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| <u>Location:</u>  | <b>Ickleford Mill Arlesey Road Ickleford Hitchin Hertfordshire SG5 3UN</b>                                                                                                                                                                                                                                     |
| <u>Applicant:</u> | <b>Hill Residential Limited</b>                                                                                                                                                                                                                                                                                |
| <u>Proposal:</u>  | <b>Reserved matters application for appearance, landscaping, layout and scale in relation to erection of 55 dwellings and associated access, car parking, garages, landscaping and open space pursuant to Outline Planning Permission 17/01955/1 (as varied by associated Section 73 Planning Application)</b> |
| <u>Ref. No:</u>   | <b>26/00631/RM</b>                                                                                                                                                                                                                                                                                             |
| <u>Officer:</u>   | <b>Peter Bull</b>                                                                                                                                                                                                                                                                                              |

### **Addendum to published report**

#### **General**

Amendments to drawing list:

- Proposed Ground Floor Layout 185-PS-101 - H
- Block Plan 185-PS-102 - A
- Proposed Site Layout 185-PS-103 H
- Propose Material Plan 185-PS-104 H
- Proposed Refuse Plan 185-PS-105 I
- Proposed Parking & Cycle Plan 185-PS-106 I
- Outline Soft Landscape Proposals 25033-GUA-XX-XX-DR-L-2003 P05
- Outline Soft Landscape Proposals 25033-GUA-XX-XX-DR-L-2004 P05
- Boundary Treatment Plan 25033-GUA-XX-XX-DR-L-3001 P09
- Planting Schedule and Outline Specification 25033-GUA-XX-XX-DR-L-4001 P07
- Illustrative Landscape Masterplan 25033-GUA-XX-XX-DR-L-5001 P01
- Preliminary External Levels Strategy 25355-SUS-XX-XX-DR-C-00020 P04
- Preliminary Drainage Strategy 25355-SUS-XX-XX-DR-C-00010 P04
- V.S.P.A. using 10.5m 3-Axle Fire Tender Vehicle 3 KMC25232\_TR01 B
- V.S.P.A. using Hertfordshire CC Standard 12.1m RCV 3 KMC25232\_TR02 B
- V.S.P.A. using Large Size Car 3 KMC25232\_TR03 C
- V.S.P.A. of the Emergency Access using 10.5m 3-Axle Fire Tender Vehicle 3KMC25232\_TR04 A

#### **3.0 Representations**

Neighbours – it has been brought to the attention of officers that letters sent to neighbouring properties in connection with amended plans and documents received 30<sup>th</sup> June have not been received by occupiers due to an administrative issue. The letters have been therefore reissued. The revisions made in June are relatively minor in nature and relate to revised arrangements for plot 44 (as set out in published report), some minor changes to planting

along riverside edge and updated tracking drawings to respond to some HCC highways comments. The report as published has considered potential residential amenity impacts arising on existing adjacent properties. Of note are the changes to plot 44 which has a direct relationship with 9 Arlesey Road. The occupier of this property has responded to the reconsultation and has confirmed that the changes are broadly welcome although has asked for clarification relating to the trellis proposed to the party boundary. The applicant has confirmed that a new boundary fence will be provided to this boundary and the trellis will be fixed to this. The existing boundary arrangements would therefore be unaffected and the overall proposals are therefore considered appropriate. Notwithstanding the above, no decision notice will be issued until the expiry of the consultation period (12<sup>th</sup> August) at which point officers would consider any issues raised by neighbours. In the event that no substantive new issues are raised, the decision notice would be issued in accordance with the resolution. In the event that new substantive issues are raised, the application would be reported back to Members for reconsideration.

Other neighbour comments comprise -

- Broad support for the redevelopment of this brownfield site. However, a request has been made as to whether the pinch point in the road as it passes over the stream could be widened for safety reasons. It would seem like a reasonable highways contribution to seek from the developer, particularly given the increased traffic flow that will result in the immediate area.
- Comments relating to the 2.5 storey semi-detached houses for plots 42 and 43 being inappropriate and contrary to the Neighbourhood Plan are reiterated.

### **Key Issues**

Cycle parking - the OP cycle parking condition only extends to individual plots and not site wide visitor parking in communal areas of the site. Visitor parking currently extends to one Sheffield stand. This is considered insufficient given the on site amenity provision – open space, play areas and riverside setting. A condition is proposed to deal with this matter and has been agreed by the applicant.

Residential amenity - the report sets out the revisions to plot 44 which seek to ensure the privacy and amenity of the adjacent property is protected. To ensure this is the case in perpetuity, permitted development rights should be withdrawn to enable any future changes to this plot to be subject to planning permission. A condition is recommended to deal with this matter and has been agreed by the applicant.

Boundary treatments - the landscape plan provided does not provide details of some gates adjacent to the apartment building. Details of these can be secured by condition and this has been agreed by the applicant.

Widening of bridge – the proposals have been considered by HCC Highways and as are considered to be safe and satisfactory. No further changes are therefore justified.

Height of plots 42 and 43 – an explanation and justification for the height of dwellings is set out in the officer report at 4.3.35. In the circumstance, no additional officer comments are made.

### **Recommendation**

*That reserved matters be APPROVED subject to the following:*

*A) the approval of the associated S73 application;*

*B) the applicant agreeing to extend the statutory period in order to allow time for the Deed of Variation to be completed for the associated S73 application which this RM approval will be pursuant to and to enable the decision notice to be issued; and*

*C) providing delegated powers to the Development and Conservation Manager to update conditions and informatives with minor amendments as required; and*

*D) providing no substantive new issues are raised during the reconsultation process which expires 12<sup>th</sup> August. In the instance where new issues are raised, the matter would be referred back to Members for reconsideration; and*

*E) conditions and informatives as set out in the original report as amended by this addendum to include additional conditions set out below:*

5. Prior to the first occupation of any dwellings hereby permitted, a Scheme of additional site wide visitor cycle parking facilities shall be submitted to and approved in writing by the local planning authority. The Scheme shall include a programme for the installation of the additional cycle parking facilities.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of and visitors to the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with the adopted NHC Design Code and with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, AA, B, C, E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out within plot 44 without first obtaining a specific planning permission from the Local Planning Authority.

Reason: to ensure that the residential amenity of the adjacent properties are maintained in accordance with Policies D1 and D3 of the North Hertfordshire Local Plan.

7. Prior to the first occupation of any dwellings hereby permitted, full details of gates and fences not annotated on landscape drawings shall be submitted to and agreed in writing by the local planning authority. Thereafter, the development shall be implemented in accordance with the approved details.

Reason: to ensure a satisfactory appearance to the development and for the avoidance of doubt in accordance with Policy D1 of the North Hertfordshire Local Plan.