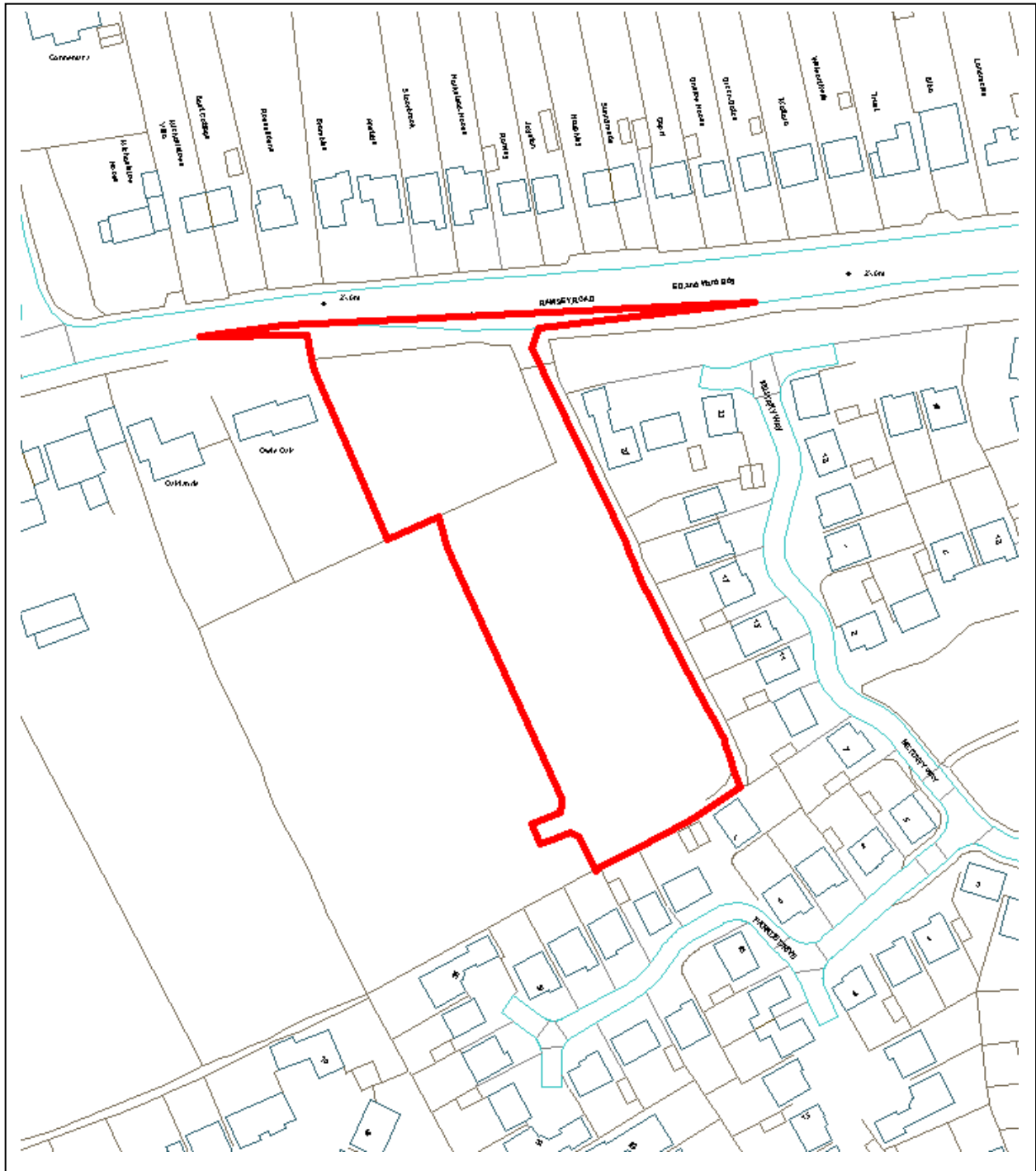


PLANNING COMMITTEE

30 MARCH 2011

REPORT OF THE EXECUTIVE MANAGER - PLANNING

**A.3 PLANNING APPLICATIONS – 10/01360/OUT – LAND ADJACENT OWLS OAK, RAMSEY ROAD, DOVERCOURT**



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|                     |   |                       |                      |
|---------------------|---|-----------------------|----------------------|
| <b>Application:</b> | 10/01360/OUT  | <b>Town / Parish:</b> | Harwich Town Council |
| <b>Applicant:</b>   | Veolia Water East   |                       |                      |
| <b>Address:</b>     | Land adjacent Owls Oak Ramsey Road Dovercourt   |                       |                      |
| <b>Development:</b> | Erection of 2 No detached two-storey dwellings and 2 No detached double garages, 7 No detached bungalows and 7 No garages, and creation of new access road. |                       |                      |

## 1. Executive Summary

- 1.1 This application has been brought for consideration by Members alongside application 10/01333/OUT for a proposed reservoir on the remainder of the site. This is an outline planning application with all matters other than access reserved for later consideration. The layout, appearance, scale and landscaping shown on the submitted plans are therefore indicative.
- 1.2 The site lies to the south side of Ramsey Road, outside but abutting the defined settlement limits and on land allocated under Local Plan policy COM31 for water supply. To the immediate southern and eastern boundaries lies two-storey residential development on Military Way and Parade Drive. To the northern boundary on the opposite side of Ramsey Road lies residential development and to the immediate west is the proposed reservoir site. The visual character of the site would be mostly connected with the residential development to the south and east rather than the open countryside to the west. The residential development of this sustainable site in close proximity to local services and facilities would not represent a form of development detrimental to the character and setting of the surrounding countryside, and would not result in any significant adverse impact upon residential amenity or highway safety.

### **Recommendation: Approve**

#### **Conditions:**

- **Standard time limit and submission of reserved matters condition**
- **List of approved plans**
- **Layout of vehicular access and turning space as per amended plan**
- **Layout of vehicular and pedestrian visibility splays as per amended plan**
- **Garages and parking spaces to comply with adopted parking standards**
- **Pedestrian visibility splays to each dwelling access**
- **Surface water management to be provided as per submitted information**
- **Details of wheel and under body cleaning facility**
- **Details of construction parking, loading and turning**
- **Provision of footpath along site frontage**
- **Details of cycle parking**
- **Timing of removal of standing dead tree to avoid bats being present**
- **Removal of any hedgerow outside bird nesting season**
- **Contaminated land condition**
- **Scheme for provision and implementation of water, energy and resource**

**efficiency measures**

- **Permeable paving**
- **Restricted hours of construction**
- **Plots 3 to 9 shall not exceed one storey in height**
- **Details of materials to be used in construction**

**Reason for approval:**

The site lies outside but abutting the defined settlement limits and on land allocated under policy COM31 of the Tendring District Local Plan (2007) for water supply in connection with application 10/01333/FUL. The site is surrounded by residential development to three boundaries with the proposed reservoir site to the immediate west and is in close proximity to local services and facilities. The visual character of the site would be mostly connected with the residential development to the south and east rather than the open countryside to the west. Having regard to the pattern of existing development in the area and the development plan policies listed it is considered that subject to compliance with the conditions attached to this permission the proposed residential development would not reduce the amenities enjoyed by occupants of neighbouring property, would not have an adverse impact upon the character of the surrounding area, and would be acceptable in terms of highway safety.

## **2. Planning Policy**

National Policy:

- PPS1            Delivering Sustainable Development
- PPS3            Housing
- PPS9            Biodiversity and Geological Conservation

Local Plan Policy:

Tendring District Local Plan (2007)

- QL1            Spatial Strategy
- QL9            Design of New Development
- QL10          Designing New Development to Meet Functional Needs
- QL11          Environmental Impacts and Compatibility of Uses
- HG9            Private Amenity Space
- COM6          Provision of Recreational Open Space
- COM31        Water Supply
- EN1            Landscape Character
- TR1a          Development Affecting Highways

Core Strategy and Development Policies Proposed Submission Draft (2010)

|      |  |
|------|--|
| CP1  | Containing Urban Growth  |
| CP2  | Development in the Countryside                                   |
| CP7  | Flood Risk, Coastal Change and Water Conservation                |
| DP1  | Design of New Development  |
| DP4  | Private Amenity Space for Residential Development                |
| DP5  | Landscape Impacts  |
| DP16 | Provision of Green Infrastructure in New Residential Development |

**3. Relevant Planning History**

|               |  |          |            |
|---------------|--|----------|------------|
| 04/00643/LUEX | Use of the site for the storage of vehicles and tractor units. Maintenance activity including basic repairs not associated with garage services. | Refused  | 23.05.2006 |
| 09/00984/OUT  | Erection of 2 no.detached two-storey dwellings, 2 no. detached double garages and creation of new vehicular access.                              | Approved | 26.11.2009 |

**4. Consultations**

|                           |   |
|---------------------------|---|
| Harwich Town Council      | No objection  |
| ECC Highways Dept         | No objection subject to 12 conditions relating to layout of access, vehicular and pedestrian visibility splays, parking and turning spaces, garage and parking space size and number to be in accordance with adopted parking standards, surface water management, wheel washing facility, provision of footpath across site frontage from Owls Oak to existing footpath at Ramsey Road, and cycle parking. |
| Essex County Fire Officer | No comments received  |
| Environment Agency        | Consider the proposal to be low risk and have no objection. Provide advisory comments and recommend condition to secure a scheme for the provision and implementation of water, energy and resource efficiency measures. May wish to impose a condition for a surface water management scheme.  |
| Essex Wildlife Trust      | No comments received  |
| Natural England           | No comments received  |
| Environmental Health      | Contaminated land condition should be imposed in respect of the garden areas of the proposed properties due to the proximity to the historic military site.   |

## 5. Representations

5.1 Seven letters of objection have been received. A summary of the comments and the Officer response is set out below :

- Loss of views.  
*Officer response – This is not a material planning consideration. The impact upon residential amenity is discussed at paragraphs 6.7 and 6.8 below and deemed to be acceptable.*
- Adverse impact on wildlife.  
*Officer response – This is discussed at paragraph 6.14 below and deemed to be acceptable.*
- Limited market for dwellings in the area.  
*Officer response – Not a material planning consideration.*
- Will create noise and light pollution.  
*Officer response – The impact upon residential amenity is discussed at paragraphs 6.7 and 6.8 below and deemed to be acceptable.*
- Will reduce property values.  
*Officer response – Not a material planning consideration.*
- Loss of privacy.  
*Officer response – The impact upon residential amenity is discussed at paragraphs 6.7 and 6.8 below and deemed to be acceptable.*
- Increased traffic on Main Road.  
*Officer response – The impact upon highway safety is discussed at paragraphs 6.9 and 6.10 below and deemed to be acceptable. The proposal introduces seven additional dwellings to the two dwellings on the frontage already benefiting from planning permission under 09/00984/OUT and is not therefore considered to result in a significant increase in traffic on the already busy Ramsey Road.*

## 6. Assessment

The main planning considerations are the:

- Principle of Development;
- Residential Amenity;
- Highway Safety; and,
- Amenity Space.

### Context

6.1 The site lies to the south side of Ramsey Road, outside the defined settlement limits and on land allocated under local plan policy COM31 for water supply. The site is predominantly open grassland with some hedgerow and planting to the boundaries. To the immediate southern and eastern boundaries lies two-storey residential development on Military Way and Parade Drive. To the northern boundary on the opposite side of Ramsey Road lies residential development and to the immediate west is the proposed reservoir site with Michaelstowe Farm beyond.

6.2 This is an outline planning application with all matters other than access reserved for later consideration. The layout, appearance, scale and landscaping shown on the submitted plans are therefore indicative and Members are being asked to consider the principle of development of the site for two two-storey dwellings and seven bungalows.

## **Principle of Development**

- 6.3 The site is allocated under local plan policy COM31 for water supply which states the Council will support proposals that provide for the maintenance and improvement of water supply infrastructure and services and will safeguard sites identified for future water supply development. The reservoir proposed under 10/01333/FUL only requires approximately two thirds of this site so the remainder is being sought for residential development.
- 6.4 Whilst planning policy seeks to ensure that new residential development is located within defined towns and villages, in exceptional circumstances new residential development may be permitted outside of defined settlement limits. In addition Planning Policy Statement 1 (Sustainable Development) and Planning Policy Statement 3 (Housing) both seek to ensure that residential development is centred in sustainable locations within existing urban areas where there is access to employment, shops and community facilities by a choice of means of transport. Policy EN1 of the Tendring District Local Plan (2007) seeks to ensure that the countryside is protected against inappropriate forms of development that would significantly harm landscape character or quality. The application site lies outside the defined settlement limits but abuts it on the southern and eastern boundaries. Detached dwellings surround the site to the south and east and planning permission was granted by Members in November 2009 for two dwellings on the site frontage under 09/00984/OUT. Those two dwellings form part of the current proposal but have been separated to provide the vehicular access through the centre of the site.
- 6.5 Whilst the application site is on the edge of the defined settlement limits, it would be segregated from the open countryside by the proposed reservoir which forms the western boundary of the site. The visual character of the site would be mostly connected with the residential development to the south and east rather than the open countryside to the west and a condition restricting plots 3 to 9 to one storey in height will minimise the landscape impact of the dwellings not fronting Ramsey Road. Accordingly, the residential development of this sustainable site in close proximity to local services and facilities would not represent a form of development detrimental to the character and setting of the surrounding countryside.
- 6.6 Although the layout, appearance, scale and landscaping of the proposed development are reserved for later consideration indicative drawings have been submitted to illustrate how the site could be laid out to accommodate the proposed dwellings. Two large detached two-storey dwellings (as shown under 09/00984/OUT) are proposed to the frontage in keeping with the character of existing development on the south side of Ramsey Road. Seven detached bungalows are proposed within the site and abutting the rear gardens of dwellings on Military Way and Parade Drive. It is considered that the site can adequately accommodate nine dwellings.

## **Residential Amenity**

- 6.7 The principle of the two houses at the site frontage has been accepted under 09/00984/OUT. The current proposal separates the dwellings to provide the vehicular access through the centre of the site to reduce the impact of the vehicular access on existing dwellings. It is stated the proposed bungalows would be 4.5m-5.3m high and would not therefore have any first floor accommodation. It is considered that a detailed design could be achieved to prevent any overlooking to neighbouring dwellings and to retain adequate separation to the boundaries in order to preserve the residential amenity of neighbouring two-storey dwellings on Military Way and Parade Drive.

- 6.8 The access road is at least 28 metres away from existing dwellings with a turning head 2 metres from the southern boundary. The proposal introduces seven additional dwellings to the two dwellings on the frontage already benefiting from planning permission under 09/00984/OUT and it is not therefore considered that the noise generated by traffic accessing the site would result in a significant adverse impact upon residential amenity.

### **Highway Safety**

- 6.9 The Highway Authority requested additional information in relation to surface water drainage and amended plans and additional information have been submitted. The Highway Authority has no objection subject to the imposition of twelve conditions as detailed at paragraph 4 above.
- 6.10 The indicative layout shows one garage and a private driveway to each dwelling and it is considered that a detailed proposal providing off street parking to each dwelling in accordance with the adopted parking standards can be achieved.

### **Amenity Space**

- 6.11 The indicative layout shows adequate private amenity space to each dwelling in accordance with local plan policy HG9.
- 6.12 Policy COM6 of the Tendring District Local Plan (2007) states that residential development below 1.5 hectares in size, where existing public open space facilities are inadequate, shall provide a financial contribution towards the provision of new or improved off-site facilities to meet the projected needs of the future occupiers of the development. Harwich is identified as a Parish with a deficit in equipped play areas. A completed unilateral undertaking has been received to provide the required financial contribution towards public open space provision in accordance with Policy COM6.

### **Other Considerations**

- 6.13 The site is devoid of trees and there is no other significant vegetation in the main body of the land. Some remnant hedgerow and other planting exist on the perimeter of the site but none that makes a quantifiable contribution to the character or appearance of the area or that merits protection by means of a Tree Preservation Order. The adjacent site, Owls Oak, contains 4 trees that are the subjects of Tree Preservation Orders and are growing amongst a group of other trees that collectively help to soften the appearance of the area. They are not threatened by the current development proposal. Landscaping would be considered under any later detailed application
- 6.14 An extended phase 1 habitat survey has been undertaken. The generally low growing and sparse vegetation makes the habitat unsuitable for any protected species with the exception of nesting birds and low likelihood of individual bats in the dense ivy covering a standing dead tree. The following recommendations are made: Timing of removal of standing dead tree to avoid bats being present, removal of any hedgerow outside bird nesting season, and hedgerow planting. Subject to the recommendations there is considered to be no significant adverse impact upon protected species.