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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 12 August 2015

AGENDA ITEM NO 2
APPLICATION NO 0210/15
PROPOSAL Erection of 10 no. 2-bed semi-detached 2 storey affordable houses, 9 no. 2-bed detached and semi-detached affordable bungalows, 4 no. 1-bed affordable flats, construction of new vehicular access roads, new public open space and erection of 21 garden sheds.
SITE LOCATION Land Off Kingfisher Drive, Great Blakenham
SITE AREA (Ha) 0.76
APPLICANT Ms Cook
Mid Suffolk District Council
RECEIVED January 20, 2015
EXPIRY DATE May 20, 2015

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reasons :

- It is a "Major" application for a residential land allocation for 15 or over dwellings
- Mid Suffolk District Council are the applicant

The Monitoring Officer has been informed of the application and its referral to committee.

PRE-APPLICATION ADVICE

1. Pre-application advice was sought in respect of the proposal, which was considered to be acceptable in principle, subject to design changes.

SITE AND SURROUNDINGS

2. The application site is within the Key Service Centre of Great Blakenham, forming an area of land between Kingfisher Drive and the rear of properties in Chequers Rise and Chalk Hill Lane.

The site is currently an area of open scrub land. The site has been used to provide an informal pedestrian cut through between Chequers Hill and Kingfisher Drive, although no adopted footpath runs through the site.

The surrounding area is predominantly residential, with a mix of two storey and bungalow dwellings. The properties in Kingfisher Drive are detached, whilst properties in Chalk Hill Lane are a mix of semi-detached bungalows and two storey dwellings. Chequers Rise has a mix of single and two storey properties, as well as some part single and part two storey properties, making use of the change in ground levels.

HISTORY

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3. There is no relevant planning history.

PROPOSAL

4. The proposal is to erect 10 no. 2 bedroom semi-detached houses, 9 no. 2 bedroom bungalows and 4 no. 1 bed flats including the construction of new vehicular access, public open space and 21 garden sheds.

The proposed flats would be in one building, of two storeys reflecting the form of the proposed two storey dwellings and extended to 8.09m to the ridge. The remainder of the dwellings are either bungalow in form, extending to 4.6m to the ridge or two storey properties with a ridge height of 8m, with the exception of the property at the Kingfisher Drive entrance to the site of 7.41m. These heights are the maximum of each property with lower heights used to identify the split of the buildings, as semi-detached properties.

Each flat would have one parking space with two shared visitor spaces between the four flats. Each of the dwellings would have two parking spaces.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Great Blakenham Parish Council**

The Parish Council met last night to discuss the planning application for the land off Kingfisher Drive and after some considerable debate and voting it was agreed to support the application. The only comment made in supporting this application is that the Parish Council would have preferred to have seen all bungalows rather than a mixed development.

Suffolk County Council (Summary)

Contributions proposed without which the development cannot be considered to accord with the relevant national and local policies.

1. Education

Require contributions towards providing additional education facilities for the 5 primary age pupils arising, at a total cost of £60, 905.

2. Pre-School Provision

There is no provision in Great Blakenham and we will require a contribution to provide early years in this locality. Contribution for 2 places at a cost of £12,181.

Suffolk County Council Highways (Summary)

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There are not highway safety concerns that need mitigating but we would want to improve the sustainable links to this site to encourage sustainable transport modes. Suffolk County Council has a proposed scheme to install a new zebra crossing on the B1113 Stowmarket Road and would want a S106 contribution of £20,000 towards the cost of implementing this to make the new development sustainable and encourage people to walk and use public transport where possible.

The residents of the proposed new development will have close access to a number of public rights of way, including the Gipping Valley long distance footpath. As a result of the anticipated use of the network and to develop the health agenda this service would look for funding to improve and enhance these routes.

The total S106 contribution for these works is £8,200.00 in addition to the £20,000 for the zebra crossing.

Suffolk Fire and Rescue Service (Summary)

The Fire Authority request provision made for fire hydrants secured by the imposition of a suitable planning condition.

Access to buildings must meet with requirements specified in Building Regulations. However, a minimum carrying capacity of 15/26 tonnes is required rather than the 12.5 tonnes set out in Building Regulations.

Suffolk County Council Archaeological Service (Summary)

The proposed development affects an area of archaeological potential, as defined by information held by the County Historic Environment Record. Artefacts of Iron Age, Roman, Saxon and Medieval date have been recorded 150m to the south of the proposed development site. The site has good potential for the discovery of important unknown archaeological sites and features in view of its proximity to known remains and also given its landscape setting overlooking the River Gipping, a topographic setting which is favourable for early occupation. Moreover, this location has not been subject to systematic archaeological investigation. The proposed works would cause significant ground disturbance with the potential to damage any archaeological deposit that exists.

Recommend conditions for site investigation.

Minerals (Summary)

Whilst the application land affects a Minerals Consultation Area it is located within, and confined by, existing built development. I do not consider this application objectionable in terms of its location. Encouragement should be given to the investigation and use, within the scheme or removed off site, of any mineral resource that may be disturbed.

Communities (Summary)

The contribution for 4x1 bedroom, 19x2 bedroom dwellings in accordance with

the Council's adopted Supplementary Planning Document for Social Infrastructure including Open Space, Sport and Recreation is £119,275.00

Suffolk Wildlife Trust (Summary)

From the information provided within the application it is unclear whether the site currently contains habitat which could support either protected species or those listed as UK or Suffolk Priority Species.

We recommend that, should the site contain habitats included on the Suffolk Biodiversity Checklist an ecological assessment is undertaken prior to the determination of the application.

Additional Ecology Survey Report received 22nd June 2015, comments subsequently received 10th July 2015

We have read the ecological survey reports (The Ecology Consultancy, Jan and Jun 2015) and we are satisfied with the conclusions of the consultant. We request that the recommendations made within the reports are implemented in full, via a condition of planning consent, should permission be granted.

Housing Strategy (Summary)

This application for 23 properties will meet the needs of many households wishing to live in the area in an affordable rent property of high quality design and that is energy efficient. Also noted is the intention to build bungalows and flats to Lifetime Home standards in line with national thinking around future adaptability of homes to respond to the changing needs of householders as they age.

The application is supportive of current Mid Suffolk DC strategic priorities.

Environmental Health (Summary)

Many thanks for your request for comments in relation to the above application. I have reviewed the application and it would seem as though the applicant has not submitted the required information with respect to land contamination. An application of this scale should submit at the point of application a full Phase I desk study and site walkover undertaken in accordance with BS10175. I would request that this information is submitted and we be reconsulted at that point. If this information is not forthcoming then I would be minded to recommend that the application be refused on the grounds of insufficient information to demonstrate the suitability of the site for the intended use.

Additional details received, comments subsequently received 21st July 2015

The applicant has submitted a phase 1 desk study that adequately assesses the former uses of the site and robustly demonstrates that the likelihood of contamination adversely impacting on the proposed development is low. Consequently, I have no objections to raise with respect to this application.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

Objections:

Lack of infrastructure to support the development
 Noise, disturbance and visual impact
 Land contamination and Ecology report required
 Overlooking and loss of privacy
 Impact on character and appearance of locality
 Out of keeping with locality
 Increased traffic and highway safety issues existing
 Lack of public transport and services
 Need for pedestrian crossing
 Design and layout
 Out of keeping with surroundings
 Loss of open space
 Light pollution
 Flooding from run-off

ASSESSMENT

8. There are a number of considerations which will be addressed as follows.

- Principle of Development
- Highway and Access Issues
- Design and Layout
- Heritage
- Archaeology
- Residential Amenity
- Landscape
- Biodiversity
- Flood risk
- Viability
- Consultee and Representatives Comments

● PRINCIPLE OF DEVELOPMENT

Development Plan

The proposed development is situated within the settlement boundary of Great Blakenham as a Key Service Centre.

Policy CS1 of the Core Strategy states that the majority of new development will be directed to towns and key service centres, such that the proposal is considered to be acceptable in principle subject to compliance with Policies GP1, SB2, H3, H14, H15, H16, H17, HB13, CL8, T9 and T10 of the saved Mid Suffolk Local Plan (1998), Policy CS1, CS5 and CS6 of the Core Strategy (2008), Policies FC1 and FC1.1 of the Core Strategy Focused Review (2012) and other material considerations.

The National Planning Policy Framework came into full effect on 27th March 2013. It provides that the NPPF *"does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved,*

and proposed development that conflicts should be refused unless other material considerations indicate otherwise".

Under paragraph 215 the NPPF provides that "due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)". The relevant Local Plan policies set out above are considered to be consistent with paragraphs 7, 9, 10, 14, 17, 19, 49, 57, 58, 61 and 64 of the NPPF.

- **DESIGN AND LAYOUT**

The part of the proposal accessed from Kingfisher Drive would provide ten dwellings in semi-detached pairs and a similar block providing four 1 bedroom flats. The western part of the site, accessed from Chequers Rise would provide eight bungalows, in semi detached pairs and one detached bungalow.

This mix of properties and design with varying roofscape is considered to reflect the surrounding mix of properties. In particular the proposed is considered to reflect the mixed part single and part two storey properties utilising the change in ground level in Chequers Drive, linking through to full two storey in Kingfisher Drive.

The overall character would be mixed with different types of dwellings, although they would be unified in respect of the design character and materials used through the site. Given that the proposal reflects materials seen in the locality and the design and style of neighbouring properties the proposal is not considered to be out of with the locality or indeed to be unacceptable in this respect.

The layout would provide each property with functional amenity space and parking meeting the current Suffolk standards. An area of public open space would also be provided centrally within the site, creating a break in the site and linking with the maintained pedestrian access proposed.

The proposal as such is considered to be in keeping with the character and appearance of the locality and not unacceptable to warrant refusal in this respect.

- **HIGHWAY AND ACCESS**

Vehicular access to the site is provided in part from Kingfisher Drive and in part from Chequers Rise. No link through the site would be provided for vehicles, but a pedestrian and cycle access only would be provided to link Kingfisher Drive and Chequers Rise.

Suffolk County Council Highways confirm that there are no concerns with regards to highway safety in accessing the site or with regards to the provision of parking. However, in order to mitigate increased traffic and encourage sustainable links and transport contributions are sought through a Section 106 Agreement.

- **HERITAGE**

The application site is not situated adjacent to or within the setting of any Listed Building. The Grade I Listed St Marys Church is situated to the East, across Stowmarket Road, however the proposal is not considered to affect the setting or significance due to the separation and existing intervening built form.

- **ARCHAEOLOGY**

The application site is situated within an area of archaeological potential, and which has not been the subject of archaeological investigation. Suffolk County Council Archaeology confirm that subject to conditions to secure the implementation of a scheme of archaeological work the proposal is not considered to be unacceptable to consider refusal in this respect.

- **RESIDENTIAL AMENITY**

Properties in Kingfisher Drive would face the site entrance and the sides of proposed dwellings at the eastern boundary of the site. No. 22 Kingfisher Drive would be the closest property, having an oblique relationship with Building A (1 bedroom flats in Plots 1-4) and situated 10m away at the closest point. However the orientation, separation, levels, design and layout is such that the proposal is not considered to have a detrimental impact on neighbouring amenity to consider refusal in this respect.

Properties in Chequers Rise would have a back to back relationship with the proposed dwellings. Minimum garden distances of 10m are provided with the exception of the relationship between Building A and No. 11A Chequers Rise. The remainder of the properties abutting those in Chequers Rise would achieve 10m garden depth and have 25m back to back distances in respect of the proposed two storey properties and 14.5m in respect of the proposed bungalows. This combined with the change in ground levels and provision of boundary fencing and landscaping, which can be secured by condition, is such that the proposal is not considered to have an unacceptable impact on residential amenity to warrant refusal.

Building A would be situated 10.6m from the rear elevation of No. 11A Chequers Rise which is a single storey dwelling. Although this is not a significant separating distance the drop in ground level combined with the design of the property is such that the proposed building is not considered to have an unacceptable dominating impact. Furthermore the design of the proposal includes only facing bathroom windows, such that the proposal is further not considered to have an unacceptable impact in respect of privacy and overlooking to consider refusal on this basis. Conditions with respect to providing obscure glazed bathroom windows and to prevent the insertion of additional windows would provide appropriate control to ensure that privacy is not affected in this respect.

Properties in Chalk Hill Lane would also have a back to back relationship with the proposed dwellings. These proposed dwellings would achieve a garden length of at least 10m, with back to back distances over 20m. This separation combined with the design of the properties is such that the proposal is not considered to have an unacceptable dominant impact. Furthermore first floor facing windows are to bathroom windows only. A condition to control the glazing in this respect and to prevent the insertion of additional windows would provide control to ensure that the proposal is further not unacceptable in this

regard.

The amenity space of proposed buildings labelled F, G and H (plots 13-17) is terraced to make best use of the land given the changing levels. However, this risks views from the upper most terrace and proposed stair. Fencing is proposed to prevent overlooking from these positions and which can be acceptably secured by means of condition, such that the proposal is not considered to risk harm by reason of overlooking to consider refusal in this respect.

The western boundary of the site adjoins the boundary of Eskdale, with 9m between Block F and the common boundary. The separation, oblique relationship and single storey design proposed all combine such that the proposal is not considered to be unacceptable in this respect.

In conclusion the proposal is not considered to result in an unacceptable detrimental impact on neighbouring residential amenity to warrant refusal.

- **LANDSCAPE**

The site is an area of untended open space between existing residential properties, overgrown and used in part as a pedestrian cut-through. It is enclosed by residential development within Great Blakenham. The site is currently overgrown, but does not include significant mature landscaping. Trees to the boundaries of the site are to be retained for the most part. A scheme for the protection of existing mature landscaping and for soft and hard landscaping of the site can be secured by means of condition and is considered to be appropriate to control and mitigate any harm in this respect.

- **BIODIVERSITY**

No records of protected species are associated with the site, although there are various records in the locality. An Ecological Survey submitted confirms that the site does not support a population of reptiles, however as a precaution recommends that site clearance is carried out so as to provide protection in this respect. Suffolk Wildlife Trust confirms that they are satisfied with the conclusions of the consultant and that the proposal is not unacceptable in this respect subject to conditions to secure the recommendations of the report.

As such the proposal is not considered to have an unacceptable impact on protected species to consider refusal on this basis.

- **FLOOD RISK**

Measures are proposed to manage surface water run-off from the site and in the light of this and subject to conditions to secure this control the proposal is not considered to have an unacceptable impact to consider refusal in this respect.

- **VIABILITY**

MSDC Viability Officer has confirmed that a detailed assessment has been carried out confirming that the scheme is viable to provide the full Section 106 contributions sought to be £220,561.00 made up of highways, education and

open space contributions.

The most important infrastructure identified is the provision of the zebra crossing such that within your officers assessment this has been identified to be provided first, subsequently education contributions, with the remaining level of contributions to be Open Space and Social Infrastructure.

The zebra crossing has been identified as fundamental to the proposal, such that it is proposed that the full cost of the zebra crossing at £50,000 be provided. Suffolk County Council has confirmed that the full cost of the zebra crossing being met is most important, and subject to this they would not require funding towards public rights of way as well.

On this basis it is considered that the proposal can, within the viability agreed, provide full contributions as follows:

Zebra Crossing	£50,000
Education	£73,08
Open Space	£97,475
Total	£220,561

- **CONSULTEE AND REPRESENTATIVES COMMENTS**

Comments received raise particular concerns about the lack of infrastructure to support additional housing development in Great Blakenham. The proposal includes contributions to secure identified and additional appropriate infrastructure to support the development in this respect by means of a Section 106 agreement.

Other issues raised including with regards to ecology and land contamination have been addressed by the submission of additional information during the course of the application.

- **CONCLUSION**

The proposal for residential development within the settlement boundary of Great Blakenham is considered to be acceptable in principle. The proposal is considered to be in keeping with the locality and further not considered to risk significant harm to neighbouring amenity, Listed Buildings, landscape, highway safety, biodiversity or flood risk. In the light of this the proposal is considered to accord with relevant Development Plan Policies and the NPPF.

RECOMMENDATION

That Full Planning Permission be granted subject to

1) The prior completion of a Section 106 agreement to secure the following heads of terms:

- **Affordable housing**
- **Zebra crossing £50,000**
- **Education contribution £73,086**
- **Open Space and Social Infrastructure £97,475**

- Provision and management of on-site public open space
- Legal and Monitoring costs

2) The following conditions:

- Standard time limit
- Approved plans
- Levels
- Archaeological Scheme of Investigation and assessment
- Waste minimisation and recycling strategy to be agreed
- Sustainable drainage scheme to be agreed
- Scheme for fire hydrants to be agreed
- Carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes
- Provision of parking and turning prior to first occupation
- Landscaping scheme and implementation
- Erection of fencing prior to first occupation and subsequent retention
- Obscure glaze windows in north elevation of Block A
- Obscure glaze first floor windows in south elevations of block J, K and L
- Remove pd rights Part 1 Class A to E (extensions, roof extensions/alterations, porches and outbuildings) and Part 2 Class A (gates, fences, walls)
- Ecology mitigation and enhancement measures
- Materials details

Philip Isbell
Corporate Manager - Development Management

Gemma Walker
Senior Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

Cor1 - CS1 Settlement Hierarchy

Cor5 - CS5 Mid Suffolks Environment

Cor6 - CS6 Services and Infrastructure

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

HB13 - PROTECTING ANCIENT MONUMENTS

SB2 - DEVELOPMENT APPROPRIATE TO ITS SETTING

H3 - HOUSING DEVELOPMENT IN VILLAGES

H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS

H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS

- H16 - PROTECTING EXISTING RESIDENTIAL AMENITY
- H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
- T9 - PARKING STANDARDS
- T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
- CL8 - PROTECTING WILDLIFE HABITATS

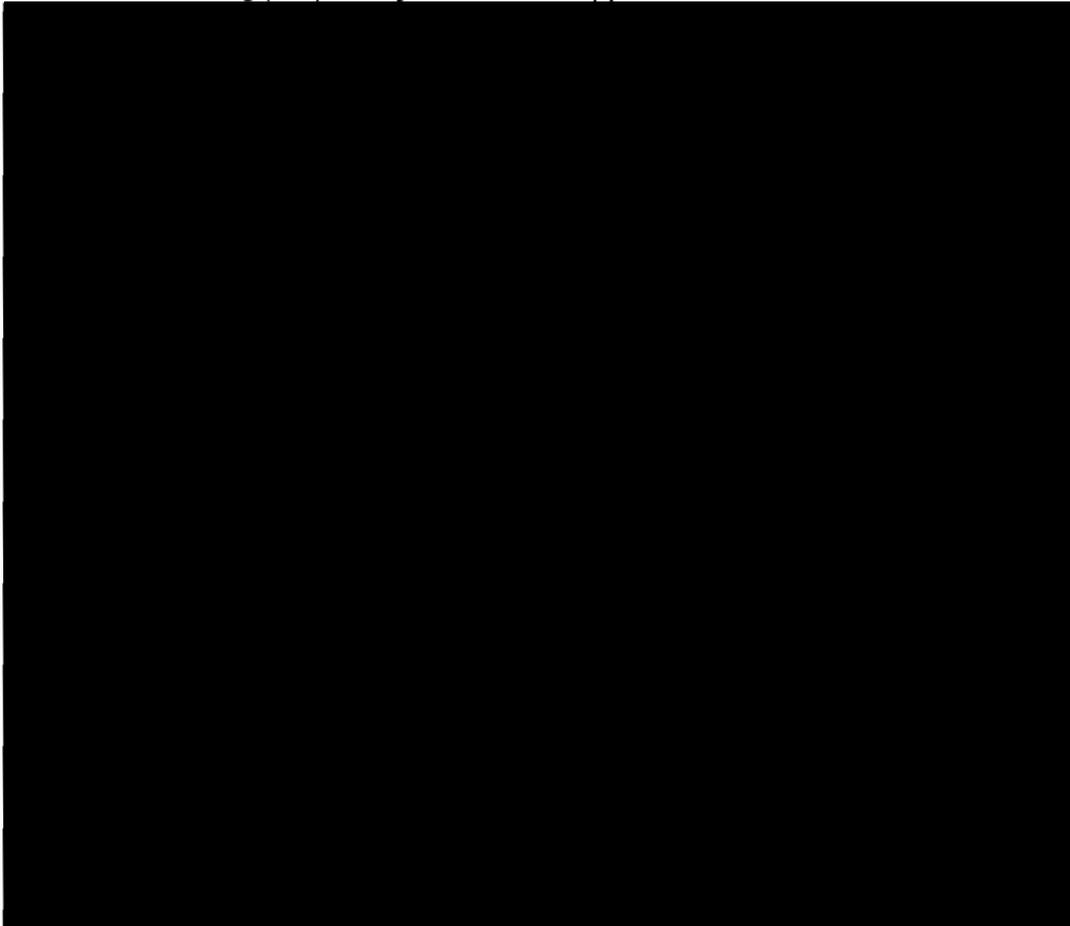
3. **Planning Policy Statements, Circulars & Other policy**

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **27** interested party(ies).

The following people **objected** to the application



The following people **supported** the application:

The following people **commented** on the application: