

PLANNING COMMITTEE

3rd July 2013

PLANNING APPLICATION 2013/078/FUL

ERECTION OF 41 DWELLINGS COMPRISING 35 HOUSES AND 6 APARTMENTS TOGETHER WITH ROADS AND ASSOCIATED WORKS

LAND SOUTH OF HARRIS CLOSE, REDDITCH

APPLICANT: DAVID WILSON HOMES
EXPIRY DATE: 24TH JUNE 2013

WARD: GREENLANDS

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on extension 3206 (e-mail: steve.edden@bromsgroveandredditch.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

The site, which is roughly square in shape, measures approximately 0.93ha in area. It is defined as site 157 in the Borough of Redditch Local Plan No.3. It is bounded to the west, south and east by an existing public footpath and bridleway, and to the north, by the development of 24 dwellings (Harris Close). It is privately owned by the County Council following the cessation of its use as school playing fields associated with the former Ipsley First School. It is largely overgrown.

Proposal Description

Full planning permission is sought for the erection of 41 dwellings at land at the former Ipsley First School site. The dwellings would be a mixture of detached and semi-detached properties, with the exception of 6 of the units which would form a single block of apartments.

The site would be accessed via Harris Close, which itself is formed off Oakenshaw Road, to the north.

The 41 residential units would be provided as follows:

- 6 x 2 bed apartments
- 6 x 2 bed houses
- 6 x 3 bed houses
- 23 x 4 bed houses

Of the 41 units, 15 would be affordable units.

The breakdown of affordable housing to be provided as part of this development is as follows:

PLANNING COMMITTEE

3rd July 2013

- 6 x 2 bed apartments
- 4 x 2 bed houses
- 4 x 3 bed houses
- 1 x 4 bed house

11 of the dwellings are to be provided as social rented accommodation (6 x 2 bed flats, 2 x 2 bed houses, 2 x 3 bed houses and 1 x 4 bed house). 4 of the dwellings are to be provided as intermediate affordable housing for shared owner occupiers (2 x 2 bed houses and 2 x 3 bed houses).

Building heights would range from two storeys to three storeys with the development being constructed in brickwork (walls) under tiled roof, with material colours to harmonise with the sites surroundings.

Relevant Key Policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.redditchbc.gov.uk

www.worcestershire.gov.uk

National Planning Policy

The National Planning Policy Framework (NPPF)

Borough of Redditch Local Plan No.3

- | | |
|----------|--|
| CS.1 | Prudent Use of Natural Resources |
| CS.2 | Care for the Environment |
| CS.5 | Achieving balanced communities |
| CS.6 | Implementation of Development |
| CS.7 | The Sustainable Location of Development |
| CS.8 | Landscape character |
| B(HSG).5 | Affordable Housing |
| B(HSG).6 | Development within/adjacent to the curtilage of a dwelling |
| B(BE).13 | Qualities of Good Design |
| B(BE).19 | Green Architecture |
| B(NE).1 | Overarching Policy of Intent |
| B(NE).1a | Trees, Woodland and Hedgerows |
| S.1 | Designing Out Crime |
| C(T).12 | Parking Standards (Appendix H) |

Paragraph 215 of the NPPF states that due weight be given to relevant policies in existing plans according to the degree of consistency with the NPPF (the closer the policies of the plan to the policies of the NPPF, the greater the weight that may be given). In accordance with paragraph 215 of

PLANNING COMMITTEE

3rd July 2013

the NPPF, the above policies should be afforded due weight, as the aspirations of these policies are consistent with the NPPF.

Supplementary Planning Guidance / Documents (SPG / SPDs)

Encouraging Good Design
Affordable Housing Provision
Open Space Provision
Designing for Community Safety

Worcestershire Waste Core Strategy 2012-2027 (adopted Nov 2012)

WCS.17 Making provision for waste in all new development

Constraints

Borough of Redditch Tree Preservation Order (TPO).140
Footpath and Bridleway No. 612

Public Consultation Responses

The application has been advertised by writing to neighbouring properties within the vicinity of the application site, by display of public notices on site, and by press notice.

Responses against

2 letters received. Comments are summarised as follows:

- Loss of light, outlook and privacy to existing properties
- Concerns regarding impact upon wildlife in the area
- Impact upon protected trees would be harmful
- Land should be retained as open space
- Detrimental impact upon highway safety
- No need for further housing in this area

Other issues which are not material planning considerations have been raised, but are not reported here as they cannot be considered in the determination of this application.

Consultee Responses

County Highway Network Control

Comments that the proposed development is acceptable in highway terms and therefore raises no objection, subject to the inclusion of conditions covering access turning and parking, on site roads specification and phasing and the submission of a Construction Management Plan.

Housing Strategy Team

Housing Strategy has agreed the affordable housing provision, its location and mix with the developers which will be a mix of social rented units (11 no. or 73%) and intermediate affordable housing (4 no. or 27%) which meets the prevailing housing needs of the Borough.

PLANNING COMMITTEE

3rd July 2013

North Worcestershire Water Management

Notes that the site is not susceptible to fluvial flood risk. Public and surface water sewer's are located in the nearby surrounding area. Connection will be required by the relevant water authority (in this case Severn Trent Water). No objections are raised to the proposed development.

RBC Arboricultural Officer

Comments summarised as follows:

Following the submission of a revised layout plan, I am satisfied that the proposed development would not have a harmful impact upon the health of the protected trees, subject to conditions which would ensure that protective fencing is positioned around trees during construction works on site.

A final, appropriate species mix of new planting would need to be agreed with the developer if permission were to be granted.

Worcestershire Regulatory Services (Environmental Health)

No objections. In view of the proximity of the proposed development to the allotments (to the south of the site) where pesticides and fertilizers may have been used, a preliminary desk top contamination report (condition) is recommended for inclusion in the case of planning permission being granted

RBC Community Safety Officer

Comments summarised as follows:

There would be a lack of natural surveillance over the footpath which exists at a point beyond the southern boundary to the application site and beyond the northern boundary to the allotments. The footpath would provide secluded access to rear private gardens exposing the properties to a risk of burglary and potential other crimes. Landscaping works to the trees to the southern boundary would need to be undertaken to improve visibility, principally in terms of reducing the height and spread of the trees, together with a more robust form of boundary treatment to the southern boundary which would be necessary to deter potential intruders. Preference would be to extinguish or divert the public right of way at this point in the interests of community safety.

Severn Trent Water

No objection. Drainage details to be subject to agreement with Severn Trent

Sport England

No objection

WCC Educational Services

Confirm that a financial contribution towards education provision would NOT be required in this case

RBC Development Plans

Comments summarised as follows:

At the time of the BOR LP No.3 examination, the Planning Inspector supported the principle of housing on the site. The site is now identified under

PLANNING COMMITTEE

3rd July 2013

LP No.3 as Site 157 as land reserved for residential development to meet the Strategic Housing Requirement if required following subsequent housing monitoring. Having regards to draft Policies 3 and 4 of Local Plan No.4, the proposal is considered to be acceptable. The site is identified in the Redditch Strategic Housing Land Availability Assessment (SHLAA) as having potential for development and would deliver necessary housing in line with the emerging plan.

Ramblers Association

No objection so long as footpath is kept open and clear during development works.

Background

To the immediate north of the site lies the site formerly referred to as 'Site 125' in the Borough of Redditch Local Plan which granted permission in December 2002 for 24 dwellings (application 2002/094/FUL refers). This development was referred to as 'Phase 1' and formerly contained the school buildings at Ipsley First School. The site subject to this application has been referred to as 'Phase 2' and is a predominantly flat, Greenfield site, reflecting its former use as a playing field associated with Ipsley First School. To the west of the site, beyond the sites western footpath boundary, lies 'Site 158' as identified in LP3 which would naturally form 'Phase 3' of the development. This site bounds onto Greenlands Drive to the west, and contains the Scout Hut building to the north.

These proposals however, solely concern the redevelopment of 'Phase 2' and the full application submitted shows the precise positioning of dwellings contained within a layout plan, including the size and design of the dwellings, external appearance and means of landscaping. Access to the site would be via Harris Close to the north which at present terminates near to the southern garden boundaries to numbers 20 and 21 Harris Close.

Assessment of Proposal

The key issues for consideration in this case are listed as follows:

Principle

Members will be aware that the Council cannot at present demonstrate a five year supply of housing land as required under the NPPF. The land is overgrown with no public right of access and little beneficial community use. Further, it has been identified as suitable housing site by the Planning Inspector during the LP No.3 examination, and has been identified as a potential housing site under LP No.3. The development of the site for residential purposes would be in compliance with emerging policies contained within LP No.4.

There are therefore no 'in principle' policy reasons why the site cannot be developed for housing purposes.

PLANNING COMMITTEE

3rd July 2013

Design and Community Safety Considerations

Policy both nationally and locally requires new developments *inter alia* to respect and respond to the local distinctiveness of an area. The layout of the development takes its lead from the cul-de-sac arrangement of the 'Phase 1' development to the north, which was developed by the applicant for this scheme.

In general terms, the layout of the development proposed under this application is considered to be acceptable to your officers. The density proposed here is broadly commensurate with that proposed under Phase 1 and contains a large number of detached and semi-detached dwellings within the same cul-de-sac arrangement. Such an approach is encouraged from a secured by design perspective.

Defensible space to properties has been introduced, and the lack of terraced properties has prevented the use of shared rear access alleyways which are not encouraged having regards to Secured by Design. The layout of the development has been amended on several occasions in order to address community safety issues with the introduction of satisfactory passive surveillance over public and parking areas. Houses within the development largely face towards the proposed spine road which is centrally located and represents the most logical and appropriate method of developing the site. Dwelling heights would range between 2, 2.5 and 3 storey and would complement the form of dwellings present in Harris Close. The proposed layout is very different from that on the much older (1960's) development of Wishaw Close. This is further to the east and is comprised entirely of terraced housing, homogenous house types with several large communal areas' including parking courts, and many rear alleyways, elements which are now discouraged from a designing for community safety perspective.

Whilst your officers appreciate the fact that the community safety officer has raised concerns principally with respect to issues around the presence of the footpath (running west to east) between the allotments and the proposed site, officers would argue that a greater intensity of activity on the site than exists at present, together with passive surveillance over the allotments to the south from first floor windows serving habitable rooms present in Plots 9 to 20 would be of benefit to the future security of the allotments. The applicant has been made aware of the Community Safety officers concerns and proposes to introduce robust boundary treatment and appropriate planting between rear gardens serving Plots 9 to 20 and the footpath.

Works to the protected trees to the southern boundary including 'crown lifting', reducing the spread of the trees, together with removing deadwood have already been agreed between the applicant and your officers, which would improve the health of the trees whilst offering improved visibility through to the footpath beyond.

PLANNING COMMITTEE

3rd July 2013

Discussions between your officers, the Community Safety Officer and the County Council are on-going with regard to the possible diversion of the footpath which would fully satisfy the CSO's concerns, although this process can be protracted. It is important for officers to stress that if this issue can be resolved it would not alter the layout of the development as submitted and if it could not be resolved would not alter the opinion of your officers that the scheme as currently submitted is acceptable.

Highways and access

As stated by County Council Network Control, officers would agree that the proposal would have no highway safety implications and would not adversely affect the road network. Proposed parking arrangements comply with local standards and highways have confirmed that details so far submitted satisfy them that the proposed new road could be adopted by the County Council, subject to the standard Section 38 agreement. Planning conditions and informatives are recommended for inclusion in the case of permission being granted.

On site open space / amenity requirements

For a development of this size, it would not be normal to provide on-site communal open space and leisure services have expressed their preference for a commuted sum to be paid in order to improve and enhance existing open space within the vicinity.

Private amenity space for all of the houses would be in compliance with the Councils adopted SPG 'Encouraging Good Design' and as such, officers are satisfied that the scheme could not be regarded as an over-development of the site.

Impact on amenity

Very few representations from the public have been received despite the extensive neighbour consultation process carried out by your officers. The proposals meet the stated separation distances between existing and new residential development (22 metres between existing and proposed rear facing windows). Officers are satisfied that the scheme would not prejudice the amenities enjoyed by the occupiers of either the existing dwellings in Wishaw Close or those of Harris Close.

Trees and landscaping

Following receipt of the Tree Officers original comments, further tree survey work has been undertaken and the properties nearest to the southern boundary of the site have been re-positioned such that they are further away from the row of Oak Trees which line the southern edge of the site alongside the footpath. The Tree Officer is now satisfied with the proposed development following the submission of an amended layout plan.

Conditions attached to the consent would ensure that an appropriate mix of new planting is introduced to the satisfaction of the Tree Officer. Similarly a

PLANNING COMMITTEE

3rd July 2013

condition would need to be attached to ensure that tree root protection areas (RPA's) are adequately protected whilst construction work is being carried out.

Affordable Housing

Discussions have taken place between the Housing Strategy Team who state that they are in agreement with the provision, location and mix between social rented units and intermediate affordable housing and therefore this issue is considered to have been addressed.

Sustainability

The site is close to a bus route with regular services to the Town Centre. The public footpaths surrounding the site link to a network of routes with a number of schools in close proximity to the site.

The developer has commissioned an Energy Demand Reduction Study. Adoption of the proposed fabric specification would result in a significant reduction in energy demand through exceeding current requirements set out under the building regulations for thermal efficiency. Officers are satisfied that requirements as set out in adopted LP No.3 Policies CS1 and B(BE).19 have been met. A condition requiring the build to meet the standards as specified in the study above is recommended.

Planning Obligation required

The size of the proposed development is above the policy threshold for requiring contributions which should be sought via a planning obligation which in this case would cover:

- A contribution towards playing pitches, play areas and open space in the area, due to increased demand/requirement from future residents, is required in compliance with the SPD.
- A contribution to provide refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy

At the time of writing, the planning obligation is in draft form.

Conclusion

Officers consider that this detailed application is wholly acceptable having regards to the sites constraints and all other material considerations. Approval of this application would meet some of the demonstrated housing need in the Borough. The proposal is considered to comply with the planning policy framework and is unlikely to cause harm to amenity or safety. Subject to the satisfactory completion of the planning obligation, this application can be recommended for approval.

**PLANNING
COMMITTEE**

3rd July 2013

Recommendation

That having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning & Regeneration to GRANT planning permission subject to:

a) The satisfactory completion of a S106 planning obligation ensuring that:

- * Contributions are paid to the Borough Council in respect to off-site open space, pitches and equipped play in accordance with the Councils adopted SPD
- * A financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development

and

b) Conditions and informatives as summarised below:

Conditions

1. Development to commence within three years
2. Materials to be submitted – walls and roof
3. Landscaping scheme to be submitted to LPA
4. Landscaping scheme to be implemented in accordance with details agreed
5. Limited working hours during construction period
6. Removal of PD rights for houses in close proximity to protected trees
7. Tree protection measures for on-site working
8. H13: Access turning and parking
9. HC41: On site roads- submission of details
10. HC42: On site roads phasing
11. HC54: Construction Environmental Management Plan
12. Standard contamination conditions
13. Development in accordance with plans (listed) including arboricultural report and proposed tree works
14. In accordance with Energy Reduction Study report

Informatives

1. Reason for approval
2. Drainage
3. Highway informatives HN1, HN4, HN7, HN8
4. S106 agreement is attached to this consent
5. LPA acted in a positive and proactive manner
6. Community safety informative

**PLANNING
COMMITTEE**

3rd July 2013

Procedural matters

This application is being reported to the Planning Committee because the application is classified as 'major'; the recommendation is that permission be granted subject to a planning obligation and because two or more objections have been received.