardens bounded by hedges. Within the development some of the plots would have hedges and planting to the front and side, as would some of the parking areas, and tree planting would be provided as appropriate across the development. The proposed approach to landscaping would ensure that the green character is consistent through the development. Some of the corner properties would be bounded by 1.8m brick walls, whilst the boundaries around the frontage of plots facing onto Cox's Lane and the public open space would comprise of planting. The proposed boundary treatments ensure that the edges of the development are kept soft with landscaping and hedgerows, with more formal boundary treatments being utilised within the development.

For technical reasons the proposed sub-station is located adjacent to the main access, however it has been moved back from the edge of the pavement following the request of the local planning authority at pre-application stage. Also its visual impact would be minimised due to the provision to planting around the building. It is considered that the proposed building is of a scale that its visual impact would be suitable mitigated by the planting and as such the building would not detract from the appearance of the development or the neighbouring streets of Cransley Hill or Cox's Lane.

The approach to scale, appearance and design of the buildings ensures that the buildings provide interesting street scenes, with a soft green edge along the western and northern sides of the site; thereby respecting the location of the development site on the edge of a village. Furthermore, the architectural detailing, mix of house types and the scale of the buildings ensure that the development would provide a high quality design in accordance with policy 13(h) of the CSS and policy 7 of the NPPF.

4. Residential amenity

Policy 13(l) of the CSS states that new development should not have an unacceptable impact upon the amenities of neighbours or the wider area as a result of overlooking, noise, light or other pollution.

Although there are some first floor windows close to the boundaries of

adjacent properties, these are non-habitable rooms such as bathrooms and landings. All of the relationships have been assessed and taking into account the distance between the properties, their orientation and the use of obscure glazing where necessary it is considered that the layout and design of the proposed dwellings ensure that the amenities of the future occupiers would be protected. The boundary treatments between plots are predominantly 1.8m high fencing, and it is considered that this would protect the amenities of the occupiers of the future dwellings. In addition, the garden sizes proposed are good with depths of at least 10m for most plots, the exceptions being plots 42-45 and 25-26 which have gardens 9.5m in depth. The distance between the backs of the proposed dwellings is 21m or greater for all properties.

Due to the location of the site on the edge of Broughton the site directly adjoins very few existing properties. The site lies adjacent to properties fronting onto Cox's Lane and due to the separation distance between these existing dwellings and the proposed development it is considered that the proposal would not impact upon the amenities of the residents. There is a dwelling known as Cransley Grange adjoining the south eastern boundary of the site; a large detached property situated on a spacious plot with mature planting along the boundary adjoining the application site. The development has been designed to minimise its impact upon Cransley Grange, with only 4 properties being directly adjacent to the property; 2 of which are single storey dwellings and the other 2 have flank walls facing the property, and all of which lie over 20m from Cransley Grange (wall to wall distance).

Due to the position of the proposed dwellings, the good garden sizes proposed and the design of the buildings there would be sufficient distances between existing and proposed dwellings to ensure that the proposal would not harm the amenities of neighbours and that the future residents of the proposed dwellings would have an acceptable level of amenity. The proposal therefore accords with policy 13(l) of the CSS.

5. Housing mix

Policy 15 of the CSS states that to meet local needs new developments should include 30% affordable housing provision. The proposed development would meet this requirement by providing 18 affordable units.

The provision would comprise:

- 2 x 1 bed bungalows
- 2 x 1 bed ground floor flats
- 2 x 1 bed first floor flats
- 9 x 2 bed dwellings
- 3 x 3 bed dwellings

70% of the units would be social rent properties and 30% of the units would be intermediate (shared ownership) properties.

The Strategic Housing Market Assessment (Updated 2012) demonstrates that there is a shortage of 1 bed units in the area and that there is a high need for social rent properties because these are more affordable than other products available. Furthermore the Broughton Housing Needs Survey (October 2013) found the following affordable housing needs from those that responded:

3 x 1 bed bungalows/ground floor flat

1 x 1 bed flat/house

6 x 2 bed houses

3 x 3 bed houses

The proposed type and tenure of the proposed affordable housing therefore meets the identified local need and the proposal accords with Policy 15 of the CSS.

6. Landscaping

A landscaping strategy has been submitted with the application, providing detail of the species and location of specific planting proposed. In broad terms the landscaping strategy is acceptable, but there is concern about the provision of fruit trees within the public open space and to the front of some dwellings. Additional landscaping has also been requested to further break up the parking spaces serving plots 36-46. Therefore a condition is recommended requiring the submission of a detailed planting plan prior to the commencement of development.

7. Parking

The plans submitted demonstrate that adequate parking provision is proposed across the site with 2 spaces per market dwelling, plus garages and 1.5 spaces for each of the affordable units.

The parking provision is primarily provided within the curtilage of the larger dwellings and off-street car parking adjacent to the highway for the majority of the smaller dwellings. There is also a small parking court providing 8 car parking spaces close to the eastern end of the development, this too includes landscaping and is also overlooked by the bungalow and 4 flats surrounding the parking court. The plans submitted demonstrate that the garages have been designed to accommodate vehicles with single garages being approx. 2.9m in width and the double garages being approx. 5.6m in width.

There is sufficient space for visitors to park within the streets proposed, and lay-bys for visitor parking were removed at the request of the highways authority at the pre-application stage because they were not considered necessary.

It is considered that the level of parking proposed is reasonable for the development and would not constitute an overprovision which would be contrary to the aim to encourage the use of sustainable modes of

transport.

8. Noise

The outline planning permission includes a condition requiring noise mitigation measures to be approved prior to commencement of development. The Environmental Health Officer has no objections to the proposed layout and the detailed noise mitigation measures will be considered separately via the approval of condition process in respect of the amenity of future occupiers and users of the public open space.

9. Sustainable construction

The outline planning permission includes a condition requiring a Sustainability statement detailing how the development will incorporate sustainable construction and energy efficiency measures including provision for the generation of 10% of the energy demand using renewable sources of energy. The applicant indicates that the 10% renewable energy need will be met through the installation of 21 photovoltaic solar panels. Amended plans have been submitted that show the location of the panels. In principle the plans are acceptable, however the full details of the sustainability measures proposed will be considered in detail when they are submitted pursuant to the condition on the outline planning permission. The development will therefore meet the requirements of policy 14 of the CSS.

10. Public open space

Policy 5 of the CSS requires a net gain in green infrastructure through the creation of green space that promotes recreation, public access, biodiversity and water management among other factors. The proposed public open space meets the objectives of policy 5 by providing amenity green space including a play area, provision of seating and footpaths that link into an existing public right of way that crosses the north east end of the site, and this footpath will be retained in its current location. The landscaping plan also shows that the public open space will include a flood attenuation pond, buffer planting adjacent to the A43 and planting dispersed across the open space providing opportunities to increase biodiversity. The proposal therefore meets the objectives of policy 5 of the CSS.

11. Levels

A plan demonstrating the existing and intended ground and floor levels has been submitted with the application. The plan demonstrates that the buildings will follow the contours of the existing ground levels, and therefore the buildings fronting Cox's Lane will be lower than the existing properties adjacent to the application site. Therefore the details are acceptable pursuant to condition 7 of the outline planning permission (KET/2012/0709) and as such are approved.

12. Trees

A plan has been submitted demonstrating that the trees and hedgerows

will be protected by a 5m buffer. The details of the proposed protection zones and protecting fences submitted with the application are acceptable and can be approved as details pursuant to condition 12 of the outline permission (KET/2012/0709).

13. Waste strategy and audit

The application is accompanied by the Waste Strategy and Waste Audit. The details have been considered by NCC Planning Services as the waste authority and they have confirmed that they have no objections. Therefore the details submitted pursuant to conditions 16 and 17 of the outline planning permission (KET/2012/0709) are considered to be acceptable and as such approved.

Conclusion

The proposed development would be laid out, designed and landscaped in such a way to ensure that the development integrates with the existing settlement and provides high quality street scenes and open spaces, whilst protecting the amenities of neighbours and the future occupiers of the dwellings. The proposal therefore accords with national and local planning policy and is recommended for approval.

In addition, the details submitted in respect of conditions 7, 12, 16 and 17 are acceptable therefore approved.

Background Papers

Title of Document:
Date:
Contact Officer:

Previous Reports/Minutes

Ref:
Date:

Fjola Stevens, Development Officer on 01536 534316