

SOUTHERN PLANNING COMMITTEE – 1st FEBRUARY 2017

UPDATE TO AGENDA

APPLICATION NO.

16/5562C

LOCATION

RECTORY FARM, OLD KNUTSFORD ROAD, CHURCH LAWTON, ST7 3EQ

UPDATE PREPARED

RELEVANT PLANNING HISTORY

33801/3 – Proposed ménage (approved December 2001)

CONSULTATIONS

The Councils Flood Risk Team originally objected based on lack of information relating to drainage calculations. Further information has since been provided therefore the Flood Risk Team to do not object subject to the following conditions:

Condition 1

The development hereby permitted shall not be commenced until such time as; a scheme to demonstrate that floor levels of proposed buildings are set no lower than the 1 in 100 year river flood level for the site, has been submitted to and approved in writing by the local planning authority.

Reason 1

To reduce the risk of flooding to the proposed development and future occupants.

Condition 2

The development hereby permitted shall not be commenced until such time as; a scheme to demonstrate that road levels are set no lower than 84.7m AOD, has been submitted to and approved in writing by the local planning authority.

Reason 2

The discharge of surface water from the proposed development is to mimic that which discharges from the existing site. If a single rate of discharge is proposed, this is to be the mean annual run-off (Qbar) from the existing undeveloped greenfield site. For discharges above the allowable rate, attenuation will be required for up to the 1% annual probability event (1 in 100 years), including allowances for climate change.

The discharge of surface water should, wherever practicable, be by Sustainable Drainage Systems (SuDS). SuDS, in the form of grassy swales, detention ponds, soakaways, permeable paving etc., can help to remove the harmful contaminants found in surface water and can help to reduce the discharge rate. As such we request that the following planning condition is also attached to any planning approval.

Condition 3

The development hereby permitted shall not be commenced until such time as; a scheme to limit the surface water run-off generated by the proposed development, has been submitted to and approved in writing by the local planning authority.

Reason 3

To prevent the increased risk of flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

Condition 4

The development hereby permitted shall not be commenced until such time as; a scheme to manage the risk of flooding from overland flow of surface water, has been submitted to and approved in writing by the local planning authority.

Reason 4

To reduce the risk of flooding to the proposed development and future occupants. During times of severe rainfall overland flow of surface water could cause a flooding problem. The site layout is to be designed to ensure that existing and new buildings are not affected.

SUSTAINABILITY – SOCIAL ROLE

The applicant proposes self-build concept to respond to the government's self-build agenda and market demand.

Officer comment

Agree with the suggested conditions from Flood Risk however it is considered that 1 and 2 could be combined as could condition 3 and 4.

The applicant considers the surrounding house types to be 2 storey dormer style. However the case officer considers the predominant house types to be bungalows/dormer bungalows with some scattered 1 ½ storey properties with rooms in the roof space.

Recommendation

No change to initial recommendation.

APPROVE Subject to the following conditions

1. Time – 3 years of within 2 of last Reserved Matter approval
2. Reserved Matters within 3 years
3. Layout, Scale, Appearance and Landscaping Matters to be submitted and approved with heights reflecting those locally i.e. one and a half storey with the 1st floor within the roof space
4. Approved plans
5. Prior approval of Piling Method Statement
6. Prior approval of dust mitigation scheme
7. Electric vehicle charging points
8. Reserved matters to include details of land levels and road levels
9. Prior approval of foul and surface water drainage
10. Reserved matters to include surface water drainage systems and overland flow of surface water
11. The visibility shown on plan 2015/TC/SR/08(A) should be cleared of any obstructions before first occupation
12. Single access point
13. Reserved matters to include badger mitigation
14. Reserved matters to include replacement hedgerow planting
15. Reserved matters to include Arboricultural Impact Assessment
16. Reserved matters to include tree protection measures
17. Contaminated land standard condition

Informatives

- 1) Working hours for construction
- 2) Positive and proactive

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning Manager (Regulation) in consultation with the Chair (or in there absence the Vice Chair) of the 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.