

AGENDA ITEM NO: 8/3(b)

Parish:	Heacham	
Proposal:	Approval of all matters reserved (erection of 9 dwellings and associated works)	
Location:	Land E of Hunstanton Road And S of Robin Hill Hunstanton Road Heacham Norfolk	
Applicant:	Advanced Building Projects Ltd	
Case No:	17/01720/RM (Reserved Matters Application)	
Case Officer:	Mr C Fry	Date for Determination: 8 November 2017 Extension of Time Expiry Date: 29 November 2017

Reasons for Referral to Planning Committee – The views of the Parish Council are contrary to the Officer recommendation.

Neighbourhood Plan: No

Case Summary

The application site covers approximately 0.4725 sqm and is on the eastern side of Hunstanton Road, Heacham

The site has the benefit of outline planning permission, with all matters reserved for 9 dwellings which was granted by the Planning Committee (15/02011/O).

It is worth noting that due to a change of policy in regards to affordable housing, post the original committee decision to grant subject to the resolution of the S106 obligation in respect to affordable housing, that a condition was imposed in regards to the floorspace of the dwellings in order to ensure the affordable housing thresholds are not breached, in accordance with a subsequent Committee authorisation.

The application seeks reserved matters approval for 9 dwellings served off a single access point.

Key Issues

Principle of Development and Planning History
Form and Character
Impact upon Neighbour Amenity
Highway Safety
Landscaping
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site already benefits from the principle of development through the granting of Outline planning permission with all matters reserved for the construction of 9 dwellings.

The proposed reserved matters layout provides a 5.8m wide access road from the Hunstanton Road which will have a type 3 turning head (all to adoptable standard) from which a 4.8m wide private road will serve 8 of the 9 dwellings.

The dwellings are two storey detached dwellings with the exception of the southernmost plot, plot 5, which is a single storey detached dwelling. A 1.2m post and rail fence will enclose the majority of the northern boundary which will increase to 1.8m high boarded fencing towards the bund which runs along the eastern boundary of the site for its entirety.

The proposal will also involve the removal of 7.5m of hedge along the Hunstanton Road boundary to provide an appropriate access and facilitate the required standard of visibility.

Offsite highways improvement works include the provision of a crossing point on the western and eastern sides of Hunstanton Road and the widening of the footpath on the western side of Hunstanton Road to 1.5m for the full length of the application site, but not the full length of the footpath, which leads back towards Heacham.

SUPPORTING CASE

The agent's supporting statement will be referenced in late correspondence.

PLANNING HISTORY

15/02011/O: Application Permitted: 30/06/16 - Outline application: Erection of 9 dwellings and associated works

RESPONSE TO CONSULTATION

Parish Council: OBJECTION the parish council does not consider there to be sufficient information to make a decision on the application. Following reconsultation **OBJECTION** on the basis that the detail provided has no redeeming features to make us change our opinion and are concerned about the loss of vegetation/hedge. We do not support development of frontage onto Hunstanton Road.

Local Highway Authority: NO OBJECTION subject to conditions

Housing Enabling Officer: No requirement for affordable housing if less than 1000m².

Arboricultural Officer: NO OBJECTION subject to conditions

Natural England: No comments to make on this application

Representations:

4 Letters of objection

- Once the holiday unit site has failed this will be the next housing estate with huge financial gains.
- The site is outside the village envelope and neither is it included within the LDF village boundary.
- Building more houses adjacent to this road will end up with constant serious collisions and possible deaths
- Cars exiting the development will not have a clear line of sight to see traffic
- There is not enough parking available for either the residences or their visitors. So cars will inevitably end up parking on Hunstanton Road.
- This has already been experienced on a small scale, short term basis, with some building works to an existing property. This resulted in a very complicated, dangerous condition for both cars and pedestrians.
- This development will make an already complicated road practically unnavigable
- Any pedestrians using an already inadequate footpath, will be in even more danger
- Site is not close to employment.
- Flooding and drainage issues.
- Doctors in Heacham will be stretched with constant respiratory conditions from the residents who purchase any of the properties, as they will be sandwiched between the major A149 and busy Hunstanton Road.
- Overload of local infrastructure with the adjacent camping site.
- Extra traffic on the roads.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

PLANNING CONSIDERATIONS

The main planning considerations in regards to this application are:-

- Principle of Development and Planning History
- Form and Character
- Impact upon Neighbour Amenity
- Highway Safety
- Landscaping
- Other Material Considerations

Principle of Development and Planning History

Heacham is classified as a Key Rural Service Centre in the settlement hierarchy as set out under Policy CS02 of the Borough Council of King's Lynn and West Norfolk Core Strategy (2011).

This site benefits from an outline permission (ref. 15/02011/O. At the time of determining 15/02011/O, all matters reserved, the Council did not have an up to date 5 year supply of deliverable housing sites. Accordingly, the application was determined in the context of paragraph 14 of the NPPF, as to whether in granting the proposal, it would result in adverse impacts that would significantly and demonstrable outweigh the benefits the scheme would bring.

In light of paragraph 14 of the NPPF, the Planning Committee determined that the proposal did not cause significant and demonstrable harm that outweighed the benefits of the scheme and an outline for 9 dwellings (15/02011/O) was granted permission subject to a s106 resolution to secure affordable housing. During the resolution of the S106, the affordable housing thresholds changed in line with national guidance and through imposing a restrictive floorspace condition (under delegated authority granted by Committee), no affordable housing was required on this site.

Form and Character

The application site is located on the north eastern side of Hunstanton Road and is contained behind established hedging. There is an earth bund that flanks the A149 and a wooded copse beyond the application to the North West. The site can be described as scrub land and has no structures on it. The land slopes away to the North West.

The development is outside of the village centre by 1.4km. There is a detached bungalow opposite and residential development further north on Hunstanton Road, which comprises of

two storey dwellings with red brick constructed dwellings with brick quoin detailing with header and dentil coursing.

There is a 1m wide and grass verge footpath opposite that runs into the village.

The proposed layout of the development is similar to the indicative layout that accompanied the outline planning application. Vehicular access is to be provided in the North West corner of the site in order to achieve the required standards of visibility. The provision of this access will result in the removal of 7.5m of hedgerow that flanks Hunstanton Road. The vehicular access and internal road is 5.8m wide and is to be constructed to NCC Highway Standards. The adoptable standard road will serve a private drive from which 8 of the 9 dwellings will be accessed. The properties, with the exception of plot 5 being a detached bungalow, are two storey detached properties. The properties are to be constructed from Terca Verona Multi bricks (burnt orange, textured brick) and Imery Panne S tiles (orange single roman pantile weathered appearance). The properties are 3 and 4 bedroom dwellings. The properties face into the site rather than facing onto Hunstanton Road and the A149.

Boundary treatments include a post and rail fence provided along the northern boundary of the site which will have a new native hedge planted in front (south); 1.8m close boarded fencing, an acoustic fence along the eastern boundary with planting (the scheme to protect the occupants from the noise of the A149 and planting details adjacent to the bund are covered by conditions 17 & 18 on 15/02011/O). The roadside hedge, where retained will be supplemented. More detailed information on landscape is provided later in the report.

It is considered that very little of the site will be seen from the north by virtue of the wooded copse area and from the south views are restricted to being directly opposite the site. Glimpses will be seen in passing from the A149. In this case a lack of active frontages on this stretch of Hunstanton Road is acceptable. Active frontages, through the puncturing of the hedgerow to enable the occupants to access the front of the proposed properties and the subsequent requirement to provide a footpath along the sites frontage, would cause a level of domestication that would cause a detrimental impact upon the green verdant character of this part of Hunstanton Road.

Each property has commensurate sized amenity spaces relative to their size and the appearance of the properties acknowledges the character of properties in the vicinity of the site through the use of header treatments and dentil coursing. Fundamentally the proposal is not considered to be an overdevelopment of the site and the scheme is compliant with the outline consent, as well as paragraphs 17, 56 and 58 of the NPPF and Policy CS06, 08 of the Local Development Framework Core Strategy and Policy DM15 of the Site Allocation Development Management Policies Plan 2016 in regards to good design.

Impact upon Neighbour Amenity

The nearest neighbour to the site is the property opposite Keepers Lodge. This neighbour is approximately 23m from the rear elevation of the nearest property on the site (plot 1), which is an adequate separation distance to avoid overlooking, overbearing and overshadowing issues. It is noted that the cars entering and leaving the site will be opposite the vehicular entrance to Keepers Lodge and Keeper's lodge itself, which is on lower ground the application site. However, given the scale of development (9 dwellings) it is not considered that disturbance caused by the access being in this location would cause a detrimental to this neighbour to warrant a refusal of the application, and of course, there is an extant consent for 9 dwellings on this site.

Highway Safety

The development will have an access from Hunstanton Road with an internal layout comprising of a road which is constructed to adoptable standard and a private road which serves 8 of the 9 dwellings. Provision of dropped kerbs to allow pedestrians to safely cross over to the footpath opposite is to be provided. Offsite works in the form of increasing the width of the footpath on the opposite side of the site to 1.5m wide for the length of the site is to be provided.

Turning and parking provision is provided to the required standards.

The highways officer has no objection to the proposal subject to further details in regards to footpaths, foul and surface water drainage from the roads, a construction management traffic plan – involving the access arrangement for delivery vehicles and temporary wheel washing facilities and the provision of off-site highway safety works.

Landscaping

A landscape management and maintenance document has accompanied the application.

Soft Landscaping provision involves the planting of a new beech hedge that is 40m in length along the north western boundary of the site. The hedge will be set inside (south) of a 1.2 m high post and rail fence.

Only a section of hedge measuring 7.5m in length will need to be removed to provide an access to the site. The remainder of the hedge will be retained and where required supplemented with 30-40cm bare root hawthorn plants.

The proposal also involves the provision of planting alongside the bund. This will involve the provision of blackthorn, dogwood, viburnum trees, hazel trees. Three new trees will be planted towards the base of the bund where there are gaps in the existing tree line along the eastern boundary – Green Beech, Field Maple and Wild Cherry. The requirement of the landscaping details for the bund is covered by way of condition 18 on the Outline planning permission.

Acknowledging the bird breeding season, within the landscape management and maintenance document that accompanies the application, the hedges on the roadside frontage and on the north western boundary will be cut back outside of the bird nesting season of March to the end of September.

Separating the individual properties will be 1.8m close boarded fencing.

Details of who will be responsible for the maintenance of the hedging, bund and fencing are secured by way of condition.

The Arboricultural officer has no objection to the details provided.

Other Material Considerations

As referenced in the report a condition was imposed on the outline that the Gross Internal Area of the 9 dwellings (including garage space) must not exceed 1000m² i.e. in order to restrict the floor area to that stated in order that the thresholds are not breached. The Gross Internal Area including garage space, as calculated in accordance with the guidance, is 998m². This has been verified by your officer to be the case i.e. under 1000m².

Ecological matters in respect to the site were addressed as a material consideration at the determination of the outline planning permission. The restrictive condition in regards to vegetation removal is covered under condition 13 of that permission.

Contamination and drainage in respect to surface water and foul water is covered under conditions 6 and 7 on the outline planning permission.

It is noted that some 3rd party comments relate to the proposal to the north of the site for 31 glamping pods and managers dwelling. That application has yet to be determined.

A third party comment states that Doctors surgery is already at capacity, and this development would put further pressure on the surgery. However, this is no reason to refuse permission and in any case this is a reserved matters application, where the principle of 9 dwellings has already been established.

CONCLUSION

Members may recall that this site was submitted for outline planning permission at a time when the council were not able to demonstrate a 5 year supply of deliverable housing sites. In accordance with paragraph 14 of the NPPF, the principle of residential development on this site is was deemed to be acceptable, and outline consent for 9 dwellings was granted.

Heacham Parish Council considered that there was insufficient information to determine the application, raised concerns in regards to the loss of the hedge and not being supportive of frontage onto Hunstanton Road. It's your officer's opinion that the applicant has supplied sufficient information to cover reserved matters requirements and the proposed scheme is acceptable without causing detrimental visual or neighbour amenity issues. It is acknowledged that around 7m of the hedge that flanks Hunstanton Road needs to be removed to provide an appropriate access, however this is not a significant length of the hedgerow and the Arboricultural Officer has no objection to the scheme. The proposal does not advocate frontage development.

It is therefore considered that in light of the National Planning Policy Framework, Local Development Framework Core Strategy and the Site Allocation and Development Management Policies Plan that the application be approved subject to the following conditions.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:-
 - Location Plan received 12th September 2017
 - Proposed Site Plan dwg. 2115-02G received 16th November 2017
 - Proposed Site Sections dwg.2115-06A received 16th November 2017
 - Proposed Plans and Elevations Plots 4 & 8 dwg.no. 2115-11D received 12th September 2017
 - Proposed Plans and Elevations Plots 1,2,3,6,7,9 dwg.no 2115-12D received 12th September 2017

- Proposed Plans and Elevations Plot 5 dwg no. 2115-16D received 12th September 2017
- Proposed Garages dwg. 2115-17A received 12th September 2017
- Proposed Carports and Garages dwg. 2115-18A received 12th September 2017

- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 2 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 3 Condition The landscaping details, with the exception of the planting on the bund and paragraph 5 in respect to maintenance, shall be carried out in accordance with Plandescil Landscaping scheme job no.22776 dated November 2017 received at 14:04 on 17th November 2017
- 3 Reason In the interests of visual amenity in accordance with the provisions of the NPPF
- 4 Condition No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.
- 4 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 5 Condition Notwithstanding details received, prior to the first occupation of the development a landscape maintenance scheme (including bund and acoustic fence) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the maintenance of all landscaped areas for a minimum period of 5 years and specify the maintenance responsibilities and arrangements for its implementation. The landscape maintenance scheme shall be carried out as approved.
- 5 Reason In order to retain control over the development in the interests of visual amenity

- 6 Condition No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.
- 6 Reason To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.
- 7 Condition No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority in consultation with the Highway Authority.
- 7 Reason To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 8 Condition Before any dwelling is first occupied the road(s) & footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- 8 Reason To ensure satisfactory development of the site.
- 9 Condition Prior to the first occupation of the development hereby permitted visibility splays as shown on plan 02 G received 16th November 2017 shall be provided to the north and south of the access respectively where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 9 Reason In the interests of highway safety.
- 10 Condition Prior to the commencement of any works on site a Construction Traffic Management Plan, to incorporate details of on-site parking for construction workers, access arrangements for delivery vehicles and temporary wheel washing facilities for the duration of the construction period shall be submitted to and approved in writing with the Local Planning Authority in consultation with Norfolk County Council Highway Authority. For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and unless otherwise approved in writing with the Local Planning Authority in consultation with the Highway Authority.
- 10 Reason In the interests of maintaining highway efficiency and safety
- 11 Condition Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawing number 2115-02G have been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in this condition shall be completed to the written satisfaction of the Local Planning Authority.
- 11 Reason To ensure that the highway network is adequate to cater for the development proposed

- 12 Condition The development shall be constructed in accordance with the following agreed brick and tiles:-
- TBS Verona Multi Brick
 - Imerys Panne S Vintage Fonce Tile
- 12 Reason In the interests of visual amenity
- 13 Condition The fences as shown on plan 02 G received 16th November 2017 shall be erected prior to the occupation of the dwelling to which they relate.
- 13 Reason In the interests of the residential amenities of the future occupants of the development in accordance with the NPPF.