

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H02-0406-19	Applicant:	Partner Construction
Proposal:	Residential development comprising of 50 dwellings with associated works (outline application H02-0554-16)		
Location:	Land At: Crease Drove Crowland Peterborough		
Terminal Date:	9th August 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
05	Meeting Physical Infrastructure and Service Needs
06	Developer Contributions
17	Providing a Mix of Housing
18	Affordable Housing
28	The Natural Environment
30	Pollution
32	Community, Health and Well-being
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places
 Section 14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
NORTH LEVEL	0	0	0	1

INTERNAL DRAINAGE BOARD				
SHDC INTERNAL	0	0	0	2
OTHER STATUTORY BODIES	0	0	0	2
RESIDENTS	3	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a reserved matters application relating to outline approval H02-0554-16 for residential development (50 dwellings) on land at Crease Drove, Crowland.

The proposal is for 50 affordable dwellings, comprising of 6 x 1-bed, 24 x 2 -bed and 20 x 3-bed with a mix of semi-detached properties and small-terraces.

An area of amenity greenspace is proposed at the eastern end of the site.

Access to the majority of dwellings would be off either Crease Drove or the main estate road, with three short private drives serving a total of 10 dwellings (6, 2 and 2).

Two brick types are proposed - a red/brown and a lighter red/orange.

Site Description

The application site is brownfield in nature with a commercial building at the front of the site. The rear of gardens on Alderlands Close and Beccelm Drive adjoin the northern and eastern boundaries respectively. There is an open field to the south, with new residential development having just been commenced further south along Crease Drove. There are mature trees/hedgerows on the boundary and there are also a number of trees within the site.

History

H02-0554-16 - Outline application for residential development (approved October 2017)

Consultation Responses

SHDC Housing Strategy - Strategic Housing is aware that the applicant is working closely with a Registered Provider (RP) to deliver the scheme with plans to deliver a range of affordable tenures including rent and affordable home ownership options. Gives advice re dwelling sizes, tenure split and house types. Would be preferable for affordable housing to be secured by s106 agreement (detailing the tenure split, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units), unless such agreement exists with the Outline permission. RP should be prepared to enter into a Nominations Agreement with the Council to ensure that the rented homes are let to households from the Council's Housing Register.

SHDC Environmental Protection - Recommends additional investigation but this is to be dealt with via separate condition compliance application rather than current reserved matters application.

LCC Highways/SUDS - Requests that the applicant is made aware that unless swales can be lifted to provide a full 1 metre clearance from the water table this is unlikely to be adopted. Also makes

comments re the groundwater level where the attenuation pond is proposed.

Anglian Water - No objection.

North Level IDB - The revised drawing takes account of the Board's East Divisional Drain forming the eastern boundary to the site and allows for the byelaw distance of 9 metres from the watercourse.

Public -

- Would like to see trees to be felled replaced or similar screening installed
- Query whether proposed pumping station would be screened and not cause noise pollution
- Highway safety and increase in traffic
- Concern re capacity of existing infrastructure in the town

Planning Considerations

As the principle of development on the site has already been established, the main issues to be taken into account in respect of this application are whether the proposed scheme is acceptable in terms of layout, scale, external appearance, means of access, landscaping, site levels, drainage etc.

Layout/scale/external appearance

6 x 1-bed, 24 x 2 -bed and 20 x 3-bed properties as a mix of semi-detached properties and small-terraces are proposed. Given that Alderlands Close to the north is an estate of semi-detached properties, it is not considered that the scale and type of the proposed dwellings would be out of keeping with existing development nearby.

Density of the development would be a 33/ha, which is in accordance with the outline approval and not considered to be overdevelopment of the site.

In terms of the design of the proposed dwellings, they would be nothing exceptional in nature, but would have details such as buff stone lintels and cills incorporated, with brick corbelling at the gable corners and a canopy over the front door. It was originally proposed that all dwellings be of the same brick type, however more variety was requested. A contrasting brick option has therefore been incorporated in to the scheme so that there is a red/brown and a lighter red/orange. Roof tiles would be grey in colour. Overall, the external appearance of the dwellings is considered to be acceptable.

In terms of boundary treatments, 1.8m close board fencing would be installed in between the rear gardens of new dwellings. Brick walling would be incorporated along the road boundary of plots 6 and 37 as a feature.

The scheme has been designed in such a way that there would be no material adverse impact in terms of overlooking between dwellings with gable windows being omitted on certain plots where appropriate. Furthermore, the closest properties on Alderlands Close are some 20m away and the nearest properties on Beccelm Drive would be 50m away. There is therefore sufficient distance between proposed and existing properties for there to be no privacy issues, loss of light or an overbearing effect. The 15m easement for the pumping station would be observed to minimise noise problems.

Bin collection areas would be located on the edge of the adopted highway as is requested by SHDC Environmental Services.

Access and Parking

The majority of dwellings would be accessed off a main estate road from Crease Drove. 10 dwellings would be accessed directly from Crease Drove, with three short private drives off the main estate road serving a further 10 dwellings (6, 2 and 2). This is considered an acceptable arrangement and LCC Highways have not objected.

In terms of parking provision, 2 spaces would be provided within the curtilage of each dwelling. This is considered acceptable when taking into account the requirement set out in Policy 36: (Vehicle and Cycle Parking) and Appendix 6 for 2 parking spaces within the curtilage for dwellings with up to

3 bedrooms.

Landscaping

In terms of soft landscaping, the rear gardens of the proposed dwellings would be grassed and there would be some shrub planting and lawn to the front of the dwellings. Some new trees would also be incorporated throughout the development. A new native hedge is proposed around the majority of the balancing pond.

Concern has been raised about the loss of trees along the eastern and northern boundary by a member of the public and SHDC's Tree Officer. The positioning of the pumping station in the north eastern corner of the site means that the felling of some trees will be necessary due to the required easement. Two trees within the site on the northern boundary would be lost due to the positioning of plot 45 and the private drive to the front.

With regard to hard landscaping, parking spaces would be tarmacked and block paving would be used for paths and patio areas around the proposed dwellings. This is considered to be acceptable.

Based on Policy 32 of the Local Plan, approximately 0.09ha of amenity greenspace would be expected to be provided on site. Approximately 0.23ha would be provided at the east of the site, which would be in accordance with the policy requirement.

Site levels

Proposed finished floor levels vary across the site but generally decrease in height from west to east. Overall, the proposed floor levels appear to be in accordance with the recommendation made in the flood risk assessment submitted as part of outline application ref. H02-0554-16.

Drainage

As part of the overall drainage strategy for the site, a balancing pond and pumping station are included at the north east of the site. LCC, as Lead Local Flood Authority, and Anglian Water have no objections to the proposal. More specific details will be dealt with by means of condition compliance application(s).

Conclusion

Taking the above into account, the proposal is considered to be in accordance with Policies 2, 3, 4, 17, 18, 32 and 36 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 14 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a

duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendationn this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.