

SOUTHERN PLANNING COMMITTEE – 8th February 2023

UPDATE TO AGENDA

APPLICATION NO.

22/2692N

LOCATION

LAND OFF, CREWE ROAD, WINTERLEY

UPDATE PREPARED

Correction

The affordable housing mix is referred to on both pages 15 and 17 but they are different.

The table on page 17 is correct so the housing mix detailed on page 15 should be discounted. For clarity a revised page 15 is below:

The proposal would provide 55 dwellings in total with 20 affordable units and 35 open market dwellings. The mix of houses per bedrooms and tenure split would be as below:

	Market Housing	Intermediate	Affordable Rent
1 bed	0 units 0% (target 5%)	0 units 4% (target 14%)	8 units 14% (target 26%)
2 bed	6 units 11% (target 23%)	5 units 9% (target 53%)	3 units 5% (target 42%)
3 bed	11 units 20% (target 53%)	4 units 7% (target 28%)	0 units 4% (target 20%)
4 bed	9 units 16% (target 15%)	0 units 0% (target 4%)	0 units 0% (target 10%)
5+ bed	9 units 16% (target 3%)	0 units 0% (target 1%)	0 units 0% (target 3%)

This would therefore provide the below mix of houses for all tenure types:

- 1 bed units x 8 (15%)
- 2 bed units x 14 (25%)
- 3 bed units x 15 (27%)
- 4 bed units x 9 (16%)
- 5 bed units x 9 (16%)

As can be seen from the table above the mix would not be provided as per the recommendation in Policy HOU1. However, the text makes it clear that this is to be used as a starting point only and is not a ridged standard.

The aim of this policy appears to provide a mix of all housing tenure and bedroom units to suit the needs of all and not to be dominated by larger 4 plus bedroom properties. As noted above the proposal would be dominated by 2 and 3 bedroom properties with a similar mix remaining for 1, 4 and 5 bed units. Or to put it another way the split would be 67% smaller properties (1-3 beds) and 33% larger properties (4 and 5 beds).

As such this mix of housing would provide opportunity for all and thus is deemed to be acceptable.

Officer comment

No change the officer appraisal or recommendation as per the main report.

Revised plans/comments of Urban Design Officer

The Councils Urban Design Officer initially assessed the proposal and suggested some changes. Revised plans have been provided which are discussed below:

- To enhance the character of key plots including the side wall of Plot 55

Changes have been made to the proposed brick types – Weinerberger Westerton Orange and Weinerberger Durham Red – the plots where each of these brick types are to be used are shown on the layout by way of a different colour shading of each plot.

Regarding plot 55, no additional side windows are to be provided other than the than the first floor bathroom windows due to the need to overcome shading issues highlighted in the tree section of the main report. For this reason no ground floor side window is possible.

However in order to address the issue around plot 55, it is proposed to enclose that area of open space and bring it within the proposed curtilage of plot 55 so that there is no open space that is obscured from public view.

- swapping the roofs of plots 8/9 to gabled design to match predominate roof forms

With regard to the hipped roofs, the applicant does not propose to make any amendments to the house types however have moved what was plot 8 & 9 away from Plots 6-7 (2.5 storey) to assist with this street scene.

- Concern over use of bitmac with coloured chippings in lieu of block for lanes and areas of shared surface and suggests the use of block

The coloured bitmac around the Open Space has been changed to tegular paving.

- Need for a management plan for landscaping on site minimum management period of 30 years and long term management of trees in private gardens (15 years)

The Section 106 agreement for the outline scheme requires the submission of a management plan for the open space and for this to be approved prior to the occupation of the development.

The agent advises that a management company has yet to be confirmed for the site, hence they consider it makes little sense to prepare and submit a management plan speculatively until such time that the management company is confirmed.

- To overcome a localised issue with parking concentration, a solution would be to swap plot 5 with plots 6/7. This would enable the creation of landscaping between frontage parking and driveways.

The applicant has explored moving Plot 5 however this has not been possible because its current position is dealing with a previous tree shading issue similar, however to assist with breaking up the frontage parking, Duchy Homes have switched Plots 9 & 10 with Plot 8.

A further tree has also been added in the front garden of Plot 27.

Officer comment

The changes have been re-assessed by the Councils Urban Design Officer who raises no further concerns with the proposal subject to condition for the landscaping scheme to include some defensive planting/screening in front of the fence of Plot 55 as part of the landscape scheme.

Therefore the proposal is considered to be acceptable in design terms and complies with Policies SE1 & GEN1 of the CELPS and SADPD.

Recommendation

No change to initial recommendation as set out in the main report but with the additional requirement for defensive planting in the landscaping condition, listed as condition 6 in the main report.