

Application No: 14/2289C

Location: former Charles Church offices, MIDDLEWICH ROAD, SANDBACH, CHESHIRE

Proposal: Erection of Retirement Living housing (category II type accommodation), communal facilities, landscaping and car parking.

Applicant: McCarthy and Stone Retirement Lifestyles

Expiry Date: 05-Aug-2014

SUMMARY

The site is designated as being within the Settlement Zone Line of Sandbach where there is a presumption in favour of residential development so long that that the site is not utilised for any other purpose in the Local Plan and provided that the development it is in keeping with the local character and scale and does not conflict with other policies of the local plan.

The NPPF supports the erection of new dwellings, but places emphasis on the sustainability of the site.

From an environmental sustainability perspective, the scheme will not create any impacts with regards to; landscape, trees, ecology and would be of an acceptable design, subject to a number of conditions. It is also considered that no new highway safety, parking, flooding or drainage issues would be created, also subject to conditions. As such, it is considered that the site is environmentally sustainable.

From an economic sustainability perspective, the scheme will create local benefits in the local area during construction, will provide local employment opportunities and shall benefit the existing local shops and facilities.

As such, it is considered that the scheme is economically sustainable.

From a social perspective, subject to conditions relating to obscure glazing, noise mitigation and measures to protect against noise and air pollution during construction, it is not considered that the proposal would create any significant amenity concerns. A significant social benefit would be the financial contribution to off-site affordable housing.

The site lies within the town, within walking distance to all its public facilities.

As such, it is considered that the scheme is socially sustainable.

As such, it is considered that the development would be sustainable and is therefore recommended for approval.

RECOMMENDATION

APPROVE subject to S106 to secure affordable housing contributions and conditions

PROPOSAL

Full planning permission is sought for the demolition of the detached commercial premises on site and the erection of a detached 'T-shaped', 3 -storey retirement block, accommodating 39 'retirement' units.

At its maximum points, the dwelling proposed block would measure approximately 39.8 metres in depth, 43.7 metres in width and 12.4 metres in height.

Revised plans have been submitted as concerns regarding the design of the scheme were raised by the Council's Heritage Officer as the site lies adjacent to the Sandbach Conservation Area.

SITE DESCRIPTION

This application site relates to two, two-and-a-half storey commercial premises located on the southern side of Middlewich Road, Sandbach within the Sandbach Settlement Boundary.

The two premises back onto Middlewich Road and front onto a private car park to the rear of the site which is accessed via an established access point from the Ashfield's Medical Centre car park.

RELEVANT HISTORY

05/0283/ADV - Projecting sign and applied signage to front and rear elevations – Part Approved/Part Refused 15th June 2005

04/0211/ADV – Office sign – Part Approved / Part Refused 6th December 2004

37423/9 – Office sign – Approved 12th July 2004

35805/3 - Construction of 2no. Two storey office buildings and associated car parking – Approved 10th June 2003

35367/3 - Construction of 2no. Two storey office buildings and associated car parking – Approved 17th February 2003

33844/3 - Erection of 40 category ii (29 1-bed & 11 2-bed) sheltered flats for the elderly, house manager's accommodation, landscaping & car parking – Refused 25th March 2002

32478/1 - Food retail store gross internal sales area approx 1000 square metres (gross external area 1340 square metres); non-food & retail/leisure building (gross external area 500 square metres); ground floor non-food retail units with offices/storage above; prim – Approved 22nd December 2000

31822/1 - Mixed uses; new residential housing; apartments; offices; retail (food and non food); fast food; business starter units; medical centre and therapy centre; car parking and public courtyard and substation – Withdrawn 4th January 2001

29514/9 – Signs – Approved 13th March 1998

NATIONAL & LOCAL POLICY

National Policy

The National Planning Policy Framework establishes a presumption in favour of sustainable development. Of particular relevance are paragraphs:

14 - Presumption in favour of sustainable development
47-50 - Wide choice of quality homes
56-68 - Requiring good design
69-78 - Promoting healthy communities

Development Plan

The Development Plan for this area is the Congleton Borough Local Plan First Review 2005.

The relevant Saved Policies are:

PS4 – Towns, E10 – Re-use or Redevelopment of Existing Employment Sites, GR1 - General Criteria for Development, GR2 & GR3 – Design, GR4 – Landscaping, GR6 - Amenity and Health, GR9 - Highways & Parking, GR18 – Traffic Generation, GR19 – Infrastructure, GR20 – Public Utilities, GR21 – Flood Prevention, GR22 – Open Space Provision, H1 & H2 - Provision of New Housing Development, H4 - Housing Development in Towns, H13 – Affordable and Low-cost Housing, NR1 – Trees and Woodlands and NR2 – Wildlife and Nature Conservation

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

PG1 – Overall Development Strategy, PG2 – Settlement Hierarchy, EG3 – Existing and Allocated Employment Sites, SD1 - Sustainable Development in Cheshire East, SD2 - Sustainable Development Principles, SE1 – Design, SE2 – Efficient Use of Land, SE3 – Geodiversity and Biodiversity, SE4 – The Landscape, SE5 – Trees, Hedgerows and Woodland, SE6 – Green Infrastructure, SE7 – The Historic Environment, SE8 – Renewable and Low Carbon Energy, SE9 – Energy Efficient Development, SE13 – Flood Risk and Water Management, SC4 – Residential Mix, SC5 – Affordable Homes, CO1 – Sustainable Travel and Transport and CO4 – Travel Plans and Transport Assessments.

CONSULTATIONS

Strategic Highways Manager – No objections, subject to a number of conditions

Environmental Protection – Object to the proposal due to insufficient information being submitted in relation to noise mitigation for the future occupiers of the proposed development.

Notwithstanding the above, the following conditions are proposed; Hours of piling, the prior submission of a piling method statement, the prior submission of an Environmental Management Plan; the prior submission of a Green Travel Plan; the prior submission of a dust mitigation scheme; a restriction that the building shall not be occupied until a Clean Cover System in the landscaped area has been implemented and completed.

In addition, informatives relating to hours of construction and contaminated land are proposed.

United Utilities – No objections, subject to the inclusion of a number of conditions including; the prior submission of a foul drainage plan and the prior submission of a surface water drainage plan.

Informatives relating to the connection to water and drainage has also been proposed.

Housing (Cheshire East Council) – No objections, subject to the financial contributions being secured via a S106.

Greenspace (Cheshire East Council) - No comments received at time of report

Sandbach Town Council – No objections, subject to confirmation that access via Ashfield's Medical Centre car park is deemed to be suitable.

OTHER REPRESENTATIONS

A Letters of objection has been received from neighbouring property. The main areas of concern raised include;

- Amenity – Loss of privacy, overlooking, noise

7 letters of support of the proposal has also been received.

APPRAISAL

The key issues are:

- Principle of the development
- Housing Land Supply
- The acceptability of the design
- The impact upon neighbouring amenity
- The impact upon highway safety
- Affordable housing provision
- Open Space

Principle of Development

The site is designated as being within the Settlement Zone Line of Sandbach where Policy PS4 (Towns) states that there is a presumption in favour of development provided it is in keeping with the local character and scale and does not conflict with other policies of the local plan.

As the principle of development within the Settlement Zone Line is deemed to be acceptable.

Housing Development in Towns

Policy H4 of the Local Plan advises that proposals for new residential development in towns will be permitted where the following criteria are satisfied; the proposal does not utilise a site which is allocated for any other purpose in the Local Plan; the proposal complies with Policies GR2 and GR3; the proposal accords with other relevant local plan policies and would not detrimentally impact the council's housing land supply totals.

In response to this policy, the application site is not allocated for any other use and would be located in a sustainable location.

On site at present there are 2 commercial units with a large private car park to the rear. It is not considered that the replacement of these units with residential units would have any significant additional impact upon local infrastructure than the existing use.

Policy H4 also states that when considering planning applications, the borough will also have regard to a number of criteria including; the availability of previously developed sites; the sustainability of the location with regards to access to jobs, shops and services; the capacity of the local infrastructure and any environmental and physical constraints.

In response, the application site would effectively represent a previously development site once the existing businesses on site are demolished.

As the site lies within the Sandbach Settlement Zone Line, it is within close proximity to jobs, shops and services.

As advised, it is not considered that the proposal would have a detrimental impact upon the local infrastructure compared with the existing use.

There are no specific environmental or physical constraints on the development.

As such, subject to the development adhering with all other below local plan policies, the development is deemed to adhere with Policy H4 of the Local Plan.

The relevant policies within the emerging Cheshire East Local Plan Strategy – Submission Version and the NPPF largely support the Local Plan policies that apply in this instance.

Furthermore, paragraph 50 of the NPPF states that planning should help to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. In order to achieve this, para.50 states that planning should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes).

It is considered that the proposed development meets these criteria.

Housing Land Supply

Paragraph 47 of the National Planning Policy Framework requires that Councils identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements.

This calculation of Five Year Housing Supply has two components – the housing requirement – and then the supply of housing sites that will meet it. In the absence of an adopted Local Plan the National Planning Practice Guidance indicates that information provided in the latest full assessment of housing needs should be considered as the benchmark for the housing requirement.

The current Housing Supply Position Statement prepared by the Council employs the figure of 1180 homes per year as the housing requirement, being the calculation of Objectively Assessed Housing need used in the Cheshire East Local Plan Submission Draft.

The Local Plan Inspector has now published his interim views based on the first three weeks of Examination. He has concluded that the Council's calculation of Objectively Assessed Housing Need is too low. He has also concluded that following six years of not meeting housing targets, a 20% buffer should also be applied.

Given the Inspector's Interim view that the assessment of 1180 homes per year is too low, we no longer recommend that this figure be used in housing supply calculations. The Inspector has not provided any definitive steer as to the correct figure to employ, but has recommended that further work on housing need be carried out. The Council is currently considering its response to these interim views.

Any substantive increase of housing need above the figure of 1180 homes per year is likely to place the housing land supply calculation at or below five years. Consequently, at the present time, our advice is that the Council is unable to robustly demonstrate a five year supply of housing land. Accordingly recommendations on planning applications will now reflect this position.

Sustainability

The National Planning Policy Framework definition of sustainable development is:

"Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment"

The NPPF determines that sustainable development includes three dimensions:- economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;

These roles should not be undertaken in isolation, because they are mutually dependent.

Environmental role

Landscape Impact

The development should have no landscape impact given that the site relates to an existing developed site within the Sandbach Settlement Zone Line.

Trees and Landscaping

The application is supported by a topographical survey, tree constraints plan, tree survey and landscape proposals.

The site is currently occupied by offices and associated car parking. There is some existing landscape treatment to the boundaries.

There are some higher value trees off site however, the Council's Tree and Landscape Officer has advised that she does not view the trees within the site as a significant constraint to development.

The Council's Officer has advised that the landscape scheme forms part of the application and is considered reasonable. In the event of approval an implementation condition would be appropriate.

Since the receipt of these comments, a revised scheme has been produced. As such, should the application be approved, it is recommended that a revised landscaping scheme be submitted for prior approval.

Ecology

The application is supported by an extended phase 1 habitat survey.

The Council's Nature Conservation Officer has reviewed the submitted survey and advised that he does not anticipate there being any significant ecological issues associated with the proposed development.

Design

Policy GR2 of the Local Plan states that the proposal should be sympathetic to the character, appearance and form of the site and the surrounding area in terms of: The height, scale, form and grouping of the building, choice of materials and external design features.

Policies SE1 and SD2 of the Cheshire East Local Plan Strategy – Submission Version, largely reflect the Local Plan policy.

The proposal is for the erection of a 3 storey 'T-shaped' retirement accommodation building. At its maximum points, the dwelling proposed block would measure approximately 39.8 metres in depth, 43.7 metres in width and 12.4 metres in height.

The unit would be positioned approximately 2.4 metres from Middlewich Road to the north, 2.5 metres from the eastern boundary, 1.8 metres from the western boundary and 11.4 metres from the rear boundary of the site to the south.

As such, the development would largely be to the front of the site fronting Middlewich Road.

The original submission sought the development to be inset from the highway by just 0.9 metres. This was negotiated with the applicant to be further away to reduce its overbearing impact upon the streetscene due to its scale in comparison to the closest adjacent properties.

With regards to its projection to the rear, this would not extend any further than other built form either side of the application site.

As such, it is considered that the revised general layout of the proposal would not appear incongruous in the streetscene.

An existing vehicular access would be utilised from the rear of the site where parking spaces for 25 cars are proposed.

Policy GR2 of the Local Plan advises that proposals should be '*sympathetic to the character, appearance and form of the site and the surrounding area in terms of; The height, scale, form and grouping of the building(s).*'

The Council's Heritage / Urban Design Officer originally advised that he had a number of issues with the design scheme. Following a series of negotiations, a design has been settled on which overcomes the majority of these concerns, the others which can be addressed via the use of conditions.

A detached, 3-storey T-shaped block is proposed.

Currently on site are 2 detached, 2 ½ storey, rectangular shaped commercial properties which comprise of open brick finishes. Not far from the site are larger units such as the Ashfield's Primary Care Trust building and the Aldi Supermarket to the east and the Westfield's Office building to the north-west. As such, it is not considered that the form and scale (with regards to footprint) of a detached larger building would appear incongruous in this part of Sandbach.

The main body of the unit sought would be 3-stories in height measuring approximately 11 metres. The existing commercial units on this plot, are 2 ½ storeys tall. As such, the new unit would be taller than the existing units. However, as the unit would be inset from the highway by

approximately 2.4 metres, it is considered that this increase in height would not appear incongruous in comparison to the existing buildings.

The frontage would consist of a 3-storey, gable-fronted projecting focal point with a flat-roofed canopy at ground-floor level. The rest of the frontage would be staggered with regards to its building line and include windows of various sizes, some of which would include Juliet balconies.

It is advised within the application that the building would comprise of a mixture of exposed facing brickwork and white render, concrete grey roof tiles, white uPVC or grey uPVC windows and either timber or white uPVC doors.

The Heritage / Urban Design Officer's main outstanding concerns can be conditioned to ensure their suitability. This includes the use of uPVC fenestration instead of powder coated aluminium or timber fenestration which is not considered to be appropriate with regards to the site's proximity to the Conservation Area.

The other design related conditions sought include; the prior submission of material details, prior submission of window details, prior submission of material and finish of front entrance canopy, prior submission of cladding material and finish where proposed, prior submission of detailed balcony designs, prior submission of soffit, barge board and rainwater good details and the prior submission of a revised landscaping scheme.

Subject to these conditions, it is considered that the appearance of the building would be acceptable.

As such, subject to a number of conditions to secure the remaining outstanding design issues, it is considered that the proposal would be of an acceptable design and adhere with Policy GR2 of the Local Plan.

Highways

The application proposes to utilise an existing access to the site, to the rear of the plot, via the public car park to the east, which links into Middlewich Road adjacent to Ashfields Primary Care Trust.

25 car parking spaces are proposed to the rear of the site. Furthermore, an adjacent, free public car park could be utilised for overspill.

The Strategic Highways Manager has reviewed the submitted information and advised that the proposed use of the site is unlikely to result in different vehicle access requirements than the extant use and the proposed continuation in such a manner would therefore be acceptable. It is advised that the proposed parking provision would be appropriate. In terms of the off-site impact of the scheme, the submitted Transport Statement details that the existing use (when in operation), could be expected to generate over 200 two-way vehicle movements a day, whereas the proposal would generate around 78 two-way vehicle movements per day. In light of this evidence, no objections in relation to increased traffic volumes are raised.

The strategic Highways Manager has advised that should the application be approved, a number of conditions should be added to the decision notice. These include; No development shall be occupied until the proposed car parking has been marked out and made available for use; that the site access should be constructed in accordance with the approved plan prior to the first occupation of the dwellings and details of the proposed hard standing and lighting should be submitted to and approved in writing by the LPA.

Subject to the above conditions, the SHM raises no objections. As such, subject to the addition of these conditions, it is considered that the proposed development would adhere with Policy GR9 of the Local Plan.

Flood Risk and Drainage

The application site does not fall within a Flood Zone.

United Utilities have also reviewed the application and advised that they have no objections to the proposed development subject to a number of conditions. These include; the prior submission of a foul drainage scheme and the prior submission of a surface water drainage scheme.

As such, subject to the implementation of these conditions, it is considered that the proposed development would adhere with Policies GR20 and GR21 of the Local Plan.

Economic Role

It is accepted that the construction of a housing development of this size would bring the usual economic benefit to the closest shops in Sandbach for the duration of the construction, and would potentially provide local employment opportunities in construction and the wider economic benefits to the construction industry supply chain. There would also be some economic and social benefit by virtue of new resident's spending money in the area and using local services.

As such, it is considered that the proposed development would be economically sustainable.

Social Role

Amenity

Policy GR6 (Amenity and Health) of the Local Plan, requires that new development should not have an unduly detrimental effect on the amenities of nearby residential properties in terms of loss of privacy, loss of sunlight or daylight, visual intrusion, environmental disturbance or pollution and traffic generation access and parking.

Supplementary Planning Document 2 (Private Open Space) sets out the separation distances that should be maintained between dwellings and the amount of usable residential amenity space that should be provided for new dwellings.

The closest neighbouring residential properties to the application site include; No's 46 and 46a Middlewich Road to the east of the site, No's 65, 65a and No.63 Middlewich Road on the opposite side of Middlewich Road and No's 64, 66 and 68 Sunnymill Drive to the rear of the site.

No.46 and 46a Middlewich Road would be the closest neighbouring dwelling to the proposal. The side elevation of this property would be approximately 6.8 metres away from the side elevation of the proposed unit.

Within the relevant side elevation of the proposed building, parallel to the side elevation of this neighbouring property, a number of windows are proposed. The proposed floor plans show that the 3 windows sought (over 3 floors) within the closest gable elevation serve as secondary lounge windows. Within the inset between this gable and the next gable, 3 windows are sought over 3 floors which serve hallways. Within the second gable-fronted side elevation overlooking the private rear amenity space of No's 46 and 46a Middlewich Road, 3 windows to galley kitchens (over 3 floors) and 3 secondary lounge windows are proposed. In order to prevent a loss of privacy or overlooking, should the application be approved, it is recommended that the 6 first-floor and second floor windows closest to the side elevation of No's 46 and 46A Middlewich Road, should be conditioned with an obscure glazing requirement.

In terms of loss of light and visual intrusion, given that the proposed development would not be significantly taller than the existing buildings on site, and positioned in a similar location with regards to their distance from this neighbouring property, in conjunction with the fact that none of the windows within the side elevation of these neighbouring properties serve as sole windows to principal habitable rooms, it is not considered the development would create any unreasonable loss of light or visual intrusion concerns to this side upon the existing situation.

The principal elevation of the closest residential properties on the opposite side of Middlewich Road to the application unit are approximately 18.8 metres away. Although this falls short of the 21 metre standard, it is a separation distance not uncommon between such elevations on this section of Middlewich Road. It is also considered to be far enough away so not to create any significant loss of privacy, light or visual intrusion concerns.

The side elevation of No.66 Sunnymill Drive, the closest neighbouring property to the rear of the site would be approximately 14.6 metres away from the rear elevation of the proposed unit and sufficiently offset which will ensure that there would be no issues with regards to loss of privacy, light or visual intrusion.

In terms of overlooking concern for the garden, given the tall boundary treatment and mature, tall shrubbery and trees on this boundary to this side of the site, it is not considered that any significant overlooking concerns would be created.

With regards to environmental disturbance, the Council's Environmental Protection Team have advised that insufficient information has been provided to assess the impact of road noise upon the future occupiers of the dwellings. Notwithstanding this concern, this department have advised that should the application be approved, a number of conditions should be added to any decision. These include; the prior submission of a piling method statement, a restriction over the hours of piling, the prior submission of an environmental management plan, the prior submission of a travel plan, the prior submission of a dust mitigation scheme, the prior implementation of a clean

cover system in the landscape areas of the site prior to occupation and informatives relating to hours of construction and contaminated land.

It is considered that a condition requiring the prior submission of a noise mitigation scheme be used to overcome the concerns of the Environmental Protection Team in addition to the other suggested conditions in order to overcome any environmental issues with the scheme.

As such, subject to the addition of the above conditions, in conjunction with the obscure glazing requirements, it is considered that the proposed development would adhere with Policy GR6 of the Local Plan.

Affordable Housing

The Interim Planning Statement: Affordable Housing (IPS) states that in areas with a population of more than 3,000 the Council will negotiate for the provision of an appropriate element of the total dwelling provision to be for affordable housing on all unidentified 'windfall' sites of 15 dwellings or more or than 0.4 hectare in size.

The IPS also states the exact level of provision will be determined by local need, site characteristics, general location, site suitability, economics of provision, proximity to local services and facilities, and other planning objectives. However, the general minimum proportion of affordable housing for any site will normally be 30%, in accordance with the recommendation of the 2010 Strategic Housing Market Assessment. The preferred tenure split for affordable housing identified in the SHMA 2010 was 65% social rented and 35% intermediate tenure.

The Council's Housing Officer has advised that there is an identified housing need in Sandbach. The site falls within the Sandbach sub-area for the purposes of the Strategic Housing Market Assessment (SHMA) Update 2013. This identified a net need for 94 affordable dwellings per annum for the period 2013/14 – 2017/18. Broken down this is a requirement for 18x 1bd, 33x 2bd, 18x 3bd and 9x 4+bd general needs units and 11x 1bd and 5x 2bd older persons accommodation. Information taken from Cheshire Homechoice shows that there are currently 336 applicants who have selected one of the Sandbach lettings areas as their first choice, these applicants require 180x 1bd, 111x 2bd, 40x 3bd and 5x 4+bd units.

As a rule, the Council would prefer to see affordable housing provided on-site, however there may be circumstances where on-site provision would not be practicable or desirable. In this instance, the applicant proposes a financial contribution instead of on-site provision.

A viability appraisal was submitted and has been independently examined. After negotiation, the applicant has committed to provide £140,000 towards off-site affordable housing. The Council's Housing Officer is satisfied with this contribution subject to the monies being secured via a S106 Agreement and triggered as proposed.

Open Space

The scheme proposes the inclusion of a shared landscaped garden to the rear of the site. No open space provision is proposed and the Council's Greenspaces team have not provided any comments at the time of report.

Levy (CIL) Regulations

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The development would result in an affordable housing requirement given the number of residential units sought. It has been negotiated and agreed that a financial contribution towards off-site affordable housing of £140,000 shall be provided by the development. This is considered to be necessary, fair and reasonable in relation to the development.

On this basis, the S106 recommendation is compliant with the CIL Regulations 2010.

Planning Balance

The site is designated as being within the Settlement Zone Line of Sandbach where there is a presumption in favour of residential development so long that that the site is not utilised for any other purpose in the Local Plan and provided that the development it is in keeping with the local character and scale and does not conflict with other policies of the local plan.

The NPPF supports the erection of new dwellings, but places emphasis on the sustainability of the site.

From an environmental sustainability perspective, the scheme will not create any impacts with regards to; landscape, trees, ecology and would be of an acceptable design, subject to a number of conditions. It is also considered that no new highway safety, parking, flooding or drainage issues would be created, also subject to conditions. As such, it is considered that the site is environmentally sustainable.

From an economic sustainability perspective, the scheme will create local benefits in the local area during construction, will provide local employment opportunities and shall benefit the existing local shops and facilities. As such, it is considered that the scheme is economically sustainable.

From a social perspective, subject to conditions relating to obscure glazing, noise mitigation and measures to protect against noise and air pollution during construction, it is not considered that the proposal would create any significant amenity concerns. The scheme does not provide onsite affordable housing, but taking into account the nature of the proposal, viability and off-site contributions in lieu of provision on site this does not weigh significantly against the development.. The site lies within the town, within walking distance to all its public facilities. As such, it is considered that the scheme is socially sustainable.

The proposal is in line with objectives set out in the NPPF and will contribute to the much needed supply of housing in a sustainable form. The scheme contributes to meeting a particular specialist type of housing for which there is a need.

As such, it is considered that the development would be sustainable and is therefore recommended for approval.

RECOMMENDATION

APPROVE subject to a S106 Agreement to secure

1. **£140,000 towards the provision of off-site affordable housing**

And conditions;

1. **Time (3 years)**
2. **Plans**
3. **Prior submission of facing and roofing materials**
4. **Prior submission of window details**
5. **Fenestration not uPVC unless otherwise agreed in writing with the LPA**
6. **Prior submission of facing and roofing materials of front entrance canopy**
7. **Prior submission of external cladding details**
8. **Prior submission of balcony details (Juliet and Supported)**
9. **Prior submission of soffit, barge board and rainwater goods details**
10. **Prior submission of a noise mitigation scheme**
11. **Hours of piling**
12. **Prior submission of a piling method statement**
13. **Prior submission of an Environmental Management Plan**
14. **Prior submission of a Green Travel Plan**
15. **Prior submission of a dust mitigation scheme**
16. **Building shall not be occupied until a Clean Cover System in the landscaped area has been implemented and completed.**
17. **Obscure glazing (east elevation – First and ground floor windows to hallway and secondary lounges within closest section of elevation)**
18. **No occupied until the proposed car parking has been marked out and made available for use.**
19. **Prior to the first occupation of the dwellings and details of the proposed hard standing and lighting should be submitted to and approved in writing by the LPA.**
20. **Prior submission of a foul drainage plan**
21. **Prior submission of a surface water drainage plan.**
22. **Landscaping (Details)**
23. **Landscaping (Implementation)**
24. **Prior submission of boundary treatment**

Informatives:

1. **NPPF**
2. **Hours of construction**
3. **Contaminated Land**

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

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