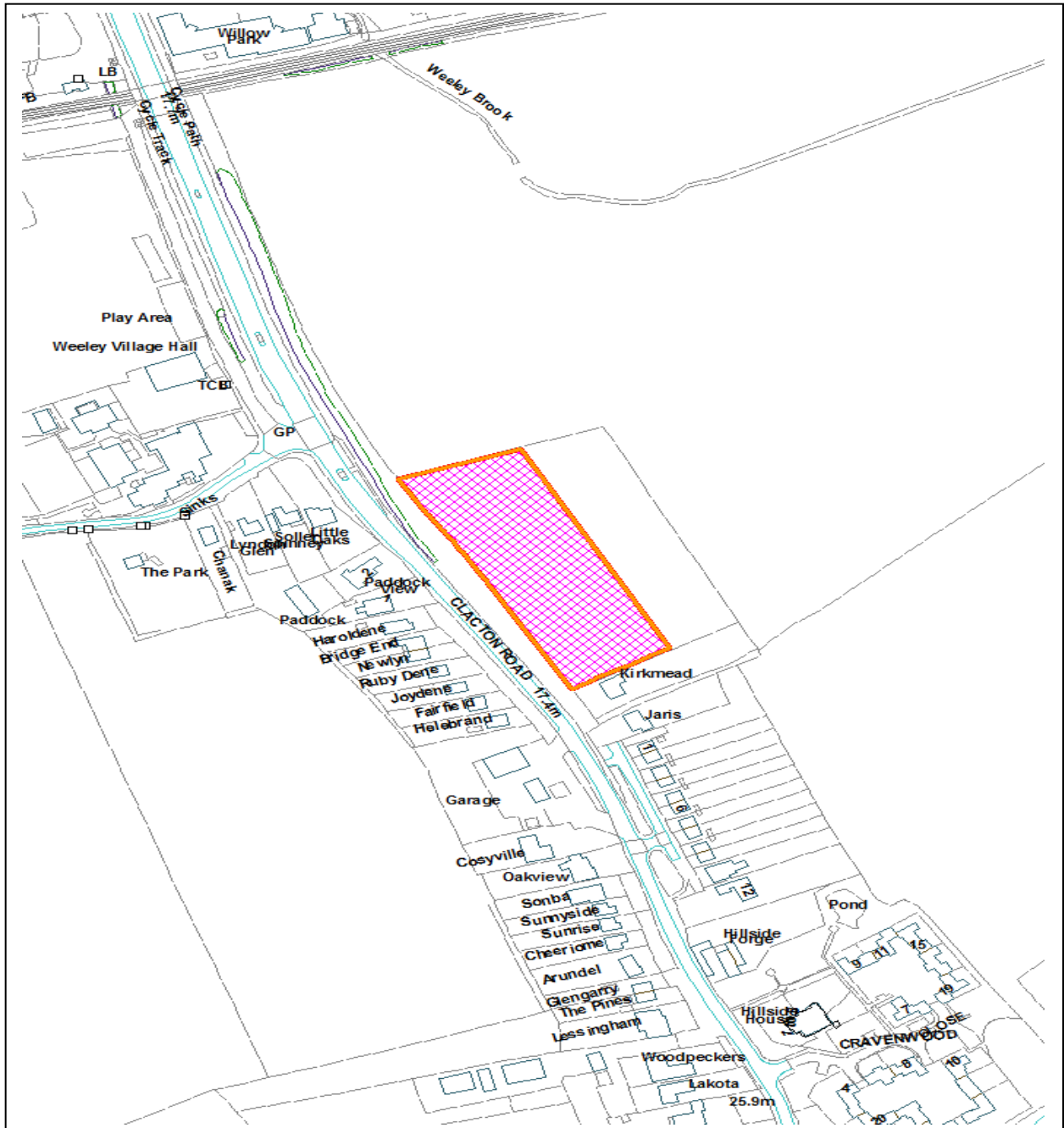


PLANNING COMMITTEE

1<sup>ST</sup> MARCH 2016

REPORT OF THE HEAD OF PLANNING

**A.3 PLANNING APPLICATIONS - 15/01923/DETAIL - LAND ADJACENT KIRKMEAD CLACTON ROAD, WEELEY, CO16 9DN**



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<b>Application:</b>	15/01923/DETAIL	<b>Town / Parish:</b> Weeley Parish Council
<b>Applicant:</b>	Chelsteen Homes - Mr Bill Poulton	
<b>Address:</b>	Land adjacent Kirkmead Clacton Road Weeley	
<b>Development:</b>	Reserved matters application for the erection of 8 dwellings following outline planning permission 14/01720/OUT.	

## 1. Executive Summary

- 1.1 This application has been referred to Planning Committee at the request of Members in approving the outline planning permission 14/01720/OUT at the Planning Committee meeting on the 24<sup>th</sup> April 2015
- 1.2 The application seeks reserved matters approval (access, appearance, landscaping, layout and scale) for the erection of 8 detached dwellings and associated garages, parking and landscaping.
- 1.3 The application site is situated on the northern side of Clacton Road in the parish of Weeley and extends to 0.77 hectares of agricultural land. The application site is located outside the defined settlement boundary of Weeley, as depicted on the Policies Map of the Tendring District Local Plan (2007), but abutting the boundary in the Tendring District Local Plan Proposed Submission Draft (2012) as amended by the Tendring District Local Plan: Pre-Submission Focussed Changes (2014).
- 1.4 The principle of residential development was accepted in the grant of outline planning permission and the detail provided within this application raises no objection in relation to design, landscape impact, highway safety or impact on neighbours.
- 1.5 The development consists of 8 appropriately designed properties supplemented by extensive soft landscaping. As such the development would relate appropriately to the surrounding built form and cause no demonstrable harm to the character and appearance of the locality.

### **Recommendation: Approve**

#### **Conditions:**

1. Approved plans
2. Construction in Accordance with Tree Survey/Report
3. Car Parking/Garages/Visitors Spaces to be provided before occupation
4. Vehicular Accesses/Footways/Service Road prior to occupation as per approved plan.

## 2. Planning Policy

National Planning Policy Framework (2012)

National Planning Practice Guidance (2014)

*Tendring District Local Plan 2007*

- QL1 Spatial Strategy
- QL2 Promoting Transport Choice
- QL9 Design of New Development
- QL10 Designing New Development to Meet Functional Needs
- QL11 Environmental Impacts and Compatibility of Uses
- HG1 Housing Provision
- HG6 Dwelling Size and Type
- HG9 Private Amenity Space
- HG14 Side Isolation
- COM6 Provision of Recreational Open Space for New Residential Development
- EN1 Landscape Character
- EN6 Biodiversity
- TR1A Development Affecting Highways
- TR7 Vehicle Parking at New Development

*Tendring District Local Plan: Proposed Submission Draft (2012) as amended by the Tendring District Local Plan: Pre-Submission Focussed Changes (2014)*

- SD1 Presumption in Favour of Sustainable Development
- SD2 Urban Settlements
- SD5 Managing Growth
- SD7 Securing Facilities and Infrastructure
- SD8 Transport and Accessibility
- SD9 Design of New Development
- SD10 Sustainable Construction
- PEO3 Housing Density
- PEO4 Standards for New Housing
- PEO22 Green Infrastructure in New Residential Development
- PLA4 Nature Conservation and Geo-Diversity
- PLA5 The Countryside Landscape

**3. Relevant Planning History**

14/01720/OUT	Construction of 8 detached dwellings with associated garaging and parking.	Approved	05.05.2015
15/01923/DETAIL	Reserved matters application for the erection of 8 dwellings following outline planning permission 14/01720/OUT.	Current	

**4. Consultations**

Principal Tree & Landscape Officer	<p>The information provided adequately demonstrates that the retained trees will be protected for the duration of the construction phase of the development. It also shows extensive soft landscaping and appropriate boundary treatment.</p> <p>No further information is required</p>
Anglian Water Services Ltd	Outside scope no comments received.
Essex County Council Archaeology	No comments received.
ECC Highways Dept	<p>From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority subject to the following mitigation and conditions:</p> <ul style="list-style-type: none"><li>- Prior to the occupation of any of the proposed dwellings the proposed vehicular access, new footways and service road shall be provided as shown amended by Drawing Numbered 2167/E/ 1 Revision A.</li><li>- Prior to the commencement of development, details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted.</li><li>- The carriageway(s) of the proposed estate road(s) shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road(s). The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling, prior to occupation has a properly consolidated and surfaced carriageway and footway between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any up-stands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and paths in front of each dwelling shall be completed with the final surfacing within twelve months from the first occupation of such dwelling.</li></ul>

- No unbound materials shall be used in the surface treatment of any of the proposed vehicular accesses within first 6m.
- Prior to the proposed access being brought into use, details of the construction and future maintenance of the necessary bridging or piping of the drainage ditch/watercourse shall be submitted
- All off street parking shall be in precise accord with the details contained within the current Parking Standards.
- No development shall take place, including any works of demolition, until a Construction Method Statement (CMS) has been submitted.
- Prior to the occupation of any of the proposed dwellings the southbound bus stop adjacent to the vehicular access shall be improved by the provision of level entry kerbing, new timetable and post and flag, any adjustments in levels, surfacing and any accommodation works to the footway and carriageway.

Environment Agency            Outside scope no comments received.

ECC SuDS Consultee            Outside scope no comments received.

## 5. **Representations**

5.1 Weeley Parish Council – No objections

5.2 2 letters of observation have been received from local residents. The letters cover the following;

- Piling and development may cause damage to house (any damage caused during the construction phase is a third party matter and not a planning consideration. Notwithstanding this point, the developer has confirmed that the foundations are likely to be of the strip variety and any changes in ground levels will be discussed with the structural engineer at the time of construction).
- Windows to the front of plot 8 causing overlooking (there are no windows looking in the facing flank wall of plot 8. Furthermore, the front windows would look out towards Clacton Road and not the adjacent property).
- Condition concerning bus stop on outline requires alteration to reflect no need for a new post flag (this condition relates to the outline decision and cannot be altered. The alterations required to the bus stop will be discussed via the developer and the Essex County Council Highways).

## 6. **Assessment**

The main planning considerations are:

- Site Context;
- Proposal;
- Visual Impact/Design;
- Residential Amenities;
- Highway Safety;
- Trees/Ecological Impacts; and,

- Archaeological Matters.

### **Site Context**

- 6.1 The application site is a broadly rectangular area of land lying to the east of Clacton Road. It is predominately laid to grass and has an existing field gate access located centrally along its western boundary (fronting onto to Clacton Road). The site is currently used for the grazing of sheep.
- 6.2 The site is bordered by a mature tree lined hedgerow on its western boundary, and a hedgerow on its northern boundary (approx 2 metres in height). The southern boundary is formed by a post and rail fence and shares a boundary with a recently erected replacement dwelling known as Kirkmead (LPA ref. 13/00539/FUL). This new replacement dwelling is outside the land ownership of the applicant. The eastern boundary of the application site is not delineated as it forms part of the field. Beyond the eastern boundary of the application site is a further tree lined hedgerow, with ditch. A ditch is also present along the northern boundary of the site. The site falls in gradient from south to north. Overhead power lines sail above the northern boundary.
- 6.3 To the west of the application site is a deep (grassed) highway verge adjacent to Clacton Road. Clacton Road in this location is 40MPH. A bus shelter and footpath are located on this side of Clacton Road, with a further bus stop and footpath on the opposite side of Clacton Road.
- 6.4 Residential properties are located to the south and west of the application site, with agricultural land located to east and north. Weeley Railway Station, Weeley Primary School, Village Hall, and playing fields beyond are located to the north-west of the application site.
- 6.5 The site measures approximately 140 metres in length, and 53 metres in depth, and equates to approx. 0.77 hectares.

### **Proposal**

- 6.6 The application seeks reserved matters approval (access, appearance, landscaping, layout and scale) for the erection of 8 detached dwellings with associated garaging and parking.
- 6.7 The layout is similar as shown on the indicative plans submitted with the outline planning application (14/01720/OUT) incorporating a linear style development with detached dwellings served by a single access off Clacton Road. There have been small amendments to provide visitor's parking spaces and in respect of the size and siting of the dwellings.
- 6.8 The 8 dwellings would comprise of 3 different design types. Plots 1, 2, 7 & 8 would comprise of the same style. That being a 4 bedroom two-storey detached dwelling with an attached double garage to the side. Plots 3 & 5 would comprise of a smaller 4 bedroom dwelling with an attached single garage to the side, whereas plots 4 & 6 would be 3 bedroom bungalows with integral garaging. A range of differing materials is proposed including contrasting brickwork and facing render.

### **Visual Amenity/Design**

- 6.9 The development of the site with 8 detached dwellings in a linear style represents an appropriate response to the character of the area. The introduction of a comprehensive soft landscaping scheme and the retention of existing trees present on the site frontage to Clacton Road helps in softening views of the development from Clacton Road and assists in assimilating the development into its surroundings.

- 6.10 In respect of the design of the dwellings, the height and proportions of the proposed properties relate appropriately to the existing properties in the locality and the use of contrasting styles and materials assists in ensuring the development appears varied and aesthetically pleasing. The introduction of brick plinths, gable ends, chimneys and detailing above the entrance door and windows would give the dwellings added interest.
- 6.11 The dwellings are set on similar width plots to those in the locality and would retain appropriate side isolation to the boundaries of each plot to ensure the development would not appear cramped or out of character in this location. Each property would be served by private amenity space in excess of that required by saved policy HG9 of saved local plan.
- 6.12 Overall the development would relate acceptably to the character of the area in terms of its layout, spacing and design and with the introduction of soft landscaping to supplement the existing frontage trees, the development would represent an appropriate response to its surroundings.

### **Residential Amenities**

- 6.13 The only residential property that falls to be directly affected by the development is Kirkmead to the south-east of the site. Plot 8 is set adjacent to this property and would consist of a two-storey property with an attached double garage located on the Kirkmead side of the dwelling. As the single storey element of the property is located on the closest side any impact upon the resident's outlook and light would be minimal. The impact is further reduced by the fact that Kirkmead is located on higher land than the application site and whilst there are several windows on the facing flank of Kirkmead these are secondary windows and therefore any potential harm is reduced.
- 6.14 The proposed dwellings are sufficiently separated from those properties on the opposite side of Clacton Road not to cause any harm to the resident's amenity.

### **Highway Safety**

- 6.15 At the outline stage Essex County Council Highways confirmed that they had no objections to the development. They requested a number of conditions relating to the provision of a bellmouth junction off Clacton Road with 10.5m radius kerbs returned to an access width of 6m with 2m flanking footways, no unbound materials to be used within 6m of any vehicular access, garages being set back 6m from the carriageway edge, details of the estate road/footways and a turning facility being provided prior to commencement.
- 6.16 The submitted plans reflect these requirements and Essex County Council Highways have again confirmed no objections and re-iterated the conditions they previously requested. The precise details of the estate road, construction method statement and bicycle storage remain conditions on the outline permission and will be discharged at a later date. Further details in respect of the piping/bridging of the drainage ditch to the front of the site will be submitted at the discharge of condition stage.

### **Trees/Ecological Matters**

- 6.17 Within the original comments from the Council's Tree Officer he stated that the 2 no. medium sized lime trees being removed to facilitate the new access are relatively small and therefore their removal is not harmful to visual amenity. The Tree Officer also confirmed the need for a tree protection plan and method statement to show how the development would be implemented without causing harm to the retained trees along with a comprehensive soft landscaping scheme.

- 6.18 The tree protection plan and soft landscaping scheme have now been provided. In respect of the tree protection plan, it adequately demonstrates that the retained trees will be protected for the duration of the construction phase of the development. The soft landscaping scheme shows the provision of native hedge planting around the perimeters of the site and decorative shrubs to the front gardens of the proposed dwellings. The Tree Officer has confirmed that the landscaping scheme provided is extensive and show appropriate boundary treatment which will assimilate the development into the surrounding area.
- 6.19 An ecological enhancement plan is required pursuant to condition 10 of the outline permission. In this respect a Biodiversity Management Scheme has been submitted which recommends the following;
- Tree works being undertaken outside the bird nesting season;
  - Low level lighting being employed;
  - Protective fencing to the trees/hedges during construction;
  - Provision of bird/bat boxes to the retain trees and within the rear elevations of the dwellings;
  - Peat free compost.

These requirements will be secured via condition and will ensure that the development provides biodiversity gains.

#### **Archaeological Considerations**

- 6.20 The outline permission contains several conditions relating to the potential for archaeological remains on the site. The conditions relate to the initial undertaking of a programme of archaeological trial trenching in accordance with a Written Scheme of Investigation. These details have not been provided but still remain in force as part of the dischargeable conditions attached to the outline permission. Consequently, if any changes to the layout/design of the scheme are needed as a result of the archaeological investigations a further Reserved Matters application will have to be submitted to reflect the changes required.

#### **Background Papers**

None.