

ITEM NO:

10

Location:

**Ickleford Manor
Turnpike Lane
Ickleford
Hitchin
SG5 3XE**

Applicant:

Mr Margereson

Proposal:

Reserved Matters application for the approval of the external appearance of outline application 16/02012/1 granted 31/07/2017 for the development of 19 residential dwellings together with associated vehicular access and parking following demolition of existing commercial buildings

Ref.No:

17/02628/1

Officer:

Tom Rea

Date of expiry of statutory period : 25.01.2018

Reason for Delay

N/A.

Reason for Referral to Committee

The site area for this application for residential development exceeds 0.5ha and therefore under the Council's scheme of delegation, this application must be determined by the Council's Planning Control Committee.

1.0 Relevant History

- 1.1 16/00124/1PRE – Residential development of 19 dwellings with associated access road, parking and amenity space following demolition of existing buildings
- 1.2 16/02012/1 – Outline application for the development of 19 residential dwellings together with associated vehicular access and parking (appearance reserved). Section 106 Agreement signed 27th July 2017. Outline planning permission issued 31st July 2017.

2.0 Policies

- 2.1 **North Hertfordshire District Local Plan No.2 with Alterations (Saved Policies)**
 - Policy 2 - Green Belt.
 - Policy 26 - Housing proposals.
 - Policy 51 - Development Effects and Planning Gain.
 - Policy 55 - Car Parking Standards.
 - Policy 57 - Residential Guidelines and Standards.

Supplementary Planning Documents.

Design SPD

Planning Obligations SPD

Vehicle Parking Provision at New Development SPD.

2.2 **National Planning Policy Framework**

- Section 1 - Building a strong, competitive economy.
- Section 3 - Supporting a prosperous rural economy.
- Section 4 - Promoting sustainable transport.
- Section 6 - Delivering a wide choice of high quality homes.
- Section 7 - Requiring good design.
- Section 9 - Protecting Green Belt land
- Section 11 - Conserving and enhancing the natural environment.

2.3 **North Hertfordshire District Local Plan 2011-2031 Proposed Submission**

- Policy SP1 'Sustainable Development in North Hertfordshire'
- Policy SP7 'Infrastructure requirements and developer contributions'
- Policy SP8 'Housing'
- Policy T1 'Assessment of transport matters'
- Policy T2 'Parking'
- Policy HS2 'Affordable Housing'
- Policy HS3 'Housing Mix'
- Policy D1 'Design and Sustainability'
- Policy D3 'Protecting Living Conditions'
- Policy NE7 'Reducing Flood Risk'
- Policy NE8 'Sustainable Drainage Systems'

2.4 **National Planning Practice Guidance**

Provides a range of guidance on planning matters including flood risk, viability, design and planning obligations.

3.0 Representations

3.1 **Ickleford Parish Council:**

Raises no objections to the planned designs however the PC are disappointed that the proposed external materials do not take account of the external materials at Ickleford Manor. The following concerns are made:

- ☐ Consider the proposals are overdevelopment and have particular concerns over parking provision. Seek assurances from the developer that visitor parking has been allowed for.
- ☐ Advise of the Lorry ban in the village (i.e. in excess of 7.5 tonnes) and seek a condition be attached requiring all construction traffic to enter the site via Bedford Road and not through the village via Arlesey Road

The following observations are made:

- ☐ No mention of affordable housing
- ☐ Request S106 funding towards St. Katherines 'Room for All' project, playground equipment and sports club facilities and equipment
- ☐ Clarification on how emergency bowser vehicle will access the site
- ☐ Concern at sewage/ rainwater spillage and impact on the village and development
- ☐ Insufficient access and turning space has been provided for. Concern at emergency vehicle access
- ☐ Imperative that hours of operation and deliveries are adhered to and that local residents privacy and amenity is maintained

3.2 **Landscape and Urban Design Officer** – States that the proposals are generally acceptable in landscape terms and urban design terms.

- 3.3 **Site Notice/ Neighbour consultation:** Letter received from Brekun House, Westmill Lane, Ickleford making the following comments :

- ☐ Request that boundaries are properly dealt with and that landscaping and fencing well is maintained in perpetuity

4.0 Planning Considerations

4.1 Site & Surroundings

- 4.1.1 The application site is located adjacent to the south west corner of the settlement of Ickleford at the junction of Turnpike Lane and Bedford Road. The development site which forms part of the Ickleford Manor estate, is 1.48 acres (0.60 hectares) in area and comprises a mixture of office, light industrial uses and car sales involving external showroom area and associated buildings. The site also includes a significant amount of hardstanding around the buildings with the exception of the landscape buffer along the northern boundary. The northern boundary of the site adjoining Turnpike Lane comprises a deep belt of trees covered by a woodland tree preservation order (TPO 009/W1). The full extent of the TPO covers a band of trees stretching from the Bedford Road on the south side of Turnpike Lane to the existing buildings opposite Walnut Way to the east. Immediately to the east of the site and sharing the same access off Turnpike Lane is Ickleford Manor, a two storey building currently used as offices.
- 4.1.2 The south and south eastern perimeters of the site comprise agricultural fields and paddocks/ stabling. Directly to the north of the site are several terraced houses and to the west and north west further residential properties in Westmill Lane comprising semi-detached and detached properties. The A600 Bedford Road runs in a north south direction along the western boundary of the site leading to the built up urban area of Hitchin to the south and Turnpike Lane serves the village of Ickleford connecting with Arlesey Road and the village centre to the east. The Green Belt designation as shown in the current local plan Proposals Map washes over the whole of the application site.

4.2 Proposal

- 4.2.1 The proposal seeks reserved matters consent for the external appearance of the development. All other matters, including the principle of housing on the site, means of access, layout, scale and landscaping have been agreed and approved under planning ref: 16/02012/1 (see history above). A legal agreement securing various matters including education and affordable housing contributions has been signed and issued.

Under Article 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 matters of appearance will include the following:

‘aspects of a building or place which affect the way it looks, including the exterior of the development’

The details submitted with this application include the following :

- ☐ The external materials of the dwellings and garages
- ☐ The materials for the hardsurfaced areas of the site including access road, parking areas, footpaths and patio areas
- ☐ Details of close boarded fencing and metal railings

In detail the external materials schedule is as follows:

Main brick - The Bespoke Brick company Rural Blend Stock
External render – Weber through coloured Monocouche render standard cream
Horizontal Cladding – Marley Eternit weatherboard grey green and blue grey
Roof tiles – Forticrete Mixed Russet and Mercia Blend
Windows / doors – white and coloured UPVC
Vehicle access and parking hardstanding – Marshalls permeable blocks (brindle/ charcoal)
Roads – tarmac dark grey
Footpaths – Marshalls Buff permeable paving
Garden areas – Marshalls Natural Utility paving

4.3 Key Issues

- 4.3.1 The key issues is whether the appearance of the development, having regard to the submitted details is acceptable.
- 4.3.2 The northern, western and eastern boundaries of the site face onto existing two storey development. In Turnpike Lane the houses are comprised of mainly brick finish with UPVC windows and plain tiles. Further to the west the houses in Westmill Lane are mainly rendered finish with UPVC windows and plain tiles. Ickleford Manor is a part pitched roof / part flat roofed building with facing brick and rendered finish with timber framing. The houses opposite the site in Bedford Road are mainly red brick. Given this variety of external finishes I consider the proposed materials which include many elements evident on the surrounding houses, would be appropriate for the locality. The grey green and blue grey coloured cladding would be a suitable material for the first floors as this helps to blend in the houses with the well landscaped setting of the site and reduces the heavier appearance of a fully bricked elevation (see site street scene drawings).
- 4.3.3 I can see no objections to the dark grey tarmac for the internal roadway and the use of permeable blocks for the parking areas and pavements would provide a contrasting hardsurfaced treatment that would also provide some relief from the tarmacked roadway. Generally, the proposed materials are of good quality and durability and of good weathering characteristics and will ensure that the appearance of the development does not deteriorate over time.
- 4.3.4 The site boundaries would be similar to the existing – the northern woodland boundary will be kept open and the close boarded fencing along the western boundary replaced with close boarded fencing.
- 4.3.5 As concluded at the outline stage I consider that the proposed development would in my view be more compatible and more in context with the adjacent two storey residential properties in Turnpike Lane, Bedford Road and Westmill Lane and the smaller overall footprint and blocks of buildings more sympathetic to the grain and pattern of development opposite the site. The external materials have much in common with materials used on surrounding development and are sympathetic and in keeping with this village location in my opinion.

- 4.3.6 Whilst the Parish Council are not raising objections I acknowledged its concerns and observations regarding various matters such as flooding and sewage capacity, affordable housing and construction traffic routes. However the majority of these concerns have been considered at the outline stage and there are a number of conditions on the outline planning permission addressing these issues such as condition 7 (waste collection vehicles), condition 13 (Construction Traffic Management Plan) condition 21 (foul water strategy) and condition 23 (surface water management). A financial contribution equivalent to 20% affordable housing has been agreed via the Section 106 Agreement.

4.4 **Conclusion**

- 4.4.1 I consider that the details submitted in relation to the appearance of the development are satisfactory taking into account the context of the site. I believe the details will ensure that development will integrate well with the surrounding pattern of development and will meet the requirements of the Framework in that it will be compatible with local distinctiveness and add to the overall quality of the area.

5.0 Legal Implications

- 5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 Recommendation

- 6.1 That Reserved Matters approval be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.