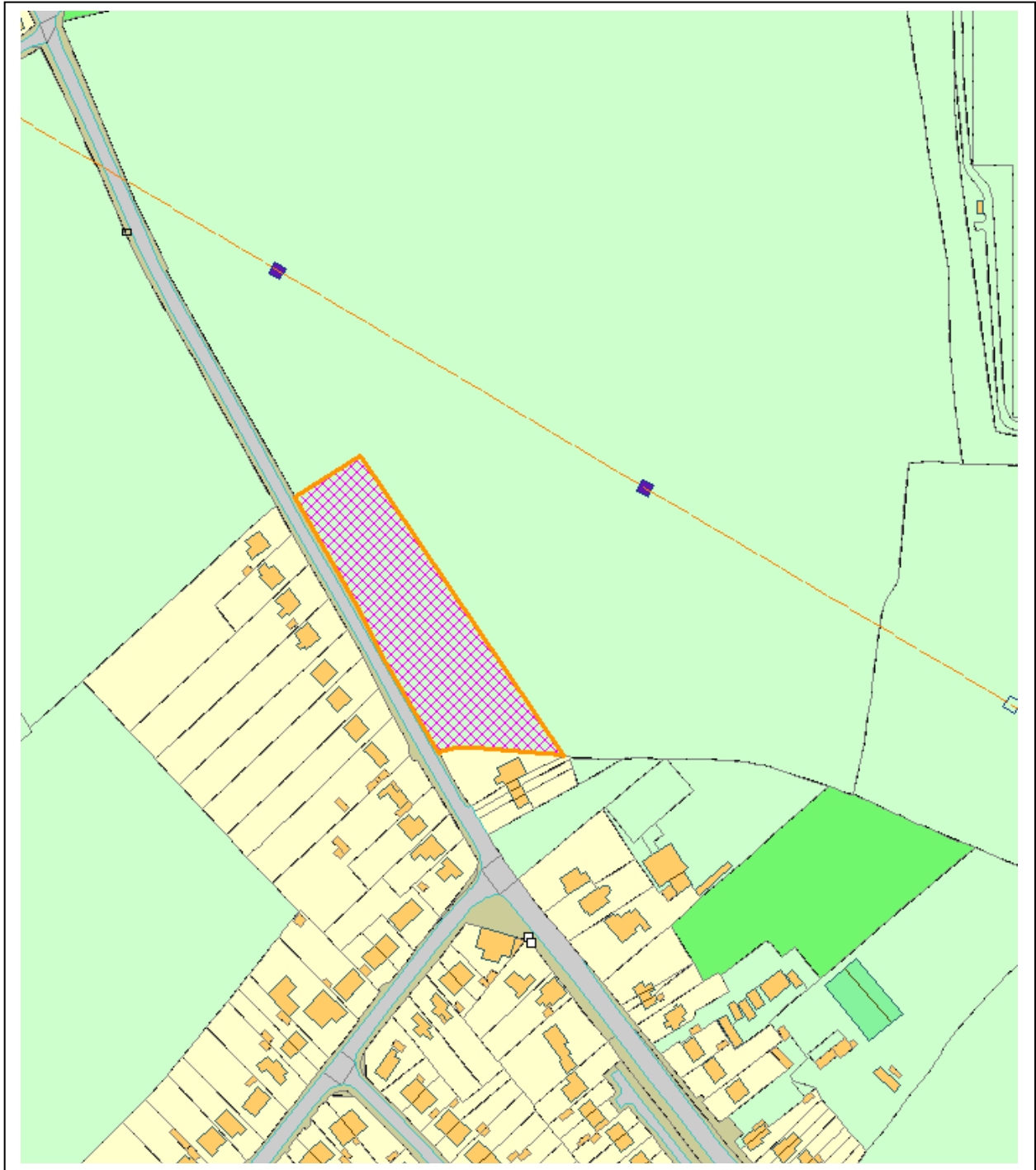


PLANNING COMMITTEE

03 OCTOBER 2017

REPORT OF THE HEAD OF PLANNING

**A.3 PLANNING APPLICATION - 17/01221/DETAIL - BLUE GATES FARM,
COLCHESTER MAIN ROAD, ALRESFORD, CO7 8DE**



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Application:	17/01221/DETAIL	Town / Parish: Alresford Parish Council
Applicant:	Rusden Ltd	
Address:	Blue Gates Farm, Colchester Main Road, Alresford, CO7 8DE	
Development:	Reserved matters following outline application 16/00305/OUT - Erection of 9 no. 3 bedroom detached bungalows.	

1. Executive Summary

- 1.1 Outline application 16/00305/OUT for residential development of up to 9 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 9 no. three bedroom bungalows each served by garaging and driveway parking with a single access point from Colchester Main Road serving the development.
- 1.3 The application site is situated on the eastern side of Colchester Main Road outside of, but opposite to, the defined settlement development boundary of Alresford as set out in the Tendring District Local Plan (2007) but fully within the defined settlement development boundary of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft June 2017.
- 1.4 As established through the granting of outline application 16/00305/OUT, the principle of residential development for up to 9 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. Approved Plans
2. Clearance of vegetation timing
3. Ecological enhancement scheme
4. Landscaping management
5. Parking spaces/garage provided prior to first occupation

2. Planning Policy

National Policy

National Planning Policy Framework (2012)

National Planning Practice Guidance (2014)

Local Plan Policy

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
- EN29 Archaeology
- TR1A Development Affecting Highways
- TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

- SPL3 Sustainable Design
- LP1 Housing Supply
- LP3 Housing Density and Standards
- PPL3 The Rural Landscape
- PPL4 Biodiversity and Geodiversity
- PPL7 Archaeology
- CP1 Sustainable Transport and Accessibility

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 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft. As this plan is yet to be examined, its policies cannot carry the full weight of

adopted policy. However, because the plan has reached publication stage its policies can carry some weight in the determination of planning applications. 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

16/00305/OUT	Residential Development.	Approved	27.05.2016
17/01221/DETAIL	Reserved matters following outline application 16/00305/OUT - Erection of 9 no. 3 bedroom detached bungalows.	Current	

4. Consultations

Cadent Gas Limited	No objections. Following points made: <ul style="list-style-type: none">- Easement consideration for the pipeline is acceptable.- Gas main may need modification to facilitate the access, the cost if necessary will be borne by the developer.- Landscaping around the gas main is restricted and must have formal written approval from Cadent Gas Limited.
Building Control and Access Officer	Fire tender access will be required to within 45m of any part of the footprint of the dwellings.
ECC Highways Dept	The Highway Authority does not wish to make comment further to those already submitted under application 16/00305/OUT
Tree & Landscape Officer	The site layout plans show sufficient soft landscaping detail relating to tree and hedgerow planting to partially screen and enhance the appearance of the development.

5. Representations

- 5.1 Alresford Parish Council have the following comments to make on this reserved matters application, the comments have been restricted to the topics of access, appearance, landscaping, layout and scale:
- The Council is pleased that this development reflects the linear development on the other side of Colchester Main Road and consists of single storey properties.
 - There are concerns as to the maintenance of roadside hedges, ditches, footpaths, greensward and on-site greenspace - the Parish Council would consider being involved in the maintenance of the site in order to provide consistency throughout the village. The Parish Council is concerned that the three bedroomed bungalows have insufficient visitor parking spaces (only two spaces are shown on the site map). Access for emergency vehicles may need to be improved.
 - The main concern of the Council relates to road safety, Colchester Main Road carries a significant amount of traffic and has a speed limit of 40mph, a reduced speed limit of 30mph seems more appropriate now that approval has been granted for this and a neighbouring development along this busy stretch of road. The safety of children

crossing the road needs to be considered as to reach all village facilities requires the crossing of the B1027. The site plan does not indicate any roadside pavement (with the exception of the very corners of the access road).

5.2 One letter of observation has been received from a local resident outlining the following points:

- Footpath must be provided at an early stage in order for the new hedge to be planted in the first planting season. All planting that dies must be replaced in the next planting season for a minimum of 5 years.
- Heartening to see that the properties are single storey in keeping with those that exist opposite.
- Arrangements for maintenance of footpath face of the hedge must be made.

6. Assessment

6.1 The main planning considerations are:

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

Site Context

6.2 The site is situated on the northern edge of the village of Alresford and the site lies outside but adjacent to the Settlement Development Boundary (SDB) for Alresford in the saved local plan but within the emerging local plan. To the south east the site is bounded by the established ribbon of detached and semi-detached dwellings at 'Elmstead Row' while on the opposite side of Colchester Road there is a ribbon of detached bungalows extending out from the junction with Station Road towards the north. The proposed development would not extend any further north than this existing section of ribbon development.

6.3 The site boundary with the highway is delineated by a mature hedgerow while the southern is defined by mature field hedgerow. The northern and eastern boundaries are open in nature. The site has an area of approximately 0.68 hectares in total and is currently in arable use. Along the front of the site runs mains gas pipeline. In view of this a gas pipe easement of approximately 5.25m in width runs along the front part of the site parallel with the highway.

6.4 The surrounding area is characterised by a mixture of single and two storey dwellings of varying design and appearance. A public footpath is located on the opposite side of road that leads into the centre of Alresford to the south.

Proposal

6.5 The current application seeks approval of the reserved matters relating to outline permission 16/00305/OUT and the erection of 9 no. three bedroom bungalows.

6.6 The development will be served by a single access point from Colchester Main Road. The access will be sited centrally within the site in the middle of a newly planted setback native species hedgerow.

- 6.7 All 9 properties would 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 The bungalows will be served by at least 3 no. parking spaces in the form of garaging and parking spaces in front in line with the current Parking Standards. An additional 2 no. parking spaces for visitors are proposed adjacent to the private drive.
- 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 on the outside of a new post and rail fence and a new frontage hedgerow set back behind the access visibility splays. A farmer's access to farmland to the rear of the site is proposed through the centre of the site.

Visual Amenity/Design

- 6.10 The development of the site with 9 bungalows 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 Colchester Main 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 outside, which represents a sympathetic arrangement to this boundary which is currently open to the countryside beyond to the east.
- 6.11 In respect of the design of the properties, the submitted plans show the bungalows comprising of a mixture of 5 differing design types incorporating a variety of features including brick plinths, bay windows and entrance canopies. The proportions and scale of the bungalows would relate appropriately to the character of the locality and the use of contrasting styles and materials assists in ensuring the development appears varied and aesthetically pleasing. The significant setback of the properties from the highway, partly due to the presence of a gas pipe easement at the frontage of the site, and the proposed new frontage hedgerow would mean that the bungalows would not be overly prominent in views from the highway and would reflect the pattern and siting of built in the vicinity.
- 6.12 The properties would be 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 Publication Draft June 2017 supports these objectives.
- 6.15 The proposed bungalows would be sufficiently separated from those properties on the opposite side of Colchester Main Road behind a proposed intervening hedgerow not to

cause any harm to the existing resident's amenity in terms of outlook, light deprivation and privacy. To the south of the site is dwelling known as 'Rainbow Cottage'. The bungalow on plot 1 would be located at an angle parallel with the shared boundary with this property, however due to the presence of existing outbuildings in the intervening area between the development and the cottage any impact upon its residents would be minimal. The single storey nature of the properties and the intention to install a 1.8m close boarded fence on the boundary further ensures that any impact upon amenity would not be detrimental.

- 6.16 All plots have gardens in excess of the size standards set out in the local plan.
- 6.17 In terms of the access point, this would be located centrally within the site opposite a driveway serving a bungalow located to the west. Therefore due to the siting of the access in front of the driveway and the significant setback of the bungalow to the west, no amenity concerns arise in regard to headlights shining into the property.

Highway Considerations

- 6.18 The arrangement of a single access point from Colchester Main 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 further comments to those which were previously stated at outline stage. The requirements at outline stage included stipulations as to the width of the accesses, the provision of footpaths around the radius of the new kerbed entrance, details of the piping of the drainage ditch, provision of visibility splays to both the main access and internal accesses, 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.
- 6.19 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.
- 6.20 In response to a design informative included on the outline planning permission concerning the use of shared surfaces, a kerbed 1.3m wide footway has been included on the southern side of both the private drives which will lead to the adopted kerbed footpaths situated around the vehicular access to the site.

Landscaping/Biodiversity

- 6.21 As confirmed above the development proposes a significant amount of additional soft planting to the rear, sides and front of the site. 6 no. new trees are also provided to the front of the plot behind the newly planted hedgerow, along with hedgerow planting to the front of each individual property. The area within the gas pipeline easement will be laid to grass. The Council's Trees and Landscaping Officer has confirmed that the site layout plans show sufficient soft landscaping detail relating to tree and hedgerow planting to partially screen and enhance the appearance of the development. A landscape management plan which will outline management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned domestic gardens will be secured through condition.
- 6.22 At outline stage it was agreed that the site is not generally suitable for protected species due its use as agricultural land. In respect of the removal of the frontage hedgerow, a condition will be attached relating to the timing of vegetation clearance to avoid any adverse impact upon nesting birds. An ecological enhancement scheme will also be requested via

condition to secure the provision of bat and bird boxes within new perimeter planting to further enhance the biodiversity credentials of the site.

Background Papers

None.