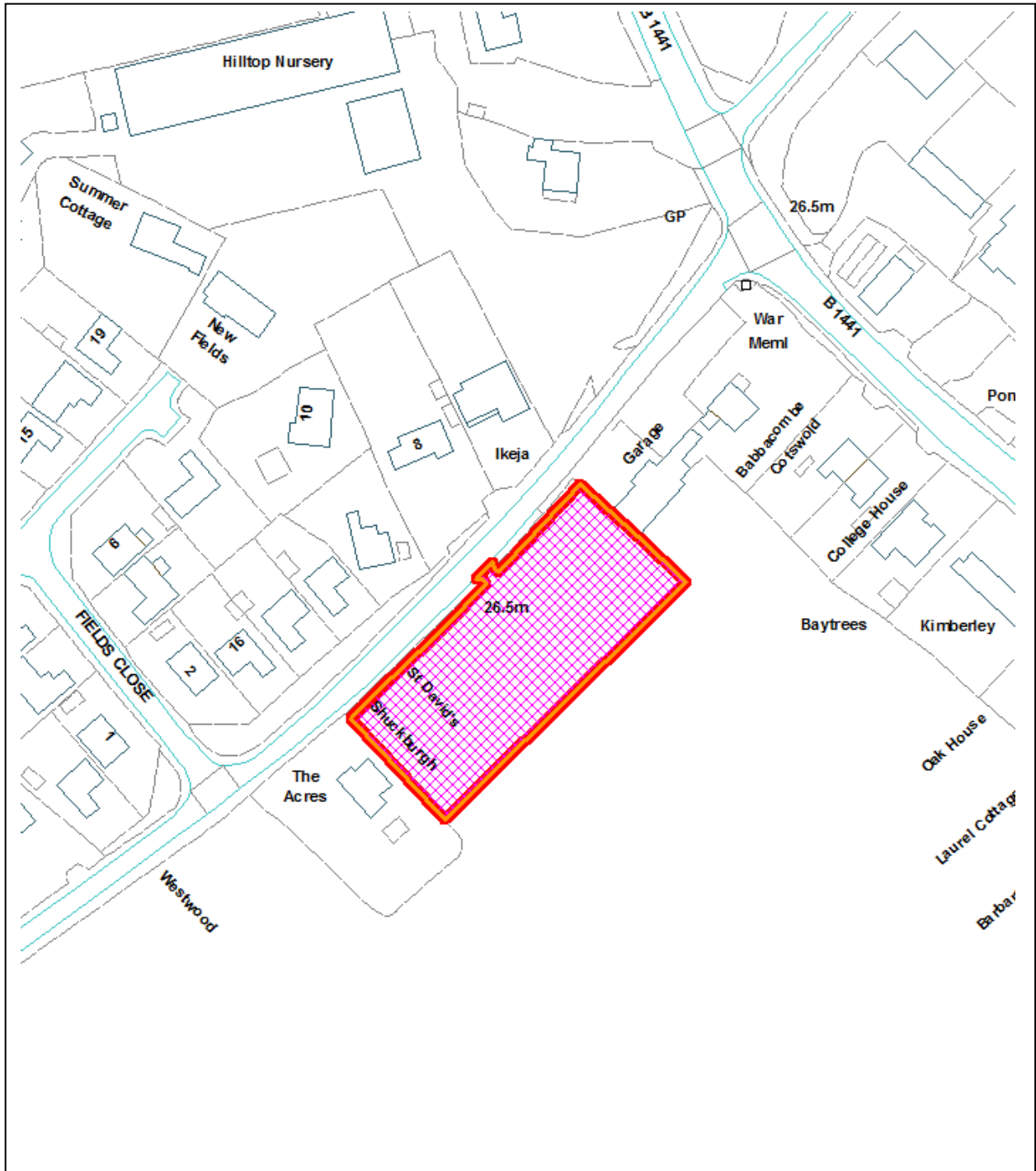


PLANNING COMMITTEE

16 MAY 2017

REPORT OF THE HEAD OF PLANNING

A.3 PLANNING APPLICATION - 17/00172/DETAIL - LAND EAST OF BENTLEY ROAD, WEELEY, CO16 9DP



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Application:	17/00172/DETAIL	Town / Parish: Weeley Parish Council
Applicant:	Mr Steve Wheelhouse - J Moody Properties Ltd	
Address:	Land East of Bentley Road Weeley CO16 9DP	
Development:	Reserved matters application following outline planning approval 16/00186/OUT - Residential development comprising of up to 6 dwellings.	

1. Executive Summary

- 1.1 Outline application 16/00186/OUT for residential development of up to 6 dwellings on this site was approved at Planning Committee on 18th May 2016 at which time it was requested that the reserved matters be brought back to the committee for determination.
- 1.2 This application seeks approval of the reserved matters application for the erection of 6 no. dwellings (4 no. x 3 bedroom semi-detached properties and 2 no. x 4 bedroom dwellings) each served by garaging and driveway parking with a single access point from Bentley Road serving the development.
- 1.3 The application site is situated on the eastern side of Bentley Road outside of, but opposite to, the defined settlement development boundary of Weeley Heath as set out in the Tendring District Local Plan (2007) but fully within the defined settlement development boundary of the draft Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document July 2016.
- 1.4 As established through the granting of outline application 16/00186/OUT, the principle of residential development for up to 6 dwellings on this site is accepted.
- 1.5 This reserved matters application satisfies design and highways, trees and landscaping, biodiversity and residential amenity considerations and is recommended for approval.

Recommendation: Approve

Conditions:

- 1). All parking areas and garages to be provided prior to first occupation of the dwellings.
- 2). Accordance with approved plans

2. Planning Policy

NPPF National Planning Policy Framework

National Planning Practice Guidance

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
- EN1 Landscape Character
- EN6 Biodiversity
- TR1A Development Affecting Highways
- TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016)

- SPL1 Managing Growth
- SPL3 Sustainable Design
- LP1 Housing Supply
- LP4 Housing Layout
- PPL3 The Rural Landscape

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 216 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 14th July 2016, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document. As this plan is currently at an early stage of preparation, some of its policies can only be given limited weight in the determination of planning applications, but the weight to be given to emerging policies will increase as the plan progresses through the later stages of the process. Where emerging policies are particularly relevant to a planning

application and can be given some weight in line with the principles set out in paragraph 216 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

3. Relevant Planning History

16/00186/OUT	Residential development comprising up to 6 dwellings.	Approved	20.05.2016
17/00172/DETAIL	Reserved matters application following outline planning approval 16/00186/OUT - Residential development comprising of up to 6 dwellings.	Current	

4. Consultations

Tree & Landscape Officer The amended site plan shows hedging species for the site boundaries and the species selected are acceptable however before the condition can be discharged it will need to be made clear how many plants will be incorporated into the scheme.

At the present time the only plant quantities provided relate to groundcover.

The applicant will need to provide details of the number of plants to be used in the new hedge. This can be by either: the number of plants per square meter or the spacing at which the hedging plants will be space e.g. 50cm centres.

As the information provide on the amended site plan is otherwise acceptable the required information can be provided as an attachment to that plan or by a minor amendment to the site layout plan.

ECC Highways Dept This Authority has assessed the highway and transportation impact of the proposal and does not wish to raise an objection to the above application subject to the following:

- Prior to occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by the site maximum in both directions, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

- Prior to occupation of the development the vehicular parking and turning facilities, as shown on the submitted plan shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

- No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

- Prior to the first occupation of the development, the proposed drive

shall be constructed to a width of 6 metres for at least the first 6 metres within the site, tapering over the next 6 metres to any lesser width and provided with an appropriate dropped kerb crossing to the satisfaction of the Local Planning Authority.

- Any vehicular hardstanding shall have minimum dimensions of 2.9 metres x 5.5 metres for each individual parking space, retained in perpetuity.
- Any single garages should have a minimum internal measurement of 7m x 3m
- Any double garages should have a minimum internal measurement of 7m x 6m
- All garages shall be retained for the purposes of vehicle parking in perpetuity

Building Control and
Access Officer

No adverse comments at this time.

5. Representations

- 5.1 Weeley Parish Council states that given that this site has already received outline planning approval they have no comments to make on these detailed proposals.
- 5.2 Two letters of objection received in respect of the following;
- not enough width of road to manoeuvre vehicles safely out of the proposed development;
 - mainly bungalows in Bentley Road;
 - concerns over increase in traffic;
 - lack of school/doctor places in the area;
 - invasion of privacy;
 - adverse impact upon local environment.

6. Assessment

The main planning considerations are:

- Site Context;
- Proposal;
- Visual Impact/Design;
- Neighbouring Amenity;
- Highway Considerations, and;
- Landscaping/Biodiversity.

Site Context

- 6.1 The application site is a rectangular area of land lying to the east of Bentley Road within the settlement of Weeley Heath. The site is located within the northern part of Weeley Heath and is approximately 0.21 hectares in size. The site is flat and characterised by improved grassland.
- 6.2 The site is bordered to the north-east by a commercial unit where the boundary is marked by tall conifer trees. To the south-west the site is bounded by a property known as 'The Acres' which is a large detached bungalow. The boundary treatment with this property is marked by a 2m high privet hedgerow. The land to the rear of the site is in agricultural use.

The opposite side of Bentley Road to the west is occupied by several detached bungalows and further north by 2 detached dwellings.

- 6.3 The site frontage is marked by a low hedgerow set behind a drainage ditch. The rear boundary of the plot is open in character. The opposite side of Bentley Road is served by a public footpath that runs into Weeley to the north.
- 6.4 The application site is situated outside of, but opposite to, the defined settlement development boundary of Weeley Heath as set out in the Tendring District Local Plan (2007) but fully within the defined settlement development boundary of the draft Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document July 2016.

Proposal

- 6.5 The current application seeks approval of the reserved matters relating to outline permission 16/00186/OUT and the erection of 6 no. dwellings (4 no. x 3 bedroom semi-detached dwellings and 2 no. x 4 bedroom detached dwellings).
- 6.6 The development will be served by a single access point from Bentley Road. The access will be sited centrally within the plot in the middle of a newly planted set back hedgerow.
- 6.7 All 6 properties will be served by a private garden area in excess of the minimum 100 square metres required by Saved Policy HG9 of the adopted Tendring District Local Plan (2007).
- 6.8 All 6 properties will be served by at least 3 parking spaces in the form of garaging and parking spaces in front in line with the current Parking Standards.
- 6.9 The proposed site layout plan shows substantial landscape planting around the perimeter of the site, including new hedgerow planting to the rear of the plot inside a new post and rail fence and a new frontage hedgerow set back behind the access visibility splays. This additional planting would make a positive contribution to the bio-diversity credentials of the site.

Visual Amenity/Design

- 6.10 The development of the site with 6 dwellings in a linear style represents an appropriate response to the character of the area. The introduction of a comprehensive soft landscaping scheme including planting to the rear of the site and the re-planting of a native species hedgerow to the site frontage will help in softening views of the development from surrounding vantage points and from Bentley Road and will assist in assimilating the development into its surroundings. The rear boundary of the site will be marked by post and rail fencing with native species planting on its inside, which represents a sympathetic arrangement to this boundary which is currently open to the countryside beyond to the south-east.
- 6.11 In respect of the design of the dwellings, the submitted plans show full height two-storey properties comprising of a mixture of 3 dwelling types. These being; a two-storey detached property with a projecting gable element clad with boarding, a boarded two-storey property with a set back pitched roof element incorporating garaging at ground floor with accommodation above at the southern end of the development and 4 no. semi-detached properties at the northern end of the development comprising of a symmetrical half boarded and half brick suspended gable element. The proportions and scale of the proposed properties relate appropriately to the character of the locality, which comprises of detached 1960/70's style bungalows and detached two-storey dwellings that sit opposite the site. The

use of contrasting styles and materials assists in ensuring the development appears varied and aesthetically pleasing. The introduction of brick plinths, suspended gable ends, chimneys and detailing above the entrance doors and windows gives the dwellings added interest.

- 6.12 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.
- 6.13 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, the development would represent an appropriate response to its surroundings.

Residential Amenities

- 6.14 The NPPF, in paragraph 17 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 of the Tendring District Local Plan (2007) states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. Draft Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document July 2016 supports these objectives supports these objectives.
- 6.15 The proposed dwellings are sufficiently separated from those properties on the opposite side of Bentley Road behind a proposed intervening hedgerow not to cause any harm to the resident's amenity in terms of outlook, light deprivation and privacy. To the north of the site is a commercial property and to the south is a large detached bungalow known as 'The Acres'. In respect of the impact on this property, the proposed dwelling on plot 1 would not extend rearwards of 'The Acres' and due to the orientation of the existing bungalow facing north and the presence of a 2m high privet hedge on the shared boundary, would not cause any adverse harm in terms of outlook or light received. There are no windows proposed in the south facing elevation of the property to plot 1, therefore no loss of privacy would arise.
- 6.16 In terms of the access point, this would be located centrally within the site opposite a brick wall to the front of no.8 Bentley Road. Due to the presence of the brick wall, patches of vegetation and the significant set back of no. 8 Bentley Road, no amenity concerns arise in regard to headlights shining into the property.

Highway Considerations

- 6.17 The arrangement of a single access point from Bentley Road remains as shown on the indicative plans submitted at outline stage. Essex County Council Highways have reviewed the plans and confirm they have no objections subject to several conditions which were previously included at outline stage. These include the width of the accesses, provision of visibility splays, size of parking bays and garaging and the use of no unbound materials in the first 6m from the highway boundary. All these requirements are reflected on the submitted plans and secured through conditions on the outline approval.
- 6.18 In terms of parking provision, each property would be served by a garage with frontage parking. As a result each property would be given a minimum of 3 spaces each which allows for a good level of visitor's parking too and accords with the requirements of the current parking standards.

Landscaping/Biodiversity

- 6.19 As confirmed above the development proposes a significant amount of additional soft planting to the rear and front of the site. The Council's Trees and Landscaping Officer has confirmed that the species and siting of the planting is acceptable subject to additional details as to its spacing. This information has now been included on the revised plans and confirms planting at 0.5m centres, which accords with landscaping requirements.
- 6.20 The soft landscaping proposed will assist in providing added biodiversity benefits along with assimilating the development into its surroundings. The one tree to be removed is sited within plot 1. This is a small Grey Willow tree and its removal was agreed at outline stage due to its low amenity value.
- 6.21 At outline stage a phase 1 habitat survey was submitted which confirmed that the site is not generally suitable for protected species due its use as agricultural land. The survey confirmed that providing precautionary measures are adhered to the development would not cause any significant impacts upon protected species potentially utilising the site. As such at outline stage conditions relating to the timing of vegetation clearance and the use of sensitive lighting were included. The survey also stated that there is an opportunity to increase the ecological value of the site, which is currently low, via wildlife friendly landscaping and the provision of bat and bird boxes. Consequently, the plans show the siting of bat and bird boxes within the existing and proposed planting areas.

Background Papers

None