

6	ITEM NO:	<u>Location:</u>	Land at Weatherhead Mark Ltd, Garden Walk, Royston, SG8 7HT
		<u>Applicant:</u>	Mr Bohr Troy Homes
		<u>Proposal:</u>	Approval of details relating to appearance, landscaping, layout and scale for the erection of 19 dwellings comprising 3 x 5 bedroom dwellings, 12 x 4 bedroom dwellings and 4 x 3 bedroom dwellings (pursuant to outline planning permission ref no. 16/01477/1 granted on 24 October 2016). Separate new access to plots 18 19 onto Garden Walk (As amended by plan TROY161123-SW SS.01C)
		<u>Ref. No:</u>	17/01125/ 1
		<u>Officer:</u>	Richard Tiffin

Date of expiry of statutory period: 24 August 2017

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 Relevant History

- 1.1 Planning permission has been granted in outline for up to 19 dwellings with all matters reserved save access. Pre-application advice was given on the detail of this reserved matters application.

2.0 Policies

District Plan (saved policies and SPD)

- 2.1 District Local Plan No 2 with Alterations Policy 26 – Housing Proposals
- 2.2 District Local Plan No 2 with Alterations Policy 55 (SPD Parking) – Car Parking Standards
- 2.3 District Local Plan No 2 with Alterations Policy 57 – Residential Guidelines and Standards
- 2.4 District Local Plan No 2 with Alterations Policy 8 – Development in Towns
- 2.5 **Supplementary Planning Documents.**
- Design
 - Vehicle Parking Provision at New Development.

2.6 **National Planning Policy Framework**

Paragraph 14 'Presumption in Favour of Sustainable Development'

Paragraph 17 'Core Planning Principles'

Section 1 - Building a strong, competitive economy.

Section 4 - Promoting sustainable transport.

Section 6 - Delivering a wide choice of high quality homes.

Section 7 - Requiring good design.

2.7 **North Hertfordshire District Local Plan 2011-2031 Proposed 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 D1 'Design and Sustainability'

Policy D3 'Protecting Living Conditions'

Policy NE6 'Reducing Flood Risk'

Policy NE7 'Water Quality and Environment'

Submission plan allocation ref:RY5

3.0 Representations

3.1 **Royston Town Council -**

"Members raised no objection to the number of dwellings but had reservations about the narrow access onto Garden Walk. Members would like to see restrictions imposed for contractors deliveries and collections to be outside of school hours and that any 106 monies obtained from the development be used for traffic calming measures in Garden Walk."

3.2 **Highway Authority** (layout only as main access approved under outline application) - No objection subject to conditions.

3.3 **Environmental Health** (noise, nuisance only) - No objection

3.4 **Local Residents** - Representations have been received from occupiers of 1 and 3 Poplar Drive concerning the continued presence of a sycamore tree on plot 19. (the applicant has agreed to remove this now).

A representation has been received from the Greenway School raising concerns about the increase in traffic in close proximity to the school.

3.5 **LLFA** (layout) - No objection

4.0 Planning Considerations

4.1 **Site & Surroundings**

4.1.2 The application site is a predominately open area of land occupying a position off Garden Walk in between existing housing. At the time of writing this report the site had been cleared of agricultural machinery and general clutter and the former commercial buildings were being taken down.

4.2 **Proposal**

- 4.2.1 The proposal seeks permission for all reserved matters (appearance, landscaping, layout and scale) save primary means of access pursuant to the outline permission for up to 19 dwellings granted under ref 16/01477/1. This scheme does include an additional two dwelling access onto Garden Walk for consideration under this 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 Garden Walk, I propose to structure the discussion according to the reserved matter headings, namely:

- **Layout**
- **Scale**
- **Appearance**
- **Landscaping**
- **Other matters**

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

- site ecology (discharged)
- archaeology (discharged)
- site access arrangements (to be met pending final layout approval)
- contamination (being considered)
- surface drainage arrangements (to be met pending final layout approval)

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.

Layout

- 4.3.2 The layout specifies central open space which would be privately managed. Around this focal point the scheme comprises 19 dwellings two storey dwellings including a terrace of three and a pair of semi detached units fronting Garden Walk. The terrace of three would occupy a space to the west of the main access with a garage building fronting the road. To the east of the access, the existing mature hedge would remain (pruned) either side of a single access to the detached units on plots 18 and 19 and in front of a small service road to plots 16,17 and 18.
- 4.3.3 Following discussions with the applicant at the pre-application stage, I am satisfied that the relationship between the new dwellings and the existing properties off of Poplar Drive, Honeyway, Mortimer Road and Garden Walk (notably No's 47 and 49) would be acceptable.
- 4.3.4 Car parking has been shown which would meet or exceed the requirements set out in the SPD. At 64 spaces, including garages, the provision ratio would be over 3 spaces per dwelling. Indeed, with garaging the car parking available would be regarded as generous when viewed against the SPD.
- 4.3.5 This scheme specifies a new separate access onto Garden Walk to serve two dwellings at plots 18 and 19. The Highway Authority is satisfied that this would be acceptable.

Scale

- 4.3.6 The application seeks permission for 19 units which is the upper quantum cited in the outline permission. The scheme includes 3 two and half storey units which attain a height of 9.5m (plots 4, 5 and 6). The remaining 16 units are conventional two storey dwellings which attain a height of around 8.5m. Given the spacing with surrounding properties and the improvement over existing buildings on the site, I consider this scale of development appropriate.

Appearance

- 4.3.7 Following pre-application discussions the applicant has specified a simple palette of materials comprising buff facing bricks and slate roofs, Chimneys are specified to give the roof scape interest. The frontage garage block presents a flint knapped elevation to Garden Walk.

Landscaping

- 4.3.8 The landscaping scheme specifies a hedge over a significant portion of the Garden Walk frontage. A central open space is shown with appropriate scale planting at either end. This will be managed privately.

Other matters

- 4.3.9 The views of the Town Council are noted. However, the access onto Garden Walk (existing) has already been agreed on the outline as have the s.106 contributions. Condition 13 below requires the applicant to submit a construction management plan which includes a consideration for school opening times.

4.4 Conclusion

- 4.4.1 The submitted reserved matters scheme has been the subject of some pre-application discussions and I consider that it would be acceptable in terms of its appearance, 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 begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Class (es) A to 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 without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

4. Before the driveways from Garden Walk and the internal road layout are first brought into use 0.65 metre x 0.65 metre pedestrian visibility splays shall be provided and permanently maintained each side. They shall be measured from the point where the edges of the access way cross the highway boundary, 0.65 metres into the site and 0.65 metres along the highway boundary. Therefore forming a triangular visibility splay. Within which, there shall be no obstruction to visibility between 600 mm and 2.0 metres above the carriageway/footway level.

Reason: To provide adequate visibility for drivers entering and leaving the site.

5. Before the access is first brought into use vehicle to vehicle visibility splays of 2.4 metres by 43 metres in both directions shall be provided and permanently maintained. Within which there shall be no obstruction to visibility between 600 mm and 2.0 metres above the footway level. These measurements shall be taken from the intersection of the centre line of the permitted access with the edge of the carriageway of the highway respectively into the application site and from the intersection point along the edge of the carriageway.

Reason: To provide adequate visibility for drivers entering and leaving the site.

6. The development hereby permitted shall not be brought into use until the proposed access has been reconfigured as identified on the 'in principle drawing' number TROY 161123 CSL.01 Revision A and the footway and verge has been reinstated to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

Reason: In the interests of highway safety and amenity.

7. The development hereby permitted shall not be brought into use until a dedicated footpath 900 mm wide has been provided and permanently

maintained from the public footway to the front doors of plots 18 and 19.

Reason: To ensure equality of access for services and to comply with the law as set out in the Equality Act 2010.

8. The access road shall be 5.5 metres wide with 600 mm localised widening along the bend reducing to 4.8 metres wide at the turning area the kerb radii at the entrance and turning area shall be 8.0 metres.

Reason: To provide adequate visibility for drivers entering and leaving the site

9. The access road shall be constructed in hard surfacing material.

Reason: To prevent loose material from passing onto the public highway which may be detrimental to highway safety.

10. The development hereby permitted shall not be occupied until a properly consolidated and surfaced turning space for vehicles has been provided as the approved drawing number TROY 161123 CSL.01 Revision A. The turning space thereafter should be free from obstruction and available for use at all times.

Reason: To allow vehicles to enter and leave the site in forward gear in the interests of highway safety.

11. Before any development commences a scheme for the on-site and regulated discharge of surface water run-off shall be submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure the proposed development does not discharge on to public highway and overload the existing drainage system.

12. **Prior to the commencement of the works as identified on the 'in principle' site plan number TROY 161123 CSL.01 Revision A; a site layout shall be submitted to the highway authority with details showing a swept path analysis of the waste collection vehicle in current use (i.e. 12.1 metre Mercedes Dennis Econic) to demonstrate that the road layout can accommodate a waste collection vehicle in current use when passing parked cars and around bends and this shall be in accordance with Manual for Streets with the ultimate design being technically approved prior to commencement on site.**

Reason: So that vehicles may enter and leave the site with the minimum of interference to the free flow and safety of other traffic on the highway and for the convenience and safety of pedestrians and disabled people.

13. **Construction of the approved development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority in consultation with the highway authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include construction vehicle numbers/routing such as prohibition of construction traffic being routed through Royston town centre and shall be carried out as approved. The Plan shall also set out a strategy to avoid conflict with**

school hours.

Reason: In the interests of highway safety, amenity and free and safe flow of traffic.

14. **Prior to the commencement of development a Construction Method Statement shall be submitted to and approved in writing by the local planning authority in consultation with the highway authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Statement.**

The Construction Method Statement shall address the following matters:

- a. Off site highway works in order to provide sufficient access throughout the construction period, work shall be completed prior to the commencement of development, and reinstated as required.**
- b. Construction and storage compounds (including areas designated for car parking)**
- c. Siting and details of wheel washing facilities**
- d. Cable trenches**
- e. Foundation works**
- f. Substation/control building**
- g. Cleaning of site entrance and the adjacent public highways**
- h. Disposal of surplus materials.**

Reason: To ensure the proposed development can be adequately serviced to the satisfaction of all of the emergency services and thus take the opportunity available to improve the way the area functions in accordance with the advice set out in the NPPF.

15. **Prior to any work to implement the permission hereby approved commencing, full details of boundary fencing and walls shall be submitted to and agreed in writing by the Local Planning Authority. The agreed boundary treatments shall be erected prior to any works commencing to implement this permission.**

Reason: To safeguard the amenity of local residents.

HIGHWAY INFORMATIVES:

HCC recommends inclusion of the following highway informatives to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:

1. Works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication Roads in Hertfordshire Highway Design Guide. Before proceeding with the proposed development, the applicant shall use the HCC website <https://www.hertfordshire.gov.uk/services/transtreets/highways/> or call on 0300 1234 047 to obtain the requirements for a section 278 agreement for the associated road works as part of the development. This should be carried out prior to any development work is carried out.

REASON:

1. To ensure that work undertaken on the highway is constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the Public Highway.

2. Prior to commencement of the development the applicant is advised to contact the 0300 1234 047 to arrange a site visit to agree a condition survey of the approach of the highway leading to the development likely to be used for delivery vehicles to the development. Under the provisions of Section 59 of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of traffic associated with the development. Herts County Council may require an Officer presence during movements of larger loads, or videoing of the movements may be considered.

Environmental Health Informative:

During the change of use phase the guidance in BS5228-1:2009 (Code of Practice for noise Control on construction and open sites) should be adhered to.

During the development phase no activities should take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00 hours and Sundays and Bank Holidays: no work at any time.

Prior to the commencement of demolition of the existing buildings, a survey should be undertaken in order to identify the presence of asbestos containing materials. Any asbestos containing materials should be handled and disposed of appropriately. Where necessary this should include the use of licensed contractors and waste disposal sites licensed to receive asbestos.