

DELEGATED

AGENDA NO  
PLANNING COMMITTEE

29 November 2017

UPDATE REPORT

REPORT OF DIRECTOR,  
ECONOMIC GROWTH AND DEVELOPMENT  
SERVICES

17/0919/REM

Land At Grid Reference 445164 513182, Low Lane, High Leven  
Reserved matters application for the appearance, landscaping, layout and scale, for  
residential development of 55 no. dwellings.

Expiry Date 4 July 2017

**SUMMARY**

Since the original report to members of planning committee additional information has been provided by the applicant to address outstanding matters. One additional objection letter has been received in relation to increased traffic and parking problems. It is not considered that this objection raises any significant new issues and the material planning considerations remain as set out within the original report to the planning committee in terms of these aspects.

Given the above circumstance, the recommendation for approval subject to conditions therefore remains as detailed within the original report but subject to amendments to conditions or new conditions as detailed below;

**RECOMMENDATION**

That planning application 17/0919/REM be approved subject to the following conditions and informative;

**Approved plans (updated):**

01 The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number	Date on Plan
IB/643/STD/00/001	31 March 2017
IB/643/STD/25/01	31 March 2017
IB/643/STD/25/02	31 March 2017
IB/643/STD/25/03	31 March 2017
IB/643/STD/25/04	31 March 2017
IB/802B/STD/00/001	31 March 2017
IB/802B/STD/25/01	31 March 2017
IB/802B/STD/25/02	31 March 2017
IB/802B/STD/25/03	31 March 2017
IB/802B/STD/25/04	31 March 2017
IB/802C/STD/00/001	31 March 2017
IB/802C/STD/25/01	31 March 2017
IB/802C/STD/25/02	31 March 2017
IB/802C/STD/25/03	31 March 2017
IB/802C/STD/25/04	31 March 2017
IB/1057/STD/00S/001	20 November 2017

IB/1057/STD/25S/01	20 November 2017
IB/1057/STD/25S/02	20 November 2017
IB/1057/STD/25S/03	20 November 2017
IB/1057/STD/25S/04	20 November 2017
IB/1327/STD/00/001	31 March 2017
IB/1327/STD/25/01	31 March 2017
IB/1327/STD/25/02	31 March 2017
IB/1327/STD/25/03	31 March 2017
IB/1327/STD/25/04	31 March 2017
IB/1542/STD/00/001	31 March 2017
IB/1336/STD/25/01	31 March 2017
IB/1336/STD/25/02	31 March 2017
IB/1336/STD/25/03	31 March 2017
IB/1336/STD/25/04	31 March 2017
IB/1546/STD/00/001	31 March 2017
IB/1546/STD/25/01	31 March 2017
IB/1546/STD/25/02	31 March 2017
IB/1546/STD/25/03	31 March 2017
IB/1546/STD/25/04	31 March 2017
IB/1550/STD/00/001	31 March 2017
IB/1550/STD/25/01	31 March 2017
IB/1550/STD/25/02	31 March 2017
IB/1550/STD/25/03	31 March 2017
IB/1550/STD/25/04	31 March 2017
1617-24-P02 REV J	29 November 2017
1617-24-P03 REV J	29 November 2017
1617-24-P01 REV W	29 November 2017
LDS406 01 REV E	8 November 2017
1617-24-P01 REV QA	30 October 2017
001 C	29 June 2017

**Planting details (amended);**

- 05 A detailed planting scheme in accordance with those landscaping principles submitted and agreed as part of this application (drawing SBC001), shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of the first dwelling. Such a scheme shall specify final tree/shrub types and species, stock size, numbers and densities and the associated long term maintenance arrangements. The works shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development whichever is the sooner and any trees or plants which within a period of five years from the date of planting die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.

**Public Rights of Way(Additional);**

- 08 No material operation as defined in Section 56 (4) (a)-(e) of the Town and Country Planning Act 1990 shall be carried out to begin the development pursuant to this planning permission until a detailed scheme for the diversion of the existing public right of way has been submitted and agreed with the Local Planning Authority. Such details shall specify the proposed route for the Public Rights of Way, proposed surfacing materials, gradient and signage together with a timetable for phasing/

**implementation. The scheme shall be implemented in full accordance with those agreed details and no building shall commence until the existing Public Rights of Way has been diverted.**

**Reason: In the interests of securing appropriate bridleway connection through the proposed development and in the interests of highway safety.**

### **FORMATIVE OF REASON FOR PLANNING APPROVAL**

#### **Informative: Working Practices**

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by seeking a revised scheme to overcome issues and by the identification and imposition of appropriate planning conditions

### **PUBLICITY**

1. One additional letter of objection has been received since the initial committee report was prepared (as detailed below).

Mr Singh - 6 Regency Park, Ingleby Barwick, TS17 0QR

Strongly objects to the proposal as with the new school and the new housing development the traffic and volume of cars has seen a massive increase. Car are also parked in Regency Park at school times and it is very unsightly seeing the cars park in the bus stop and grass verges at school collection times

### **MATERIAL PLANNING CONSIDERATIONS**

#### **Landscaping;**

2. Following discussions between the applicant and Urban Design manager a revised diversion route of the associated water main and the limitations on planting within the associated easement have been provided, which has led to a revised planting principle scheme being provided. The Urban Landscape Manager has confirmed that the additional details provided now satisfy the earlier concerns and has no objection to the submitted landscaping details.

#### **Pubic Right of Way;**

3. An additional planning condition is recommended with regards to preventing development from occurring until the diversion of the PROW has been diverted as otherwise the existing route will run through the associated highway and result in conflict to the detriment of highway safety.

### **CONCLUSION**

4. In view of the above considerations and whilst acknowledging those objections received, the development remains acceptable for those reasons set out within the original and updated committee report.

**Director of Economic Growth and Development Services  
Contact Officer Mr Simon Grundy Telephone No 01642 528550**

### **WARD AND WARD COUNCILLORS**

<b>Ward</b>	<b>Ingleby Barwick East</b>
<b>Ward Councillor(s)</b>	<b>Councillor Kevin Faulks</b>
<b>Ward Councillor(s)</b>	<b>Councillor Gillian Corr</b>
<b>Ward Councillor(s)</b>	<b>Councillor Sally Ann Watson</b>





This plan shows the proposed development of the site and is subject to the relevant planning consent. It should not be used for any other purpose without the prior written consent of the developer. The plan is the property of the developer and is to be kept confidential. It is not to be used in any way to disclose confidential information or to make any other disclosure of information.

- 1. All buildings and structures to be demolished.
- 2. All existing buildings and structures to be retained.
- 3. New buildings and structures to be constructed.
- 4. All parking spaces to be provided.
- 5. All roads and footpaths to be provided.
- 6. All landscaping and tree planting to be provided.
- 7. All drainage and sewerage systems to be provided.
- 8. All electrical and telecommunications services to be provided.
- 9. All flood and erosion protection to be provided.
- 10. All archaeological remains to be protected.
- 11. All environmental and heritage assets to be protected.
- 12. All ecological and biodiversity features to be protected.
- 13. All noise and vibration mitigation measures to be provided.
- 14. All air quality and odour mitigation measures to be provided.
- 15. All other measures to be provided.

**Legend**

- Gate to match adjacent fencing
- in curtilage bin storage areas
- bin storage area (collection day only)

Block Type	Code	Description	No.
<b>EXISTING</b>			
RESIDENCE	R01	2 bed semi terrace	4
RESIDENCE	R02	3 bed semi terrace	2
RESIDENCE	R03	3 bed detached	1
<b>PROPOSED</b>			
RESIDENCE	R04	2 bed semi	4
RESIDENCE	R05	3 bed detached	15
<b>COMPLETION</b>			
RESIDENCE	R06	1 bed semi detached	2
RESIDENCE	R07	1 bed detached	5
RESIDENCE	R08	1 bed detached	5
RESIDENCE	R09	1 bed detached	12
RESIDENCE	R10	1 bed detached	2
TOTAL			53

Ingleby Barwick

Site Layout Plan

Scale: 1:500

687-BEL 1617-24-P01 W







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**Notes**

1. All walls to be constructed in accordance with BS 5393: Part 1, 2011.
2. All walls to be constructed in accordance with BS 5393: Part 2, 2011.
3. All walls to be constructed in accordance with BS 5393: Part 3, 2011.
4. All walls to be constructed in accordance with BS 5393: Part 4, 2011.
5. All walls to be constructed in accordance with BS 5393: Part 5, 2011.
6. All walls to be constructed in accordance with BS 5393: Part 6, 2011.
7. All walls to be constructed in accordance with BS 5393: Part 7, 2011.
8. All walls to be constructed in accordance with BS 5393: Part 8, 2011.
9. All walls to be constructed in accordance with BS 5393: Part 9, 2011.
10. All walls to be constructed in accordance with BS 5393: Part 10, 2011.
11. All walls to be constructed in accordance with BS 5393: Part 11, 2011.
12. All walls to be constructed in accordance with BS 5393: Part 12, 2011.
13. All walls to be constructed in accordance with BS 5393: Part 13, 2011.
14. All walls to be constructed in accordance with BS 5393: Part 14, 2011.
15. All walls to be constructed in accordance with BS 5393: Part 15, 2011.
16. All walls to be constructed in accordance with BS 5393: Part 16, 2011.
17. All walls to be constructed in accordance with BS 5393: Part 17, 2011.
18. All walls to be constructed in accordance with BS 5393: Part 18, 2011.
19. All walls to be constructed in accordance with BS 5393: Part 19, 2011.
20. All walls to be constructed in accordance with BS 5393: Part 20, 2011.
21. All walls to be constructed in accordance with BS 5393: Part 21, 2011.
22. All walls to be constructed in accordance with BS 5393: Part 22, 2011.
23. All walls to be constructed in accordance with BS 5393: Part 23, 2011.
24. All walls to be constructed in accordance with BS 5393: Part 24, 2011.
25. All walls to be constructed in accordance with BS 5393: Part 25, 2011.

- Legend**
- 450mm High Wall
  - 600mm Stone Wall
  - 900mm post and rail fence
  - 1800mm High Close boarded fence
  - 1825 High brick wall with plain and drilled 450mm square panels



Ingley Manor Free School and Sixth Form



Ingley Barwick

Boundary Treatment Plan

Client	Ingley Homes (Barwick) Ltd	Project	Planning
Scale	1:500	Sheet	AT 11/17
Date	16/11/17	Drawn by	CW
687-BEL 1617-24-P02		Checked by	J







Scale 1:500  
 Date 15/01/2019  
 Drawn by [Name]  
 Checked by [Name]  
 Approved by [Name]

- 1. 01/01/19
- 2. 02/02/19
- 3. 03/03/19
- 4. 04/04/19
- 5. 05/05/19
- 6. 06/06/19
- 7. 07/07/19
- 8. 08/08/19
- 9. 09/09/19
- 10. 10/10/19
- 11. 11/11/19
- 12. 12/12/19

**Legend**

-  area proposed for highway adoption



Ingleby Manor Free School and Sixth Form



Ingleby Barwick

Adoption Plan




687-BEL	1617-24-P03	J
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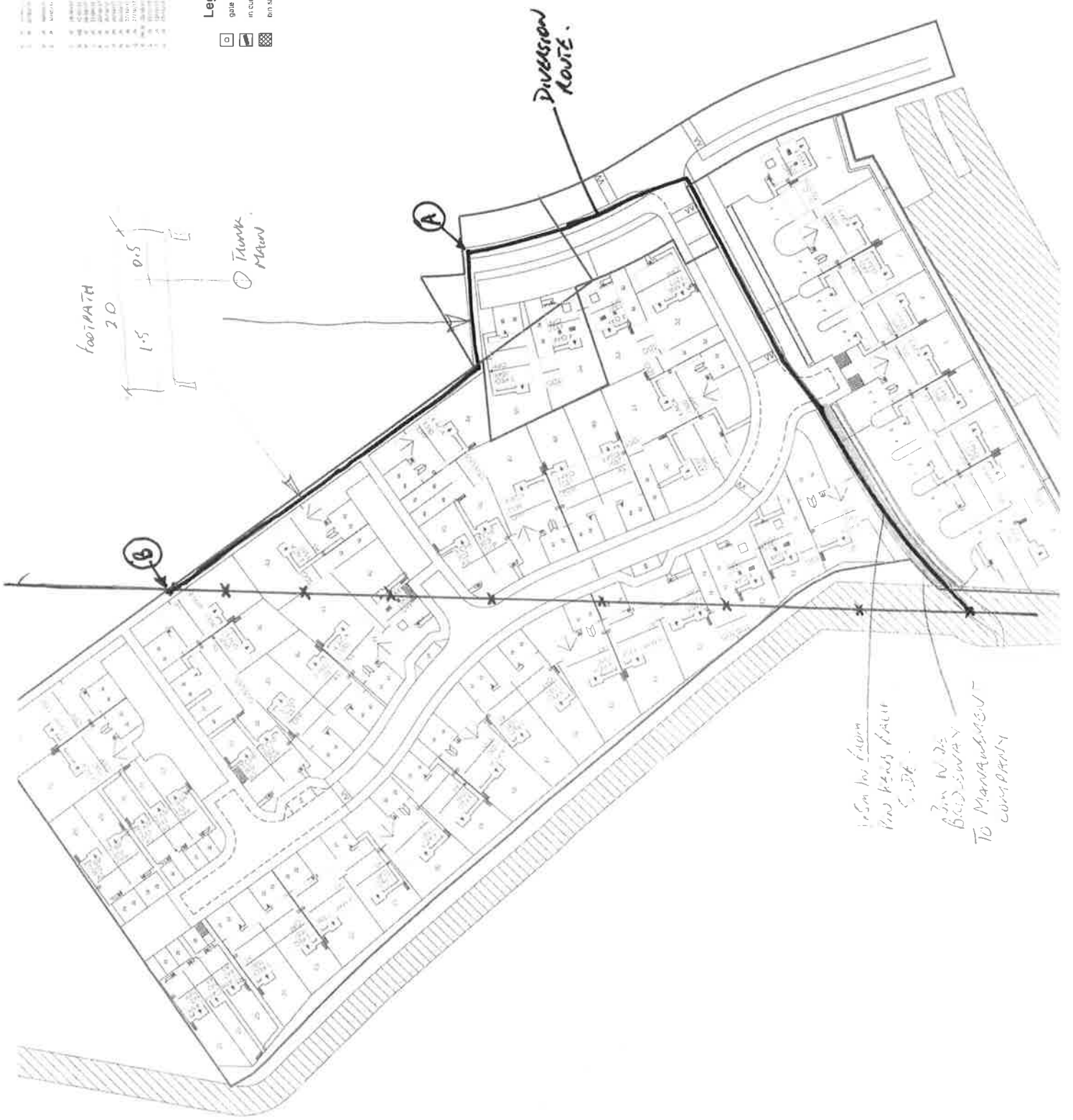




1	1:100	Site plan
2	1:200	Site plan
3	1:500	Site plan
4	1:1000	Site plan
5	1:2000	Site plan
6	1:5000	Site plan
7	1:10000	Site plan
8	1:20000	Site plan
9	1:50000	Site plan
10	1:100000	Site plan
11	1:200000	Site plan
12	1:500000	Site plan
13	1:1000000	Site plan
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47	1:200000000000000000	Site plan
48	1:500000000000000000	Site plan
49	1:1000000000000000000	Site plan
50	1:2000000000000000000	Site plan

**Legend**

-  gate to match adjacent fencing
-  in curtilage bin storage areas
-  bin storage area (collection day only)



1.5m from  
BIN STORAGE  
SITE.  
BIN W/DE  
BIDSWAY  
TO MANAGEMENT  
COMPANY



**GENERAL NOTES**

1. All planting shall be in accordance with the Planning Schedule and the following notes.
2. All planting shall be in accordance with the Planning Schedule and the following notes.
3. All planting shall be in accordance with the Planning Schedule and the following notes.
4. All planting shall be in accordance with the Planning Schedule and the following notes.
5. All planting shall be in accordance with the Planning Schedule and the following notes.
6. All planting shall be in accordance with the Planning Schedule and the following notes.
7. All planting shall be in accordance with the Planning Schedule and the following notes.
8. All planting shall be in accordance with the Planning Schedule and the following notes.
9. All planting shall be in accordance with the Planning Schedule and the following notes.
10. All planting shall be in accordance with the Planning Schedule and the following notes.

**Key**

- Proposed removal of trees, including 50mm diam or less trees, including 50mm diam or less trees, including 50mm diam or less trees.
- Proposed tree planting 1.5m wide or greater staggered rows, including 50mm diam or less trees, including 50mm diam or less trees.
- Proposed hedge planting, including 50mm diam or less trees, including 50mm diam or less trees.
- Proposed standard tree planting including 50mm diam or less trees, including 50mm diam or less trees.
- Proposed areas to be filled with cultivated grade soil.
- Proposed areas of 50mm diam or less trees, including 50mm diam or less trees.

**Planting Schedule**

**Tree & Conifer Planting**

ID	Tree Name	Quantity	Planting Date	Notes
1	1.5m x 1.5m	100	14/04/17	1.5m x 1.5m
2	2.5m x 2.5m	50	14/04/17	2.5m x 2.5m
3	3.5m x 3.5m	25	14/04/17	3.5m x 3.5m
4	4.5m x 4.5m	10	14/04/17	4.5m x 4.5m
5	5.5m x 5.5m	5	14/04/17	5.5m x 5.5m

**Shrub & Hedge Planting**

ID	Shrub Name	Quantity	Planting Date	Notes
1	1.5m x 1.5m	100	14/04/17	1.5m x 1.5m
2	2.5m x 2.5m	50	14/04/17	2.5m x 2.5m
3	3.5m x 3.5m	25	14/04/17	3.5m x 3.5m
4	4.5m x 4.5m	10	14/04/17	4.5m x 4.5m
5	5.5m x 5.5m	5	14/04/17	5.5m x 5.5m

X Trees to be removed  
 O Replacement trees

**SB COOL**

Rev D / Updated ILM with Planning Layout 1517-24-01-D, 20/01/17  
 Rev C / Update (see 4) shrub planting added to the layout, the schedule plan, 1517-24-01-D, 15/01/17  
 Rev B / Updated ILM with Planning Layout 1517-24-01-D, 15/01/17  
 Rev A / Updated ILM with Planning Layout 1517-24-01-D, 15/01/17

**LDS** Landscape Design Services

Client: **Bobway Homes Ltd (NE)**

Project: **Ingley Basics**

Drawing title: **Planting Plan**

Scale: **1:250 @ A0** Drawn by: **AKL** Date: **Nov 2017**

Drawing No: **LDS406-01D**

# Planting Schedule

## Tree & Conifer Planting

Nr	Text	Plant Name	Height	Girth	Root
5	CAR FRA	Carpinus 'Frans Fontaine'	400-500cm	18-20cm	RB
1	LIG JAP	Ligustrum Japonicum	400-500cm	18-20cm	C






6

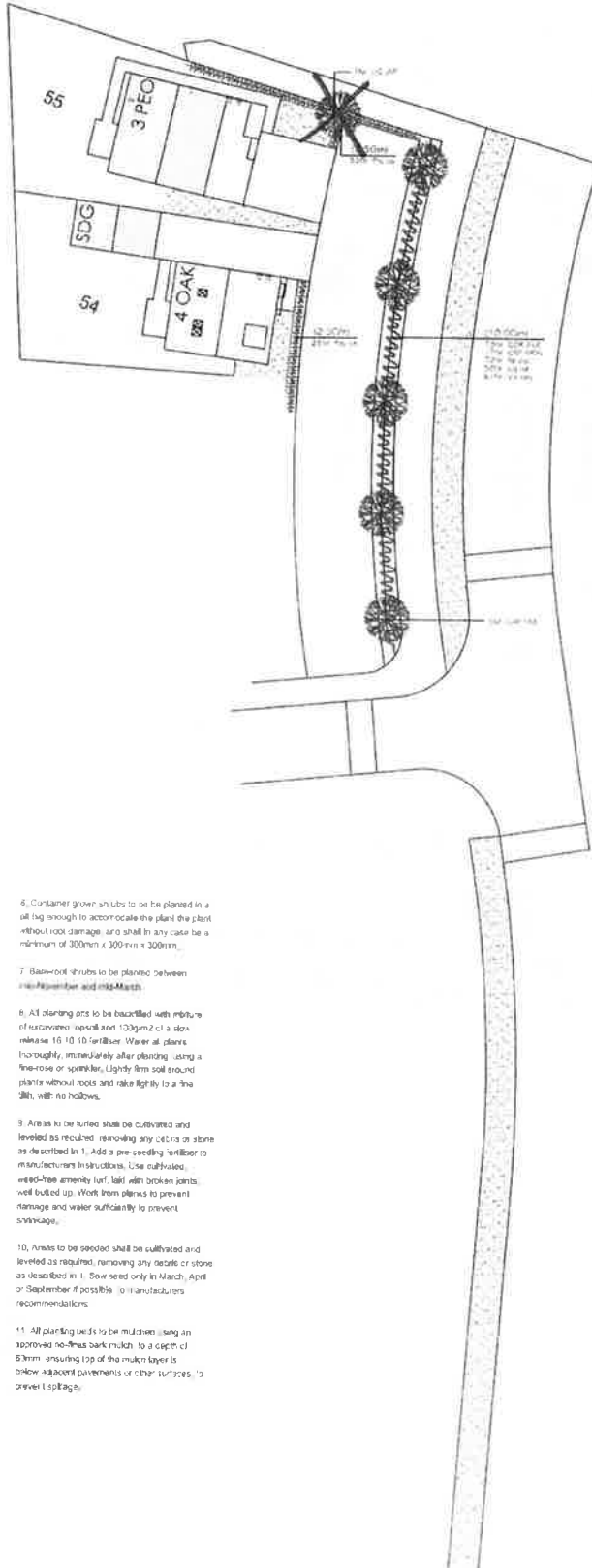
## Shrub & Hedge Planting

Nr	Text	Plant Name	Height/Spread	Container
78	COR AVE	Corylus avellana	60-80cm	2L
117	CRA MON	Cralægus monogyna	60-80cm	2L
78	Ile aqu	Ilex aquilifolium	40-50cm	2L
58	Lig vul	Ligustrum vulgare	50-60cm	2L
78	Prun lus	Prunus lusitanica	80-90cm	10L
81	Vib opu	Viburnum opulus	40-50cm	2L

470

## Key

- 
- 
- 
- 
- 



X trees to be removed

### GENERAL NOTES

1. The contractor shall ensure that all topsoil is cultivated in accordance with BS 3902. All rubbish, concrete, metal, glass, decayed vegetation, contaminated soil (not containing asbestos, oil, fuel, lubricants or other substances damaging to plants) and stones with largest dimension exceeding 25mm, shall be removed. Topsoil minimum depths to be 150mm for areas of shrub or tree planting and 100mm for areas of turf or grass seeding.
2. Cultivate and plant into moist, friable soil, free from compaction and that is not waterlogged, frozen or snow-covered, unless with the express permission of the Landscape Architect.
3. Any imported topsoil is to comply with BS 3902 and be free from all rubbish, concrete, metal, glass, decayed vegetation, contaminants (as described in 1.) and stones with largest dimension exceeding 25mm.
4. All planting and turfing shall conform to BS 3936 & 4428 and shall be carried out in strict accordance with the specification. All areas quoted are the minimums acceptable. All plants to be supplied by nurseries listed by The Horticultural Trades Association Nursery Certification Scheme. No substitutions shall be acceptable without the prior written approval of the Landscape Architect.
5. Standard trees to be planted in 650mm x 650mm x 400mm fibre cots, and supported using 1 No. 75mm dia stake, 1500mm long, per tree driven 900mm into ground and secured with vinyl reinforced rubber cord SB20 & No. 020gal Stainless Steel (1) per tree. Heavy Standard trees (and those to be planted in 800mm x 1000mm x 600-750mm tree pits, and supported using 2 No. 75mm dia stakes, 1500mm long, per tree. Stakes to be driven 800mm into ground prior to placement of plants). Timber posts/shims to be fitted to top of posts and tree to be secured with vinyl reinforced rubber cord SB15 & 2No. Chunky Pals (24) per tree. Tree ties and supports, available from all Farns Ltd, Asphed, 1992, 2001 or similar and approved by the nursery supplier.
6. Container grown plants to be planted in a pit big enough to accommodate the plant plus 100mm without root damage, and shall in any case be a minimum of 300mm x 300mm x 300mm.
7. Bare-root shrubs to be planted between 1st November and 1st March.
8. All planting pits to be backfilled with mixture of excavated topsoil and 100g/m<sup>2</sup> of a slow release 10:10:10 fertiliser. Water all plants thoroughly, immediately after obtaining, using a fine rose or sprinkler. Lightly firm soil around plants without roots and rake lightly to a fine finish, with no hollows.
9. Areas to be turfed shall be cultivated and leveled as required, removing any debris or stone as described in 1. Add a pre-seeding fertiliser to manufacturers instructions. Use cultivated, weed-free amenity turf, laid with broken joints, well butted up. Work from plants to prevent damage and water sufficiently to prevent shrinkage.
10. Areas to be seeded shall be cultivated and leveled as required, removing any debris or stone as described in 1. Sow seed only in March, April or September if possible, to manufacturers recommendations.
11. All planting beds to be mulched using an approved no-fines bark mulch, to a depth of 50mm, ensuring top of the mulch layer is below adjacent pavements or other surfaces, to prevent spillage.

<b>LDS</b>	Landscape Design Solutions Ltd	
	150 Wood Lane, Derby, Derbyshire DE10 2PT 01332 215000	
Client Bellway Homes Ltd (NE)		
Project Ingley Barwick		
Drawing title Planting Plan - Plots 54-54		
Scale 1:250 @ A2	Drawn by AKL	Date Oct 2017
Drawing No LDS406-02		