

Public Document Pack



COMMITTEE:	PLANNING COMMITTEE
DATE:	WEDNESDAY, 26 AUGUST 2020 9.30 AM
VENUE:	VIRTUAL TEAMS VIDEO MEETING

Members		
<u>Conservative</u> Melanie Barrett Peter Beer (Chair) Mary McLaren Adrian Osborne	<u>Independent</u> Sue Ayres John Hinton Lee Parker Stephen Plumb (Vice-Chair) <u>Liberal Democrat</u> David Busby	<u>Labour</u> Alison Owen <u>Green</u> Leigh Jamieson

This meeting will be broadcast live to Youtube and will be capable of repeated viewing. The entirety of the meeting will be filmed except for confidential or exempt items. If you attend the meeting and make a representation you will be deemed to have consented to being filmed and that the images and sound recordings could be used for webcasting/training purposes.

The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and the press are not lawfully excluded.

AGENDA

PART 1

MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

1 SUBSTITUTES AND APOLOGIES

Any Member attending as an approved substitute to report giving his/her name and the name of the Member being substituted.

To receive apologies for absence.

2 DECLARATION OF INTERESTS

Members to declare any interests as appropriate in respect of items to be considered at this meeting.

3 PL/19/39 TO CONFIRM THE MINUTES OF THE MEETING HELD ON 15 JULY 2020

To Follow

4 **PL/19/40 TO CONFIRM THE MINUTES OF THE MEETING HELD ON THE 29 JULY 2020**

To Follow.

5 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

6 **SITE INSPECTIONS**

In addition to any site inspections which the Committee may consider to be necessary, the Acting Chief Planning Officer will report on any other applications which require site inspections.

7 **PL/19/41 PLANNING APPLICATIONS FOR DETERMINATION BY THE COMMITTEE** 5 - 10

An Addendum to Paper PL/19/41 will be circulated to Members prior to the commencement of the meeting summarising additional correspondence received since the publication of the agenda but before 12 noon on the working day before the meeting, together with any errata.

a **DC/20/00701 KLONDYKE FIELD, WEST OF BOURNE HILL, WHERSTEAD, SUFFOLK** 11 - 24

Notes:

1. The next meeting is scheduled for Wednesday 9 September 2020 commencing at 9.30 a.m.
2. The Council has adopted Public Speaking Arrangements at Planning Committees, a link is provided below:

[Public Speaking Arrangements](#)

[Temporary amendments to the Constitution](#)

Those persons wishing to speak on an application to be decided by Planning Committee must register their interest to speak no later than two clear working days before the Committee meeting, as detailed in the Public Speaking Arrangements (adopted 30 November 2016).

Those wishing to speak must contact the Governance Officer on the details below to receive instructions on how to join the meeting.

The registered speakers will be invited by the Chairman to speak when the relevant item is under consideration. This will be done in the following order:

- A representative of the Parish Council in whose area the application site is located to express the views of the Parish Council;
- An objector;
- A supporter;
- The applicant or professional agent / representative;
- County Council Division Member(s) who is (are) not a member of the Committee on matters pertaining solely to County Council issues such as highways / education;
- Local Ward Member(s) who is (are) not a member of the Committee.
- Public speakers in each capacity will normally be allowed **3 minutes** to speak.

Local Ward Member(s) who is (are) not a member of the Committee are allocated a maximum of **5 minutes** to speak.

Date and Time of next meeting

Please note that the next meeting is scheduled for Wednesday, 9 September 2020 at 9.30 am.

Webcasting/ Live Streaming

The Webcast of the meeting will be available to view on the Councils Youtube page:
https://www.youtube.com/channel/UCSWf_0D13zmegAf5Qv_aZSg

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Claire Philpot - committees@baberghmidsuffolk.gov.uk - 01473296376

Introduction to Public Meetings

Babergh/Mid Suffolk District Councils are committed to Open Government. The proceedings of this meeting are open to the public, apart from any confidential or exempt items which may have to be considered in the absence of the press and public.

Domestic Arrangements:

- Toilets are situated opposite the meeting room.
- Cold water is also available outside opposite the room.
- Please switch off all mobile phones or turn them to silent.

Evacuating the building in an emergency: Information for Visitors:

If you hear the alarm:

1. Leave the building immediately via a Fire Exit and make your way to the Assembly Point (Ipswich Town Football Ground).
2. Follow the signs directing you to the Fire Exits at each end of the floor.
3. Do not enter the Atrium (Ground Floor area and walkways). If you are in the Atrium at the time of the Alarm, follow the signs to the nearest Fire Exit.
4. Use the stairs, not the lifts.
5. Do not re-enter the building until told it is safe to do so.



PL/19/41

BABERGH DISTRICT COUNCIL

PLANNING COMMITTEE

26 AUGUST 2020

SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Item	Page No.	Application No.	Location	Officer
7A	11-24	DC/20/00701	Klondyke Field, West of Bourne Hill, Wherstead, Suffolk	JW

Philip Isbell
Chief Planning Officer

BABERGH DISTRICT COUNCIL

PLANNING COMMITTEE

SCHEDULE OF APPLICATIONS MADE UNDER THE TOWN AND COUNTRY PLANNING ACT 1990, AND ASSOCIATED LEGISLATION, FOR DETERMINATION OR RECOMMENDATION BY THE PLANNING COMMITTEE

This Schedule contains proposals for development which, in the opinion of the Acting Chief Planning Officer, do not come within the scope of the Scheme of Delegation to Officers adopted by the Council or which, although coming within the scope of that scheme, she/he has referred to the Committee to determine.

Background Papers in respect of all of the items contained in this Schedule of Applications are:

1. The particular planning, listed building or other application or notification (the reference number of which is shown in brackets after the description of the location).
2. Any documents containing supplementary or explanatory material submitted with the application or subsequently.
3. Any documents relating to suggestions as to modifications or amendments to the application and any documents containing such modifications or amendments.
4. Documents relating to responses to the consultations, notifications and publicity both statutory and non-statutory as contained on the case file together with any previous planning decisions referred to in the Schedule item.

DELEGATION TO THE ACTING CHIEF PLANNING OFFICER

The delegated powers under Minute No 48(a) of the Council (dated 19 October 2004) includes the power to determine the conditions to be imposed upon any grant of planning permission, listed building consent, conservation area consent or advertisement consent and the reasons for those conditions or the reasons to be imposed on any refusal in addition to any conditions and/or reasons specifically resolved by the Planning Committee.

PLANNING POLICIES

The Development Plan comprises saved policies in the Babergh Local Plan adopted June 2006. The reports in this paper contain references to the relevant documents and policies which can be viewed at the following addresses:

The Babergh Local Plan: <http://www.babergh.gov.uk/planning/planning-policy/adopted-documents/babergh-district-council/babergh-local-plan/>

National Planning Policy Framework:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

LIST OF ABBREVIATIONS USED IN THIS SCHEDULE

AWS	Anglian Water Services
CFO	County Fire Officer
LHA	Local Highway Authority
EA	Environment Agency
EH	English Heritage
NE	Natural England
HSE	Health and Safety Executive
MoD	Ministry of Defence
PC	Parish Council
PM	Parish Meeting
SPS	Suffolk Preservation Society
SWT	Suffolk Wildlife Trust
TC	Town Council

This page is intentionally left blank

Protocol for Virtual Meetings

Live Streaming:

1. The meeting will be held on TEAMS and speakers will be able to join via invite only. Any person who wishes to speak at the meeting must contact Committee Services at: committees@babergmidsuffolk.gov.uk at least 24 hours before the start of the meeting.
2. The meeting will be live streamed and will be available to view on the Council's YouTube page as detailed below:
https://www.youtube.com/channel/UCSWf_0D13zmegAf5Qv_aZSg

Recording of proceedings:

1. Proceedings will be conducted in video format.
2. A Second Governance Officer will be present and will control the TEAMS call and Livestreaming.
3. Members should display the Corporate Background whilst in attendance at formal meetings; the working together logo should be used for joint meetings.
4. If you are experiencing slow refresh rates and intermittent audio you should turn off incoming video to improve your connection to the meeting (If this also does not work please turn off your own camera).

Roll Call:

1. A roll call of all Members present will be taken during the Apologies for Absence/Substitution to confirm all members are present at the meeting.

Disclosable Pecuniary Interests:

1. A Councillor declaring a disclosable pecuniary interest will not be permitted to participate further in the meeting or vote on the item. Where practicable the Councillor will leave the virtual meeting, including by moving to a 'lobby' space and be invited to re-join the meeting by the Committee Officer at the appropriate time. Where it is not practicable for the Councillor to leave the virtual meeting, the Committee Officer will ensure that the Councillor's microphone is muted for the duration of the item.

Questions and Debate:

1. Once an item has been introduced, the Chair will ask if there are any questions. Members of the Committee will be asked to use the "Hands Up" function within teams. The Chair will then ask Members to speak.
2. Any Councillors present who are not part of the Committee will then be invited to ask questions by using the "Hands up function" within teams. The Chair will then ask Members to speak.

3. At the end of the questions the Chair will ask Members whether they have any further questions before entering into debate.
4. In the instance where a Member of the Committee would like to formally make a proposal, they should raise their hand using the Hands Up function. At this point the Chair would go directly to them and take the proposal. Once the proposal has been made the Chair would immediately ask if there was a seconder to the Motion. If there is it would become the substantive Motion and the Chair would again continue down the list of Councillors until there is no further debate.
5. Upon completion of any debate the Chair will move to the vote.

Voting:

1. Once a substantive motion is put before the committee and there is no further debate then a vote will be taken.
2. Due to circumstances the current voting by a show of hands would be impractical - as such the Governance Officer will conduct the vote by roll call. The total votes for and against and abstentions will be recorded in the minutes not the individual votes of each Councillor. Except where a recorded vote is requested in accordance with the Rules of Procedure.
3. The governance officer will then read out the result for the Chair to confirm.
4. A Councillor will not be prevented from voting on an item if they have been disconnected from the virtual meeting due to technical issues for part of the deliberation. If a connection to a Councillor is lost during a regulatory meeting, the Chair will stop the meeting to enable the connection to be restored. If the connection cannot be restored within a reasonable time, the meeting will proceed, but the Councillor who was disconnected will not be able to vote on the matter under discussion as they would not have heard all the facts.

Confidential items:

1. The Public and Press may be Excluded from the meeting by resolution in accordance with normal procedural rules. The Committee Officer will ensure that any members of the public and press are disconnected from the meeting.

Agenda Item 7a

Committee Report

Item 7A

Reference: DC/20/00701

Case Officer: Jasmine Whyard

Ward: Orwell

Ward Member/s: Cllr Jane Gould

RECOMMENDATION – GRANT RESERVED MATTERS PLANNING PERMISSION SUBJECT TO CONDITIONS

Description of Development

Application for approval of reserved matters following Outline Approval DC/18/00706 (hybrid application). Outline Planning Application (access to be considered) Erection of up to 75no dwellings and vehicular access. Change of use from private woodland to suitable alternative natural greenspace/community woodland) and associated infrastructure works. Approval of details reserved by conditions 8, 11, 16, 18, 28, 31, 32 and 33 of the Outline Approval.

Location

Klondyke Field, West of Bourne Hill, Wherstead, Suffolk

Expiry Date: 12/07/2020

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Bellway Homes (Essex) Ltd

Parish: Wherstead

Site Area: 6.89 Hectares

Details of Previous Committee / Resolutions and any member site visit: DC/18/00706 for 'Outline Planning Permission: Hybrid Application. Outline Planning Application (Access to be considered) Erection of up to 75 dwellings and vehicular access. Change of use from private woodland to suitable alternative natural greenspace/community woodland' was approved by members on the 12th December 2018.

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: Yes

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

- i. The reserved matters application is for the erection of more than 15 dwellings.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

The Development Plan

The following policies are considered the most pertinent to the determination of this proposal. The policies are all contained within the adopted development plan for the Babergh District which is comprised of: Babergh Core Strategy (2014) and Babergh Local Plan Alteration No.2 (2006), specifically the live list of 'saved policies' (2016).

- Babergh Core Strategy (2014)

CS01 - Applying the presumption in Favour of Sustainable Development in Babergh

CS02- Settlement Pattern Policy

CS03- Strategy for Growth and Development

CS07- Babergh Ipswich Fringe

CS12 - Design and Construction Standards

CS13 - Renewable / Low Carbon Energy

CS15 - Implementing Sustainable Development

CS18 - Mix and Types of Dwellings

CS19 - Affordable Homes

CS21 - Infrastructure Provision

- 'Saved policies' (2016) of Babergh Local Plan Alteration No.2 (2006)

CN01 - Design Standards

CN04 - Design & Crime Prevention

HS31 - Public Open Space (1.5 ha and above)

CR07 - Landscaping Schemes

CR08 - Hedgerows

TP15 - Parking Standards - New Development

NPPF - National Planning Policy Framework

NPPG-National Planning Policy Guidance

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) of 2019 contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-taking purposes.

Other Considerations

- Suffolk County Council Parking Guidance (2019)
- The National Planning Practice Guidance (NPPG) provides guidance and advice on procedure rather than explicit policy; however, it has been taken into account in reaching the recommendation made on this application.

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council (Appendix 3)

- **Wherstead Parish Council:** Object on following grounds:
 - General conformity to layout which indicated bungalows which are now not provided
 - No longer 10m separation from Puddleduck Nursery as on layout
 - Request TRO
 - 30mph speed limit should be increased north.
 - Speed reduction rumble strips should be considered
 - Staggered crossing is dangerous as it will discourage use by way of going back on itself it should be reversed to follow pedestrian flow
 - Congestion towards roundabout from the toucan crossing
 - Proposed adopted road needs to be widened into Klondyke Field not the woodland
 - Parking issues arising from proposed tandem parking
 - Close boarded fencing should be erected along boundary with dwellings along Bourne Hill
 - Plot 57 too close to Boundary with dwellings and is unnaturally positioned
 - Location of refuse collection points on plots 58, 69 and 39 could lead to misuse
 - Conflict identified with SCC Highways street lighting and ecology- residents request dark skies approach
 - Surface water drainage concerns over permeability of block paving and long-term maintenance
 - Development fails to adequately meet recreation footpath requirements
 - Management of woodland and footpaths should be secured via condition
 - Unclear net biodiversity gain
 - Concerns over foul water system

Members are advised to fully consult Wherstead Parish Council's comments to understand the full extent of their concerns.

National Consultee (Appendix 4)

- **Highways England:** No objection.
- **NHS:** CIL process should provide developer contribution to increase capacity within GP Catchment Area
- **Natural England:** No objection, subject to RAMS contribution and green infrastructure on site
- **The Environment Agency:** No objection to the discharge of condition 28.

County Council Responses (Appendix 5)

- **Highways:** Minor amendments required (see relevant section below)

- **Travel Plan:** No comment.
- **Development Contributions:** No objection subject to the reserved matters is subject to the existing planning obligations within the S106 agreement signed in July 2019 under the outline permission.
- **Floods and Water:** holding objection on RM and recommend refusal on 31, 32 and 33

Internal Consultee Responses (Appendix 6)

- **Public Realm:** support proposals to create a public woodland but would recommend that the planned path network does not follow all 'wildlife refuge areas', one side of each refuge should be kept free.
- **Strategic Housing:** 35% is 26 dwellings therefore the proposal is policy compliant in extent but raise objection to the location and distribution of affordable housing, inclusion of all flats in one block and lack of 2-bedroom dwellings in open market mix.
- **Environmental Health- Land Contamination:** No objection.
- **Environmental Health- Air Quality:** No comment.
- **Environmental Health- Noise, Odour, Light and Smoke:** No objection subject to conditions on; cavity walls masonry, glazed units and acoustic ventilation, construction management plan, operating hours, no burning on site and lighting scheme.
- **Environmental Health- Sustainability:** No objection, subject to condition on the sustainability strategy.
- **Heritage:** Condition 8 materials is unacceptable as they are uncharacteristic of traditional materials used in Babergh.

Other Consultees

- **Anglian Water:** No comment as surface water drainage is not to an Anglian Water sewer.
- **Place Services Landscaping:** No objection, subject to conditions on landscaping management plan.
- **Place Services Ecology:** No objection, subject to conditions for provision of a Landscape and Ecology Management Plan and Biodiversity Enhancement Strategy.
- **Ipswich Borough Council:** No comments.

B: Representations

At the time of writing this report at least 13 letters/emails/online comments have been received. It is the officer opinion that this represents 13 objections. A verbal update shall be provided as necessary.

Grounds of objection are summarised below:-

- Inconsistent with original outline permission:
 - Two storey houses replace bungalows
 - New footpath to rear of existing adjacent properties
 - Reduced buffer zone to Puddleducks

- No 1.8m high boundary fence
- noise impacts
- pollution
- traffic congestion

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

PLANNING HISTORY

- The outline planning permission (DC/18/00706) to which this Reserved Matters Application relates was granted 07.08.2019 subject to conditions and S106 agreement. The s106 agreement was signed 19 July 2019.
- Two discharge of conditions applications (DC/20/01314 and DC/20/02913) are currently pending consideration.

REF: DC/17/02644 Screening Opinion. Proposed Residential Development and Community Woodland. **DECISION:** EAN 29.06.2017

REF: DC/18/00706 Hybrid Application. Outline Planning Application (Access to be considered) Erection of up to 75 dwellings and vehicular access. Change of use from private woodland to suitable alternative natural greenspace/community woodland. **DECISION:** GTD 07.08.2019

REF: DC/20/00587 Application for a Non-Material Amendment following grant of planning permission DC/18/00706 dated 07/08/2019- Plan within condition 1 should be replaced with 'Access Appraisal 196001-006A'. Therefore the condition should now read: The development hereby permitted shall be carried out in accordance with the drawings listed below and/or such other drawings as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard. List of approved drawings: Titled 'Site Local Plan - 01 Drawing number SLP-01 Rev C Titled 'Access Appraisal 196001-006A'. Condition 12, should read: No part of the development hereby permitted shall be occupied until the existing vehicular access has been approved, laid out and completed in all respects to at least binder course in accordance with Drawing Number 'Access Appraisal 196001-006A'. **DECISION:** GTD 01.05.2020

REF: DC/20/01216	Discharge of Conditions Application for DC/18/00706- Condition 9 (Tree Protection Measures).	DECISION: GTD 17.06.2020
REF: DC/20/01314	Discharge of Conditions Application for DC/18/00706- Condition 15 (Construction Management Plan) and Condition 34 (Construction Surface Water Management Plan)	DECISION: PCO
REF: DC/20/01315	Discharge of condition application for DC/18/00706 - Condition 30 (Sustainability Statement)	DECISION: GTD 07.05.2020
REF: DC/20/02913	Discharge of Conditions Application for DC/18/00706- Condition 14 (Tree Planting and Landscaping), Condition 23 (Hard and Soft Landscaping), Condition 24 (Timescale for Hard and Soft Landscaping), Condition 26 (Contamination) and Condition 27 (Contamination Verification)	DECISION: PCO

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1 The site is located between Bourne Hill and the A137, on the Babergh Ipswich Fringe, located 150 metres from the boundary of Ipswich Borough.
- 1.2 The site falls into two distinct parts, an agricultural field north of Bourne Terrace and a woodland to the south of Bourne Terrace. To the north-western edge are trees and interspersed hedgerow with occasional breaks that allow views into the site from the A137. The eastern edge of the site, north of Bourne Terrace, abuts the rear gardens of a ribbon of dwellings that line the west side of Bourne Hill. These dwellings are a mix of bungalows and two storey houses with generous rear gardens. These houses lie within the defined settlement boundary for Wherstead. A small collection of terraced houses (and a single storey pre-school nursery) occupy the north side of Bourne Terrace at its western extent.
- 1.3 Bourne Terrace is an unmade road which serves the site, the nursery, a run of eight terraced dwellings, and a model car racing club further to the west.
- 1.4 The site has a north-south cross fall of eight metres. There are two TPOs along the northern landscaped area adjacent to the A137. A public right of way is located to the north of the site and runs from the A137 across to the Bourne Hill. The site's north-eastern corner is in Flood Zone 2.
- 1.5 The site is not in a Conservation Area. The nearest listed buildings (two) are located on the eastern side of Bourne Hill (No.1-2 Bourne Hall)

2.0 The Proposal

- 2.1 This is an amalgamated application to agree Reserved Matters (appearance, scale, layout and landscaping) for a scheme of 75 dwellings which already have Outline permission under application DC/18/00706 (with the matter of Access already dealt with at that point).
- 2.2 In accordance with the outline permission the reserved matters must also be undertaken in accordance with conditions 4 (general conformity with layout drawing), 6 (no dwellings in no build area) and 7 (plans shall include a cross section through the layout).
- 2.3 In addition, the submission seeks to discharge various conditions imposed on the Outline permission, namely:

- 8- external materials
- 11- surface water discharge from highway
- 16- parking layout details
- 18- boundary treatments along A137
- 28- contamination monitoring and maintenance plan
- 31- surface water drainage scheme
- 32- implementation, maintenance and management of surface water drainage scheme
- 33- details of SUDs and piped networks for inclusion on LLFA Flood Risk Asset Register.

2.4 Effectively, the discharge of conditions is a delegated matter which need not be reported to Committee. However, in the interests of completeness, this is covered within the report.

2.5 Proposed number of dwellings, size and tenure / mix is as follows:

- Open market housing mix:
 - 4 x 2-bedroom dwellings
 - 25 x 3-bedroom dwellings
 - 20 x 4-bedroom dwellings

Whilst the Council's Strategic Housing Team objected to the open market mix stating that there should be more 2-bedroom dwellings available. It is important to note that as this was not secured at outline the open market mix cannot be controlled at this reserved matter stage.

- Affordable housing mix (secured via S106 agreement on the outline):
 - 3 x 2-bedroom bungalows
 - 4 x 1-bedroom apartments
 - 4 x 2-bedroom apartments
 - 11 x 2-bedroom dwellings
 - 4 x 3-bedroom dwellings

The affordable dwellings would be subject to early delivery, being constructed in the second phase of the development, which is the earliest possible phase given the construction of the spine road is secured during the first phase.

2.6 Other key development scheme elements include:

- 22 dwellings per hectare
- A range of types and styles, including apartments, bungalows and 2, 3 and 4-bedroom houses, with a combination of detached, semi-detached, and terraced properties.
- Traditional design finish adopting a range of finishes including brickwork and weatherboarding
- Dual-fronted units on prominent corner plots
- Avenue tree planting along the spine road
- Landscaped buffer zones to the north and east site boundaries, the latter being 13-15m wide

- An informal path is proposed to the north, aligned east to west, to enhance permeability and create additional connectivity through the development and wider area
- Dwellings at the northern boundary are northward facing, to mitigate against A137 noise impacts
- Incorporation of noise mitigation techniques, primarily relating to external building fabric
- Vehicle and cycle parking standards in accordance with Suffolk Guidance for Parking (2019):
 - o 1-bedroom apartments provided with 1 space
 - o dwellings with 2 or more bedrooms provided with a minimum of 2 spaces
 - o 4-bedroom dwellings provided with 3 spaces.
 - o Visitor parking at a rate of 0.25 per dwelling, totalling 19 spaces.

3.0 The Principle of Development

- 3.1 The principle of a 75 dwelling development was established under outline permission DC/18/00706. Access was approved at the time of the grant of outline permission and amended by DC/20/00587 (non-material amendment) and is therefore not material to this assessment.
- 3.2 The key test is whether the proposed appearance, landscaping, layout and scale of development responds appropriately to the character and amenity of the area, having regard to relevant guiding development plan policies.

4.0 Site Access, Parking, Connectivity and Highway Safety Considerations

- 4.1 Members are reminded that access has already been granted under the Outline permission.
- 4.2 In general, Highway matters both in relation to layout (which is a Reserved Matter) and discharge of conditions, have been satisfied. There is sufficient area for on-site vehicle turning, including for waste collection trucks, and as already noted, the quantum of on-site car spaces meets the requirements of the Suffolk Guidance for Parking (2019).
- 4.3 There are, however, some minor items which require attention – namely a request for a very minor alignment of a footway, the shifting of proposed root barriers by 0.5 metres, a possible amendment to the verge at Plot 71 and an ongoing maintenance agreement.
- 4.4 These matters are relatively trivial, and if they are not resolved in the tabled papers it is recommended that they be delegated to Officers to resolve prior to the issuing of a decision notice.
- 4.5 The public right of way to the north of the site is not impeded or obstructed but rather reinforced, and pedestrian connectivity through the site, and linkages with existing networks beyond the site, represent public benefits for locals and visitors alike. Formalising of the existing informal path along the site's eastern edge is a positive planning outcome, as are providing improvements to the pedestrian crossing on The Strand and providing a staggered zebra crossing on Wherstead Road to the north providing access to Bourne Park, housing to the west and local schools and shops.

5.0 Design & Layout

- 5.1 The quantum of dwellings accords with that approved at outline stage. The scale is predominantly made up of traditional two-storey dwellings, interspersed with three bungalows. There is one three storey block of units. This is different to the 17 bungalows that presented as part of the indicative scheme at the outline stage. It must be noted, however, that the plans considered at outline stage were *indicative*, not final and this mix including 17 bungalows were not secured via condition or S106 on the outline permission. As is often the case, indicative plans will change over the course of the development process as the design response is refined. The key test is whether the proposed scale that is now being brought forward is respectful of the character and amenity of the area.

Notably there is not an existing policy which secures a certain number of bungalows on site, however whilst the emerging Joint Local Plan currently holds limited weight, it indicates a direction of travel, under emerging Joint Local Plan policy LP06, the bungalow provision under this policy is 3% of the total number of dwellings. In this regard the provision of 3 bungalows on site is in accordance with this policy.

- 5.2 Officers consider the proposed scale to represent an acceptable character response having regard to the following:
- There was no limit placed on the scale of development at the time of the issue of the outline consent.
 - A mixture of dwellings, including bungalows and two-storey dwellings are evident along the western side of Bourne Hill which adjoin the application site.
 - Double storey terraced dwellings front Bourne Terrace west of the site.
 - Like the indicative layout, the majority of the built form now proposed is set well in from the site boundaries.
 - The facades of the two storey dwellings are modulated, projecting gable pediments are incorporated at the roofline, and roofs are of traditional pitched roof form, lessening the effect of building height.
 - The three-storey element is sited deliberately central to the site, set well away from established neighbouring properties.
 - The A137 to the north and Bourne Terrace serve as visual buffers, limiting the prominence of the development in views from further afield.
 - Permitted development rights will be removed for the erection of further storeys to the dwellings and flats, to be secured by planning condition.
- 5.3 The layout of the proposed development generally follows that shown on the indicative layout which supported the outline planning application. There are minor internal layout changes however these are deemed inconsequential in character and amenity terms, with most of the layout principles from outline stage being re-adopted within this reserved matters application.
- 5.4 A key consideration in respect to layout of the dwellings is internal amenity given the proximity of dwellings to the A137. Council's Environmental Health Officer has reviewed the submitted Noise Assessment and does not raise an objection, subject to the noise mitigation measures set out in the Noise Assessment being undertaken, which primarily relate to building fabric matters. These conditions are supported. The Officer recommends a construction management plan however this is already a requirement of the outline permission (conditions 10 and 15).
- 5.5 A further key layout consideration is the location of the affordable housing units across the site. Council's Strategic Housing Officer raised concern with the proposed clustering of the affordable units to the northwest corner, and lack of 'pepper potting' as required by the Affordable Housing SPD. The affordable housing distribution is not ideal, however it is to be noted that the affordable units are tenure-blind and will be delivered in the second phase of the development build-out, following construction of the spine road, and this offers some public benefit which is considered by Officers to outweigh the harm of the concentrated layout of the affordable units. The extent of policy conflict in regard to affordable housing distribution however must be considered in the planning balance.
- 5.6 The outline permission included the approval of a 'no build area'. The submitted plans accord with this requirement, with no buildings proposed in the 'no build area'.
- 5.7 The layout incorporates a significant open space corridor along the site's northern edge, providing a visual and general amenity buffer from the A137, as well as offering effective ecological and transport connectivity within and beyond the site.

- 5.8 The dwellings are of traditional appearance. Roof forms match neighbouring roof forms and brickwork is consistent with the prevailing brick finishing to dwellings in the area. Materiality includes three different brick types and two roof finishes. This offers sufficient variation in materiality and this, combined with a mix of different built forms, ensures a varied townscape of visual interest and diversity is achieved. Materiality is deemed acceptable and therefore outline condition 8 is met.
- 5.9 The landscaped internal streetscapes will be visually attractive, add to the overall built form quality of the area and establish an appropriate sense of place for future residents. The incorporation of dual-fronted dwellings on prominent corner plots is a welcome element of the design, so too is the landscaped treed boulevard approach to the main spine access.
- 5.10 Boundary treatments fronting streets, both external and internal, have been limited to the select placement of a few brick walls, with close boarded fencing restricted to internal common boundaries. This approach ensures effective integration between dwellings and streets, not only providing an acceptable character outcome but offering good opportunities for passive surveillance throughout the development.

6.0 Landscape Impact, Trees, Ecology, Biodiversity and Protected Species

- 6.1 The proposed extent of landscaping generally follows that shown as per the indicative plans at outline stage. Key elements include substantial planting along the eastern boundary of the site and to the north fronting the A137. Hedgerow planting is proposed along the site's western boundary. Street trees are proposed to the central spine road. Conditions 14 and 23 of the outline permission deal with details relating to tree planting and the overall hard and soft landscaping plan. It is therefore not necessary to scrutinise the landscaping details submitted with this application at this time as that will be undertaken as part of the application that seeks to discharge conditions 14 and 23. It is noted that Council's landscape consultant does not raise objection to the landscaping subject to conditions 14 and 23 being met and the inclusion of a single condition requiring a 10 year landscape management plan. This latter condition is recommended.
- 6.2 The management of the woodland and open space areas is an important element of the landscape strategy and is to be managed by the section 106 agreement, noting the agreement requires the lodgement of an Open Space Scheme and Woodland Scheme. It is not a requirement of any conditions of the outline permission. Likewise, a suitable RAMS contribution is required by the section 106 agreement and therefore requires no further consideration at this time.
- 6.3 Council's ecology consultant is general satisfied with the submitted ecological information, including the alternative HRA mitigation package which it is noted provides mitigation in excess of that secured by the section 106 agreement. Noteworthy also is the agreed approach between the applicant's ecologist and SCC regarding street lighting design to protect bats. The consultant recommends conditions relating to a Landscape and Ecological Management Plan (LEMP) and Biodiversity Enhancement Layout for Protected and Priority species, which are both supported.

7.0 Land Contamination, Flood Risk, Drainage and Waste

- 7.1 As has been noted above, the Lead Local Floods Authority (LLFA) has concerns relating to these matters. Correspondence is ongoing and any updates will be reported in the tabled papers. Should this matter remain unresolved, the recommendation will be that this application should be delegated to Officers, subject to the approval of the LLFA.

8.0 Heritage Issues

- 8.1 There are no overriding heritage issues given the separation distance, and intervening buildings, between the application site and the nearest listed buildings, both of which are located on the eastern side of Bourne Hill. The Heritage Team did not object at Outline stage.
- 8.2 It will be noted, however, that the Heritage Team has raised concerns about the proposed choice of some of the *materials* forming part of the discharge application. This matter has now been largely resolved, with the applicant agreeing to most of the requested changes.
- 8.3 This issue is not insurmountable. The commentary is that the type of brick should be superior and that more natural materials should be used. This uplift would not change the layout, form or design of any of the dwellings and can, thus, be left to a further application to discharge that condition.

9.0 Impact on Residential Amenity

- 9.1 In residential amenity terms the scale of development is deemed appropriate, noting there are only two sensitive interfaces, to the west and east. The eastern setback from the properties fronting Bourne Hill is significant, measuring between 13m and 25m in width. Visual bulk is therefore not an issue.
- 9.2 The separation distance between existing and proposed windows in habitable rooms is at least 43m, mitigating the effect of a loss of privacy to within acceptable parameters. Although the setback distances are less along the western development fringe, this is acceptable given the non-residential adjoining use.
- 9.3 In any event, the nearest western dwellings to the non-residential (nursery) use are oriented so that their side elevations address the common boundary in order to prevent overlooking. Moreover, plot 20 is occupied by a single storey dwelling, a deliberate response to ensure the amenity of the nursery garden is protected.

PART FOUR – CONCLUSION

10.0 Planning Balance and Conclusion

- 10.1 The principle of the 75 dwelling development is established by the grant of outline planning permission DC/18/00706. The quantum of development accords with the outline approval and the proposed layout is in general conformity with that considered at the outline stage and secured via condition.
- 10.2 The scheme accords with all the elements of the conditions and S106 associated with the outline permission. The appearance, scale, layout and landscaping are all considered to be well designed, sympathetic to the site and immediate locality. External amenity impacts are within acceptable parameters. Internal amenity for future occupants has been considered noting the supporting noise assessment requiring noise attenuation construction measures to be implemented.
- 10.3 On the whole, the details submitted in support of the reserved matters application are deemed acceptable, notwithstanding the local policy conflict relating to affordable housing distribution. The reserved matters are recommended for approval, as are and the conditions sought for approval.

RECOMMENDATION

Subject to issues of drainage being resolved, that permission be GRANTED reserved matters planning permission for the scale, layout, landscaping and appearance for the erection of 75 dwellings and discharge of conditions 8, 11, 16, 18, 28, 31, 32 and 22 of outline planning permission DC/18/00706.

Standard

Commencement time limit
Accordance with approved plans

PD Rights

Withdrawal of Permitted Development rights for building upwards

Environmental Health

Noise mitigation measures

Natural Environment

Landscape management plan 10 years
Sustainability Strategy
Landscape and Ecological Management Plan (LEMP)
Biodiversity Enhancement Layout for Protected and Priority Species

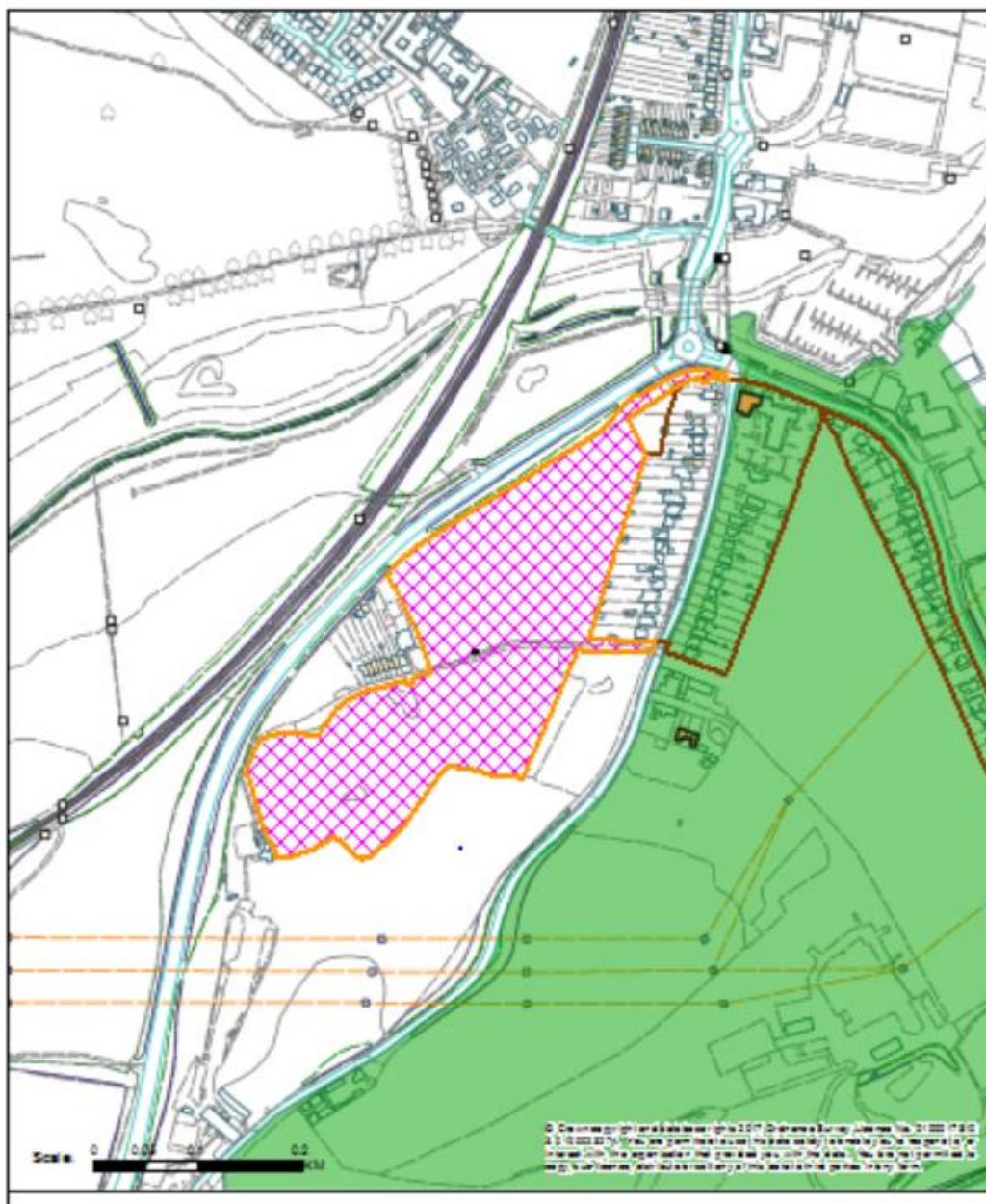
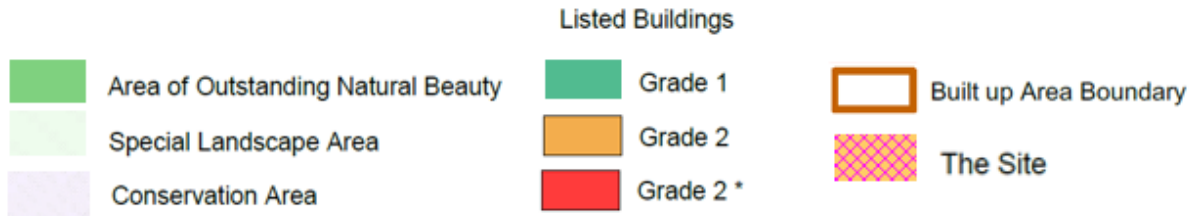
Informative Notes:

Outstanding conditions to discharge
S106 Requirements - Open Space Scheme, Woodland Scheme, RAMS contribution

Application No: DC/20/00701

Parish: Wherstead

Location: Klondyke Field, West of Bourne Hill



This page is intentionally left blank