

## DEVELOPMENT MANAGEMENT COMMITTEE – 28 MARCH 2018

<b>Application Number</b>	3/17/2865/REM
<b>Proposal</b>	Application for reserved matters in respect of appearance, landscape and scale following outline planning permission allowed on appeal ref. 3/15/0206/OP for the demolition of 30 Wicklands Road and erection of 14 dwellings – minor amendments.
<b>Location</b>	Hunsdon Lodge Farm, Drury Lane, Hunsdon, SG12 8NU
<b>Applicant</b>	Mr L McGrenaghan
<b>Parish</b>	Hunsdon
<b>Ward</b>	Hunsdon

<b>Date of Registration of Application</b>	12.12.2017
<b>Target Determination Date</b>	31 March 2018
<b>Reason for Committee Report</b>	Major planning application
<b>Case Officer</b>	Tim Hagyard

### **RECOMMENDATION**

That planning permission be **GRANTED** subject to the conditions set out at the end of this report.

#### **1.0 Summary of Proposal and Main Issues**

1.1 Outline planning permission and reserved matters approval was previously granted for this site under reference 3/15/2217/OUT and 3/16/0899/REM for the erection of 14 dwellings. While that outline permission has lapsed, an earlier outline permission (Ref: 3/15/0206/OP) which was granted on appeal, remains extant. Details of highway access and layout were approved as part of this earlier outline permission.

- 1.2 The application now submitted is for the approval of the reserved matters. The previous permissions are a material consideration for determination of the application. As with the lapsed Reserved Matters permission, the details of the scale and appearance of the dwellings, are mostly two storey and of a traditional design with a mix of brick and weatherboarded finishes and pitched tiled roofs. The application also includes details of the soft and hard landscaping proposals for the site.
- 1.3 Minor amendments have been made to the materials, landscaping, boundary details, footpaths, provision of garden buildings and a substation location since first submission.
- 1.4 The main issues to consider are the acceptability of the detailed design landscaping, appearance and character of the development; its impacts on the Hunsdon Conservation Area and the acceptability of details for the future amenity of existing and new residents.

## **2.0 Site Description**

- 2.1 The site is an irregular area of land located to the east of the village of Hunsdon. The northern part of the site includes Hunsdon Lodge Farm, a detached dwelling with a large mature garden, accessed via Drury Lane. Drury Lane provides vehicular access to a number of dwellings of various sizes, forms and designs itself and also links to the main road through the village. At the east end of Drury Lane are two public rights of way (footpaths 010 and 017) which link to the open countryside and the former Hunsdon Airfield to the east of the village. The northernmost part of the application site, to the north of Hunsdon Lodge Farm, forms part of the Hunsdon Conservation Area and a Scheduled Ancient Monument (a WWII pill box) is also located in this area. An approved scheme for its setting is a condition of the outline permission (3/15/0206/OP).

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, from where the site access is gained. Wicklands Road is a post war residential development of semi-detached and detached dwellings within a cul-de-sac. These align with and front onto the street and are set within good sized plots.

### 3.0 **Planning History**

The following planning history is of relevance to this proposal:-

Application Number	Proposal	Decision	Date
3/15/0206/OP	Outline permission for the erection of 14 dwellings with all matters reserved except access and layout.	Refused	14.10.2015
		Appeal allowed	17.05.2016
3/15/2217/OUT	Outline permission for the erection of 14 dwellings with all matters reserved except access and layout.	Approved with conditions	27.04.2016
3/16/0899/REM	Application for approval of reserved matters for 3/15/2217/OUT for: Appearance, landscaping and scale for the erection of 14 dwellings	Approved with conditions	23.06.2016
3/16/2288/VAR	Removal of condition 14 of LPA approval 3/15/0206/OP (As allowed on appeal)	Not determined	

3/17/2935/NMA	Non-material amendment to LPA 3/15/0206/OP - Amendments to layout.	Approved	10.01.2018
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#### 4.0 **Main Policy Issues**

4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the pre-submission East Herts District Plan 2016 (DP), the adopted East Herts Local Plan 2007 (LP). A designation request has been made for the Hunsdon Neighbourhood Plan (NP).

<b>Main Issue</b>	<b>NPPF</b>	<b>LP policy</b>	<b>DP policy</b>	<b>NP policy</b>
Design and appearance	Section 14	ENV1	DES3	*
Impact on Conservation Area	Section 12	*	HA4	*
Landscaping	*	ENV2 ENV11	DES1 DES2	*
Neighbour amenity	*	ENV1	DES3	*

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

#### 5.0 **Summary of Consultee Responses**

- 5.1 HCC Highway Authority recommends grant of permission subject to a planning condition that the vehicle parking areas be accessible surfaced and marked and for surface water not to be discharged into the highway. They note the Planning Inspector did not this on the outline application subject of appeal but request it now.
- 5.2 Lead Local Flood Authority – landscaping does not affect approved drainage strategy. No objection on flood risk grounds.
- 5.3 EHDC Housing Development Advisor – requested confirmation of affordable housing provision. (The applicant has confirmed Units 7-

9 are social rented and Unit 10 will be shared ownership. This is an existing S106 obligation).

- 5.4 EHDC Conservation and Urban Design Advisor – considers the proposals appropriate in their built form and impact on the Conservation Area. A concern that there would be high fencing to Plots 12 and 14 has been addressed by indicating 600-900mm picket fencing. Comments on the long term maintenance of Scheduled Ancient Monument (this is part of discussions under the original planning conditions)
- 5.5 HCC Historic Environment Unit originally recommended a condition and programme of works. However there is a condition on the appeal outline permission and a partial discharge of this is recommended subject to an agreed 'strip map and record' exercise and the monitoring of groundworks for the construction of plots 13 and 14 and the drainage basin in the northern part of the site.
- 5.6 EHDC Landscape Advisor – The Landscape Officer advises the submitted Arboricultural Assessment, Tree Protection Plan and landscaping scheme are acceptable.
- 5.7 HCC Development Services – Aware of existing S106 agreement for education, childcare, library and youth services. No further comments.
- 5.8 EHDC Environmental Health Advisor – No objection
- 5.9 Herts Police Crime Prevention Advisor – No objection. Recommends applicant seeks Secured By Design accreditation.
- 5.10 HCC Rights of Way – Details to reinstate FP 10 need to receive HCC consent. No objection.

## **6.0 Town/Parish Council Representations**

6.1 Hunsdon Parish Council request clarification on the effect of the Farmhouse no longer being part of the development, drainage details, construction access, permitted development rights and visitor parking.

## **7.0 Summary of Other Representations**

7.1 1 response has been received commenting on the following:

- Impacts on Drainage strategy and approved Newt Mitigation plan
- Can removal of permitted development rights be secured?
- Is foul water via Drury Lane?
- Impact of removing farmhouse from scheme?
- Need for construction access from airfield
- Request clearing of adjacent ditches on the allotments site
- Footpath 10 needs to be reinstated
- Visitor parking not shown

## **8.0 Consideration of Issues**

### Design and appearance / Conservation Area

8.1 To the north and west of the application site is the Hunsdon Conservation Area which comprises a mixture of traditionally styled dwellings. Around the main centre of the village these have a tight knit pattern and some distinctive finishes such as white weatherboarding and roof tiles. Drury Lane is generally more spaciouly laid out. Building heights are mainly at two storeys, although there are occasional bungalows.

8.2 The development proposal is similar to the previous approved details (now lapsed) and incorporates both detached and semi-detached dwellings at two storeys which Officers consider to be appropriate for the location having regard to the scale and character of development in Drury Lane and Wicklands Road.

- 8.3 The detailed design of the proposed dwellings includes 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.
- 8.4 The proposed range of materials has been slightly reduced to establish a stronger theme or pattern to the development and also chosen to have regard to local references such as the use of white weatherboarding within the village centre.
- 8.5 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 and assign this matter positive weight in the application.

#### Landscaping

- 8.6 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. Low picket fences are proposed as part of the more open front garden treatment. The Landscape Officer considers that such planting design is acceptable in this location.
- 8.7 The plot frontages only include lower boundary treatments, picket fences 600-900mm, to maintain the open appearance of the public side of the housing and to keep the area open to view. New hedge planting is provided to existing properties within Wicklands Road. Such an approach is acceptable and is appropriate to the village setting.

- 8.8 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.
- 8.9 Overall Officers would assign positive weight to the landscaping considerations of the application.

Other matters

- 8.10 The comments from a neighbour on drainage and construction access have been referred to the applicant but are matters to be addressed under existing planning conditions of the outline permission in any event. The amended plans have sought to ensure they do not otherwise conflict with the outline permission for instance by providing for the reinstated public footpath 10 and setting of the SAM at the north end of the site.
- 8.11 Visitor parking, locations for rear bin stores, vehicle turning areas, a substation location are all details now added to the plans. The front gardens will be retained as more open garden amenity spaces to create a more pleasant street aspect for people walking through the development.
- 8.12 The appeal decision included a drafting error with respect to the removal of some permitted development rights. Such a condition can also pertain to landscaping and amenity. The location of a single outbuilding per dwelling is provided and subject to this the applicant has no objection to the removal of the permitted development rights which will be in the interests of amenity and also benefit the issue of flood risk.

## **9.0 Planning Obligations**

- 9.1 The outline permission includes a Unilateral Undertaking to provide affordable housing and infrastructure contributions for the village hall, outdoor sports, education, library and youth services. No further requirement for new obligations results from the reserved matters details.

## **10.0 Planning Balance and Conclusion**

- 10.1 In conclusion, the proposed details are similar to those previously approved but Officers consider to be improved by the attention of the current applicant to details. The submissions on affordable housing meet the obligations of the Unilateral Undertaking and align with the outline planning conditions such as for the scheduled ancient monument.
- 10.2 In respect of appearance and scale the development is considered to be sympathetic within the context of the existing village and also responds to its edge of village location. The hard and soft landscaping details are also considered to be acceptable and will provide for an attractive street scene and routes through the development.
- 10.3 The reserved matters relating to appearance, scale and landscaping the proposal are considered acceptable. Some details are yet to be finalised under the S106 and outline conditions but in terms of the reserved matters relating to appearance, scale and landscaping the proposal is acceptable. It is therefore recommended that those matters are approved, subject to the conditions set out below.

## **RECOMMENDATION**

That planning permission be **GRANTED** subject to the conditions set out below

### **Conditions**

1. Approved Plans (2E10) – amend to ‘prior to any building works above ground level’
2. Landscape Design (4P12)
3. Landscape Implementation (4P13)
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development as specified in Schedule 2, Part 1, Classes A, E and F or Part 2 Class A shall be undertaken. Reason : In the interests of the appearance of the development, maintaining the approved landscaping amenity of the site and managing future flood risk and in accordance with Policies ENV1, ENV9 and ENV19 of the adopted East Herts Local Plan.
5. Details of the external appearance of garden outbuilding and the substation shall be provided prior to any above ground works for their installation.

Reason: In the interests of the appearance of the development and in accordance with Policy ENV1 of the adopted East Herts Local Plan.

## **Informatives**

1. Outline permission relationship (07OP)
2. The applicant is advised of the need to receive consent from HCC Rights of Way to the details of the public footpath reinstatement including surfacing and the stile/gate.

## **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, the grant of outline permission for 14 dwellings in April 2016 (LPA reference 3/15/2217/OUT) and the considerations of other recent permissions granted, is that the approval of reserved matters in respect of appearance, scale and landscaping should be granted.

**KEY DATA****Residential Development**

<b>Residential density</b>	<b>11.8 units/Ha</b>	
	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**

<b>Number of units</b>	<b>Percentage</b>
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 <i>(amend if zone 2)</i>	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
2	2.00	4
3	2.50	12.5
4+	3.00	21
Total required		
Accessibility reduction	<i>Up to 25% reduction in Zone 4 but not applied in this case due to less frequent availability of alternative transport modes.</i>	N/A
Resulting requirement		37.5
Proposed provision		41