

Development of 49 dwellings with on-site National Forest planting, areas of open spaces, and associated highways and drainage infrastructure (reserved matters to outline planning permission ref 13/00956/OUTM) (amended scheme)
Land Off Grange Road Grange Road Hugglescote
Leicestershire

Report Item No
A3

Application Reference
20/01436/REMM

Grid Reference (E) 442928
Grid Reference (N) 312660

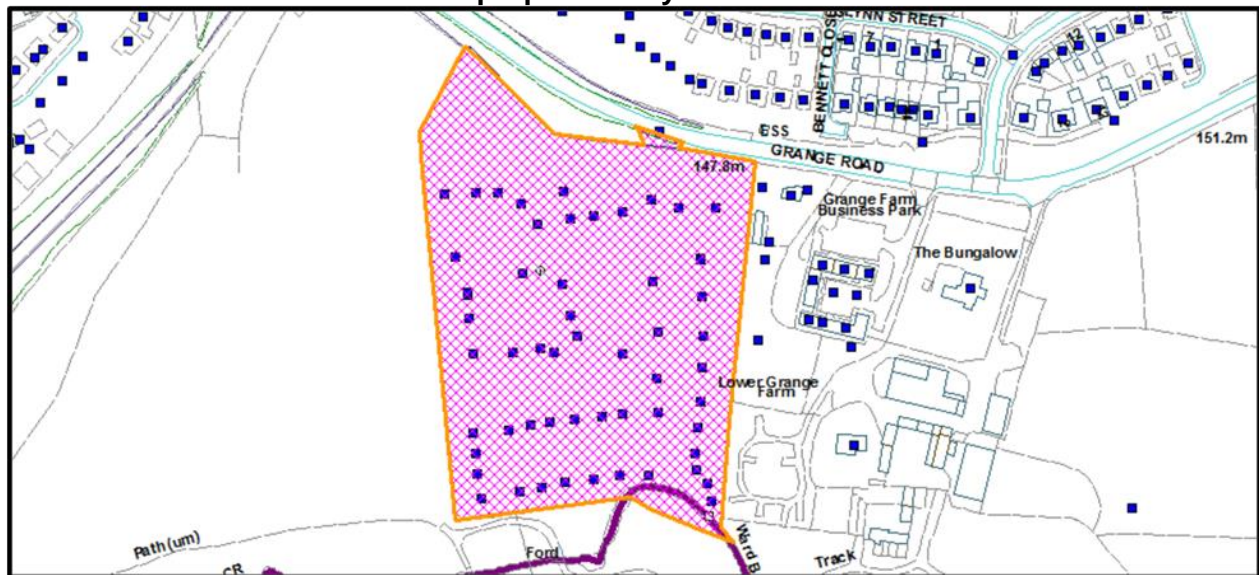
Date Registered:
2 October 2020
Consultation Expiry:
18 November 2020
8 Week Date:
1 January 2021
Extension of Time:
30 September 2021

Applicant:
Cadeby Homes Ltd

Case Officer:
James Knightley

Recommendation:
PERMIT

Site Location - Plan for indicative purposes only



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Executive Summary of Proposals and Recommendation

Call In

The application is referred to the Planning Committee for determination on the basis of the Planning Committee resolution of 2 December 2014 in respect of the outline planning permission.

Proposal

This is a reserved matters application for the erection of 49 dwellings and associated development, forming part of the wider South East Coalville development.

Consultations

No objections are raised by neighbouring residents or any statutory consultee.

Planning Policy

The application site lies within Limits to Development as defined in the adopted Local Plan and is also identified as a site with planning permission for housing under Policy H1.

Conclusion

The proposed development is considered to represent an appropriate form of development in accordance with the outline planning permission, and would continue to provide for an acceptable standard of design to meet the Local Planning Authority's design objectives.

RECOMMENDATION:-

PERMIT, SUBJECT TO CONDITIONS

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies and the Officer's assessment, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

This is a reserved matters application for the erection of 49 dwellings on a site of 2.77 hectares forming part of the wider South East Coalville development (and identified as Phase D1 of the wider scheme).

The application is submitted following an earlier reserved matters approval for a similar form of development (also 49 dwellings) issued on 3 October 2019, having been determined at the Planning Committee of 6 August 2019 (ref. 18/00341/REMM).

The proposed amended scheme (and which would be in part retrospective) would result in a number of changes to design detailing of a number of the plots, as well as some minor alterations to the site layout (including deletion of a previously proposed foul pumping station (and which is no longer required), and associated reorientation of the plot adjacent to the pumping station's original location).

Whilst the scheme proposes changes to some of the dwellings' detailing, there are no changes to the basic house types proposed for each plot (and, therefore, no changes to bedroom numbers etc.).

2. Publicity

15 Neighbours have been notified.

Site Notice displayed 23 October 2020.

Press Notice published Leicester Mercury 28 October 2020.

3. Summary of Consultations and Representations Received

Environment Agency has no objections

Ellistown and Battleflat Parish Council - no comments received

Hugglescote and Donington le Heath Parish Council - no comments received

Leicestershire County Council Lead Local Flood Authority has no objections

Leicestershire County Council Local Highway Authority has no objections subject to conditions

Leicestershire Police - no comments received

National Forest Company requests the provision of additional landscaping

Severn Trent Water - no comments received

Third Party Representations

None

4. Relevant Planning Policy

National Policies

National Planning Policy Framework (2021)

The following sections of the National Planning Policy Framework (NPPF) are considered relevant to the determination of this application:

Paragraphs 8, 11 and 12 (Achieving sustainable development)
Paragraphs 47, 55 and 56 (Decision-making)
Paragraphs 108 and 111 (Promoting sustainable transport)
Paragraphs 126, 130, 132 and 134 (Achieving well-designed places)

Further advice is provided within the MHCLG's Planning Practice Guidance.

Adopted North West Leicestershire Local Plan (2021)

The application site lies within Limits to Development as defined in the adopted Local Plan and is also identified as a site with planning permission for housing under Policy H1 (site H1h). The following adopted Local Plan policies are considered relevant to the determination of this application:

Policy D1 - Design of new development
Policy D2 - Amenity
Policy IF1 - Development and Infrastructure
Policy IF4 - Transport Infrastructure and new development
Policy IF7 - Parking provision and new development

Hugglescote and Donington le Heath Neighbourhood Plan - Examiner's Report

The Examiner issued his report on the submission draft Hugglescote and Donington le Heath Neighbourhood Plan on 8 July 2021. The Examiner concluded that, provided some modifications are made, the plan meets the Basic Conditions and, as such, recommended that it should proceed to referendum.

The weight to be attached by the decision maker to this submitted version should be in accordance with the approach set out in Paragraph 48 of the NPPF, having regard to the stage now reached towards adoption, the extent to which there are unresolved objections to the policies relevant to the determination of this application, and the degree to which the emerging policies are consistent with the NPPF. National Planning Practice Guidance confirms that "a local planning authority must have regard to a post-examination draft neighbourhood development plan, so far as material to the application". In view of the stage the plan has reached and the Examiner's findings, considerable weight can be attributed to its policies at this point.

That part of the application site north of the River Sence falls within the Plan area. That part of the application site falling within the Plan area lies within Limits to Development as defined in the emerging Neighbourhood Plan. The following Hugglescote and Donington le Heath Neighbourhood Plan policies are considered relevant to this application:

Policy G2 - South East Coalville Development Scheme
Policy G3 - Design
Policy T2 - Residential and Public Car Parking

Ellistown and Battleflat Neighbourhood Plan (2019)

That part of the application site south of the River Sence falls within the Plan area. That part of the application site falling within the Plan area lies within Limits to Development as defined in the adopted Neighbourhood Plan and is also identified as part of the South East Coalville Development Scheme site under Policy S3. The following Ellistown and Battleflat Neighbourhood Plan policies are considered relevant to this application:

Policy S3 - South East Coalville Development Scheme

Other Policies

Good Design for North West Leicestershire SPD

Leicestershire Highway Design Guide

5. Assessment

Having regard to the existing outline planning permission and reserved matters approval, it is considered that the key issues in the determination of this application relate to the impacts of the changes vis-a-vis the previously approved reserved matters scheme. Of particular relevance are considered to be the effects of the changes in terms of the design quality of the development.

The basic form and design approach of the proposed amended scheme would, in effect, be unchanged from that previously approved but, as set out above, a number of alterations to design detail elements of the dwellings are proposed. These include alterations to dormers, changes to window proportions, removal of chimneys, addition of bay windows, removal of parking surveillance windows, and removal of wet verges and open eaves. As an overarching principle, the officer view is that these changes, whilst individually of a relatively minor nature would, in combination, serve to reduce the design quality of the scheme to some extent. For its part, the applicant takes the view that the proposed changes would overall continue to comply with the approved Design Code, and also draws attention to the fact that the specific house type variants proposed have been permitted elsewhere in the local area. Officers have engaged with the applicant in order to seek to minimise the changes; following negotiation, the applicant has made a number of changes in order to address some of the concerns raised by officers (including, for example, retention of chimneys to 13 plots, and reinstatement of parking supervision windows, along with a commitment to install transparent glass to side doors on some plots where these are intended to replace parking supervision windows). The officer view is that, whilst the amended scheme would to some extent represent a lower level of design quality than that originally permitted, the scheme as amended would, on balance, nevertheless remain acceptable in design terms (and when having regard to the further issues set out below).

Also relevant, however, are the other changes sought (and, in particular, the deletion of the previously approved foul pumping station). This was previously permitted to the south eastern corner of the site adjacent to the proposed balancing lagoon and public open space, but is no

longer required in that the proposed phase can be served by a further pumping station approved as part of another phase to the east. The side elevation of the proposed dwelling previously approved adjacent to the pumping station is proposed to be re-elevated so as to now present its principal frontage onto the open space, and the area within which the pumping station was proposed to be sited would now be given over to additional public open space, including additional tree and meadow grassland planting. This, it is considered, would represent an enhancement over the previously approved scheme, and would serve to off-set the effects of the changes to detailing discussed above.

Other Matters

The principal changes the subject of this application would not be considered to result in any material changes to the amenity of neighbouring dwellings and, as such, the scheme is therefore considered to remain acceptable under Policy D2 of the Local Plan.

Given the limited extent of the changes proposed, no objections are raised to the application by the County Highway Authority; comments are made in respect of the surfacing of the diverted public rights of way crossing the site, but it is considered that these matters can be controlled by way of condition as previously.

As set out above, there are no changes to the basic house types proposed for each plot (and, the units previously indicated as affordable are not affected in this regard). Whilst the Strategic Housing team has suggested relocating one of the potential affordable plots' car parking within its garden area, the applicant would not wish to make this change and, furthermore, it is not considered that this would be necessary from a planning point of view.

Conclusions

As set out above, the principle of the development has already been established by way of the outline planning permission (and a detailed layout has previously been approved under the previous reserved matters approval). The main issues to be considered are therefore those relating to the changes proposed in the revised scheme vis-à-vis the previous approval.

Whilst the design detailing would, in officers' view, be diminished to some degree when compared to the existing approval, it is acknowledged that the overall design quality of the scheme would nevertheless be at an acceptable level in accordance with the approved site-wide Design Code. Furthermore, the revised scheme no longer includes the previously-approved foul pumping station, allowing the land previously earmarked to be occupied by the pumping station to be added to the associated public open space.

The revised reserved matters scheme the subject of this application is considered to remain acceptable and, therefore, it is recommended that this revised reserved matters application be approved.

RECOMMENDATION- PERMIT, subject to the following condition(s):

- 1 Compliance with outline planning permission
- 2 Approved plans
- 3 Landscaping (including future maintenance and management)

- 4 Hard surfacing (including provision of transition strips to proposed roads)
- 5 Materials
- 6 Boundary treatment
- 7 Tree / hedgerow protection
- 8 Levels
- 9 Pedestrian and cycle connections (including any works to public rights of way and other routes)
- 10 Car parking
- 11 External lighting
- 12 Windows, doors, rainwater goods, utility boxes, chimneys, eaves and verges
- 13 Bin / recycling storage and collection points
- 14 Street name plates
- 15 Retaining walls / structures
- 16 Travel Plan
- 17 Access / highways
- 18 Flood risk / drainage
- 19 Ecological mitigation
- 20 Windows to car parking areas