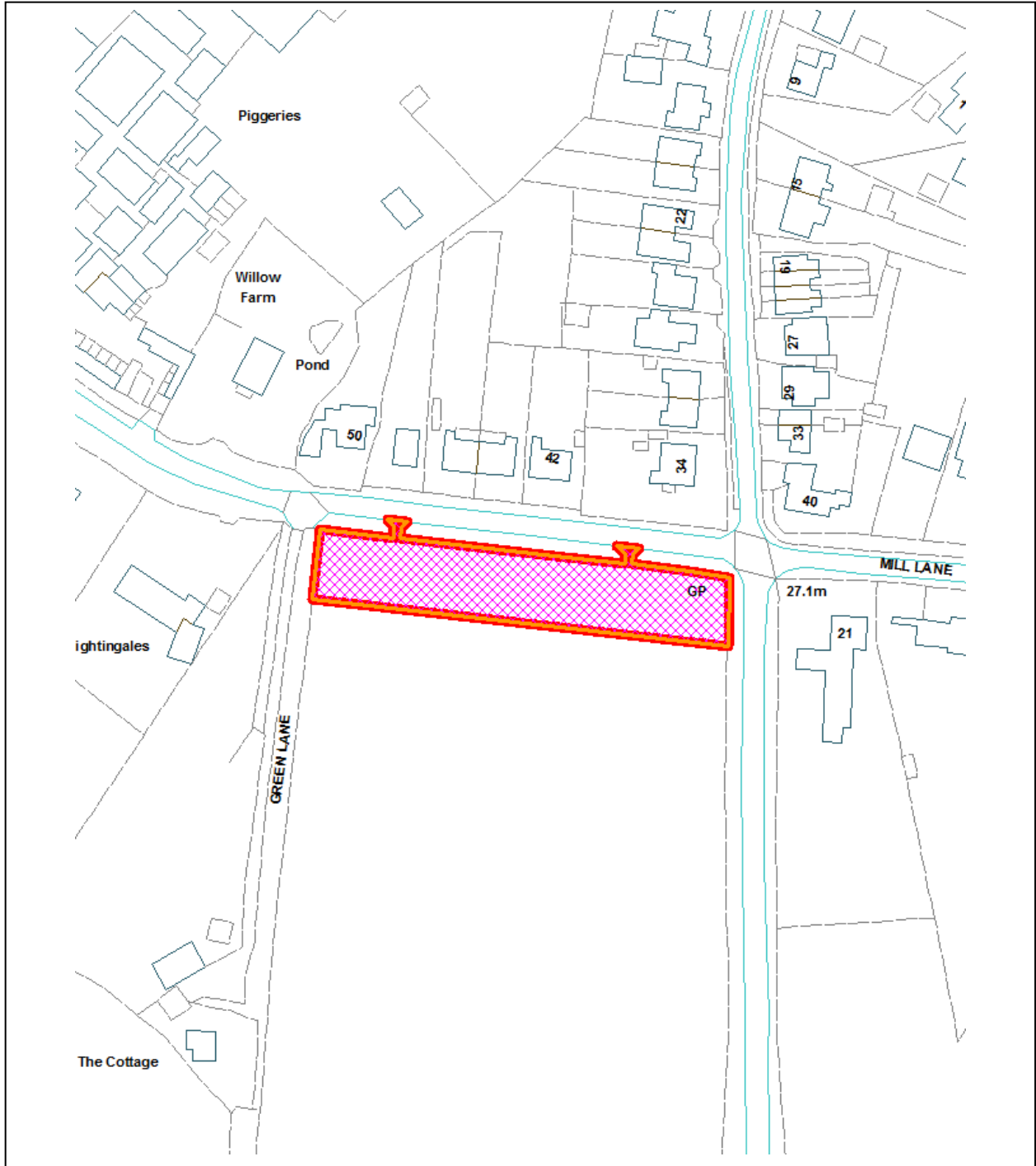


PLANNING COMMITTEE

16 MAY 2017

REPORT OF THE HEAD OF PLANNING

A.4 PLANNING APPLICATION - 17/00180/DETAIL - LAND WEST OF RECTORY ROAD, WEELEY HEATH, CO16 9AX



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Application:	17/00180/DETAIL	Town / Parish: Weeley Parish Council
Applicant:	Mr Steve Wheelhouse	
Address:	Land West of Rectory Road Weeley Heath CO16 9AX	
Development:	Reserved matters application following outline planning approval 16/00183/OUT - Residential development comprising of up to 6 dwellings.	

1. Executive Summary

- 1.1 Outline application 16/00183/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. 4 bedroom detached dwellings each served by a double garage and driveway parking with two access points from Mill Lane serving the development.
- 1.3 The application site is situated on the southern side of Mill Lane 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 16/00183/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

15/30202/PREAPP	Proposed residential development comprising 34 dwellings including 13 affordable units.		12.10.2015
16/00183/OUT	Residential development comprising of up to 6 dwellings.	Approved	20.05.2016
17/00180/DETAIL	Reserved matters application following outline planning approval 16/00183/OUT - Residential development comprising of up to 6 dwellings.	Current	

4. Consultations

ECC Highways Dept PLEASE NOTE THE FOLLOWING COMMENTS ARE MADE HAVING REGARD TO AMENDED SITE LAYOUT PLAN NUMBER 01F

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 accesses at their centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by the site maximum, 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 private drive shall be constructed to a width of 5.5 metres for at least the first 6 metres within the site, tapering one-sided 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

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 spaced e.g. 50cm centres.

As the information provided 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.

With regard to the impact of the development proposal on the Oak trees close to the eastern elevation of plot 1 it was noted that they have been previously reduced in size because of the proximity of the overhead power cables. As similar works are likely to be required in the future to control their growth potential the adjacent dwelling will not unduly compromise the retention of the trees or create additional pressure for them to be inappropriately worked on to address issues relating to shading or debris.

5. Representations

5.1 Weeley Parish Council has no additional comments to make on this amended detailed application but wishes to re-iterate our point about the hedgerow. As much as possible should be retained and the revised plans remain ambiguous with regard to the amount of hedgerow to be removed.

5.2 2 letters of objection have been received and 1 letter pointing out observations. These letters contain the following points;

- Narrow country lane cannot deal with amount of traffic
- Impact on countryside
- Large amount of hedgerow being removed (amended plans have been received showing whole frontage hedgerow being retained aside for access points and additional planting to its rear to strengthen it).

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 southern side of Mill Lane to the west of Rectory Road in the settlement of Weeley Heath. The site measure 0.3 hectares in size, is relatively flat and is currently in agricultural use.
- 6.2 The site is bordered to the west by vegetation that encloses a narrow track known as Green Lane which serves a residential property. Beyond this property are two further detached houses. The northern frontage of the site onto Mill Lane is marked by a mature hedgerow and drainage ditch beyond which are several residential properties located on the opposite side of the lane including detached and semi-detached bungalows and several chalet style properties. The southern boundary is open in character and forms part of the agricultural field. To the east is Rectory Road and beyond this is Mill Lane which contains further residential development which comprises of a mixture of detached bungalows and semi-detached dwellings.
- 6.3 The application site is situated on the southern side of Mill Lane 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

- 6.4 The current application seeks approval of the reserved matters relating to outline permission 16/00183/OUT and the erection of 6 no. 4 bedroom detached properties.
- 6.5 The development will be served by 2 new vehicular accesses from Mill Lane.
- 6.6 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).
- 6.7 All 6 properties will be served by at least 3 parking spaces in the form of a double garaging and parking space in front in line with the current Parking Standards.
- 6.8 The proposed site layout plan shows substantial landscape planting around the perimeter of the site, including new hedgerow planting to the rear of the site and along the eastern boundary to Rectory Road with further planting to the rear of the frontage hedgerow, which would make a positive contribution to the bio-diversity of the site.

Visual Amenity/Design

- 6.9 The development of the site with 6 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 the majority of the mature hedgerow present on the site frontage to Mill Lane helps in softening views of the development from surrounding vantage points and assists 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.

- 6.10 The original plans showed the removal of the frontage hedgerow which would have been in conflict with the conditions stipulated on the outline approval 16/00183/OUT. As such amended plans have been received showing the retention of this hedge, aside for the two access points and trimming for visibility splays, along with additional planting to its rear to strengthen it.
- 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 traditional two-storey style dwelling with a central entrance door with bay windows on either side, a two-storey property with a projecting gable element clad with boarding and at each end of the development a boarded two-storey property with a set back pitched roof element incorporating garaging at ground floor with accommodation above. The proportions of the proposed properties relate appropriately to the character of the locality, which comprises of a mixture of bungalows, chalet style dwellings and two-storey properties, 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 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 to supplement the existing frontage hedgerow, 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.
- 6.15 The proposed dwellings are sufficiently separated from those properties on the opposite side of Mill Lane behind an intervening hedgerow not to cause any harm to the resident's amenity in terms of outlook, light deprivation and privacy. Furthermore, to the east and west of the site the nearest residences are located beyond dense vegetation and intervening highways. As such any impact of the development upon the residents would be minimal.
- 6.16 In terms of the access points from the Rectory Road end the first entrance is opposite the garden/garage and brick wall of the corner plot, and the second entrance is opposite the garage between the dwellings, so these are positioned in the best places with respect to shine from vehicle headlights.

Highway Considerations

- 6.17 The arrangement of two access points from Mill Lane 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 double 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.

Landscaping/Biodiversity

- 6.19 As confirmed above the development proposes a significant amount of additional soft planting to the perimeters 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 along with the retention of the mature roadside hedge to the frontage of the plot will assist in providing added biodiversity benefits along with assimilating the development into its surroundings.
- 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