DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H03-0599-20**	**Applicant:**	**Jelson Ltd.**
Proposal:	Erection of 66 dwellings and associated works - approved under H03-1151-18. Modification of Condition 1 to allow amendments to previously approved plans, to allow for substitute of house type on plots 1, 3, 4, 5, 6, 10, 11, 12, 13, 14, 19, 20, 23, 24, 25, 26, 28, 29, 30, 31, 35, 37, 39, 40, 42, 44, 45, 46, 57, 58, 59, 60, 63, 64, 65 & 66.		
Location:	Caultons Field West Of Littleworth Drove Deeping St Nicholas Spalding		
Terminal Date:	23rd October 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
06	Developer Contributions
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
12	Reserve Sites
17	Providing a Mix of Housing
18	Affordable Housing
28	The Natural Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
32	Community, Health and Well-being
33	Delivering a More Sustainable Transport Network
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

National Planning Policy Framework (NPPF), 2019

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 5 Delivering a sufficient supply of homes
Section 6 Building a strong, competitive economy
Section 8 Promoting healthy and safe communities
Section 9 Promoting sustainable transport
Section 11 Making effective use of land
Section 12 Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change
Section 15 Conserving and enhancing the natural environment

Section 16 Conserving and enhancing the historic environment

Planning Practice Guidance (PPG)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

PROPOSAL

Erection of 66 dwellings and associated works - approved under H03-1151-18. Modification of Condition 1 to allow amendments to previously approved plans, to allow for substitute of house type on plots 1, 3, 4, 5, 6, 10, 11, 12, 13, 14, 19, 20, 23, 24, 25, 26, 28, 29, 30, 31, 35, 37, 39, 40, 42, 44, 45, 46, 57, 58, 59, 60, 63, 64, 65 & 66.

H03-1151-18 was the reserved matters application for the erection of 66 dwellings and associated works - details pursuant to outline approval H03-0331-16.

The development proposes 10 x 2-bedroom, 27 x 3-bedroom and 12 x 4-bedroom private market dwellings (total of 49 dwellings) and 4 x 1-bedroom, 8 x 2 bedroom and 5 x 3-bedroom affordable dwellings (total of 17 dwellings).

The only change to the affordable housing in regards to the original plan submitted is that the square footage on plots 63 - 66 has marginally increased.

SITE DESCRIPTION

The site is an allocated housing site within the South East Lincs Local Plan (Inset Map 14) and is located between the Great Northern and Great Eastern Joint Railway Line and Littleworth Drove (the main road) and also adjoins some residential frontage development along the highway.

There is an existing dropped kerb access on Littleworth Drove.

The site is 3.19 hectares in size, of Grade 2 arable land on the north side of Deeping St. Nicholas and fronting the main road through Deeping St Nicholas with the railway line running behind the site. Further open countryside and then the wind farm partly frames the backdrop to the site. A bank

runs alongside the railway line.

There are residential properties on the opposite side of the main road facing the site and also to the north-east side, with the railway line and open fields to the rear (north-west) and southern end. A pair of semi-detached dwellings on the same side of the road as the site are surrounded by the site on three sides. There is an old agricultural building which is in poor condition within the site near to the existing houses.

There are trees and hedges around the site with some to be retained; there is little vegetation within the central areas of the site with most specimens being on the road frontage and with hedging and isolated specimens on the northern and southern boundaries with post and wire fencing.

The site is in the proximity (80m at its nearest boundary) of the church, which is a Listed Building, and also a Scheduled Ancient Monument.

The site is located predominantly within Flood Zone 2 as defined by the Environment Agency (EA), with small pockets of Flood Zone 3.

RELEVANT PLANNING HISTORY

H03-0331-16 Outline planning application for the erection of up to 66 dwellings (with means of access to be considered). S106 agreement for affordable housing and health contribution. Approved 23 Nov 2016.

H03-1151-18 Reserved matters application for the erection of 66 dwellings and associated works - details pursuant to outline approval H03-0331-16. Approved 30-05-19.

REPRESENTATIONS

Deeping St Nicholas Parish Council

No response received.

SHDC Cllr B Alcock

Whilst the alterations in most instances seem to be ok I must admit I find it difficult to believe we actually permitted the very small ones.

SHDC Environmental Services (refuse collection)

No response received.

SHDC Legal Services

Do not consider that it is worth entering into a Deed of Variation for this amendment if the mix and plots remains the same.

LCC Highways & SUDS Support

NO OBS
Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed substitution of house types would not be expected to have any bearing on highway safety, traffic capacity or surface water flood risk and accordingly, does not wish to object to this planning application.

SHDC Housing Strategy

No comments to make.

Public

One representation received - concerned that the raising of the land level is putting property at risk of flooding , as the water flows down hill.

Officer Note: There has been little change to the overall layout of the proposals and the development already benefits from a host planning permission. it is not considered that there has been a material change to the drainage proposals for this site.

PLANNING CONSIDERATIONS

The principle of this form of development has been accepted by the grant of outline and reserved matters consents.

The overall road layout of the scheme is not altering and the detailed changes relate to house type changes as follows:

Plot 1

Dwelling type effectively replaced. The height of the dwelling to be increased from 8.105m to 8.3m. Width decreased from 10.68m to 9.665m.

Plots 3, 6, 14, 35, 42, 44, 57, 60

Dwelling type effectively replaced. The height of the dwelling type to be decreased from 7.95m to 7.885m. Width decreased from 6.63m to 5.615m. Internal alterations. Changes to windows.

Plots 4, 5, 13, 25, 26, 40

The height of the dwelling type to be decreased from 8.19m to 7.525m. Depth of dwelling decreased from 8.765m to 8.43m. Width of dwelling increased from 5.33m to 5.45m. False glass tax window detailing to ground floor included. Minor internal changes to layout.

Canted bay window to the front elevation replaced with a casement window with gauged brick arch and increase in size of a bedroom window, Brick plinth detailing shown. Changes to ground floor rear elevation to include French door. Landing window in side elevation moved as a result of internal layout change.

Plots 10, 11, 28, 29, 30, 31

The height of the dwelling type to be increased from 7.525m to 7.925m. Width of dwelling increased from 4.765m to 4.88m. Changes to windows on front and rear elevations. Minor internal changes to layout.

Plots 12, 23, 24, 39, 45, 46

The height of the dwelling type to be increased from 7.46m to 7.525m. Depth of dwelling increased from 8.2m to 8.43m. Minor internal changes to layout.

Plots 19, 20, 58, 59

Inclusion of enclosed porch and reconfiguring of internal layout. The height of the dwelling type to be increased from 7.525m to 8.17m. Width of dwelling increased from 4.765m to 4.88m. Changes to window detailing on front and rear elevations. Minor internal changes to layout.

Plots 63, 64, 65, 66

The height of the dwelling type to be increased from 7.885m to 8.575m. Depth of dwelling increased from 9.665m to 12.065m.

Plot 37

The height of the dwelling type to be increased from 8.1m to 8.25m. Width of dwelling increased from 10m to 10.34m. "L"-shaped form of dwelling decreased. Increased detail of materials to include a rendered first floor detail and alterations to window detailing. Minor internal changes to layout.

These alterations do not impact on the overall design quality of the proposals, retain adequate room sizes in particular for the affordable housing, and would not impact on neighbouring dwellings. The

layout proposes a mix of dwelling types and tenures, as explained above, accessed via a roadway from Littleworth Drove. The roadway is in a rough "H" shape with turning heads incorporated. Each dwelling is proposed to have on plot parking. A significant level of open space is proposed along the north-western boundary of the site, which increases the separation distance to the railway, as well as providing an area of pond and reed beds.

The design of the dwellings is a standard, dual pitch roof design, and would not be out of keeping with the prevailing design of dwellings in the settlement.

Affordable housing provision

The development proposes 4 x 1-bedroom, 8 x 2 bedroom and 5 x 3-bedroom affordable dwellings (total of 17 dwellings).

This provision accords with policy set out within the local plan. This S73 application is an amendment to the host reserved matters consent and approval, and there is no material change to the affordable housing scheme agreed by the original S106 and Deed of Variation still in force.

Dwelling sizes

Councillor Alcock has raised the matter of the size of some of the dwellings. At present SHDC do not have universal room or dwelling standards, although we endeavour as far as possible to ensure that affordable dwellings accord with the RSL standards. With regard to open market dwellings, this is not something that can be controlled at present, and officers ensure that the rooms are capable of the use to which they are intended to be put.

Impact on neighbouring residents

The siting of the dwellings within the development would not lead to undue overlooking, loss of light or loss of amenity to existing adjoining residents.

Issues relating to road layout and safety, extent of public highway and access for refuse and other large vehicles, landscaping and open space, flooding and levels, surface water and foul drainage provision, archaeology and other matters were addressed in the Reserved Matters report presented to the Planning Committee meeting on 29 May 2019, and the decision notice (H03-1151-18 refers) can be viewed at the following link https://planning.sholland.gov.uk/OcellaWeb/showDocuments?reference=H03-1151-18&module=pl

Additional issues regarding minimum space standards, siting of Refuse Collection Points and first floor living accommodation on 1-bed units

The response of the applicant is as follows:

Q. With regard to the one bed units, the sleeping accommodation would be located on the ground floor; why is this and can this be remedied?

A. The one bed units have the same layout that was originally submitted and approved, the only difference is the units have increased in size as per your second point regarding national space standards.

Q. The dwellings vary in size however some are very small and have limited open space or space for laundry drying; how do the dwellings compare to the National Described Standards for dwellings?

A. In regards to the national described standards, we have made efforts to comply with these throughout the site and the majority of the houses in our range currently do with reference to gross internal floor area. Modifying the remaining houses in our range to fit the guidelines is an ongoing task within our design department.

Q. Some Refuse Collection Points appear to be a walking distance into private drives and some are located immediately outside the doors and windows of dwellings,

A. Of the 4 refuse collection points shown on the plan all are across the private drive from the residents, they remain the same as the original application that has already been approved.

Conclusion

The alterations to dwelling types in considered to be acceptable and in accordance with the policies of the SELLP and the provisions of the NPPF 2019.

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 recommendation in 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 is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

RECOMMENDATION

The recommendation is for a delegated approval, subject to conditions.

This application was referred to Chairman's Panel on 25 September 2020, where it was agreed the decision could be delegated to officers.