

<b>ITEM NO:</b>	
<u>Location:</u>	<b>Land South West Of Barkway Social Club Cambridge Road Barkway Hertfordshire</b>
<u>Applicant:</u>	<b>Mr Glen Brown</b>
<u>Proposal:</u>	<b>Reserved Matters application (appearance and scale). Residential development of 12 dwelling with associated access road. Pursuant to Outline Planning permission granted under ref 16/02237/1.</b>
<u>Ref. No:</u>	17/04393/RM
<u>Officer:</u>	<b>Melissa Tyler</b>

**Date of expiry of statutory period:** 03.04.2018

Amendments through negotiations regarding final design elements. Statutory expiry date agreed extension 30/06/2018

**Reason for Referral to Committee**

As the site area for this residential scheme is over 0.5ha this planning application must be determined by the Planning Control Committee under the Council's constitution and scheme of delegation.

**1.0 Policies**

**National Planning Policy Framework**

Paragraph 14 'Presumption in Favour of Sustainable Development'

Paragraph 17 'Core Planning Principles'

Paragraph 64

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 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment.

**North Hertfordshire District Local Plan No.2 with Alterations**

Policy 6 - Rural Areas beyond the Green Belt.

Policy 14 - Nature Conservation

Policy 16 - Areas of Archaeological Significance

Policy 29A - Affordable Housing for Urban Housing Needs

Policy 51 - Development Effects and Planning Gain.

Policy 55 - Car Parking Standards.

Policy 57 - Residential Guidelines and Standards

## **Supplementary Planning Document.**

Planning Obligations SPD

Vehicle Parking Provision at New Development.

## **North Hertfordshire District Local Plan 2011-2031 'Submission Local Plan and Proposals Map**

Policy SD1 'Presumption in Favour of Sustainable Development'

Policy T1 'Sustainable Transport'

Policy T2 'Parking'

Policy HDS1 'Housing Targets 2011-2031

Policy HDS2 'Settlement Hierarchy'

Policy HDS3 'Affordable Housing'

Policy D1 'Design and Sustainability'

Policy D3 'Protecting Living Conditions'

Policy NE6 'Reducing Flood Risk'

Policy NE7 'Water Quality and Environment'

Policy NE9 'Contaminated Land'

Policy ID1 'Infrastructure Requirements and Developer Contributions'

Chapter 12 'Part 1': Development for North Hertfordshire's Own Needs'

Proposals Map - proposed site allocation - BK1

### **2.0 Site History**

2.1 Site is identified as a proposed land allocation for housing in the emerging Local Plan (BK1).

2.2 TPO/195 - Ash tree

2.3 **16/02237/1** Outline application (appearance and scale reserved) for residential development of 12 dwellings together with associated access road (as amended by plans received 15.3.17). Granted at Planning Control Committee June 2017

### **3.0 Representations**

#### **3.1 Barkway Parish Council – Objection**

##### **Sustainable transport Parking – NPPF 39**

As stated at the outline planning application stage (16/02237/1) BPC expressed concern at the sheer lack of on site car parking spaces for the number of houses created. 2 parking spaces have been allocated to each property, which is the minimum planning requirement – the original application for 13 houses was reduced to 12 houses to allow for easier traffic access and parking. BPC therefore has serious concerns that, given its intimate knowledge of the village, and the reliance on private vehicles, that, the proposed bedroom numbers per property will create at minimum of 3 cars per property, with the possibility of up to 4 or even 5 cars per property. For evidence of this, one must only visit the most recent development in Barkway – Bonds Crescent (opposite the current site) and Chapel Close, where insufficient parking is already causing a problem.

Only 3 car parking spaces for visitors has been proposed - 3 spaces for 12 homes is clearly inadequate and, given the already lack of car parking spaces, these will fill quickly with residents leaving nowhere for visitors to park.

The clear lack of parking spaces will create on street parking, which in a cul-de-sac of this nature, leads to problems of deliveries, refuse collection and access for emergency services.

No jobs are being created by this development, so there will be an increase in reliance on private transport, and an increase in private car usage which is exacerbated by the potential high occupancy rates of the properties, contrary to the aspirations of NPPF 39

The developer must

- Note the need for smaller 2-3 bedroom properties in the rural area, larger properties being unpopular and slow to sell.
- reduce the occupancy (bedrooms) per property by 1 -2 bedrooms in the larger 5 and 4 bedrooms, creating smaller properties with a smaller footprint, and allowing for more car parking spaces per property ( plots 1,7,8,9,10,11,12)
- There appears to be no provision for electric vehicles therefore the developer should be providing electric charging points for residents and visitors.
- Increase the number of visitor car parking spaces to a minimum of 9 spaces, which can be achieved by reducing the size number of larger properties
- To ensure free pedestrian access, and better traffic flow, we suggest that no raised pavements are created but instead ramped pavements, which enable cars to drive over them/park on them should they require to do so
- Additionally, given the current problems of parking on pavements on Cambridge Road onto which this development intersects, the developer should be requested to improve the pavements on Cambridge road, and to install bollards on the pavements to prevent car parking and obstruction of pedestrians on the only pavement that allows free passage to the Village Hall, social club and recreation area.
- Contribute to improving the pavement on Royston Road, which resident of the new development will require to use.

### **Garages**

- Provide car ports instead of garages to allow for more on-property parking per household, this will prevent use of garage as storage, and reduce on street parking.
- Should garages be permitted, we would request a planning condition that garages may only be used for the storage of vehicles, and that a condition that conversion of garages into workshops additional bedrooms, annexes be prohibited for a period of 25 years.

### **Construction method and traffic management plan -**

The developer states that there will be no on- Site parking. The Parish Council strongly objects to this =- there is already a parking issue in this area and on street parking already creates issues, - the developer should stage construction, to allow for on site parking, or as a minimum must propose how to overcome this issue, as there are no public car parks for site staff, and insufficient one road parking without inconveniencing current residents and the free through flow of traffic on Cambridge road. The developer must offer a plan as to how they will deal with this. Barkway PC will be happy to work with them to assist in finding solution.

**Working hours.**

The Parish Council objects to Saturday working hours of 8-1 and any Sunday working.  
- Work should be strictly limited to weekdays, to permit residents to enjoy the tranquillity of our rural village at the weekend, and in light of there being no on site parking, ensure free and peaceful access and enjoyment of the recreation area , social club, village hall, community hall, and recreation area all in very close proximity to the site.

**Design**

Due to the sensitive positioning of the development, abutting onto the conservation area, we would have expected to see a more sympathetic design – instead we have town-like appearance, with little consideration to the architecture in the village,

We object to the use of Buff brick which is not sympathetic to the architecture in the village, or indeed area. We would request this is not permitted to be used, but instead the developer may wish to use combinations of red brick and ash boarding, and coloured render which is prevalent in the village.

We would additionally request, that, as in the case of Chapel Close, developed by Rowan Homes North Herts Homes, that fake chimneys be incorporated into the roofs to give a more sympathetic match to the properties in the area.

The plots are very close together, and we feel by reducing the property sizes and not maxing out the development, more space could be created between properties to create a more open feel, and create car parking spaces between the properties.

**Street-lighting**

We would request given the limited street lighting in Barkway and the adjacency to the conservation area, that streetlighting be limited to bollard lights that are motion activated and light the pavements only, or be of a design that will minimise light pollution and be time controlled to switch off overnight when not required

**Design Sustainability**

Given the current environmental impact of plastics, we would request that wooden windows and doors be used wherever possible and that UPVC not be used or permitted in the materials

**Planting**

Tree 8 is to be left in place, we recommend that it is removed. This was formerly a tree with three limbs 2 of which have broken and fallen in winds over the past 3 years and were removed by Cllr Davidson on behalf of the previous land owner/tenant . The remaining limb is barely stable and was planned to be felled by the previous land owner until the current land owner acquired the property.

The western hedgerow is to be removed. We object to this as it contains a number of historic plum trees. And also provides a natural hedgerow habitat for birds and wild life, as well as a natural barrier between Periwinkle close and the new development

The Properties on the eastern end of the development face onto Barkway Social club, which whilst not active every evening will require better planting to absorb noise and afford better privacy to the new homes

**Over looking study**

The application refers to older drawings which show properties for which planning permission has been granted to the south of the site. These properties are now fully finished and inhabited, - Plots 8 and 7 are very close to the perimeter with a tall building which overlooks onto the rear of Plots 8 and 7. No consideration appears to have been given to this.

3.2 **Hertfordshire Highways – No objection**

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to a number of conditions.

3.3 **Lead Local Flood authority – No objection**

Following a review of the information submitted in support of this application, we can confirm that we have no objection to this application on flood risk grounds. We note that the landscaping plan do not affect the proposed drainage strategy.

3.4 **HCC Planning Obligations Officer – No further comment**

The HCC Property Department on behalf of education, childcare, library and youth services has no further comments to make on this

3.5 **Hertfordshire Waste Team – comments received**

Separate internal storage provision for waste should be provided in kitchen areas to support the recycling of different waste streams to support the National Planning Policy for Waste's requirements to support driving waste up the waste hierarchy.

The surface to the collection point should be uninterrupted, level with no gravel or similar covering, and have a width to enable the easy passage of wheeled bins. For two-wheeled bins this should be 1 wide (including doorways), with a maximum gradient of 1:12.

It is noted that in many areas residents are expected to pull bins past parking bays this is not recommended and often leads to bins being left out on the pavements or grassed areas. A more direct route from the storage to the collection point for some properties, avoiding the need to get close to or between cars is recommended.

For houses, bins should be ordered direct from the Council's contractor 2 weeks in advance of first occupation to ensure they arrive in time for the first residents moving in.

The applicant should note that collections occur from the kerbside and residents will be required to present their bins in this location on collection day.

3.6 **Environmental Health – Noise**

I have reviewed the Housing and Public Protection Service's records pertinent to this proposed development and I have no comments or objections in relation to this application.

3.7 **Environmental Health – Contaminated Land**

No further comment to make since previous outline application

### 3.8 **Neighbour Representations**

#### **1 Chestnut Cottage, Cambridge Road - objection**

1, No use of local materials to blend and enhance the village which is in largely in a conservation area. No slate, Flint. Use of pvc windows also not in character with the houses in the village.

2, layout, only 3 visitor parking spaces for 12 dwellings, I thought under current planning 0.75 per residence with a garage, equal minimum of 9 spaces. This will lead to a significant amount of cars on the road directly opposite the entrance to the children's play area and village hall. I think this is very dangerous and will lead to severe disruption on the road. The development needs to extend the ability to park to a minimum of 3 spaces per dwelling.

3, the house layouts have changed 3 5 Bed dwellings added, I don't believe there is demand for this extended house. There is greater demand for the original 3 bed houses in the village and more widely. Insufficient parking for 5 bedroom dwellings. Larger houses are not selling in the village whereas smaller 3 beds are selling very quickly.

4, the site elevations shown are not clear between the view from Apple Grove house, 1&2 chestnut cottage and 1&2 walnut tree cottages. Views Bly given from the opposite side. I think the elevations are going to disrupt the viewings considerable if they are not in a constant sight line. Especially as it is noted no ground level changes.

#### **Barkway Social Club –**

Barkway Social Club is an established club within Barkway having been established in 1977. It is situated next to the land in question with a small footpath running between the two sites.

Whilst we realise the need for housing within Barkway this development, as currently presented, raises a couple of concerns

1. The size of the houses compared to the amount of parking per house. Whilst the developers may be meeting the minimum level for planning requirements if we look at similar developments within Barkway the reality is cars over-spilling onto the surrounding roads. Cambridge Road already has issues with cars parking on the pavements and forcing pedestrians into the road. We would like the developer to reduce this impact by installing bollards along the Cambridge Road footpath and to also widen the footpath to its fullest width. This will help to ensure that pedestrians coming to the Social Club, Recreation Ground or Village Hall won't have their access impeded.

2. Looking at the planting plan we would like the developer to ensure there is more mature planting in the vicinity of the Social Club to reduce any noise that may disturb future residents.

### **13 Royston Road, Barkway – objection**

Barkway social club is an established club within Barkway being established soon after the war as such is an intrinsic part of the community.

Whilst we realise the need for housing within Barkway this development raises a couple of concerns.

The size of the houses compared to the amount of parking per house. Whilst they may be meeting the minimum level of planning requirement if we look at similar developments within Barkway the reality is cars over spilling onto surrounding roads.

Cambridge Road already has issues with cars parking on the pavements and forcing pedestrians into the road. We would like the developer to reduce this impact by installing bollards along the Cambridge Road footpath. The footpath should be widened to its full width to ensure pedestrians coming to the social club, recreation ground or the village hall do not have their access impeded.

Looking at the planting plan we would like to ensure more mature planting in the vicinity of the social club to reduce noise and any future complaints from future residents.

#### **4.0 Planning Considerations**

##### **4.1 Site and Surroundings**

4.1.1 The application site is located on the northern edge of Barkway village within the village boundary as defined in the new Local Plan 2011-2031. It adjoins residential development on the southern and western boundaries and paddocks on the northern boundary. The adjoining land-uses include Periwinkle Close characterised by bungalows/two storey houses in short terraces; the Telephone Exchange and Flint House to the south which is the subject of a planning application for 4 dwellings in the rear garden (16/00847/1); and Barkway Village Hall to the north. On the eastern side of Cambridge Road, opposite the site, there are large detached properties on large plots. The site is outside Barkway Conservation Area.

4.1.2 The PRoW definitive map shows Bridleway no. 17 running along the northern boundary between the site and the Village Hall before turning northwards along the western boundary of the village Hall. There is a footway alongside Cambridge Road for access into the village and a range of facilities.

##### **4.2 Proposal**

4.2.1 This a reserved matters application for a residential development of 12 dwellings with associated access road. Pursuant to Outline planning Permission granted under ref. 16/02237/1.

4.2.2 The matters of appearance and scale will be considered as part of this reserved matters application.

### 4.3 Key Issues

- 4.3.1 For ease of understanding I have broken the consideration of this scheme down into a number of discrete headings. As the principle of development on this site has already been determined as well as access from Cambridge Road, layout and landscaping, I propose to structure the discussion according to the reserved matter headings, namely:
- Scale
  - Appearance.
  - Other matters

- 4.3.2 Conditions on the granted outline permission deal with the following issues:

Condition 6 – Written Preliminary Environmental Risk Assessment (**discharged**)

Condition 7 – EV Recharging Infrastructure (**discharged**)

Condition 8 – None of the trees to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority (**under consideration**)

Condition 9 – Tree and hedgerow protection (**under consideration**)

Condition 12 – Visibility splays (**pending final approval**)

Condition 13 – Gradient details (**pending final approval**)

Condition 14 – Construction Traffic Management Plan (**pending final approval**)

Condition 15 – Construction Method Statement (**pending final approval**)

Condition 16 – Prior to the commencement of the development hereby permitted full details in the form of scaled plans and written specifications shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following:

I. Roads, footways, foul and on-site water drainage.

II. Proposed access arrangements including visibility splays, with acceptable Stage 2 Road Safety Audit;

III. Servicing areas, loading areas and turning areas for all vehicles. (as attached to planning permission reference (**pending final approval**))

Condition 18 - Condition 18 - Layout of Plot 10 garage (**pending final approval**)

Condition 20 - No development shall take place until a full final detailed drainage strategy based on the principles agreed at the Outline Planning permission stage has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the viability of the scheme and how it complies with the Outline drainage strategy. (**under consideration**)

- 4.3.3 These matters would need to be resolved to the satisfaction of the Council in addition to any conditions attached to this recommendation. The status of these conditions is set out at time of writing this report.

#### Scale

- 4.3.4 The key issues in regards to scale includes information on the size of the development, including the height, width and length of each proposed building.
- 4.3.5 The application seeks permission for 12 units. The scheme includes 2 storey dwellings with a ridge height of approximately 8 metres. I consider the scale to be appropriate for its context, being a rural site. Two storey is a suitable form in my view opinion, allowing for most efficient use of the site, whilst still respecting the scale of the site's surroundings. This style and form of dwelling is found in the Village, which is of a mixed vernacular of buildings. The scale and form of the scheme is therefore respectful and in keeping with the character of the Village in my opinion.



## **Appearance**

- 4.3.6 The key issues in regards to appearance includes aspects of a building or place which affect the way it looks, including the exterior of the development.
- 4.3.7 Barkway is characterised by a variety of buildings styles and materials. Following negotiations, the proposed scheme has some reference to design principles that can be identified within Barkway. The applicant has now specified a simple palette of materials comprising red multi brick and red/brown clay plain roof tile, expressed chimneys on the majority of the plots matching the proposed brick work to give the roof scape interest and the dwellings design interest. The frontage dwelling (plot 1) presents a part brick, part white boarded elevation with an expressed chimney fronting Cambridge Road (see site elevation drawing 102 PL6).
- 4.3.8 The Parish Councils concerns regarding the materials proposed have been noted. The proposed materials have been amended as stated above. In regards to the concerns regarding timber windows, this was put to the applicant however they were reluctant to replace the UPVC windows with timber frames. On balance I do not feel the use of UPVC windows will have a significant harm on the appearance of the development.
- 4.3.9 Overall, the proposed design is acceptable and would make an attractive development in my view. Materials for the dwellings have been conditioned below.

## **Other matters**

- 4.3.10 I acknowledged the Parish Councils concerns and observations regarding various matters such as landscaping, parking spaces, lighting, construction management plans and S106 contributions. 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. The status of these conditions have been noted above.

## **4.4 Conclusion**

- 4.4.1 The submitted reserved matters scheme has been the subject negotiations and I consider that it would be acceptable in terms of its appearance, scale, impact on surrounding residential properties and would meet the needs of the new occupiers.

## **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 planning permission 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.

2. Details and samples of materials to be used on all external elevations and the roofs of the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

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.