

Item No. 8**SCHEDULE B**

APPLICATION NUMBER	CB/11/02183/RM
LOCATION	Land South Of Stotfold, Norton Road, Stotfold
PROPOSAL	Reserved Matters: Erection of 64 Dwellings with roads, garages and ancillary works (Parcel 1 Phase 2) pursuant to outline planning permission MB/02/00242/OUT dated 21 April 2006
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Clarke, Saunders & Saunders
CASE OFFICER	Hannah Pattinson
DATE REGISTERED	06 September 2011
EXPIRY DATE	06 December 2011
APPLICANT	George Wimpey (South Midlands) & Persimmon Homes Ltd
AGENT	Eric Cole Ltd
REASON FOR COMMITTEE TO DETERMINE	Cllr Call in by Cllr B Saunders in respect of the objection raised by Stotfold Town Council
RECOMMENDED DECISION	Reserved Matters - Granted

Site Location:

Parcel 1 (Phase 2), Land South of Stotfold, forms part of a larger residential development known as 'Land South of Stotfold'. The application site lies adjacent to the 'Grange Link' with vehicular access taken off either the Norton Road or Hitchin Road Roundabouts.

The application site is currently vacant. Outline planning permission (planning ref: MB/02/00242/OUT) was granted for Land South of Stotfold on 21 April 2006. The outline planning permission provided planning permission for 650 new residential dwellings and 2.27 Hectares of employment land.

It should be noted that these residential units are the last dwellings to be granted reserved matters permission.

The Application:

The application seeks reserved matters consent for the erection of 64 new dwellings comprising a mix of two and two and a half storey properties. All properties have off street parking spaces either on plot or within small parking courts.

This application has been revised in accordance with the comments raised through the consultation process in response to comments raised.

RELEVANT POLICIES:

National Policies (PPG & PPS)

PPS1 Delivering Sustainable Development

PPS3 Housing

PPS22 Renewable Energy

PPS25 Development and Flood Risk

PPG13 Transport

PPG17 Planning for Open Space, Sport and Recreation

Regional Spatial Strategy

East of England Plan (May 2008)

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

Core Strategy and Development Management Policies (November 2009)

CS5, CS6, CS14, DM2, DM3 & DM4

Mid Bedfordshire Local Plan (First Review) 2005

Policy HO8(10)

Supplementary Planning Guidance

Design in Central Bedfordshire: A Guide for Development (January)

Planning History

MB/02/00242/OUT Outline: Comprehensive development comprising up to 650 dwellings, up to 2.27 Hectares of employment land (Class B1 Business), neighbourhood centre, a shop (150 square metres), public open spaces and access. All matters reserved except access. Approved 21/04/2006/

Representations: (Parish & Neighbours)

Stotfold Town Council Object on the following grounds:

The plans show a double boundary between the rear of the properties on High Street and Parcel 1, this would result in a waste-land area which may attract crime and environmental issues.

The Walnut Tree in the rear garden of number 96 High Street is shown incorrectly positioned in the plans, and this could have a material effect on the amenity of neighbouring residents.

We have separately asked that the Trees and Woodlands Team place a Tree Preservation Order on the Walnut Tree as we believe it to be an intrinsic part of the surroundings and have concerns that it may be removed or damaged in the process of this development.

We request clarification regarding the proportion of affordable housing across the development and in relation to this Parcel in particular, as it is noted that there is a high number allocated for this area. The affordable housing properties should be integrated with other properties within the site, and not clustered together.

Neighbours

Three letters of comment raising the following issues:

- Potential gap between development site and the boundary of existing properties.
- Ensure no damage to existing trees and hedge to rear of plots 36 & 37.
- Details of boundary treatment.
- Details of ground levels between new build and existing properties.
- Location of the Walnut tree in 96 High Street's boundary.
- The amount of affordable housing.

Consultations/Publicity responses

EA

Thank you for your letter regarding the above mentioned site, which was received on 12 September 2011.

The site is within Bedford and River Ivel Drainage Board's area, and the Drainage Board should be consulted regarding the surface water drainage scheme.

Highways

I refer to the above reserved matters application for which you have requested my comments. I would advise as follows:

The application proposes the erection of 64 dwellings on part of the site granted outline consent in 2006 and are shown to be served via the internal access roads approved under the original Masterplan.

Whilst the roads and footways are shown to be of an appropriate standard, there are a number of issues relating to parking and landscaping which are not acceptable.

These are:

1. Plot 34 is a 4 bed dwelling and should have 3 allocated parking spaces. The driveway length in front

of the garage is too short to accommodate 2 cars and therefore the second or third vehicle will park on-street. If the garage was set back as per the adjoining plots, adequate parking would be provided.

2. Plot 40, a 3 bed dwelling has no allocated parking.
3. Plots 42, 43 & 44 are all 4 bed houses and should have 3 allocated parking spaces each. Only 2 are provided. Therefore on street parking is likely to occur on the main access road.
4. Plot 60 is a 4 bed dwelling and should have 3 allocated parking spaces. The driveway length in front of the garage is too short to accommodate more than 1 car and therefore the second or third vehicle will park on-street. If the garage was set back, adequate parking would be provided.
5. The landscaping plan – RPS drawing number 001 Rev. B – shows the provision of a “Feature Tree” in the footway/carrageway on the outside of the bend to the internal access road. This will obstruct the proposed means of access to Plots 18, 19, 20 & 21 as well as creating a potential hazard in the highway. This should be removed.

Tree and Landscape
Officer

Landscaping details do not seem to be complete. There is a Landscape Masterplan and a species list but as such there is not a detailed plan showing the actual planting layout. I notice that in the letter dated 12th August it mentions that landscape drawings would be submitted within the week.

Detailed landscaping is required.

Determining Issues

The main considerations of the application are;

1. Principle of Development
2. Compliance with the Adopted Land South of Stotfold Design and Landscape Strategy Code
3. Visual Impact
4. Neighbourhood Amenity
5. Hard and Soft Landscaping
6. Highway Matters
7. Other Considerations

Considerations

1. Principle of Development

- The principle of mixed use development at Land South of Stotfold was confirmed by its allocation for development in the Mid Bedfordshire Local Plan, First Review (2005).

- Outline planning permission (Planning ref: MB/02/00242/OUT) was approved in April 2006 and this further underlined the acceptability in planning policy terms of residential development in this location.
- A condition of the outline planning permission was for any development to be carried out in accordance with the Masterplan and Design Code to be approved by the Local Planning Authority; the code and masterplan were approved in August 2007.
- The Masterplan and Design Code contain (amongst others) regulatory details which all of the new residential development on the site must comply with.
- This reserved matters application has been considered and it is felt that no further information is required to be submitted in respect of the EIA Regulations.

2. Compliance with the Adopted Land South of Stotfold Design and Landscape Strategy Code

The approved Design Guide seeks frontages to consist of mainly continuous frontage along the main street and terraced, detached, semi detached with some link detached dwellings adjacent to the streets and mews for this parcel. The design along the "Street" consists of predominantly detached properties, a small terrace and semi detached mainly of two storey and some two and a half storey dwellings. The buildings are set relatively close to the edge of the footpath.

"The Street" element has been designed to be in accordance with the built form as identified on the agreed Master Plan for this element of the site.

In summary, the general layout of the dwellings within this site is in compliance with the Design Guide, therefore the proposed layout is considered acceptable.

The application site falls in both the high density range of the framework which requires an average of 40 dwellings per Hectare. The density of this scheme is considered acceptable.

Even though landscaping details have been provided and the general principle is accepted further details will need to be sought through a condition requiring Landscape Management Report and Maintenance Report.

In summary, it is felt that this proposal adheres to the principles within the Design and Landscape Strategy Code and where appropriate conditions would be imposed to ensure that construction is carried out in accordance with the adopted Code.

3. Visual Impact

The Design Code indicates that the entirety of the development is to be designed to promote local distinctiveness. The submitted plans are considered to be an appropriate interpretation of the Design Code's principles in terms of character quality, legibility and local distinctiveness.

It is considered that the bulk, massing, siting and fenestration of all proposed house types would be acceptable and would enable an appropriate level of design and form as required by the Design Code.

In conclusion it is felt that the proposal would not have a detrimental impact upon the surrounding area.

4. Neighbouring Amenity

The application site is adjacent to existing properties located on Queen Anne's Close, The High Street and Mulberry Close. Therefore some of the proposed dwellings will back onto currently existing and occupied dwellings.

The current application has been designed to ensure that the existing residential properties which are in close proximity to the boundary are backed onto by similar properties to those already granted reserved matters consent in previous approvals. In addition no two and half storey properties are located along this boundary and as such no rear dormers or roof lights are proposed looking towards the existing residential properties.

It is acknowledged that some of the back to back distances are only 18 m behind Mulberry Close which is less than the Design in Central Bedfordshire: A Guide for Developments recommendation of 21m. However, the proposed development is in accordance with the approved Masterplan, Development Brief and Adopted Design and Landscape Strategy Code for this site. As such in this instance this is considered to be acceptable.

The back to back distances are considered to be acceptable in respect of the properties located on the High Street and Queen Anne's Close.

In addition Plot 21 has been designed to have no side fenestration to ensure that overlooking of the adjacent existing residential properties does not occur. This should ensure that there is no detrimental impact upon existing neighbouring privacy.

In summary the design of the proposals is not felt to result in an overbearing impact upon existing residential amenity. As such this is considered to be acceptable in this instance.

It is acknowledged that there is likely to be a gap between the rear gardens of the proposed dwellings and the rear gardens of the existing dwellings. However, the applicant is not in control of the land in question and it was not included in the land subject to the original outline planning permission (planning ref: MB/02/00242/OUT) and as such this cannot be dealt with through this application.

The layout of the proposed residential development would afford each of the proposed new dwellings with adequate private amenity space. The Design in Central Bedfordshire: A Guide for Development - Design Supplement 4 - Residential Alterations and Extensions provides guidance that there should be at least 21 m in terms of back to back residential property distances. It is noted that some of the back to back distances are quite tight but it is not considered to be sufficient to warrant refusal.

5. Hard and Soft Landscaping Materials

The details submitted in respect of materials are not considered to be acceptable and are not in accordance with the approved materials palette agreed for the other consented parcels on the site known as Land South of Stotfold. This will be dealt with by way of a suitably worded condition.

Boundary Treatment

Boundary treatment details have not been submitted and this can be dealt with by way of condition.

Hard Surfacing

The hard surfacing details are considered to be acceptable.

Landscaping

Details of the indicative landscaping are considered to be acceptable however further details in relation to ongoing landscape management and detailed planting will be required and this could be dealt with by way of condition.

6. Highway Matters

Highways have raised some issues in relation to landscaping and car parking. However, they have confirmed that the layout of the roads are acceptable. Revised plans have been received in relation to this and a further update shall be provided on the late sheet.

7. Other Considerations

The applicant has not submitted an Energy and Sustainability Statement in accordance with Condition 6 viii off Outline Planning Permission (Planning Ref: MB/02/00242/OUT dated 21/04/2006). A relevant condition shall be applied if reserved matters were to be granted.

The Town Council raised an objection on the basis of the number and location of affordable housing within this parcel. To confirm the affordable housing is located in accordance with the pepper potting provided within the requirements provided in the Deed of Variation to the original S106 Agreement pursuant to the outline planning permission (planning ref: MB/02/00242/OUT). In addition this is the final reserved matters for residential units provided within the outline and therefore the 23 affordable housing units proposed are required to ensure that the overall development provides the amount of affordable housing required overall for the site.

Conclusion

In conclusion, taking all of the above into consideration it is recommended that planning permission should be granted.

Recommendation

That Planning Permission be granted subject to the following:

- 1 **No development shall commence until Condition 6 (viii) of the Outline Planning Permission (Ref: 02/00242/OUT)an Energy and Sustainability Strategy (including details of energy efficiency, waste and water minimisation, and any other matters identified in the Energy Strategy) has been submitted to and agreed in writing by the Local Planning Authority.**

The development will be implemented in accordance with the agreed Energy and Sustainability Strategy.

Reason: To ensure that the development achieves the objectives of 'The Land South of Stotfold Development Brief', 'The Master Plan', and the 'Energy Strategy'.

- 2 **Prior to the commencement of development a Landscape Management and Maintenance Report and planting schedule shall be submitted to and approved in writing by the Local Planning Authority. All planting and landscaping will be carried out during the first planting season following substantial completion of the residential units and will solely be implemented in accordance with the approved Landscape Management and Maintenance Report.**

Reason: To ensure a satisfactory form of development in accordance with the Adopted Land South of Stotfold Design and Landscape Strategy Code.

- 3 **Prior to the commencement of development a scheme detailing the materials and boundary treatment in respect of all residential plots shall be submitted in writing and approved by the Local Planning Authority. All dwellings hereby permitted shall be built solely in accordance with the approved materials and boundary treatment details.**

Reason: For the avoidance of doubt.

- 4 **No development shall commence until details of lighting for roads, footpaths, cycle routes, parking areas, parking courts and all other areas accessible to the public have been submitted to and approved in writing by the Local Planning Authority.**

These details shall include the height of lighting columns, types, colouration and brightness of the proposed lights.

All lighting on site shall be implemented solely in accordance with the approved lighting details and prior to the completion and occupation of 50% of the residential units hereby approved.

Reason: To ensure public and highway safety.

- 5 **Development shall not commence until a scheme for the parking of cycles on the site (and access thereto) has been submitted to and approved in writing by the Local Planning Authority. The shall be wholly implemented before the development is first occupied or**

brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.

- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [10.094.HTA.1 REV B; 10.094.HTB.1 REV B; 10.094.HTB.2 REV B; 10.094.HTC.1 REV B; 10.094.HTC.2 REV B; 10.094.HTD.1 REV B; 10.094.HTE.1 REV E; 10.094.HTE.2 REV B; 10.094.HTF.1 REV B; 10.094.HTF.2 REV B; 10.094.HTG.1 REV B; 10.094.HTH.1 REV B; 10.094.HTJ.1 REV B; 10.094.HTJ.2 REV B; 10.094.HTK.1 REV B; 10.094.HTK.2 REV B; 10.094.HTL.1 REV B; 10.094.GAR.1 REV B; 10.094.Site.5.1 rev C; 10.094.Site.5.2 rev E; 10.094. Site.5.4 rev E; 001 rev C].

Reason: For the avoidance of doubt.

Reasons for Granting

The proposal is in conformity with Policies HO8(10) of the Mid Bedfordshire Local Plan, First Review 2005; Policies CS5, CS6, CS14, DM2, DM3 & DM4 of the Core Strategy and Development Management Policies 2009; Planning Policy Statement: 1, 3, 22 & 25; Design Guide in Central Bedfordshire (2010) and Land South of Stotfold Design and Landscape Strategy Code (2007).

DECISION

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