

SOUTHERN PLANNING COMMITTEE – 3rd February 2016

APPLICATION NO: 15/4413N

PROPOSAL: Erection of 19 no. dwellings, vehicular access, associated car parking and landscaping (Reserved Matters)

ADDRESS: Land to the rear of Woodlands View, 20 Bridge Street, Wybunbury, CW5 7NE

APPLICANT: Simon Clutton Homes Ltd

ADDITIONAL INFORMATION

A letter has been received from the applicant's agent which raises issues in relation to flood risk/drainage and conditions. The letter also refers to the concerns raised about the over-engineered section of road serving plots 12-14 and that this should be changed to a private driveway. The applicant states that this is part of the terms of the purchase contract and that they are required to provide an adopted highway to the western boundary of the site. The land to the west is established agricultural land and remains designated as open countryside within the Local Plan and any applications on the land to the west would need to be subject of a separate planning application which would be determined by the Council.

APPRAISAL

Land Levels

Plans have now been received which show street-scene drawings and sections to show how the proposed dwellings would be sited in relation to the land levels across this site.

The street-scene drawings show that the that the floor level of plots 5 and 6 would be 54.55 AOD (above ordinance datum) and this would largely follow the existing land levels to plot 20 and 21 which would have a finished floor level of 62.55 AOD.

In terms of Willow Mead to the south of the site this property has a floor level of 53.00 AOD, an eaves height of 55.46 AOD and a ridge height of 60.86 AOD. This is in comparison to the proposed bungalows which would have a floor level of 55.15 AOD and a ridge height of 61.41 AOD. The plans show that there would be minimal land level changes from existing and that the ground floor windows to the proposed bungalow would be at a lower height than the first floor windows to Willow Mead. On this basis and the separation distance that would be provided it is considered that the proposed development would have a minimal impact upon the residential amenities of Willow Mead.

Flood Risk and Drainage

A verbal update will be provided in relation to this issue

Conditions

A letter has been received from the applicant's agent which queries some of the suggested conditions within the committee report as follows:

Condition 4 – The materials will match the dwellings currently being constructed on plots 1 & 2 (Weinerberger Woodlands Mixture, Grey Marley Edgemere and buff-coloured re-constituted stone cills). The suggested condition wording will be amended to reflect this.

Condition 6 – Boundary Treatments have been submitted and should be conditioned to comply with the approved drawing. The case officer does not consider that there are sufficient details on this plan and that amendments are required to this plan. The condition will be retained as suggested.

Condition 7 – A tree protection plan has now been submitted with the application. This is considered to be acceptable and the condition will be amended.

Condition 9 – A construction environment management plan has now been submitted. In this case it has not been possible to obtain consultation responses from the relevant consultees and as such the condition will be retained.

Condition 11 – The compliance with mitigation measures within the submitted Acoustic Report should refer to the plots affected 18-21. This is agreed.

Condition 12 – All plots have rear garden access and this condition is not required. This is agreed and the condition will be deleted.

Condition 13 – This is repeated twice on the recommendation (2 and 13). This is agreed and condition 13 will be deleted.

Condition 14 – Do not understand the rationale for removing plots 9-13. The reason for this is that these plots have small rear gardens and plots 9-13 have the potential to overlook the dwellings at plots 3, 4 and 8. The condition is to be retained.

RECOMMENDATION:

APPROVE subject to the following conditions

- 1. Approved Plans**
- 2. External Lighting to be submitted to the LPA for approval in writing**
- 3. Compliance with the submitted Environment Management Plan**
- 4. Materials to comply with approved details**
- 5. Implementation of the approved landscape scheme**

- 6. Boundary treatment to be submitted and approved**
- 7. Tree Protection compliance with the submitted details**
- 8. Arboricultural Method Statement**
- 9. Submission and Approval of a Construction Management Plan**
- 10. Affordable Housing Details**
- 11. Compliance with the mitigation measures contained within the submitted acoustic assessment prior to occupation of plots 18-21.**
- 12. Remove Permitted Development for plots 3, 4 and 9-13 for extensions and dormer windows**