

Committee Report

Item 7F

Reference: DC/18/04695

Case Officer: Elizabeth Flood

Ward: Bramford.

Ward Member/s: Cllr James Caston.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Submission of details under Outline Planning Permission 0408/17 Appearance, Landscaping, Layout and Scale to be considered for 20 No. dwellings. 5 No. to include live/work units. 7 No. to be Affordable Housing.

Location

By-pass Nurseries, Bramford Road, Bramford, Suffolk

Expiry Date: 29/01/2020

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: M.C.C. Developments Ltd

Agent: Wingfield Planning

Parish: Bramford

Site Area: 1.5ha

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member: No

Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

The development is for more than 15 dwellings.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

FC02 - Provision And Distribution Of Housing
FC03 - Supply Of Employment Land
CS01 - Settlement Hierarchy
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS07 - Brown Field Target
CS09 - Density and Mix
GP01 - Design and layout of development
H04- Proportion of Affordable Housing
H13 - Design and layout of housing development
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
CL08 - Protecting wildlife habitats
E04 - Protecting existing industrial/business areas for employment generating uses
T02 - Minor Highway improvements
T09 - Parking Standards
T10 - Highway Considerations in Development
RT12 - Footpaths and Bridleways

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

Bramford Parish Council: None received

National Consultee

Suffolk Wildlife Trust

Further details will be required when discharging the conditions. Further biodiversity enhancements should be included. This proposal must be subject to a Habitats Regulations Assessment (HRA) and consideration of any required contribution to the emerging Recreational Disturbance Avoidance Mitigation Strategy (RAMS).

Natural England

A contribution to the emerging Suffolk RAMS should be sought.

Historic England

Does not wish to comment.

County Council Responses

SCC – Highway Authority

The revised layout details are acceptable in highway terms.

SCC - Rights Of Way Department

Suggests an informative

SCC - Archaeological Service

Recommend conditions.

SCC - Fire & Rescue

Condition 17 of planning application no. 0408/17 should be included as a condition for this application.

SCC – Floods and Water Officer

Holding objection relating to planting details for the drainage basin and the fact that individual soakaways have not been provided.

OFFICER NOTE – this matter is dealt with via a condition on the Outline permission. Please refer to Paragraph 8.

Internal Consultee Responses

Environmental Health - Land Contamination

No comments.

Environmental Health - Sustainability Issues

No comments.

MSDC - Waste Manager (Major Developments)

No objections, subject to conditions.

All presentation points are suitable for wheeled bins.

Please ensure that the proposal is suitable for a 32 tonne Refuse Collection Vehicle to manoeuvre around the site and that the surface is suitable for an RCV to drive on. Attached are the vehicle specifications for reference.

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

Provides comments relating to the size, type and tenure of the affordable housing required.

Infrastructure Team

No comments.

Environmental Health - Noise/Odour/Light/Smoke

Recommend an informative stating that the frequency of trains and their timings on that line could be increased in the future.

B: Representations

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

Views are summarised below:-

- too much development in Bramford
- High density and over-development
- Proposed footpath has not been provided
- Over-bearing and detrimental to the character of the area
- Highway impact
- Red line boundary is inaccurate
- detrimental to residential amenity due to distance from neighbouring properties
- concerns that live-work units will become fully residential
- concerns regarding the management of the green spaces

(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

REF: 0408/17	Application for Outline Planning Permission (with all matters reserved except for access) - Change of use of land from commercial nursery to residential - Erection of up to 20 no. new dwellings (5 no. proposed to be live/work units, and 7 no. proposed to be affordable housing), alterations to existing vehicular access, and creation of pedestrian footway (Following demolition of existing nursery buildings)	DECISION: GTD 16.03.2018
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PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1. The site extends to approximately 1.5 hectares and lies to the western side of Bramford Road, Bramford.
- 1.2. The site operated as a commercial nursery from the early 1940's to the late 1990's. The site was last used as a stone yard. The site is currently disused and overgrown.
- 1.3. The site comprises the remains of the former nursery buildings and glass houses. The existing brick and concrete structures have a cumulative floor area of approximately 300 square metres and the remaining glass houses and ancillary structures have a cumulative floor area of approximately 2,800 square metres. The site is served by an existing vehicular access onto Bramford Road which served the previous commercial businesses on the site and a residential dwelling, Nurseries Cottage which is outside the red-line site and is intended to remain.

- 1.4 The site lies outside of the village settlement boundary, which lies adjacent to the north-east. A public footpath (public footpath no. 32) runs adjacent to the south and west boundaries of the site. Existing residential properties lie to the south of the site with a health club and spa complex to the south-east. The neighbouring dwelling of Firlawns lies adjacent to the north-east of the site with the Village allotments further to the north. To the west, across the Bramford Road Highway lies a green field with the A14 trunk road beyond. To the east, beyond the public right of way, runs the main Ipswich to Bury St. Edmunds rail line.
- 1.5

2.0 The Proposal

- 2.1. The application seeks reserved matters planning permission for the appearance, layout, scale and landscaping for the erection of 20 no. new dwellings on the site. 5 no. of the proposed new dwellings would be provided as live/work units and 7 no. would be provided as affordable housing. The market houses would consist of 9 no. four bed units and 5 no. five bed units. These dwellings would all be detached, two storey dwellings with large gardens. 5 of the units would have separate work units as outbuildings. These would comprise an open area at the ground floor comprising area suitable for van parking, a kitchenette and WC and on the first floor two rooms, suitable for use as storage or office use. The remainder would have double garages.
- 2.2 The 7 no. affordable housing units would comprise 1 no. three bed dwelling, 4 no. two bed dwellings, the layout would include a pair of semi-detached dwelling and a terrace of three dwelling and 2 no. one-bed flats.
- 2.3 64 parking spaces will be provided, excluding garages, this will include one visitor parking space. Many of the dwellings will have four parking spaces and a double garage.
- 2.4 The proposed materials for the development are tiled and slate roofs and brick or render facing materials.
- 2.5 Access was approved at outline stage, the access is located just south of the existing and would provide access to the twenty dwellings and Nurseries Cottage. A footpath is proposed along the frontage of the site which would connect to the footpath along the B1067.
- 2.6 A large area of public open space is proposed on the western edge of the site, between the dwellings and the public right of way and railway line.

3.0 The Principle Of Development

- 3.1. The Principle of Development was determined with the granting of the outline planning consent under planning application no. 0408/17. The key test is whether the proposed appearance, landscaping, layout and scale of development respond appropriately to the character and amenity of the area, having regard to relevant guiding development plan policies. Considerations also include housing mix and affordable housing provision and layout.

4.0 Nearby Services and Connections Assessment Of Proposal

- 4.1. This matter was dealt with at Outline.

5.0 Site Access, Parking And Highway Safety Considerations

- 5.1. Site access / egress has been established by the grant of outline planning permission 0408/17. Parking will be provided in line with Suffolk Parking Standards. The live/work units will have sufficient parking spaces without including the parking within the live/work outbuildings.
- 5.2. A new footway will be provided to the front of the site which will link with the existing footway opposite the Riverhills Health Club.

6.0 Design And Layout [Impact On Street Scene]

- 6.1. The development layout is generally consistent with the indicative layout considered at the time of the outline application. The dwellings would face on to an internal road rather than the B1067 which will allow for the retention of the substantial hedge/landscaping along the B1067. The dwellings are set back from the B1067 with a hedge proposed to the front, which will result in less impact on the wider Street Scene within an area with a predominantly rural character.
- 6.2. The development is physically separated from the remainder of the village by allotments and agricultural land and as there is no strong residential character within the area which the development needs to take into account, the design and layout are considered acceptable.
- 6.3. The 14 market dwellings are all detached, large four or five-bed dwellings. Paragraph 127 of the NPPF states that development must provide appropriate amount and mix of development. Policy CS 9 of the Mid Suffolk Local Plan states that new housing development should provide a mix of house types, sizes and affordability to cater for different accommodation needs. While smaller affordable houses have been provided on the site, all the market houses are large, detached dwellings, it would be preferable for smaller market dwellings to be included on the site. However five of the market dwellings include live/work units which will provide dwellings for a specialist market. As such it is considered that the mix of dwellings is acceptable.
- 6.4. The 7 no. affordable housing units are clustered at the entrance to the site, on a separate road to the majority of the private units. However there are market dwellings directly opposite the affordable housing units and the clustering of affordable housing units is considered acceptable given the modest number of dwellings involved. The Strategic Housing Officer raises no objection.

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

- 7.1. The majority of the existing landscaping to the front of the site will need to be removed to provide for the visibility splays and the footpath to the front. It is proposed to provide a native hedge to replace this, details of which are to be provided as a condition on the Outline application. In relation to the area of open space to the west, it is proposed that this will be introducing a species-rich lawn and trees. The overall development will tidy up a currently derelict site, potentially improving the landscape within the site. Existing trees of the south and west boundaries (some of which are off-site) will be retained.
- 7.2. Ecology, biodiversity and protected species were dealt with at Outline stage. There is a condition on the Outline application to ensure the development is built in accordance with the ecological recommendations.
- 7.3. The site is within the RAMS Zone of Influence therefore a RAMS contribution would be generally required. However, as this was not requested at Outline stage it cannot be requested at reserved matters stage.

8.0 Land Contamination, Flood Risk, Drainage and Waste

- 8.1 These details were considered at Outline stage; Condition 4 of the Outline Planning application requires a land contamination condition.
- 8.2 Details of the proposed surface water drainage have been provided, which will also be dealt with by a condition within the Outline application. There is a holding objection from the Flood and Water Officer relating to planting details for the drainage basin which can be provided by condition and the fact that individual soakaways have not been provided. The applicant has provided a justification for not using individual soakaways due to the requirement for a landscape buffer to protect the public footpath and provide a buffer from the noise of the railway. As such the actual dwellings are on denser plots, this justification is considered acceptable.

9.0 Heritage Issues

- 9.1 No issues.

10.0 Impact On Residential Amenity

- 10.1 The two nearest dwellings are Nurseries Cottage which is accessed through the site and Firlawns to the North. The garage of Plot 4 would be on the boundary with Firlawns. However Firlawns is within a reasonable plot. Plot 4 has been revised to remove a side second-storey window which would minimise any overlooking of Firlawns.
- 10.2 Nurseries Cottage will retain its access via the site and retain a generous garden, which will ensure that the amenity of the occupiers is protected from the development. The new dwellings will all have private amenity space, with the majority having large gardens. The layout of the individual dwellings will ensure that there is limited overlooking from the development.

PART FOUR – CONCLUSION

11.0 Planning Balance and Conclusion

- 11.1 The principle of the 20-dwelling development is established by the grant of Outline Planning permission. The quantum of development accords with the outline approval 0408/17.
- 11.2 There are elements of the scheme that are endorsed by Officers, which include: the retention of existing trees, a generous amount of open space, links to the public right of way and standard-compliant affordable housing provision,
- 11.3 On the whole, the details submitted in support of the Reserved Matters application are deemed acceptable. The reserved matters are recommended for approval.

RECOMMENDATION

That authority be delegated to Corporate Manager - Growth & Sustainable Planning to

(1) That the Corporate Manager – Planning for Growth be authorised to Approve Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Corporate Manager:

- Approved Plans (Plans submitted that form this application)
- Phasing Condition (To allow phasing of the development and allows spreading of payments under CIL)
- Removal of pd rights on live/work units

(2) And the following informative notes as summarised and those as may be deemed necessary by the Corporate Manager:

- Pro-active working statement
- Support for sustainable development principles