

## **Committee Report**

**Item No: 2**

**Reference:** DC/18/03636

**Case Officer:** Samantha Summers

**Ward:** Brook.

**Ward Member/s:** Cllr Barry Gasper. Cllr Nick Ridley.

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## **RECOMMENDATION – APPROVAL OF RESERVED MATTERS WITH CONDITIONS**

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### **Description of Development**

Submission of details under Outline Planning Permission B/15/00029. Appearance, scale and landscaping for 16 dwellings.

### **Location**

Russetts, Hadleigh Road, Sproughton, Ipswich Suffolk IP2 0BT

**Parish:** Sproughton

**Expiry Date:** 30/11/2018

**Application Type:** RES - Reserved Matters

**Development Type:** Major Small Scale - Dwellings

**Applicant:** Mr G Cook

**Agent:** Last and Tricker Partnership

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## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

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The application is referred to committee for the following reason:

It is a “Major” application for a residential land allocation for 15 or more dwellings

### **Details of Previous Committee / Resolutions and any member site visit**

The Outline Planning Application was approved by the Planning Committee on the 27<sup>th</sup> May 2015 following a site inspection by some of the Planning Committee Members in 2015.

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## **PART TWO – POLICIES AND CONSULTATION SUMMARY**

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### **Summary of Policies**

CN01 - Design Standards

CN04 - Design & Crime Prevention

TP15 - Parking Standards - New Development

HS28 - Infilling/Groups of dwellings

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

CS02 - Settlement Pattern Policy

CS03 - Strategy for Growth and Development

CS12 - Design and Construction Standards

CS15 - Implementing Sustainable Development

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CS18 - Mix and Types of Dwellings  
CS19 - Affordable Homes  
NPPF - National Planning Policy Framework

## **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**

#### **SCC - Highways**

I confirm that the revised details as submitted are acceptable.

#### **Suffolk Wildlife Trust**

Objection due to a lack of information regarding protected and priority species.

The site also appears to lie within the area covered by the emerging Recreation Disturbance Avoidance Mitigation Strategy (RAMS), further consideration must therefore be given to the need for Habitat Regulations Assessment (HRA) of the proposed development under the Conservation of Habitats and Species Regulations 2017 and the requirement for the proposed development to contribute to this strategy.

In addition to this, there are historical records of Japanese knotweed on this site. As Japanese knotweed is an invasive species on Schedule 9 of the Wildlife & Countryside Act, 1981, as amended), any soil removed from or close to the area of Japanese Knotweed must be classed as contaminated waste. The roots of this species can extend up to 7 metres underground from the edge of the above ground vegetation. Extreme care must be taken to avoid further spread of this species.

Notwithstanding the above, we request that the recommendations made within the report are implemented in full, via a condition of planning consent, should permission be granted.

#### **Arboricultural Officer**

No comments received.

#### **BDC - Waste Strategy Team**

No comments received.

#### **Cllr Barry Gasper - Brook**

No comments received.

#### **Cllr Nick Ridley - Brook**

No comments other than we let them off the provision of affordable housing which was not appreciated by the local community on what was already a controversial site.

#### **Environmental Health - Noise/Odour/Light/Smoke**

No objection.

#### **Strategic Housing (Affordable/Major Dwell/G+T)**

No comments received.

#### **The Environment Agency**

No comments received.

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**Anglian Water**

No comments received.

**Suffolk Police - Design Out Crime Officers**

No comments received.

**SCC - Fire & Rescue**

No comments received.

**SCC - Strategic Development Contributions Manager**

I have no comments to make on the reserved matters planning application other than the proviso that the terms of the existing planning obligation dated 04 December 2015 associated with reference B/15/00029 remains in place.

I have copied this letter to colleagues who deal with highway, drainage and archaeology matters who may have comments to make on the reserved matters application.

**SCC - Archaeological Service**

This site has received archaeological evaluation which was negative for archaeological remains under application number B/15/00029. We have no further comments on these reserved matters.

**Ipswich Borough Council**

Outline planning permission was granted 11 December 2015 under reference B/15/00029/OUT/AS. At that time, Ipswich Borough raised concerns about the access onto Hadleigh Road adding an additional point of conflict with the free flow of traffic on Hadleigh Road. In addition, the layout conflicted with a number of category B trees and that replacement tree planting should be incorporated into the landscaping scheme, and an ecological survey would be required.

Whilst the landscaping plan is acceptable, an Arboricultural Impact Assessment will be required. The site has a varied topography and opportunities could be taken for improvements to the landscaping scheme to enhance the enjoyment of the site by its future occupiers. Overall, the land slopes significantly down to the river and there are views to the countryside beyond. Opportunities should be taken to ensure that the positive aspects of this are taken into account. Equally, the development will be visible from neighbouring residential properties to the north. Opportunities could be taken to ensure that the development is viewed with a backdrop of the mature trees located in Chantry Park.

A number of trees (*Fagus sylvatica* and *Betula pendula*) are shown on the Hadleigh Road frontage and throughout the development. Opportunities could be taken to further enhance the biodiversity of the site by the provision of wildlife corridors across the site which could be established through the provision of hedging and fencing with suitable gaps for the free movement of wildlife species. The site is in close proximity to the river Gipping and across the road from Chantry Park.

A reliance on Ipswich facilities to provide open space, with a minimal provision of open space on site needs to be balanced with extra wear and tear from residents on nearby Ipswich facilities. A commuted sum arrangement would be required.

The appearance and scale of the development would appear to be in keeping with the surrounding residential area.

**Sproughton Parish Council**

It was unanimously agreed to submit a recommendation of refusal of planning application no: DC/18/03636.

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- The layout and design of the proposed parking isn't accessible; the garages, driveways and parking spaces are too small and not fit for purpose, encouraging on-street parking within the site area, on Hadleigh Road and within the neighbouring roads. The proposal does not meet current guidelines as set out by SCC. This reason for objection reflects the Council's submission to recommend refusal of planning application no: B/15/00029 - that the proposed development is too dense for the site.
- There appears to be no provision for visitor parking.
- There is no footpath to link the proposed development site to the existing infrastructure.
- Without having identified the true scale of the site gradient, the reality will be problematic. In particular the elevation of plot 15 and the associated garage, and the distance and gradient between the garage of plot 14.
- The Affordable Housing units should be re-instated to the site.
- The proposed development is too dense for the elevation of the site. By approving the outline permission for 16 dwellings on the site, without detail, Babergh District Council has approved a development too dense for this site.

The Parish Council seeks an assurance from Babergh District Council that the historical 'mile-marker', at the Hadleigh Road entrance to the proposed development site will be kept safe, secure and will be reinstated should development proceed. This matter has previously been raised with the District Council, when the Parish Council offered to store the marker for safe keeping - this offer still stands.

### **Infrastructure Team**

We have reviewed this application and as the outline permission B/15/00029 was granted on 11.12.2015 which is pre-implementation of CIL, there will not be a CIL liability arising from the Reserved Matters if granted planning permission. We would like to remind the Landowners that both the District Council (Infrastructure Team) and the County Council require notice of Commencement and other triggers detailed in section 3.3 of the s.106 Agreement relating to this site.

### **B: Representations**

Three letters of objection have been received for this proposal. The concerns raised include:

- Access through Ventriss Close is narrow
- Parking is not sufficient
- Dwelling and layout are out of keeping with the surrounding area
- Loss of sunlight
- Loss of privacy
- Overdevelopment of the site

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## **PART THREE – ASSESSMENT OF APPLICATION**

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### **1.0. The Site and Surroundings**

1.1. The application is a vacant piece of land between New Gates and Valley View on Hadleigh Road, Sproughton. Ventriss Close is to the east of the site and Collinsons to the north. To the south of the site is Chantry Park which is within Ipswich Borough area. The site is very overgrown. The site falls away from the road with considerable level changes from the south east end of the site to the north west.

### **2.0. The Proposal**

- 2.1. Sixteen dwellings are proposed on the site, comprising of:
- 4 x 1-bedroom flats (Affordable Rent)
  - 2 x 2-bedroom house
  - 4 x 3-bedroom house
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- 4 x 4-bedroom house
- 2 x 5-bedroom house

- 2.2. The properties range from 42 square metres to 178 square metres.
- 2.3. The flats each have a parking space and two further spaces are provided for visitors. Four of the houses have external parking of two spaces each and the other houses have garaging in addition to external parking.
- 2.4. All of the dwellings proposed are two storeys. The garages are single storey.
- 2.5. Garden sizes range from 58 square metres for Plot 5 to 168 square metres for Plot 16. The four flats have a shared amenity space of 131 square metres.
- 2.6. All of the dwellings would have matching materials of Redburn Multi stock facing brickwork with bay windows in a dark grey boarding. The windows would be light grey uPVC. The roof would be finished in a Marley Edgemere Slate Grey Smooth Concrete tile.
- 2.7. Site Area is 0.48Ha.

### **3.0. The Principle of Development**

- 3.1. Outline planning permission (B/15/00029) was granted by Planning committee in 2015. The Outline application included the access points and layout of the development. This Reserved Matters application deals with landscaping, scale and appearance. Therefore, the principle of development has been accepted by the granting of Outline planning permission.

### **4.0. Site Access, Parking and Highway Safety Considerations**

- 4.1. Two access points were granted under the Outline permission. One access point from Hadleigh Road to serve two dwellings, Plots 15 and 16. The other access point is from Ventris Close. There is an existing gate to the site. The access would serve fourteen dwellings which form a cul-de-sac. The block plan shows that there would be a footpath on both sides of the road, allowing pedestrians a safe route all around the site and would join the footpath in Ventris Close. SCC Highways raised a holding objection to the sizes of the garages. Since the Outline permission was granted, new Parking Standards have been adopted by the County. Revised drawings have been received with an increase in garage sizes to reflect the new standards. This has not changed the overall layout of the site.

### **5.0. Design and Layout [Impact on Street Scene]**

- 5.1. There are level changes within the site. The two large houses have been sited at the top of the site fronting Hadleigh Road. Plots 15 and 16 form a step effect in the building line between Valley View close to the road (a two-storey dwelling) and New Gates (a bungalow) which is set back from Hadleigh Road. Retaining walls are proposed in the rear gardens of these two properties with steps leading down to the grassed area which is the main garden to the properties. Both properties have a double garage and a further two parking spaces, providing a total of four on-site parking spaces for each property and also includes a turning head for each dwelling. A shed is provided in each rear garden. The mile post marker is to be relocated out of the visibility splay and onto the grassed area to the front of Plot 15. This is close to its current location and therefore this important street feature is retained as required by the Parish Council and is considered to be appropriate.
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- 5.2. The other fourteen dwellings form a cul-de-sac at the bottom of the site. The access point is through Ventris Close. The layout includes a row of dwellings including the flats and two houses attached, a pair of semi-detached houses and six detached houses. A bicycle shelter is provided at the entrance to the site along with the parking for Plots 1-6 plus two visitor spaces. Plots 7-14 have parking within their own curtilage and include a shed to the rear gardens.
- 5.3. All sixteen dwellings use the same roofing and external wall finishes. These materials reflect the character of the area. Collinsons is a modern development and uses a mixture of facing brick but are predominantly red brick with concrete pantiles to the roofs. The design of the proposed dwellings is modern and materials to match the design are proposed. The use of a differing roof material to that of the surrounding development, in this case a smooth slate grey tile, will add variety when seen from Hadleigh Road against the existing properties. These materials are considered to be acceptable.
- 5.4. The materials palette has been kept small which is appropriate for a small development of sixteen dwellings. The driveways and parking bays will be constructed of block paving which easily identify the parking areas from the tarmacked road and footpath.

## **6.0. Landscape Impact, Trees, Ecology, Biodiversity and Protected Species**

- 6.1. Suffolk Wildlife Trust's holding objection is noted. An Ecology survey was submitted, and revised comments have been received to remove the holding objection. A contribution for Rams is not sought for this application because when the principle of development was accepted at Outline stage the Rams contribution strategy was not in place and therefore cannot be collected for Reserved Matters applications. A condition is suggested to secure the recommendations for ecology mitigation and enhancement within the site as set out in the Ecology Report.
- 6.2. The comments of Ipswich Borough Council are noted. An Arboricultural Impact Assessment is not required at Reserved Matters stage. A Tree Survey and Arboricultural Report accompanied the Outline application and was found to be acceptable at that stage.

## **7.0. Land Contamination**

- 7.1. This matter is being dealt with by a Discharge of Condition application.

## **8.0. Impact on Residential Amenity**

- 8.1. On the application site was a former dwelling which fell into disrepair and its associated garden. The erection of sixteen dwellings on the site will impact the residential amenity of the neighbouring properties in terms of outlook. There will be some overlooking from first floor windows of the private amenity space of existing dwellings that share a boundary with the application site. However, it is considered that there is sufficient distance between the properties for this not to be a constraint. Generally speaking a distance of 25m with back-to-back properties is an acceptable distance to protect privacy. In this case the least distance is 18m. This is an urban setting and therefore a closer proximity is acceptable as this is not direct back-to-back but is set at an angle where direct looking into windows would be difficult.
- 8.2. The gardens of the proposed dwellings are considered to be of an acceptable size to provide private external space. A 2.1m high close boarded fence is proposed around the boundary of the site in order to protect the privacy of the neighbouring properties.
- 8.3. There will be some overlooking issues of the existing properties because the new dwellings would be two storey and therefore some first-floor bedroom windows may overlook the rear gardens of the neighbouring dwellings.
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In particular, Plot 7 would overlook the private amenity space of No.4 Ventris Close and Plots 11 and 12 would overlook the private amenity space of New Gates. However, this is at a righthand angle and is not direct back-to-back overlooking. Plots 9 and 10 do have back-to-back overlooking at a distance of 18m and 20m respectively. As a general rule a distance of 25m is acceptable in terms of privacy but is noted that the layout did form part of the Outline permission and Members found this to be acceptable.

## **9. Planning Obligations / CIL**

- 9.1. Planning obligations have been secured by a Section 106 agreement prior to the Outline planning permission being granted. This application is not CIL liable.
- 9.2. In 2016 an application to modify the S.106 agreement was received. The applicant made the argument the site was not financially viable if affordable housing were to be provided on the site. Application B/16/00067 sought to remove the affordable housing element from the scheme. The original S.106 secured three dwellings for rent – 2 x 1-bedroom flats and 1 x 2-bedroom house and also shared ownership dwellings - 2 x 2-bedroom houses. The conclusion of the application changed the affordable dwelling contribution to 4 x 1-bedroom flats for rent.

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## **PART FOUR – CONCLUSION**

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### **10.0. Planning Balance and Conclusion**

- 10.1. The principle of development has been accepted by the granting of Outline Planning Permission which included the layout and access points. This application seeks approval of the landscaping, scale and appearance of the dwellings. The proposed design of the dwellings and the finishing materials are considered to be acceptable within the setting of this site on the edge of Ipswich. The modern design sits well when seen against the backdrop of Collinsons. There is a good mix of housing types ranging from one-bedroom flats to a five-bedroom house. There are no single storey dwellings because space within the site does not allow for the larger footprint that is required from a single storey dwelling. The materials palette has been kept small and therefore the scheme can easily be read as one cohesive development.
- 10.2. In the balance, the proposal is considered to deliver sustainable development, in accordance with policies CS1 and CS15 and the core principles of the NPPF. Additionally, the design, layout and landscaping of the development accords to the design principles of the NPPF, and policies CS1, CS3, CS15, CS18, CN01 of the development.
- 10.3. The recommendation is to grant planning permission.

### **RECOMMENDATION**

That authority be delegated to the Acting Chief Planning Officer to grant Reserved Matters subject to conditions to his satisfaction and including:

- Approved Plans and Documents
  - Ecology Mitigation as per Recommendations in the Ecology Report
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