

**Development Control Committee**

*10 May 2016*

<b>16/00068/REM</b>	<b>23 dwellings, Part of Parcels R15e(i), R15e(ii) and R19(a) Priors Hall development site, Stamford Road, Weldon, Corby for EDG Property</b>
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**Background**

This proposal relates to part of Parcels R15e (i), R15e (ii) and R19a of Zone 1 of the Priors Hall development.

**Description**

The application is for 23 dwellings and is located to the west Southern Gullet Northamptonshire County Wildlife Site. The plots can be accessed from Croyland Mews, Elton Street and Courteenhall Drive from the west.

**Site History**

The Priors Hall development is subdivided into three Zones and Zone 3 lies in East Northants District. This particular site falls within Zone 1.

The two Zones within Corby Borough have Outline Planning Permission for residential and associated development under reference 04/00240/OUT which was granted permission in 2007. A subsequent Section 73 application was submitted in 2013 under reference 13/00026/RVC which approved a revised Development Framework Plan for the site. This Reserved Matters application therefore is related to 13/00026/RVC.

Zone 3 has a separate Outline Planning Permission granted by East Northants Council.

Infrastructure for Zone 1 was permitted under reference 07/00483/REM. Application 08/00526/REM approved the infrastructure for Zone 2. Much of the infrastructure associated with Zone 1 has been implemented. Planning permission has been granted (ref: 14/00404/REM) for secondary roads.

Reserved Matters permissions have been granted for these parcels and the surrounding ones and a part-implemented permission remains for these particular parcels. Reserved Matters permission was first granted under 09/00228/REM on 03/09/2009 for the construction of 750 dwellings and associated access, parking and open space. Non-material amendments were made to the scheme under 10/00160/NMA, 10/00480/NMA and 10/00481/NMA. An amendment to 157 of the 750 dwellings approved under 09/00228/REM was then approved on 25/06/2010 under Reserved Matters permission 10/00143/REM. A further Reserved Matters application was submitted under 10/00308/REM and approved on 04/10/2010. This approved amended designs for an additional 115 dwellings not included in 10/00143/REM.

**Policies**

**National Planning Policy Framework**

Policy 4: Promoting Sustainable Development

Policy 6: Delivering a Wide Choice of High Quality Homes

Policy 7: Requiring Good Design

Policy 11: Conserving and Enhancing the Historic Environment

**Development Plan Policies**

'Saved Policies' P11 (R), P5 (L), P 11 (L), P5 (C) and P1 (E) of the adopted Corby Borough Local Plan.

Policies 7, 9, 10, 13, 14, 15 and 16 of the adopted North Northamptonshire Core Spatial Strategy.

## Consultations

1. **County Highway Authority** – Object to the proposal as the internal garage measurements neither comply with the adopted Design Code for Priors Hall nor do they comply with NCC Highways requirements.
2. **Environment Agency** – no objection.
3. **Northamptonshire County Council Lead Local Flood Authority** – No response received.
4. **Police Crime Prevention Officer** – No objection provided that the scheme complies with the Secured by Design requirements, particularly in respect of first floor window security.
5. **Weldon Parish Council** – object: the buildings are not ‘in-keeping’; they will not fit in with the surrounding buildings or development as a whole.
6. **East Northamptonshire District Council** - No objection.
7. **North Northamptonshire Joint Planning Unit** - A Design Review was held with the JPU who identified that a proposed dark brick would not accord with the Design Code, that certain plots needed to be relocated and that landscaping had to be better located. These comments were sent to the applicant and amended plans submitted to respond to the comments.
8. **Northamptonshire Wildlife Trust** – No comment.
9. **Inexus (Independent Water Networks)** – No comments received. However, conditions are attached to the outline planning permission.
10. **Corby Borough Council, Environmental Quality** – No objection.

## Advertisement/Representations

Site notice – three notices were put up on 24<sup>th</sup> March 2016 on lamp posts fronting the application site on Croyland Mews, Elton Street and Courteenhall Drive.

Public notice was advertised in Evening Telegraph on 24<sup>th</sup> March 2016.

Neighbour Notification – was sent out to Lodge Park, Barratt Homes and David Wilson Homes as developers of adjacent parcels and all neighbouring dwellings that abut the application site.

**Summary of representations** – One objection has been received from Weldon Parish Council (see above). No other representations have been received.

## Report

### Planning Policy

The following ‘saved’ Policies are relevant in relation to this matter:

Criterion iii of Policy P1 (E) of the Local Plan requires new development to reflect the general character of an area through design and the careful use of materials.

Policy P11 (R) of the Local Plan seeks to ensure environmental improvements in the form of adequate protection of trees, new landscaping and traffic management/parking measures as part of housing developments.

Policy P5 (C) of the Local Plan seeks to protect inland and ground waters from pollution and derogation as a result of development.

Policies P5 (L) and P 11 (L) of the Local Plan require adequate play space and playing fields as part of residential development schemes.

In addition, Policy 13 of the North Northamptonshire Core Spatial Strategy outlines a number of principles to be complied with to achieve sustainable development. This includes promoting good design, planning out crime and not increasing flood risk.

Policy 14 the North Northamptonshire Core Spatial Strategy requires energy efficiency and sustainable construction.

### Principle of Development

The application site is within the designated residential parcel of the outline planning

permission (ref: 04/00240/OUT), originally approved in 2007 and revised under ref: 13/00026/RVC (which approves a revised Development Framework Plan for the site and land use budget). The proposed use of the application site for residential purposes therefore accords with the outline planning permission for Priors Hall.

The approved and revised land use budget makes provision for 490 dwellings for the whole of Parcel R15. The residential density for this parcel is 48 units per hectare. For the whole of Parcel R18 a total of 98 dwellings were approved at a density of 38 dwellings per hectare. This proposal seeks to build 23 dwellings at an approximate density of 46 dwellings per hectare (the site is slightly larger than half a hectare). Therefore the application proposal would remain within the dwelling numbers provided in the land use budget. It would also provide for a similar density of housing per hectare to that identified in the land use budget.

The proposal involves a mix of 14 semi-detached houses, 8 terraced houses and 1 detached house. This gives a total of 4 house types in total which will ensure that the development retains a definite character. The application site falls within the Park Edge character area as identified in the adopted Design Code for Zone 1. The approved Design Code provides for a high density development within this character area. A statement of Design Code compliance accompanies the application and demonstrates how and why the density and land use accord with the requirements of the Design Code. As such, and on the basis of the above, the proposal is considered acceptable in terms of land use, density and compatibility with the surroundings.

As this is a reserved matter application submitted pursuant to an outline planning application as revised (13/00026/RVC) the only relevant issues to be considered below are those associated with layout, access arrangement/parking, scale, design/external appearance and landscaping.

### **Layout and Scale**

The houses are arranged to follow a simple perimeter block layout, similar to the layouts approved for residential dwellings on adjacent parcels. This enables the public realm to be actively engaged with whilst protecting the private spaces. It also ensures that the principle elevations face out onto the Park Edge, creating a three storey mass fronting onto the Southern Gullet, as required by the Design Code.

This parcel falls within the Park Edge character area as defined within the Design Code. The proposal consists of three small sections of parcels, namely R18a, R15e(i) and R15e(ii) that terminate existing parcels that have already been constructed. The 23 dwellings will therefore help to complete this part of the Park Edge. The design comprises 3 storey dwellings set back from the highway boundary by the distance of the front gardens, which are only slightly longer than a car parking space. It is a formal arrangement with dwellings following the gentle curve of the highway around the corner at the edge of Parcel R18a before straightening up further south. The homes have been designed in a manner to have a strong character and sense of uniformity and thus detailing and materials have been minimised. This helps to give the 23 units a formal character. There is little space between the dwellings and there are several terraces, creating a solid, formal, three storey block which is only interspersed by the gaps created above the proposed garages.

The perimeter layout of the dwellings proposed has enabled adequate private amenity space in the form of rear gardens. The rear garden depths of properties vary from 7m to 15m, depending on individual properties. There is one dwelling however, B1, which has what is considered to be an insufficient rear garden, measuring 5m deep which increases to 7m. This has been offset by the provision of a terrace on the roof of the garage, thereby creating more than adequate amenity space for the dwelling as a whole. A total of 16 of the 23 dwellings will have these terraces above the garages. This is considered to be good design that will boost the amount of private amenity space available as a whole on this scheme. The proposed level of private amenity space for each dwelling is therefore considered to be adequate. The layout and arrangement of the scheme does not give the appearance of a cramped form of development and as such is considered to be acceptable.

## **Design, Character and Appearance**

The North Northamptonshire Joint Planning Unit's (NNJPU) design concerns have been addressed in the following manner: the materials for the dwellings have been simplified and a dark buff brick contrary to the Design Code has been removed; the buildings in general have been designed with a vertical emphasis which is prevalent in both the fenestration proposed and the three storey design of the dwellings; a narrow range of materials and designs have been adopted to respect the form and architecture of surrounding buildings, the materials to be used on the buildings and windows are in keeping with those advocated in the adopted Design Code; landscaping has been re-considered to ensure that the urban nature of the design is softened and each plot has a garage and external parking space to prevent an abundance of on-street parking.

Overall, the design and detailing of the houses proposed would be consistent with the 'Park Edge' character area as defined in the Design Code and as such is considered to be acceptable.

## **Amenity**

The majority of the proposed dwellings are either situated so that the rear elevations face the side walls of others (with non-habitable room windows). Where the proposed dwellings are located in a more traditional manner with rear elevations facing each other the minimum separation gap of 16m is proposed. This is considered to be a sufficient distance when combined with the rear boundary treatment to prevent significant issues of overlooking.

## **Access and Car Parking**

The location and arrangement of individual accesses to the proposed homes has been dictated by existing main (Park Road) and secondary roads (Elton Street, Courteenhall Drive and Ashby Street) which benefit from planning permission. A quirk of this scheme is that it will subsume four existing garages built as part of a previous permission and thus Plots 3-6 will have garage access to the rear. However, there is also provision for parking in front of the dwellings.

The Highway's Engineer considers the layout to be acceptable in highway terms. He has stated that all parking spaces must be at 90 degrees to the highway, as demonstrated by the plans. However, he has objected to the proposal as the internal garage dimensions do not comply with the requirements of both the adopted Design Code for Priors Hall and also Highways Standing Advice. The internal measurements of the proposed garages are 3 metres by 6 metres. This is less than the 3.5 metres by 6 metres required by the Design Code and the 3.2 metres by 6 metres required by NCC Highways Requirements.

However, it is the case that the extant Reserved Matters permission for the site (10/00308/REM) allows for garages with internal dimensions of 2.8 metres by 5 metres. Therefore it would be unjustified to refuse this proposal on the basis of internal garage dimensions alone given that each dwelling will have at least one parking space clear of the highway in addition to the proposed garages. As such the objection from the Highway's Engineer is noted, but it is not a justifiable reason for refusal of the scheme in this particular case. The two corner units (A3 and B1) have an awkward internal garage layout. As such the applicant is seeking to provide 2 car parking spaces clear of the highway to ensure that if these garages are impractical there is still sufficient parking space within the plot.

An informative is proposed advising the applicant to consult the Local Planning Authority in the event of any changes to the approved layout and materials as a result of any Section 38 highway agreement.

On the basis of the above, the proposal is considered acceptable on highway and parking grounds.

## **Crime Prevention**

The Police Crime Prevention Officer considers the application proposal to be in general

compliance with designing out crime. However, there is one change that he has required to prevent a 'buffer strip'. The applicants have amended the plans to reflect the concerns raised. A condition will also be included requiring the applicant to build the development to Secured by Design standards as required by Policy 13 of the North Northamptonshire Core Spatial Strategy.

The proposal is therefore considered to be acceptable on 'planning out crime' grounds.

### **Refuse and Recycling**

It is important that housing layouts have acceptable provision to allow for the storage and collection of refuse and recyclables. As well as the need for all properties to have adequate space to store the various refuse and recyclable bins, the Council's requirement is for all bins to be placed at the kerbside of the adoptable highway on collection day. Provision has been made for the storage of bins on plot and due to the distance from the adoptable highway no resident will have to move their bins an unacceptable distance on collection day.

On the basis of the above, the layout is considered acceptable in terms of being able to accommodate matters relating to refuse and recyclables.

### **Landscaping**

The approach to the landscaping treatment of the development parcel has been carefully considered to reflect the aspirations of the approved Priors Hall Design Code. The design of this parcel is particularly urban and thus there is little opportunity for large structural tree planting. The submitted landscape plan lacks detail and species of proposed shrubs, thus a condition is proposed requiring further details. At this stage the landscaping scheme is considered to be acceptable, but further details are required by condition.

### **Other issues**

As this is a Reserved Matters application, issues relating to sustainability, contamination, noise, surface water and foul water drainage can be pursued in relation to relevant planning conditions attached on the outline planning application (13/00026/RVC). The applicant has been reminded of this requirement by an appropriate informative.

### **Conclusion**

It is concluded that the development proposed accords with the relevant 'Saved Policies' of the Corby Borough Local Plan and the policies contained within the North Northamptonshire Core Spatial Strategy. It is also in compliance with the approved Priors Hall Design Code for Zone 1. Therefore this application should be approved subject to the conditions attached below.

### **Recommendation:**

Approval subject to the following conditions:

1. Prior to the commencement of development a detailed landscape plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall specify type and number of species and shall use native species only. The approved landscaping scheme shall be implemented in the first planting and seeding season following the completion of the development and any trees or shrubs which die, are removed or become seriously damaged or diseased within 5 years of planting shall be replaced within the next planting season with others of a similar size or species.

**REASON:** In the interests of the visual appearance of the area in accordance with 'saved' Policy P1 (E) of the Corby Borough Local Plan and Policy 13 of the adopted North Northamptonshire Core Spatial Strategy.

2. This approval relates to the following plans and documents:

2138.1000 P (Location Plan)

2138.1001 P4 (Site Plan)

2138.1010 P5 (A-Type houses – proposed floor plans and elevations)

2138.1012 P3 (A1-Type houses - proposed floor plans and elevations)  
2138.1014 P4 (A2-Type houses – proposed floor plans and elevations)  
2138.1016 P3 (A3-Type house – proposed floor plans)  
2138.1017 P2 (A3-Type house – proposed elevations)  
2138.1018 P2 (B-Type houses - proposed floor plans)  
2138.1019 P2 (B-Type houses – proposed elevations)  
2138.1020 P3 (B1-Type house – proposed floor plans and elevations)  
2138.1021 P (B-Type houses – proposed elevations)  
2138.1022 P (C-Type house – proposed floor plans and elevations)  
2138.1029 P (Garages – proposed floor plans and elevations)  
2138.1050 P2 (Proposed boundary treatment)  
2138.1055 P2 (Proposed refuse storage plan)  
2138.1060 P2 (Proposed landscaping plan)

**REASON:** For the avoidance of doubt.

3. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

**REASON:** To ensure the materials used in the construction of the dwellings hereby approved are appropriate to the character and appearance of the surrounding development in accordance with Section 7 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.

#### **Informative 1**

The developer is reminded that prior to the commencement of development, condition nos. 14 (noise), 21 (contamination), 22 (details of access, egress, parking and circulation of construction traffic), 29 (surface water drainage), 30 (foul water drainage), 32 (water efficiency), 36 (sustainability appraisal) and 37 (energy consumption), in respect of the original outline planning permission ref: 04/00240/OUT (as revised by ref: 13/00026/RVC), remain to be discharged.

#### **Informative 2**

The developer is advised to liaise with the Local Planning Authority should changes be required to the layout, visibility, materials and parking arrangement associated with the development hereby approved resulting from Section 38 highway agreement.

#### **Reasons for Approval:**

This is a reserved matter planning application which forms part of the Priors Hall development, granted outline planning permission under Council reference 04/00240/OUT (as amended by 13/00026/RVC). It is also in accordance with the Priors Hall Development Framework Plan and Zone 1 Design Code Addendum.

In view of the above, having regard to the relevant provisions of the Development Plan, it is considered that, subject to compliance with the conditions attached to this permission, the proposed development is well designed and accords with the Development Plan.

The above decision has been made having had regard to 'saved' Policies P11 (R), P5 (L), P11 (L), P5 (C) and P1 (E) of the adopted Corby Borough Local Plan plus Policies 13, 14 and 15 of the adopted North Northamptonshire Core Spatial Strategy.

This is a subsequent application for the purposes of the Environmental Impact Assessment Regulations 2011 (as amended). It is considered that given the controls via conditions and detailed and approved mitigation methods within the legal agreement that accompanied the outline application the scheme does not have an unacceptable harmful environmental impact.

**Statement of Applicant Involvement**

Discussions with the Applicant have lead to amended plans to address concerns raised by the North Northants Joint Planning Unit, County Highways and the Police Crime Prevention Design Advisor. The remaining outstanding points can be secured by the Planning Conditions imposed on this Approval.

**Officer Contact**

Alan Davies

Alan.davies@corby.gov.uk