

Application Number 16/00441/REM

- Proposal** Approval of reserved matters including Access, Appearance, Landscaping, Layout and Scale relating to the residential development of land for the erection of 209no dwellings, following the approval of outline planning permission 06/00156/OUT and 11/00326/OUT (renewal).
- Site Location** **Former Site of Hattersley Comprehensive School inc Waterside Court, Fields Farm Road Hyde, Tameside. SK14 3NU.**
- Applicant** BDW Trading operating as Barratt Homes, 4 Brindley Road, City Park, Manchester.

Recommendation Approve

REPORT

1.0 BACKGROUND INFORMATION

- 1.1 In April 2005, Manchester City Council tenants in Hattersley voted to switch their tenancies to a registered social landlord - Peak Valley Housing Group (a subsidiary of Contour Housing Group Ltd). The stock transfer signalled the start of a £40m, seven-year improvement plan for existing houses, part of an overall physical development programme that transforms the area, with combined investment estimated at £250m.
- 1.2 This programme, will includes building of approximately 830 new private houses, commercial/retail developments and community facilities commenced in March 2007 with the appointment of the Lead Development Partners. BASE, a joint venture between Barratt Homes and Artisan Property Group are taking forward the residential developments, the first phase of the programme having commenced in March 2010.
- 1.3 The Masterplan for the area shows the location of the proposed development sites in the Hattersley and Mottram area. The Masterplan was prepared on behalf of Tameside Council and partners in December 2003 and adopted as Supplementary Planning Guidance in April 2004.
- 1.4 In consultation with the local community a Development and Delivery Strategy was prepared showing individual development sites, including overarching design principles and plans for improvements to public space. Outline planning applications were submitted between November 2005 and January 2006 for all the residential development sites. Further applications to extend the time period were submitted in 2011.
- 1.5 Overall, 25 sites have been identified as residential development sites within the Hattersley estate, which is aimed at increasing the variety and mix housing offer in the neighbourhood. This planning application provides a reflection of the commitment

of all stakeholders to achieve quality new development, so as to raise the quality of life, image, perception and value into the locality.

2.0 SITE & SURROUNDINGS

- 2.1 The application site covers an area of 6.38 hectares and is the site of the former Hyde Hattersley County Comprehensive School, which has been vacant since the school closed in August 2003. Following closure, the majority of the former school buildings were cleared from the site, although there some areas of hard standing remain. This site also accommodated playing fields (allocated as protected open space) associated with school use, although these have not been used for formal recreation purposes since the closure of the school.
- 2.2 In terms of its setting within the locality, the site is located towards the centre of Hattersley, with Fields Farm Road being positioned directly to the north. The east and west boundaries are made up of Torrington Drive and Waterside Close respectively, whilst the northern boundary is formed by Waterside Clough.
- 2.3 An area of dense woodland that is registered as a Site of Biological Importance (SBI) bounds the site to the north.

3. APPLICATION DESCRIPTION

- 3.1 This application seeks detailed approval (reserved matters) for the erection of 209 houses through the approval of the reserved matters (Access, Appearance, Landscaping, Layout and Scale).
- 3.2 Two, three and four bedroom houses are proposed and will be formed through the introduction of 12 different house types, with a breakdown of the proposed houses that includes:-
- 6no x 2 bedroom mews houses;
 - 87no x 3 bedroom mews houses;
 - 66no x 3 bedroom town houses;
 - 22no x 3 bedroom detached houses;
 - 16no x 4 bedroom detached houses and;
 - 12no x 4 bedroom dual aspect detached houses.
- 3.3 Vehicle access into the site would be taken off Fields Farm Road.

4. RELEVANT PLANNING HISTORY

- 4.1 Application Number: 06/00156/OUT for Residential Development – Outline – All matters reserved - Access, Appearance, Landscaping, Layout and Scale - APPROVED.

4.2 Application Number 11/00326/OUT for an extension of time limit for planning application 06/00156/OUT for Residential Development – Outline - All matters reserved - Access, Appearance, Landscaping, Layout and Scale - APPROVED.

5.0 **RELEVANT PLANNING POLICY**

5.1 Tameside Unitary Development Plan (UDP) – Allocated as Protected Open Space

5.2 **PLANNING POLICIES**

Part 1 Policies

1.3 Creating a Cleaner and Greener Environment

1.4 Providing more Choice and Quality of Homes

1.5 Following the Principles of Sustainable Development

1.6 Securing Urban Regeneration

1.8 Retaining and Improving Opportunities for Sport, Recreation and Leisure

1.12 Ensuring an Accessible, Safe and Healthy Environment

Part 2 Policies

E2 (5) Godley Hill/The Thorns/Hare Hill/Mottram Road, Hyde Development Opportunity Area.

H1 Housing Land Provision

H1 (13) Godley Hill/The Thorns/Hare Hill/Mottram Road, Hyde Development Opportunity Area

H1(14) Other sites to be made available in accordance with strategic masterplan for the regeneration of the Hattersley area.

H4 Type, Size and Affordability of Dwellings

H5 Open Space Provision

H6 Education and Community Facilities

H10 Detailed Design of Housing Developments

T1 Highway Improvement and Traffic management

OL4 Protected Green Space

N2 Locally Designated Nature Conservation Sites

N4 Trees and Woodland

N5 Trees within Development Sites

MW11 Contaminated Land

Other Policies

National Planning Policy Framework Section 6 - Delivering a wide choice of high quality homes.

National Planning Policy Framework Section 7 - Requiring good design

Trees and Landscaping on Development Sites SPD

Residential Design SPD

Hattersley and Mottram SPG

5.4 National Planning Policy Framework (NPPF)

- 5.4.1 Section 6 Delivering a wide choice of high quality homes
- Section 7 Requiring good design
- Section 11 Conserving and enhancing the natural environment

5.5 Planning Practice Guidance (PPG)

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

6.0 PUBLICITY CARRIED OUT

- 6.1 As part of the planning application process, notification letters were sent out to 120 neighbouring properties on 16th May 2016, whilst a notice was posted at the site on the 19th May 2016 and advertised in a local newspaper on 18th May 2016. Further notification letters on the revised layout were sent out in October 2016.

7.0 RESPONSES FROM CONSULTEES

- 7.1 Head of Environmental Services – Highways has raised no objections to the proposals.
- 7.2 Head of Environmental Services – Environmental Protection has raised no objections to the proposals.
- 7.3 Head of Environmental Services - Operations and Greenspace agrees with the findings of the tree report and raised no objections to the proposal.
- 7.4 Public Health England – Raise no objections to the proposals.
- 7.5 United Utilities has no objection to the proposal and has requested conditions to be added to any approval.
- 7.6 National Grid has no objections to the proposals.
- 7.7 Environment Agency has no objections to the proposal.
- 7.8 Greater Manchester Ecology Unit raise no objections to the proposal, subject to suitable planning conditions
- 7.9 Planning policy – No objections in principle to the reserved matters application

8.0 THIRD PARTY RESPONSES RECEIVED

- 8.1 No objections have been received.

9.0 ANALYSIS

9.1 The principle of the development has already been considered and approved, through outline applications 06/00156/OUT and 11/00326/OUT. The key issues with this application are:-

- 1) Highways and Access
- 2) Layout,
- 3) Scale,
- 4) Appearance and
- 5) Landscaping
- 6) Ecology

9.2 Highways and Access

9.2.1 The development would be served by a single point entrance off Fields Farm Road. Houses fronting onto Fields Farm Road would each contain a driveway for off-road parking spaces. This main arterial route will distribute traffic into the development site, through a hierarchy of roads and footpaths, which have been designed with reduced carriageway widths and materials, so as to provide traffic calming throughout the highway network. Feature plots have been added to create visual landmarks, so as to highlight views along routes. Wherever possible, two parking spaces will be provided for each house. The parking standards are in accordance with policy RD8 of the Residential Design SPD.

9.2.2 In terms of pedestrian access, the existing pedestrian route that runs perpendicular to Fields Farm Road, will be retained and enhanced, as well as providing an opportunity to connect to SBI to the north.

9.2.3 In overall terms, officers are satisfied that the proposed development is acceptable in terms of access, highway safety and parking provision and the development complies with UDP Policies H10, T1 and T10, the Residential Design SPD and Section 4 of the NPPF.

9.3 Layout and Scale

9.3.1 In considering the layout and scale of the dwellings, there are two distinct and related elements to consider in relation to the proposed layout. These are the design of the site and proposed dwellings in relation to the surrounding area, and the layout and scale/relationship of the dwellings to each other within the site.

9.3.2 The layout of the site allows for each house to have generous sized gardens and parking area located for a minimum of two vehicles in front of the houses. Each house type conforms to the minimum housing sizes contained in policy RD18 of the SPD.

9.3.3 The proposed layout was designed to accommodate the site constraints including differences in levels and ensuring that the existing properties are not overlooked.

The Residential Design SPD Policy RD5 requires a minimum separation distance of 21m (habitable room window to habitable room window) and 14m (habitable room window to blank wall) to protect occupiers of existing nearby houses. The minimum separation and spacing distance to all existing properties has been achieved.

- 9.3.4 It is considered that the layout of the site provides an acceptable and harmonious relationship with the surrounding area and the other residential phases as part of the Hattersley re-development. The layout and scale of the development will result not result in a loss of privacy, light, outlook or amenity to the existing properties and the proposal complies with the Residential Design SPD and Section 7 of the NPPF.

9.4 **Design and Appearance**

- 9.4.1 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that "it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes." Whilst the NPPF confirms any decision should not attempt to impose architectural styles or particular tastes and not stifle innovation but adds it is proper to promote or reinforce local distinction.

- 9.4.2 The proposed houses would create a strong identity throughout the site, through a range of materials and high quality design within the site and its surroundings, along with streetscape features being added on key focal points and vistas throughout the site.

- 9.4.3 The proposed materials include brick, tile and render colour finishes, red facing brick, render and the reconstituted stone which are consistent to the other phases of the Hattersley re-development. The proposed materials would provide a significant contribution to the character and appearance of the area, and to help create a dynamic and varied street scene.

- 9.4.4 Taking into account the above facts and assessment, it is considered that the design, appearance and layout of the development conforms to the requirements of the Residential Design SPD, UDP Policy H10 and Section 6 and 7 of the NPPF and is therefore acceptable.

9.5 **Landscaping**

- 9.5.1 Hard and soft landscaping is proposed within the site. Where the site or building plots face outward, soft landscaping will be used to provide sustainable boundaries between public and private areas, whilst at the same time achieving clear delineation between different elements of the site.

- 9.5.2 An enhancement of the green corridor between the development site and existing houses along Fields Farm Road is also provided, whilst the green buffer between the site and The Clough is retained and enhanced.

9.5.3 A mixture of hard landscape materials throughout the development site would be used and includes three types of block paving that provide a strong design precedent throughout the site. Boundary treatments are used to further define the character, so as to soften the built form, and mask parking within the sites. Within the site, where properties front onto shared surface arrangements, ball top iron railings will be used to help define the change from public to private providing a distinct character to these areas. Stone walls topped with railings will also define the feature squares.

9.6 Ecology

9.6.1 Ecological matters attached to the proposals for the site have formed a fundamental part of the assessment of this planning application, particularly the relationship of the development site with SBI site known as The Clough, which is located directly to the north. It is considered, the development proposal would not ecologically harm the SBI and therefore there have been no objections were received from the Greater Manchester Ecology Unit, However, GMEU have requested a planning condition for the protection and future management of the SBI site.

16.0 Conclusion

16.1 This site has been through outline stage on two separate occasions, and it is considered that the details that are set out in this planning application are commensurate with the planning principles that have already been considered and approved.

16.2 In the context of this reserved matters application, specific matters relating to the sites access, along with hard and soft landscaping are considered to be acceptable. In relation to the design, layout and appearance of the dwellings, it is considered that they are of an appropriate scale and massing in relation to the surrounding built form and represents a quality construction using materials complementing the residential area. For these reasons, the proposal is considered as sustainable development and conforms to the requirements of the Residential Design SPD, UDP Policy H10 and the NPPF.

RECOMMENDATION

To grant planning permission subject to the conditions set out below:

1. The development hereby approved carried out in accordance with the following approved drawings:-

- | | | | |
|---------------------------|----------|---|-------------------------|
| - Planning Layout - | 460-PL01 | - | Rev 04 dated 17.10.2016 |
| - Streetscapes Plan - | 460-SS01 | - | Rev 03 dated 20.10.2016 |
| - Storey Heights Layout - | 460-SH01 | - | Rev 04 dated 17.10.2016 |
| - Materials Layout - | 460-ML01 | - | Rev 04 dated 18.10.2016 |

- Boundary Treatments Layout – 460-BT01 - Rev 04 dated 18.10.2016
- Boundary Treatments Details – 460-BTD01 - Rev 02 dated 18.10.2016
- Refuse Strategy - 460-RS01 - Rev 04 dated 21.10.2016
- House Types - 2016-ALD-R-01; 2016-FOL-R-01; 2016-FOL-R-02; 2016-HWL-R-01; 2016-NOR-R-01; 2016-SME-R-01; 2010-CHE-C-01; 2010-GUI-C-01; 2010-GUI-C-02; 2016-ALD-C-01; 2016-BUC-C-01; 2016-BUC-C-02; 2016-ESK-C-01; 2016-FOL-C-01; 2016-FOL-C-02 ; 2016-HWL-C-01; 2016-MAI-C-01; 2016-MMS-C-01; 2016-NOR-C-01; 2016-QUE-C-01; 2016-RIC-C-01; 2016-SME-C-01; 2010-CEM-S-01; 2010-GUI-S-01; 2010-GUI-S-02; 2010-KEN-S-01; 2016-BUC-S-01; 2016-BUC-S-02; 2106-ESK-S-01; 2016-FOL-S-01; 2016-FOL-S-02 ; 2016-HAW-S-S01 2016-MAI-S-01; 2016-MMS-S-01; 2016-NOR-S-01; 2016-QUE-S-01; 2016-RIC-S-01 2016-SMW-S-01; 2010-ALD-SR-01; 2016-ESK-SR-01; 2016-FOL-SR-01; 2016-FOL-SR-02; 2016-HAW-SR-01; 2016-MAI-SR-01; 2016-MMS-SR-01; 2010-DET-C-135 2010-DET-C-136; 2010-DET-CS-01; 2010-DET-CS-02; 2016-ENN-SR-01; 2010-BRE2-S-01; 2010-BRE2-SR-01

2. Notwithstanding the details shown on the approved plans, the dwellings hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include ecological measures designed to protect the integrity of The Clough and access to it, the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works. Such a scheme shall also include

(a) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(b) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

3. Before any part of the development is first occupied, a management plan for the 10m SBI buffer zone, which includes the maintenance of the woodland scrub ecotone and replanted wildflower woodland verge, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall be implemented strictly in accordance with approved details.