

Committee Report

Item 7E

Reference: DC/19/05149

Case Officer: Mark Russell

Ward: Onehouse

Ward Member/s: Cllr John Matthissen

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Application under Section 73 of the Town and Country Planning Act for 4455/16 without compliance with condition 5 (external facing materials)

Location

Land to the south of Union Road, Onehouse, Stowmarket, IP14 3EQ

Expiry Date: 01/02/2020

Application Type: FUW - Full App Without Compliance of Condition

Development Type: Major Large Scale - Dwellings

Applicant: Hopkins Homes Ltd

Agent: NA

Parish: Onehouse

Site Area: 15ha

Density of Development: 20dph

Details of Previous Committee / Resolutions and any member site visit: None
Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice:

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

It is a section 73 application in relation to a MAJOR housing scheme for 15 dwellings or more.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

Core Strategy Focused Review 2012:

FC01 - Presumption In Favour of Sustainable Development
FC01_1 - Mid Suffolk Approach to Delivering Sustainable Development
CS05 - Mid Suffolk's Environment

Mid-Suffolk Local Plan 1998:

GP01 - Design and layout of development
H13 - Design and layout of housing development
H15 - Development to reflect local characteristics

Suffolk Design Guide
National Planning Policy Framework (NPPF)
Stowmarket Area Action Plan 2013

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

Parish Council (Appendix 3)

Onehouse Parish Council

Councillors object to the proposal. It is felt that Renaissance Red brick is more in keeping with the rural location and the developer should remain with the original specification.

Great Finborough Parish Council

No objection.

National Consultee (Appendix 4)

Historic England

No comments.

Internal Consultee Responses (Appendix 5)

Heritage Team

No comments.

Communities

No comments.

Public Realm

No comments.

B: Representations

At the time of writing this report no letters/emails/online comments had been received.

PLANNING HISTORY

REF: DC/19/04713	Discharge of Conditions Application for 4455/16 - Condition 3 (Archaeological Investigations), Condition 4 (Post Archaeological Investigation Approval).	DECISION: GTD 08.11.2019
REF: DC/19/04714	Discharge of Conditions Application for 4455/16 - Condition 28 (Construction Surface Water Management Plan)	DECISION: GTD 12.12.2019
REF: DC/19/04715	Discharge of Conditions Application for 4455/16 - Condition 9 (Construction Method Statement)	DECISION: GTD 26.11.2019
REF: DC/19/04716	Discharge of Conditions Application for 4455/16 - Condition 14 (Surface Water Drainage)	DECISION: GTD 18.11.2019
REF: DC/19/04717	Discharge of Conditions Application for 4455/16 - Condition 15 (Estate Roads and Footpaths/Cycleways)	DECISION: GTD 08.11.2019
REF: DC/19/04718	Discharge of Conditions Application for 4455/16 - Condition 20 (Broadband Infrastructure)	DECISION: GTD 27.11.2019
REF: DC/19/04719	Discharge of Conditions Application for 4455/16 - Condition 23 (Lighting Design)	DECISION: PCO
REF: DC/19/04720	Discharge of Conditions Application for 4455/16 - Condition 13 (Bin Collection Points)	DECISION: GTD 26.11.2019
REF: DC/19/05049	Discharge of Conditions Application for 4455/16- Condition 25 (Foul Water Strategy)	DECISION: GTD 17.12.2019

REF: DC/19/05269	Discharge of Conditions Application for 4455/16- Condition 7 (Hard and Soft Landscaping Scheme)	DECISION: PCO
REF: DC/19/05355	Discharge of Conditions Application for 4455/16 - Condition 21 (Resource Efficiency Measures - Sustainability)	DECISION: GTD 10.01.2020
REF: DC/19/05356	Discharge of Conditions Application for 4455/16 - Condition 19 (Fire Hydrants)	DECISION: GTD 13.01.2020
REF: 4455/16	Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works	DECISION: GTD 17.08.2018
REF: 4425/15	Proposed development of land for approximately 300no dwellings and production of Development Brief	DECISION: REC
REF: 0028/16	EIA Screening Request in relation to proposals for the development of up to 300 dwellings and associated works	DECISION: EAN 04.02.2016

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1. The site lies on the north-west side of Stowmarket. The site is currently under development in accordance with the 300 dwelling scheme approved pursuant to planning permission 4455/16. Development is in its initial stages, commencing in October 2019.
- 1.2. The site is not in a Special Landscape Area, Area of Outstanding Natural Beauty, Conservation Area, Visually Important Open Space or any other area of special landscape or townscape designation.

2.0 The Proposal

- 2.1. The application seeks to vary condition 5 of planning permission 4455/16. Condition 5 requires the development to be undertaken in accordance with external facing materials as specified on approved drawing STO1- 006A, which incorporates

'Renaissance Red' facing brickwork. The applicant advises that this type of brick is proving difficult to source.

- 2.2 The applicant proposes an alternative brick in lieu of 'Renaissance Red', as detailed on revised drawing STO1-006B. The replacement brick finish is the more readily available 'Athena Blend'. The revised brickwork will apply to approximately 88 of the 300 approved lots.

3.0 The Principle of Development

- 3.1 The principle of the 300 dwelling development has been established by the grant of planning permission 4455/16. The key consideration is the appropriateness of the revised 'Athena Blend' multi brickwork in the context of the character and appearance of the development and broader area.

- 3.2 The proposal raises no issues in respect to residential amenity, parking/access, biodiversity, contamination, flooding or drainage.

4.0 Nearby Services and Connections Assessment Of Proposal

- 4.1 n/a

5.0 Site Access, Parking And Highway Safety Considerations

- 5.1 n/a

6.0 Design And Layout [Impact On Street Scene]

- 6.1 Saved Policy GP1 states that materials and finishes should be traditional or compatible with traditional materials. Saved Policy H13 states that housing design should complement the materials of traditional buildings in the area. Core Strategy Policy CS5 states that development should, amongst other matters, create visual interest within the street-scene.

- 6.2 The proposed brick finish is sufficiently traditional and sympathetic to the character of the area. The development incorporates a mix of finishing brick types, with the proposed replacement type being one of four that make up the overall finishing palette. The development will therefore continue to provide an appropriate townscape character response. Saved Policies GP1 and H13 of the Local Plan, and Policy CS5 of the Core Strategy, are met.

7.0 Landscape Impact, Trees, Ecology, Biodiversity And Protected Species

- 7.1 n/a

8.0 Land Contamination, Flood Risk, Drainage and Waste

- 8.1 n/a

9.0 Heritage Issues [Including The Impact On The Character And Appearance Of The Conservation Area And On The Setting Of Neighbouring Listed Buildings]

9.1. The Council's Heritage Team raises no objection to the revised brick type. The character and setting of neighbouring listed buildings will not be adversely impacted by the adoption of the proposed alternative brickwork finish. The site is not in a Conservation Area.

10.0 Impact On Residential Amenity

10.1. n/a

11.0 Planning Obligations / CIL (delete if not applicable)

11.1. n/a

PART FOUR – CONCLUSION

12.0 Planning Balance and Conclusion

12.1 The proposed replacement brick type is acceptable, consistent with the balance of brick types to be used in the development and sympathetic to the character and appearance of the area. Residential amenity is unaffected. The application accords with relevant local development policies. The proposed variation of condition 5 of planning permission 4455/16 is supported.

RECOMMENDATION

That the application to vary condition 5 of 4455/16 is GRANTED planning permission.

Conditions

- Variation of condition 5 (as applied for here).
- Re-iteration of other conditions from 4455/16 as relevant.