

DELEGATED

AGENDA NO

PLANNING COMMITTEE

4 MAY 2016

**REPORT OF DIRECTOR,
ECONOMIC GROWTH AND DEVELOPMENT
SERVICES**

15/2977/REM

**Land South Of Green Lane, Yarm,
Reserved matters application (appearance, landscaping, layout and scale) for planning
approval 12/1990/EIS for 148 houses with associated landscaping.**

Expiry Date: 15 May 2016

SUMMARY

At the 30 March 2016 Planning Committee Members resolved that the application be deferred to enable the developer to be made aware of Members concerns and respond.

Members concerns were based primarily on the affordable housing element of the proposal in terms of the location, concentration and design including number of dwellings and concerns of overlooking issues, the SUDS impact on the natural environment and the allotments to be shown on the plans.

A copy of the original Planning Committee report is attached at Appendix 1 and the applicant has submitted additional information including CGI's of the affordable housing, house type drawings for the affordable housing, annotated drawing of the SUDs area, a revised landscape drawing and a planning layout showing the allotments. These are shown in appendices 2,3,4,5,6,7 and 8.

The Officer's recommendation remains as previously set out in the report presented to Members at the Planning Committee on 30th March 2016 that the application be granted consent subject to the conditions as set out in the original committee report.

PLANNING CONSIDERATIONS

Members will be aware that outline planning consent was granted in 2013 for up to 370 dwellings, additional railway station parking, access, infrastructure, open space and landscaping on land south of Green lane, Yarm (12/1990/EIS). All matters were reserved except for access as part of the original approval.

This is a reserved matters application for residential development comprising 148 dwellings. The principle of the development has been established by the Outline planning permission and this application is purely concerned with the Reserved Matters details required to be submitted for approval.

The site forms the western parcel of a larger site which benefits from a previously approved reserved matters application for 341 dwellings. David Wilson Homes and Bellway Homes have split

the site into development parcels and this Reserved Matters application is in respect of the western parcel to be developed by David Wilson Homes and the number of proposed dwellings does not exceed the parameters as stipulated by the outline permission.

In respect of the proposed affordable housing, the design features a variety of materials and incorporates feature elements around the windows and the design has been carefully considered, to be representative of the local character, with vertical emphasis on the windows using materials of predominantly red and buff brick and red and grey roof tiles. The proposed layout has been designed to ensure that adequate distances are met and the internal arrangements together with the positioning of window openings have been designed to minimise any overlooking and it is considered that the proposal relates well to existing development in the vicinity.

The dwelling themselves are 'tenure' blind and the house types form part of the house builder's portfolio. The 'Ashford', 'Acomb' and 'Morpeth' are sold as private houses and are not considered to be substandard.

The registered provider of the affordable housing is satisfied with the quality, size and location, and in terms of operation prefer to manage a row or cluster of houses, rather than houses pepper potted throughout the site.

In terms of the size of the affordable houses, the NPPF does not seek to impose a minimum space standard on residential development and the applicant insists that all of their house types are carefully designed to reflect market demand and take account of present trends and popularity of open plan living/dining arrangements.

With regards to the location of the affordable housing these are located at the entrance of the development, on the main road into the development, on the opposite side of the road to the private houses. It should be noted that the location of the affordable housing is in line with the previous reserved matters consent (15/0194/REM) which was considered acceptable and approved at the 22 April 2015 Planning Committee. The approved layout is shown at Appendix 9.

The scheme provides for 20% affordable housing which is in excess of the 15% deemed minimum requirement and the Strategic Housing Manager is supportive of the proposal.

Recent Government announcements (including the Housing and Planning Bill and the consultation on proposed changes to national planning policy) have painted a clear picture of Government's future direction of travel in relation to affordable housing - a move away from rented accommodation to helping people access homeownership. Measures include the national delivery of 200,000 starter homes, 135,000 new shared ownership homes and proposed revisions to the Affordable Housing definition to remove 'in perpetuity' restrictions and the introduction of new 'affordable' products.

The NPPF attaches significant weight to the benefits of economic and housing growth with the aim of development management to increase the level of development approved. The proposal is considered to be in line with general planning policies as set out in the Development Plan.

Landscaping has been used where possible, with a tree lined boulevard to provide a green character to the development. Landscaping on a small part of the site has been restricted due to the position of the rising main but the applicant has sought to offset the loss of street trees by providing smaller trees, where possible, within the gardens of the affordable houses.

The Highways, Transport and Environment Manager has made further comments as follows;

This application is for Reserved Matters approval with regards to access, appearance, landscaping, layout and scale. The principle of the development, including the highway impact and necessary mitigation, has been agreed as part of the outline planning consent (12/1990/EIS).

This memorandum takes account of the following drawings, some of which have been revised, following comments from Highways, Transport & Environment:

- Drawing 1525.01 Rev L - Planning Layout
- Drawing 741_BDW_01 Rev D - Landscape Strategy - 1 of 2
- Drawing 741_BDW_02 Rev B- Landscape Strategy - 2 of 2
- Drawing 1525.06 Rev B - Boundary treatments
- Drawing 1525.03 Rev D - Materials Layout

Having reviewed the latest plans Highways, Transport & Environment considers that:

1) The proposals submitted in terms of landscaping are acceptable and it should be noted that the applicant has provided a tree lined boulevard along one side of the main access road, housing squares, landscaped areas and hard surfacing creating features within the estate. However it is unfortunate that the inclusion of a rising main at a late stage in the estate landscape development, near the affordable housing area, has deleted most of the street trees creating a less than desirable layout. The applicant has endeavoured to offset the loss of street trees by providing smaller trees, where possible, within the gardens of the affordable houses.

2) The proposals submitted in relation to access, appearance, layout and scale are acceptable.

Therefore subject to specific details, being secured by the appropriate condition as included in the outline approval (12/1990/EIS), Highways, Transport & Environment has no objection to the proposals.

Members also raised some concerns about the impact of the SUDs pond on the natural environment. In terms of the impact on the natural environment the creation of the SUDs will only have a positive impact. The creation of species rich grass seeding, woodland edge/scrub planting and native woodland will naturally create new habitats for wildlife and enhance the natural environment. Ecology and drainage were fully considered and addressed as part of the original outline planning permission. Drainage details are to be provided to discharge the relevant planning condition and do not form part of the Reserved matters requiring approval.

With regards to the position of the allotments, these have been added to the layout for context and a condition covering their provision and management will be required to be fully met by the developer.

RECOMMENDATION

The recommendation of the main report remains unchanged, which is that the application be approved with conditions.

Director of Economic Growth and Development Services
Contact Officer Mr Gregory Archer Telephone No 01642 526052

WARD AND WARD COUNCILLORS

Ward Yarm

Ward Councillor(s) Councillor Ben Houchen

Ward Councillor(s) Councillor Elsi Hampton

Ward Councillor(s) Councillor Julia Whitehill

IMPLICATIONS

Financial Implications: As per report

Environmental Implications: As per report

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report

Background Papers

The Town and Country Planning Act 1990

National Planning Policy Framework

Stockton on Tees Local Plan Adopted Version June 1997

Core Strategy Development Plan Document March 2010

Regeneration and Environment Local Plan – Publication February 2015

Supplementary Planning Documents

SPD1 – Sustainable Design Guide

SPD2 – Open Space, Recreation and Landscaping

SPD3 – Parking Provision for Developments

SPD6 – Planning Obligations

SPD8 – Affordable Housing