

DEVELOPMENT MANAGEMENT COMMITTEE REPORT– 22 June 2016

Application Number	3/16/0899/REM
Proposal	Application for approval of reserved matters for LPA reference 3/15/2217/OUT for appearance, landscaping and scale for the erection of 14 dwellings.
Location	Hunsdon Lodge Farm, Drury Lane, Hunsdon SG12 8NU
Applicant	Chase Green Developments Limited
Parish	Hunsdon
Ward	Hunsdon

Date of Registration of Application	27.04.2016
Target Determination Date	27.07.2016
Reason for Committee Report	Major planning application
Case Officer	Martin Plummer

RECOMMENDATION

That approval of the reserved matters be **GRANTED** subject to the conditions set out at the end of this report.

1.0 Summary

- 1.1 Members may recall that outline planning permission was granted under reference 3/15/2217/OUT for the erection of 14 dwellings on this site. That outline permission also agreed the highway access arrangements to the site and the layout of the development. This application seeks approval in respect of the following reserved matters – ‘appearance’, ‘landscaping’ and ‘scale’. The only matters for consideration within this application are therefore those matters.
- 1.2 In respect of appearance and scale the development is considered to reflect the traditional form, design and scale of development in the village and it is considered that this would assimilate well within the character and appearance of surrounding development. The submitted hard and soft landscaping details are also considered to be acceptable and will ensure a satisfactory appearance to the development as a whole.

2.0 Site Description

- 2.1 The site is located to the east of the village of Hunsdon and forms an irregular parcel of land. The northern part of the site comprises Hunsdon Lodge Farm which is a reasonably large detached dwelling accessed off Drury Lane. The dwelling has a large garden which is surrounded by

mature trees and landscape features. Drury Lane itself links to the main road which runs through the village. Drury Lane serves as a vehicular access to a number of dwellings of various sizes, forms and designs. At the end of Drury Lane are two public rights of way (footpaths 010 and 017) which link to the wider countryside to the east of the village. The northern most part of the application site, to the north of Hunsdon Lodge Farm forms part of the Hunsdon Conservation Area. A Scheduled Ancient Monument (a WWII pill box) is located in this area.

- 2.2 The southern part of the site comprises an open field which has a tree lined boundary to the east. To the west of this part are some allotments and the residential development of Wicklands Road, wherein number 30 is located and for which access will be gained. Wicklands Road comprises of a relatively modern residential development of semi-detached and detached dwellings which all front onto the street and which are set on good sized plots.

3.0 Background to proposal

- 3.1 As noted above, outline planning permission has been granted for the development of this site – details of highway access and layout were approved as part of that permission.
- 3.2 Prior to that outline planning permission being granted, permission was refused for a similar scheme (reference 3/15/0206/FP) and that decision is currently the subject of an ongoing appeal.
- 3.3 The current application contains details of the scale and appearance of the proposed dwellings, which are to be of two storey and of a traditional design with brick and tile hanging under pitched roofs. The application also includes details of the soft and hard landscaping proposals for the site.

4.0 Key Policy Issues

- 4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF) and the adopted East Herts Local Plan 2007:

Key Issue	NPPF	Local Plan policy
Design and amenity	Section 14	ENV1
Landscaping		ENV2, ENV11
Impact upon Conservation Area	Section 12	BH6

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

5.0 Emerging District Plan

5.1 The draft District Plan sets out the Council's emerging approach for development within the villages. However, Members will be aware that little weight can be attached to the policies in the draft Plan at this stage.

6.0 Summary of Consultee Responses

6.1 The Council's Waste Services Officer comments that, as no flats are proposed as part of the development, it should be ensured that sufficient space is provided for the standard three 240 litre refuse/recycling bins.

6.2 The Environmental Health team do not wish to restrict the grant of permission.

6.3 Hertfordshire Constabulary comment that there is poor natural surveillance to the parking provision adjacent to plot 12; there is a potential 'rat-run' between the northern and southern parts of the development site which could be mitigated through the provision of bollards; and the applicant is encouraged to achieve 'Secured by Design' accreditation.

6.4 The Environment Agency has no comments to make.

6.5 East Herts Footpath Society comments that footpath 10 crosses the site and there should be no interference with that right of way associated with the development.

6.6 Hertfordshire County Highways comment that highways matters were previously considered to be acceptable as part of the outline planning permission and no further comments are made.

6.7 Hertfordshire County Council Environmental Resource Team comment that surface water drainage matters have previously been dealt with as part of the outline planning application and no objections to this application, on flood risk grounds, are made.

6.8 Hertfordshire County Council Waste Management Team comment that the development will not present capacity issues for household waste recycling centres.

6.9 The Landscape Officer comments that the submitted landscape proposals for the above development are acceptable.

7.0 Parish Council Representations

7.1 Hunsdon Parish Council comment that there is insufficient detail regarding building materials and therefore that no meaningful comments can be made.

8.0 Summary of Other Representations

8.1 3 representations have been received which can be summarised as follows:-

- Impact on water pressure;
- Management of site and sustainable drainage systems;
- Development will not meet secure by design accreditation;
- Impact on right of way and associated impact on ecology (newts);
- No noise assessment has been undertaken to assess impact on living conditions of neighbours;
- The proposed landscaping and hedge treatment along the access from Wicklands Road will not provide appropriate screening and noise reduction.

9.0 Planning History

9.1 The relevant planning history for the site can be summarised as follows:-

Ref	Proposal	Decision	Date
3/15/0206/OP	Residential development	Refused	14 Oct 15
3/15/2217/FUL	Outline permission for the erection of 14 dwellings with all matters reserved except access and layout	Approved with conditions	27.04.2016

10.0 Consideration of Relevant Issues

10.1 As noted above, the relevant considerations within this application relate to matters of appearance, scale and landscaping which are considered below:-

Appearance and Scale

- 10.2 To the north and west of the application site is the Hunsdon Conservation Area which comprises an eclectic mixture of traditionally styled dwellings which, particularly around the main centre of the village, have a 'close-nit' relationship with each other. Development along Drury Lane is generally more spacious and there is predominately a traditional form to the character of the detached dwellings. Building height is mainly at two storeys, although there are some bungalows.
- 10.3 To the south west of the application site is the more modern housing estate of Wicklands Road which is a street of similarly designed detached and semi-detached dwellings with pitched roofs, constructed of brick and render. Over the passage of time, extensions and alterations to dwellings, including changes to front gardens and driveways, has taken place which has, to some extent, individualised the dwellings.
- 10.4 The development proposal incorporates both detached and semi-detached dwellings at two storeys which Officers consider to be reflective of, and in keeping with, the scale and character of development in Drury Lane and Wicklands Road.
- 10.5 The design of the proposed dwellings is traditional, with gable and hip-gable pitched roofs, chimneys, canopies, porches and various changes to the alignment of the buildings which assists in breaking up the massing of the proposed dwellings. Officers consider that the appearance of the dwellings would respect the character and appearance of nearby residential developments, and have regard to the more historic setting of the adjoining Conservation Area.
- 10.6 As noted by the Parish Council and third parties, the specific brick and tile types for the proposed dwellings have not been identified at this stage. However, that is not an unusual situation for development proposals of this scale, and is a matter which can be agreed through a planning condition. Members will be aware that this is a common form of planning condition imposed on many planning permissions. Such a condition is necessary and reasonable in the interests of ensuring an appropriately high quality finish to the development and, in the interests of ensuring that the development assimilates successfully with other nearby development.

Landscaping

- 10.7 The landscape plan and site layout drawing provide details in respect of the soft and hard landscaping of the site. The soft landscaping plan

shows the provision of grass and beech hedges to the communal amenity areas adjoining the proposed dwellings and a diverse mixture of planting immediately adjacent to the proposed dwellings. The Landscape Officer considers that such planting design is acceptable in this location.

10.8 The plans show the provision of close boarded fencing between the proposed dwellings and some hedge planting, including retention of hedge planting, to existing properties within Wicklands Road. Such an approach is acceptable and is appropriate to the village setting.

10.9 In respect of hard landscaping, the plans show a mixture of permeable paving of differing design, the extent of which is considered to be acceptable. The specific materials of construction would again be subject to further assessment through the requirements of the relevant planning condition.

Other matters

10.10 The comments from third parties in respect of maintenance issues; impact on neighbour amenity associated with the access road; noise, ecology, and rights of way were all considered at the outline planning permission stage and were found to be acceptable.

10.11 The comments from Herts Constabulary and third parties in respect of the access route between the southern part of the site and Drury Lane were also previously considered to be acceptable at the outline stage and Officers commented then that the benefits of a footpath connection though the site outweighed any potential harm that may result in what is a low crime area.

11.0 Conclusion

11.1 In conclusion then, the proposed development is considered to be acceptable in terms of the reserved matters relating to appearance, scale and landscaping. It is therefore recommended that those matters are approved, subject to the conditions set out below:-

Conditions

1. Approved Plans (2E10) – amend to ‘prior to any building works above ground level’
2. Tree/hedge retention and protection (4P05)
3. Landscape Implementation (4P13)

4. Materials of construction (2E111)
5. Hard surfacing (3V211) – alter to include ‘paths’

Directives

1. Outline permission relationship (07OP)

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007); the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The balance of the considerations having regard to those policies and the grant of outline permission for 14 dwellings in April 2016 (LPA reference 3/15/2217/OUT) is that the approval of reserved matters in respect of appearance, scale and landscaping should be granted.

KEY DATA**Residential Development**

Residential density	11.8 units/Ha	
	Bed spaces	Number of units
Number of existing units demolished		1
Number of new house units	1	0
	2	2
	3	5
	4+	7
Total		14

Affordable Housing

Number of units	Percentage
4	28.6%

Residential Vehicle Parking Provision

Current Parking Policy Maximum Standards (EHDC 2007 Local Plan)

Parking Zone	4	
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.25	0
2	1.50	3
3	2.25	11.25
4+	3.00	21
Total required		35.25
Proposed provision		41

Emerging Parking Standards (endorsed at District Plan Panel 19 March 2015)

Parking Zone	4	
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.50	
2	2.00	4
3	2.50	12.5
4+	3.00	21
Total required		37.5

Accessibility reduction	Up to 25% reduction allowed in zone 4 but not applied in this case because of the less frequent availability of alternative transport modes	N/A
Resulting requirement		37.5
Proposed provision		41