

DELEGATED

AGENDA NO

PLANNING COMMITTEE

1 July 2020

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

19/2639/REM

Land to the south of Kirklevington, Thirsk Road, Kirklevington.

Reserved matters application for access, appearance, landscaping, layout and scale for the erection of 145 dwelling houses to include 22 affordable homes, village shop, car park, multi-use games area, landscaping and associated engineering works.

Expiry Date: 10 December 2019

UPDATE REPORT

SUMMARY

Members will be aware that this application was presented to the Planning Committee on the 3 June 2020 with a recommendation for approval and the original report is included in the appendices.

Members deferred the application raising concerns and seeking clarification on a number of matters.

The additional response relates to issues addressed in the main report and therefore do not alter the recommendation of the main report.

A further consultation response from Jennie Beaumont has been received and is set out below: -

My concerns regarding the play equipment on the green space between St. Martin's and Story is rightly causing concerns to residents and it would be helpful if this could be deferred until further along the line in the development. Secondly the SUDs drainage scheme has altered somewhat and the RWO report did say that the dry grassed area could temporarily fill with water following a rainfall event. Please can Stockton take responsibility for this and make sure it is a workable scheme given that Story's recognise there is an aquifer under the site. The layout as Story's have discussed with the Parish Council seems much better.

The location of the play area.

1. In respect of comments regarding the 'playground' at the rear of houses 22 and 26 St Martin's Way, this comprises small scale timber play equipment designed for use by parents with younger children with a good level of natural surveillance. The main recreational area comprising the MUGA and main area of play within the site is located in the large open space at an appropriate distance from residential properties. Given the nature and location of this facility and its provision designed for parents and young children it is not considered likely to give rise to an unacceptable increase in noise, nuisance or disturbance to nearby residents or give rise to, or exacerbate, anti-

social behaviour in the area. The small timber play equipment benefits from natural surveillance from residential properties which in turn has been demonstrated to reduce incidences of anti-social behaviour and it is not considered its provision will have an unacceptable adverse impact on the amenities of neighbouring dwellings so as to warrant refusal of the application on this basis.

2. Notwithstanding the above considerations, alternative locations for the toddlers play area could be explored and relocated into the main play area on the village green. This does deviate from the principal for play which was previously agreed, with two different areas providing different play options for different age groups. As some trim trail equipment in the main play area is already proposed and to avoid duplication (ie. too much balance equipment), it might be beneficial to swap a couple of the items to maintain the play value. But in principle this would be acceptable should Members prefer this option and a condition could be imposed to agree a suitable alternative to address any concerns Members may have.

Clarify the flood risk concern.

3. In respect to comments raised regarding surface water, the storage area is a temporary arrangement, provided to manage runoff during the construction of the main site infrastructure. A detailed drainage strategy has been prepared which seeks to ensure that there is no increased risk of flooding on site or elsewhere as a result of the development and this is subject to a condition, the requirements of which will need to be fully met by the applicant. The drainage strategy for the site including comments raised about the *'dry grassed area could temporarily fill with water following a rainfall event'* this comment refers to the completed surface water management solution. The current flooding being experienced in this area of the site is a temporary measure to control surface water runoff from the site until the permanent system has been constructed and is fully operational. The surface water management proposal has been fully considered by the Council's Surface Water Management Team and raises no objection to the proposal.

Will the number of tankers increase to service the treatment plant?

4. Concerns that have been raised over the capacity and operation of the existing sewerage system in the village were fully considered at the outline stage and cannot be reviewed as part of this Reserved Matters approval. However NWL has considered the potential implications of future development on the current situation. This includes issues with the capacity and operation of the local Sewage Treatment Works and raises no objection.
5. NWL have provided additional comments stating that 'Our position regarding whether there is capacity within our sewerage network and treatment works (STW) to serve this development has not changed from our latest consultation letter dated 17th December.
6. The STW and the network has the capacity to accept the additional flows which will be generated if this development went ahead. To ensure that environmental standards are always being maintained at this works, over the recent years, a number of operational, maintenance and investment activities have been carried out. This has included the installation of additional plant and various tankering activities taking place as suggested by the people who live close to this site. This STW like any of our assets are always under review in terms of whether it can support the level of growth demand within its catchment. This is done to ensure that the assets continue to operate within compliance. This particular works has been in operation for quite a while now and I understand that there is further capital investment planned for this site to be delivered within the next couple of years which will ensure that this works is operating as effectively as it should when dealing with the impact of any further growth within its catchment.

7. As with all new developments, the built rates of such (i.e. the number of houses being built each year) ensures that any additional flows entering the public sewerage network is gradual and the effects of these flows can therefore be monitored allowing plenty of time to focus investment where it may become necessary. As we have already identified that there is enough capacity to accept the flows from this development without investment having to take place then there will not be an increase in tankering activities.

The Council taking the lead on alternatives to gas fired heating systems.

8. Under the new Future Homes Standard, from April 2025 no new dwelling will be able to utilise fossil fuel heating systems so therefore gas is being phased out. However the applicant is achieving the Policy requirements by using a fabric first approach, which is acceptable as long as the applicant provides the LPA with evidence through an energy / sustainability report of what the CO2 emissions of the development would be under current Part L, and that the measures they will employ will reduce those emissions by 10% or more, then that would fully satisfy the Policy requirements thus providing evidence that their chosen methods achieve the condition.

The provision of affordable housing offered to local residents only?

9. The proposal fully complies with the policy requirements and includes the agreed amount of affordable housing and is therefore fully compliant with the Outline approval.
10. Out with planning and not for consideration as part of this reserved matters application, there is a Local Lettings Plan which is agreed by the Council and Registered Social Landlord (RSL). A Local Lettings Plan seeks to balance giving reasonable preference to those with a local connection to Kirklevington and housing need. Local Lettings Plans are agreed with Registered Providers on new build sites on a Borough wide basis. Interested applicants will be required to have an active housing application which has been assessed against the Tees Valley Common Allocation Policy.

Details of bus service.

11. These have been agreed at outline and cannot be reviewed but for information a financial contribution is intended to fund a daytime bus service Monday to Sunday for a five year period prior to occupation of the 60th dwelling. The precise bus service details has not yet been agreed as no dwellings have been occupied.

Provide illustrations of all house types and shop.

12. As is customary in large scale development proposals which can include a great number of submitted plans a sample of house type examples are included in Committee reports to prevent reports being unwieldy and the full details can be readily viewed on line. As per Member's request all elevation plans are included in the appendices. For information the application has been submitted to enable the delivery of a new core range of house types on the site that the applicant has introduced since the approval of the previous approved reserved matters application and substitutes the house types with a broadly similar mix, size and style of dwellings to that previously approved.
13. In respect of the 'Village Shop', it is located in a similar location to those shown in the indicative outline planning application proposals and the same location, scale and appearance as approved in the previous reserved matters scheme. The store will be single storey with a pitched roof with an entrance on the eastern frontage facing on to the large green space at the east of the site. The elevations will be predominantly finished in brick, with glazing and woodgrain rain cladding

adjacent to the entrance. The roof is proposed to be finished in an eternity slate roof. Its siting provides a significant separation distance to safeguard existing residential amenity for residents.

Why no highway improvement to green lane roundabout?

14. The Highway impact and any necessary mitigation and improvements were fully considered and agreed at the outline stage and cannot be reviewed as part of this Reserved Matters approval.

Additional Condition.

15. To support the Hedgehog population the following condition is recommended to be imposed to create 'highways' that enable hedgehogs to roam freely. The wording is as follows: -

Notwithstanding the submitted information, prior to the erection of any fencing details of the specification for holes in boundary walls and fences at ground level to allow for the movement of hedgehogs shall be submitted to and be approved in writing by the Local Planning Authority. The agreed works shall be implemented in accordance with the agreed details and be retained thereafter for the lifetime of the development.

CONCLUSION

16. The additional responses do not alter the recommendation of the main report, which is that the application be approved with conditions.

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

WARD AND WARD COUNCILLORS

Ward	Yarm
Ward Councillor	Councillor Tony Hampton
Ward Councillor	Councillor Julia Whitehill
Ward Councillor	Councillor Andrew Sherris

IMPLICATIONS

Financial Implications: As report

Environmental Implications: As 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
Planning Applications reference 15/1643/OUT and 17/1718/REM