

AGENDA ITEM NO: 8/1(a)

Parish:	Grimston	
Proposal:	Reserved matters application: Residential development of 18 dwellings	
Location:	White House Farmhouse 1 White House Farm 28 Chapel Road Pott Row	
Applicant:	A P & K A Skerry And EA & LM Chenery	
Case No:	19/01112/RMM (Reserved Matters - Major Development)	
Case Officer:	Mrs K Lawty	Date for Determination: 25 September 2019 Extension of Time Expiry Date: 17 August 2020

Reason for Referral to Planning Committee – Parish Council Response at variance with Recommendation

Neighbourhood Plan: No

Case Summary

Outline planning permission was approved on this site in 2016 when the borough did not have a 5 year housing land supply (lpa ref: 15/01838/OM). Outline consent was granted for up to 18 dwellings, with access being the only matter determined at this stage. The approved access is off Chapel Road at the western end of the site.

All other matters, including layout, appearance, scale and landscaping were reserved for later consideration and form the subject of this reserved matters application.

Pott Row, combined with Grimston and Gayton, is classified as a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy.

The application site lies on the eastern side of Chapel Road, Pott Row and is approximately 0.96 hectares in area.

The outline application was subject to a S106 Agreement to secure an affordable housing contribution and SUDS management and maintenance.

Key Issues

Principle of Development
Appearance, layout and scale
Landscaping
Neighbour Amenity
Ecology
Highway safety
Affordable Housing
Heritage Assets
Flood Risk and Drainage
Other Matters

Planning Committee
10 August 2020

Recommendation

APPROVE

THE APPLICATION

This is a reserved matters application with the site having outline planning permission approved for 18 dwellings in 2015. The reserved matters for consideration under this current application are layout, appearance, scale and landscaping. The point of access was approved at outline stage.

Pott Row, combined with Grimston and Gayton, is classified as a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy.

The application site lies on the eastern side of Chapel Road, Pott Row and is grade 3/4 agricultural land. It is approximately 0.96 hectares in area and is generally flat.

The layout provides for 18 dwellings which are a mixture of 2, 3 and 4 bedroom properties. Most are detached properties, with two pairs of semi-detached dwellings and a short row of three terraced properties.

The layout shows that 4 affordable housing units are provided; 2 No. 2 bedroom properties and 2 No. 3 bedroom properties. These are located across the site.

Access is proposed via a single access point onto Chapel Road to the west of the site.

There is a listed building on Chapel Road to the north west of the site, outside but adjacent to the application site boundary, which has been renovated in the last couple of years.

Also behind the listed building and to the north of the application site the barns have been converted and 3 new dwellings constructed. This was under construction when the outline application was considered.

SUPPORTING CASE

This reserved matters application has been developed over the last 13 months to fully address the reserved matters items within the outline application. The scheme has been amended in conjunction with the planning team and any relevant consultee so that all and every concern associated with the reserved matters items has been fully addressed and concerns satisfied to ensure that the best scheme possible can be delivered. This was done in a proactive manner and has satisfied the concerns of the public right of way officer, the housing officer, the highways officer, the tree officer and the planning officer.

The objections from the parish council do not relate to the reserved matters aspect of the application and predominately relate to other planning conditions that will be submitted and dealt with to the local authorities' approval after the reserved matters aspect of the outline application has been determined.

Local concerns in relation to both existing and new landscaping have been subject to additional tree reports and amendments to proposed landscaping, with units relocated to address root protection areas which are now fully approved by the tree officer.

New adopted footways have been provided to the satisfaction of the public right of way officer including upgrading existing adjacent public footpaths and providing a more user friendly access way which will be more attractive to use.

The social housing units have been designed and layouts modified to the satisfaction of the housing officer during the process.

The whole approach both by the planning department and the agent in relation to the reserved matters process has been that of a positive and proactive manner and each and every concern associated with the layout, scale, appearance and landscaping of the site has been addressed and will provide a sustainable development which will add to the interests of the visual amenities of the locality and is hereby recommended to the committee members for approval.

PLANNING HISTORY

15/01838/OM: Application Permitted: 04/08/2016 - Outline application for residential development

14/00598/F: Application Permitted: 18/06/14 - Construction of new vehicular access

RESPONSE TO CONSULTATION

Parish Council: OBJECT (amended plans) - The Parish Council maintains its recommendation for refusal for the reasons set out in its original response to the application as many of the issues it raised still require a response.

It is noted that in revising the layout no account has been taken to meet the residents' concerns about the private access to the new White House Barns.

The Council also draws the planning officer's attention to the rainwater flooding issues currently being experienced in this area, the focus of which has been the manhole cover directly in front of the entrance to the new development. Any drainage plan for the site needs to take into account the inadequacies of the current system.

Object (original plans) – the Parish Council accepts that there will be development on this land, however for the time being it objects to the application in its current form. Its concerns are listed below:

Cramped form of development: Permission was granted for 18 dwellings, however whilst the Council notes there is a mixture of dwellings, the Council considers that the layout coupled with the number of 4-bedroom properties is over intensive and would mean a cramped form of development with car parking quickly becoming an issue.

Footway Lighting: The Council would like to see the provision of some footway lighting on this development.

Verges and shrubs: The Council would like clarification as to who would own and maintain the grass verges and planted shrubs. Concern was expressed that the grassed areas may also become unofficial parking areas.

Footpath to the right of way: The layout provides for a “public path” which leads to Footpath no. 8. The Council has no objection to this path connecting to the Right of Way, but is this path to be adopted by County or Borough – who will be responsible for the maintenance in the future?

Preservation of the Right of Way: Footpath No. 8 runs along the side of the development. The Council does have concerns that without proper planning this could become a narrow and unpleasant fence boarded alley instead of an asset to encourage walking, the path links to the school so is well used. The Council notes that there was mention of making the access wider which it welcomes along with a broader discussion on how to preserve or restore as much of the hedging as possible. The Parish Council would like to be included in that discussion.

Existing Boundary Trees: Whilst some trees are marked on the plan, there are number of significant sized trees along the footpath No 8 which are not, their removal would not be supported carte blanche as they are an important landscape feature providing a soft barrier between developments as well as the obvious environmental benefits.

Bus stop: The Council understands that to provide a safe exit onto Chapel Road the bus stop must be moved. However, it requests that a condition be made that the bus shelter shortly to be erected is moved by the developer to the new agreed spot once development is underway.

Access onto White House Barn development: The Council strongly advises that the developer discusses the layout of the access to the White House Barn development with the residents of said Barns as there is concern that the access to the 3 properties in the long barn is too narrow. (Residents have been advised to write directly on this matter) and this aspect of the application should not be approved until this has been resolved with those residents.

Street Naming: Street names plates which make it clear the development also includes access to White House Barn properties must be provided. The residents currently have problems with post being delivered to the wrong addresses in Chapel Road.

Vertically Boarded Fencing: The Council discourages high boarded fencing which leaves a smallish gap between the fence and the footpath, experience has shown that these areas becomes difficult to manage. Plots 1 and 14 are examples of this and instead of providing a soft/green boundary they become untidy and sources of irritation for neighbours. The maintenance of these areas as mentioned above would need to be clarified.

Planted Trees: The Council welcomes the principle to provide trees throughout the development, however in certain gardens they may provide unwelcome shade to their neighbours (New and established). Whilst conditions cannot stop owners from planting their own trees, residents with the smaller gardens may also find the trees restrict the enjoyment/use of their gardens. Where individual residents have expressed concerns relating to the affect on their own property they have been advised to write directly to the planning officer.

Highways Authority: NO OBJECTION (amended plans)

Housing Development Officer: NO OBJECTION (amended plans)

Natural England: NO COMMENTS

Water Management Alliance (King's Lynn Internal Drainage Board): NO OBJECTION – not within area but made comments about surface water disposal.

Environment Agency: NO COMMENTS

Lead Local Flood Authority (LLFA): NO COMMENTS

Environmental Health & Housing - Environmental Quality: NO COMMENTS

Environmental Health CSNN: NO OBJECTION – subject to conditions re: Construction Management Plan, Air Source Heat Pumps, drainage conditions, plus Noise/Dust/Smoke informative.

Green Infrastructure Officer (Access): NO OBJECTION - The planning proposal includes a new “cut through” path shown on the plan as Public Footpath. This path should be at least 2 metres wide, it should be adopted footway rather than a new Public Footpath otherwise a Creation Order or Dedication Agreement will be needed to add this footpath onto the Definitive Map. Ideally adjacent fencing should be lower to make this path more attractive to use or the incorporating the path into a landscape corridor would be more attractive.

Grimston FP8 is a well-used path it is being encroached upon by an unmanaged hedge which is largely non-native like privet although there is a mature sycamore and a few very large oak which I would think must be protected with a TPO. This boundary should be cleared right out and re-planted although it may well be in the intention to fence this boundary given that it will be rear of gardens. If this hedge was in much better condition then the path would be much wider and more attractive to use. The footpath surface is currently earth but it would benefit from a stone/planings type surface all the way along this boundary as it remains very shaded so can get muddy in winter. A surface enhancement here will benefit new and existing users alike.

Public Open Space Officer: NO OBJECTION - The proposed development falls below the threshold for requiring a formal Public Open Space provision. With reference to the proposed on site landscaping, any landscaping proposed to be transferred to individual purchasers should be within the natural curtilage of associated properties, avoiding ambiguity over responsibility for maintenance. With reference to the grass verges at the site entrance, I would appreciate confirmation as who these areas are proposed to be transferred to and managed by, assuming they are not proposed for adoption as public highway.

Arboricultural Officer: NO OBJECTION- conditionally in accordance with the arb report and plans authored by Oakfield Arboricultural Services

Architectural Liaison Officer: NO OBJECTION– if the rear boundaries of all plots are secured with a minimum of 1.8 closed board fencing then Norfolk Constabulary would be happy to support the application.

Norfolk Fire and Rescue Service: NO OBJECTION – conditionally. We will require a fire hydrant to be installed on no less than a 90mm main and request panning condition to secure details.

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REPRESENTATIONS

16 pieces of correspondence received relating to the application referring to the following:-

- Overdevelopment
- Impact on wildlife and protected species
- Overlooking and privacy
- Impact on trees and hedges
- Localised flooding/ drainage issues
- Consider double yellow lines along new access road entrance
- Who will cut the grass verges?
- Object to trees in rear gardens
- Concern regarding new access arrangements for White House Farm properties; the two sites should be kept separate
- Problems with deliveries to White House Farm properties will get worse unless properly signposted
- Who will maintain new driveways to existing properties?
- Increased traffic noise
- New access close to blind bend; highway safety
- How long will construction take?
- Where will Air Source Heating Pumps be placed?
- Will the bus stop be moved?
- Hope the affordable units will be provided
- Why more houses in the village when other new houses not yet sold?
- Could be better mix of houses
- Impact of additional traffic on White House Grade II listed building; structural
- Improve width of public footpath
- Not all trees shown on plans
- Borough Council do not listen to the Parish Council

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

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

DM16 – Provision of Recreational Open Space for Residential Developments

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2019

PLANNING CONSIDERATIONS

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

- Principle of Development
- Appearance, layout and scale
- Landscaping
- Neighbour Amenity
- Ecology
- Highway safety
- Affordable Housing
- Heritage Assets
- Flood Risk and Drainage
- Other Matters

Principle of Development

Outline planning permission was approved in 2016 for 18 dwellings on the site under ref: 15/01838/OM. This reserved matters application for 18 dwellings has been submitted in accordance with the details of the outline consent, which approved only the access point into the site.

Pott Row, combined with Grimston and Gayton 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). The front (western) part of the site is within the settlement boundary but the majority of the application site lies within an area designated as countryside as defined by the King's Lynn and West Norfolk Site Allocations & Development Management Policies (SADMP) Plan 2016.

The site does, however, lie adjacent to the development boundary and developed part of Pott Row between Hillings Way and Philip Rudd Court.

The site was granted outline consent when the borough did not have a 5 year supply of deliverable housing site as required by paragraph 49 of the NPPF. The reserved matters application was submitted within the correct timeframes of the outline consent and work has been ongoing with the applicant to amend the scheme in response to representations received throughout the public consultation process.

Accordingly the site already benefits from outline planning permission and this application seeks approval of the remaining reserved matters, namely appearance, landscaping, layout and scale.

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Appearance, layout and scale

The application site lies on the eastern side of Chapel Road, Pott Row, is approximately 0.96 hectares in area and is generally flat. There are some existing trees and hedgerows on the site.

Vehicle access to the site has already been approved to the west onto Chapel Road. The layout shows vehicular links through to the existing residential units behind White House Farm.

There is a pedestrian public footpath which runs alongside the southern boundary of the site. This is a public right of way known as Grimston FP8 and will remain unaffected by the proposal. A new footpath is shown to link into this public right of way which will be of adopted standard. Details of who will maintain this long term have not yet been provided but will be required by planning condition.

The site is bounded on two sides by existing residential development; Hillings Way to the north and Philip Rudd Court to the south to the south. On the opposite side of Chapel Road, to the west, are more residential properties. To the east are open fields.

The form and character of the locality is characterised by a mixture of predominantly detached and semi-detached, single and two storey dwellings of various ages and designs. Hillings Way is characterised by detached bungalows and Philip Rudd Court is a mixture of predominantly two storey dwellings with some detached bungalows.

The development proposes 12 No. 4 bedroom units, 4 No. 3 bedroom units and 2 No. 2 bedroom units. In terms of design the proposal shows a mix of one and a half and two storey detached, semi-detached and terraced properties. Some of the units utilise the loft space for additional accommodation.

The shape of the site, the position of the existing trees and their root protection areas and the position of neighbouring properties restrict the layout possibilities. Several amendments have been received through the process of the planning application to improve the layout and relationship with neighbouring properties, in response to comments raised by consultees or third parties.

Four units are proposed to be affordable houses, in accordance with policy, and these are peppercotted across the site.

The plans show a mix of external materials for the properties including brick, render and timber cladding. Clay pantiles are shown to the roofs. Design details take reference to traditional buildings found in the village and include chimney stacks and gabled porches.

Boundary treatment includes a brick and flint wall to the front of the site, with post and rail fencing to front gardens and vertical timber boarding to rear gardens.

Given that the site is between existing residential development to the north and south, there are only limited public views of the development. The public views will be from Chapel Road and the public footpath to the south. The entrance into the site has open areas either side of the access road, with hedging along the southern boundary, which will retain some of the existing open characteristics of the street scene.

The Parish Council has objected to the proposal saying it is a cramped form of development: Whilst they acknowledge that permission was granted for 18 dwellings, and there is a mixture of dwellings, the Parish Council considers that the layout, coupled with the number

of 4-bedroom properties, is over intensive and would mean a cramped form of development, with car parking quickly becoming an issue.

At outline stage the issue of the number of units on the site and the resulting density was considered to be acceptable. The submitted, amended layout now shows that this number of units can fit onto the site whilst retaining the characteristics of the area.

There is a high proportion of 4 bedroom units on the site, but these vary in terms of floor area from 127sqm to 199 sqm. Some of these utilise the loft space for accommodation so are not excessive in terms of footprint or mass.

Policy DM15 refers that the scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials.

It is considered that, in terms of appearance, layout and scale the proposal will not detrimentally affect the form and character of development in the locality and conforms to national and local policy on design, including Policy DM15.

Landscaping

The site contains several protected trees (subject of a TPO) and an Arboricultural Impact Assessment & Method Statement have been submitted in support of the application. This includes a survey of the trees on site, their condition and works required.

This report concludes that the proposal requires minimal removals to accommodate the layout and as such has minimal impact on the arboricultural value of the site.

Provided the construction adheres to the tree protection measures as recommended in the report the proposal will have no material effect upon the health of those trees to be retained or to their overall value.

Several third party comments have been received about the existing oak trees and the impact of them development upon them. The submitted plans show the root protection area of these trees to the boundary of the site and that these can be retained without buildings encroaching into them. Where driveways are within the root protection area these are shown to be of no dig construction. The Arboricultural Officer raises no objection to the proposal.

Third party objections have been raised to the landscaping plan showing new tree planting to rear gardens. In response to this the landscaping plan has been amended to remove all new tree planting to rear gardens, but instead repositioning them to front gardens where appropriate.

In accordance with Policy DM16 residential schemes of up to 19 units should ensure that their scheme contains sufficient space to ensure a high standard of layout and amenity to the residents of the proposed development and to ensure that the scheme integrates into the wider landscape setting. There is no need to provide an equipped play area for a scheme of this size

The layout shows a degree of open space around the access road at the western end of the site. Given the limited width of the site at this point it is not possible to build dwellings here, so this will remain free from built form. Although of modest proportions, this area will remain open and provide a soft entrance to the development and a high standard of layout and

amenity for residents and neighbours. It is considered this accords with the provisions of policy DM16.

During the course of the application concern was raised to the narrow nature of the public footpath to the south of the site and that it would be bounded by close boarded fencing. To improve this situation amended plans have been submitted which show the fencing pulled back from the site boundary, enabling a hedgerow to be planted along the footpath. This will open up the footpath and enhance visual amenity.

The Parish Council and other third parties have asked who will be responsible for the maintenance of hedgerows and planting on the site as well as the grass verges at the front of the site. The applicant confirms that these details have not yet been finalised but they will need be provided as part of the requirements of a planning condition to ensure they are not neglected.

The submitted landscaping details show that the development incorporates elements of soft planting that will enhance the character of the area and accord with the provisions of national guidance and local plan policy in regard to good design.

Neighbour Amenity

Third Party representations have raised concern about being overlooked.

Careful consideration has been given to the impact of the development on the amenity of the occupants of neighbouring properties. The relationship between the development proposed and neighbouring properties has been examined and the impact upon the amenity of the occupants of these properties has been assessed. Consideration has been given to overlooking, overshadowing and whether the development would be overbearing.

The nearest properties to the north are bungalows on Hillings Way that generally back onto the site. The distances to the boundary of the new development is restricted by the root protection areas of the trees. The unit on Plot 3 is a one and a half storey dwelling with no upper floor windows. One rooflight is shown above a stairwell, but this is to add natural daylight to the stairs and will be high level. Given this is not a habitable room there are no concerns about overlooking.

The unit on Plot 8 to the north east corner is a two storey property, gable end onto the rear garden of No 7 Hillings Way. In response to concerns about the impact of this dwelling on the occupants of this existing property the applicant has re-sited this dwelling so it is further away from the common boundary.

In response to other concerns the applicant has also amended floor layouts to show that, where possible, bathrooms and en-suite windows face north at first floor level along this part of the site which will help to reduce the feeling of overlooking by neighbouring properties.

To the south of the site the properties on Philip Rudd Court are further away and separated by the public footpath. Again the development respects the root protection areas of the large oak trees, which means there is a greater distance between properties.

Overall the amended plans are welcomed and is not considered there will be a significantly detrimental impact upon the amenity of the occupants of the neighbouring properties in terms of overlooking, being overshadowed or the proposed dwellings being over bearing, as a result of this proposal.

Ecology

At outline stage the application was supported by a desk study and a Phase 1 habitat survey.

No reptiles were found on site but the survey concluded that further survey work is recommended to determine if reptiles are using the site.

The European Habitats Directive (the Directive) prohibits activities such as the deliberate capturing, killing or disturbance of protected species, subject to derogation in specific and limited circumstances. These requirements are enforced in England and Wales by the Conservation of Habitats and Species Regulations 2010 (the Regulations) and any derogation is regulated and overseen by a system of licensing administered by Natural England (NE).

In exercising its functions, including determining planning applications, a Local Planning Authority (LPA) is required to have regard to the requirements of the Habitats Directive in so far as they may be affected by the exercise of those functions. It is not the role or responsibility of the LPA to monitor or enforce NE's obligations under the Regulations. However, if a development proposal could potentially result in a breach of the Directive, the LPA is required to form a view on the likelihood of a licence being granted under the Regulations by NE in order to fulfil its own obligation to have regard to the Directive requirements.

At outline stage the LPA concluded that there is the possibility that reptiles are present and that if development were to proceed there is the possibility of a breach of the Directive. Therefore the LPA undertook the test of derogation and formed the view that, from the information submitted to it Natural England would not be unlikely to grant a derogation licence under the Regulations in relation to this development and that planning permission should not be refused for this reason.

Accordingly planning conditions imposed on the outline consent (conditions 14, 15 and 16) require further survey work to be undertaken and appropriate mitigation measures with regard to reptiles. These conditions also ensure that the recommendations relating to other protected species in the habitat survey are adhered to during construction stage.

At this stage the additional survey work has not been conducted but the conditions already in place mean that such survey works will need to take place prior to the commencement of development.

Third party concerns regarding common lizards and protected species are therefore noted, but conditions are already in place regarding works on site and protected species.

Highway safety

The position of the access into the site was agreed at outline stage. The outline application also proposed the moving of the bus stop from the front of the site to a new location further south along Chapel Road. The detail of this is controlled by planning condition on the outline consent.

Third party objection has been received to the new access arrangements for the existing properties behind White House Farm. Currently these properties are accessed via a single gravelled track straight onto Chapel Road. The new layout shows three separate access points serving these new dwellings, linking into the new access road rather than directly onto

Chapel Road. Third party preference would be to retain the current arrangement and there are also concerns about the narrow nature of the access.

However, the Highways Officer raises no highway safety objection to this new layout or its design and there is no reason for the lpa to request amendments to this arrangement.

Third party comments about additional traffic noise, more vehicles using this junction and poor visibility are noted, but these issues were considered at outline stage and the visibility splays and degree of additional traffic found to be acceptable.

A third party has asked if double yellow lines could be painted along the entrance road to prevent parking. However, the highways authority has not asked for this to be included as part of their consideration of the development proposal.

The Parish Council has objected to the high demand for parking by the residential properties. However, each property can provide sufficient parking provision as set out in the adopted parking standards and is therefore policy compliant.

The Highways Officer has no objection to the proposal, as amended.

Affordable Housing

In accordance with Policy CS09 of the adopted Core Strategy (2011), 20% provision of affordable housing is required on sites capable of accommodating 5 or more dwellings and/or 0.165ha in areas in the rural areas such as Pott Row. In this instance based on a development of 18 dwellings, 4 affordable homes are shown to be provided.

The affordable housing mix and the size of the units has been amended following consultation with the Housing Development Officer. The affordable units are Plots 5, 11, 15 and 17 which are 2 No. 3 bedroom units and 2 No. 2 bedroom units. The size of the units reflects the affordable housing requirements of the area and have been amended in line with requests from the Housing Development Officer.

One unit has a garage, one has a carport and two units have off street parking similar to other market houses on the site. Garden sizes are similar to other units on the development. The dwellings have the same appearance as other dwellings in the development and include chimneys and porch detailing, so are not distinguished separately from the market housing.

The units are positioned around the site and the proposal accords with housing policy and good practise regarding peppercotting.

The S106 legal agreement relating to the outline consent will ensure the affordable units are delivered and retained.

The Housing Development Officer supports the scheme as amended.

Heritage Assets

The proposed site access is adjacent to White House Farm, which is a grade II listed building. Third party concern has been raised about the impact of the development upon this listed building.

At the time of the consideration of the outline application work was underway to renovate this property and new residential units were being constructed to the rear of this listed building. At outline stage it was not considered that this development proposal would have a harmful

impact upon the listed building or its setting in this case. However, it was noted at outline stage that the layout and design of any new building on this site should have regard for the impact on the setting of the listed building.

The access road and new flint walling is the only part of the development to come in proximity of the listed building. The new access arrangements to the existing residential properties will mean that there will be less traffic passing directly adjacent to the listed building. In terms of impact upon the listed building the new flint walling and removal of traffic will give more privacy to the occupants of this building whilst enhancing its setting.

At outline stage the Historic Environment Service has commented that the proposed development area is located within the historic settlement of Pott Row, in an area which was the centre of a substantial pottery industry in the medieval period. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance would be affected by the proposed development. Accordingly, a planning condition was imposed on the outline consent for a programme of archaeological work to be provided, in accordance with National Planning Policy Framework para. 141 (condition 11).

Flood Risk and Drainage

Third party representations are concerned about local drainage issues.

However flood risk and drainage were considered at outline stage and there are conditions in place for the details of the drainage system to be submitted and agreed prior to the commencement of works (conditions 6 & 7).

Highway surface water will be discharged into the public highway sewerage system managed by the Highways Authority or by SuDs. Rainwater from dwelling roofs will be adopted through a SuDs principled system and foul drainage will discharge into existing adopted infrastructure in the area. The future management and maintenance of any Suds features is already secured in the S106 agreement.

Other matters

Condition 13 of the outline consent already requires details of the installation of fire hydrants and their installation prior to the use of the development.

The Parish Council would like to see the provision of some footway lighting on this development. However, it is for the applicant to choose if they wish to install such lighting, and it is recommended that a planning condition be imposed seeking the details of any street lighting prior to installation.

The Parish Council understands that to provide a safe exit onto Chapel Road the bus stop must be moved and request that a condition be made that the bus shelter shortly to be erected is moved by the developer to the new agreed spot once development is underway. The applicant confirms that the details of the moving of the bus stop have not been agreed yet, but acknowledges that this is a requirement of planning condition 23 of the outline consent.

The Parish Council and third parties have commented that residents currently have problems with post being delivered to the wrong addresses in Chapel Road and that street names plates should make it clear the development also includes access to White House Barn properties. This is noted but is not a material planning consideration.

Third Party comments has been made as to why additional housing is required when existing new properties have not yet sold. However, the permission has already been granted and was considered at outline stage.

A third party has asked how long construction might take. However, this is not a material planning consideration and not something able to be controlled by the lpa.

A neighbour has asked where Air Source Heating Pumps (ASHPs) will be located. The applicant has confirmed that they have not yet considered if they will be used on this site. However, the applicant is agreeable to a planning condition being attached to any permission to submit details of any ASHP units to be submitted prior to installation.

Third party comment has been made that the lpa does not consider the comments submitted by the Parish Council. However, every comment received from the Parish Council, statutory consultees and third parties is considered and where there is a difference of opinion between Parish and lpa the application is considered in line with the powers contained within the adopted Scheme of Delegation, which is via the Sifting Panel or Planning Committee.

CONCLUSION

The site already benefits from a valid outline consent for up to 18 dwellings. The access has already been agreed at outline stage and the matters of appearance, scale, layout and landscaping are considered under this current reserved matters application.

The proposal shows a good mix of dwellings, incorporating the required amount of affordable units, pepperpotted across the site. The layout demonstrates that this number of dwellings can fit within the site without having a detrimental impact in respect of form and character or neighbour amenity. The design and appearance is sufficiently in keeping with surrounding development.

The layout also shows that the significant oak trees will be retained on site and their roots can be protected from development. Conditions are already in place on the outline consent to submit details of further survey work with regard to lizards and appropriate mitigation measures put in place prior to the commencement of works.

Drainage details and archaeology are also matters already covered under the outline conditions.

There is already a S106 agreement in place that will secure the affordable housing and SuDs(management and maintenance).

In light of the above, it is considered that the proposal complies with the provisions of the NPPF and local policy, particularly CS06, CS08, CS09, CS12, DM15, DM16 and DM17, and that planning permission may be granted subject to the additional conditions below.

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 drawing nos:

* HAL18-PR-10K Site Plan Overall Ga

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* HAL18-PR-11H	Enlarged Site Plan
* HAL18-PR-101B	Plot 1 Plans And Elevations
* HAL18-PR-102B	Plot 2 Plans and Elevations
* HAL18-PR-103	Plot 3 Plans and Elevations
* HAL18-PR-110B	Plot 4 & 10 Plans and Elevations
* HAL18-PR-105C	Plot 5, 6, 11 & 12 Ground Floor Plan and Front Elevation
* HAL18-PR-106E	Plot 5, 6, 11 & 12 First Floor Plan and Elevations
* HAL18-PR-104B	Plot 7 Plans and Elevations
* HAL18-PR-108B	Plot 8 Plans and Elevations
* HAL18-PR-107B	Plot 9 Plans and Elevations
* HAL18-PR-114C	Plot 13 & 18 Plans and Elevations
* HAL18-PR-118	Plot 14 Plans and Elevations
* HAL18-PR-115A	Plot 15, 16 & 17 Ground Floor Plan and Front Elevation
* HAL18-PR-116	Plot 15, 16 7 17 First Floor Plans and Elevations
* HAL18-PR-SEC1A	Sections
* HAL18-PR-200B	Garage Plans and Elevations
* HAL18-PR-600A	Boundary Treatment Plan
* HAL18-PR-610B	Landscaping Sheet 1
* HAL18-PR-611B	Landscaping Sheet 2
* HAL18-PR-612B	Landscaping Sheet 3

- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: Prior to the first occupation of the development hereby permitted the proposed on-site accesses and car parking / turning areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 2 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 3 Condition: Prior to their installation details of the method of lighting and extent of illumination to the access roads, footpaths, parking, and circulation areas shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be implemented as approved prior to the occupation of the development or any phase of the development to which it relates and thereafter maintained and retained as agreed.
- 3 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 4 Condition: Prior to the installation of any air source heat pump(s) a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the sound power levels of the proposed unit(s), identify the distance from each unit to the nearest boundary and provide details of anti-vibration mounts, or noise attenuation measures. The scheme shall be implemented as approved, and thereafter maintained as such.
- 4 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 5 Condition: The boundary treatment hereby approved shall be completed before the occupation/use of each residential unit hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by

the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 5 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 6 Condition: The development hereby approved shall be constructed in accordance with the conclusions of the Arboricultural Impact Assessment & Method Statement and plans authored Oakfield Arboricultural Services ref: OAS 20-105-AR01.

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 the details that have been submitted to within the Arboricultural Impact Assessment. 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.

- 6 Reason: To ensure that the landscaping is properly maintained in accordance with the NPPF.
- 7 Condition: A landscape management plan including long-term design objectives, management responsibilities, management and maintenance schedules for all landscape areas and footpaths, other than small privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of any part of the buildings or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.
- 7 Reason: To ensure that the landscaping is properly maintained in accordance with the NPPF.