

Application Number 16/01115/REM

Proposal Approval of details held in reserve, namely the layout, scale, appearance and landscaping of the development (42 houses) following the grant of outline planning permission.

Site East Tame Business Park, Rexcine Way, Hyde

Applicant Wainhomes (North West) Ltd And Northern Trust Company Ltd

Recommendation Grant planning permission subject to conditions

REPORT

1.0 REASON FOR SPEAKERS PANEL DECISION

1.1 A Speakers Panel decision is required because the application proposes a major development, as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015.

2.0 PREAMBLE

2.1 Outline planning permission (ref. 15/00721/OUT) was granted in December 2015 for the demolition of the existing buildings on part of the East Tame Business Park and for the redevelopment of the site for residential use. The grant of outline planning permission included approval of the detail of the means of access to the development with all other matters of detail held in reserve for subsequent approval. This application seeks approval for those details held in reserve, namely the layout, scale, appearance, and landscaping of the development.

3.0 APPLICATION DESCRIPTION

3.1 The application proposes that the site would be redeveloped to provide 42 houses. Three and four bedroom houses are proposed and would include fourteen different house types. The house types include:

- Eight, three-bedroom semi-detached houses;
- Ten, four-bedroom semi-detached houses;
- Five, three-bedroom detached houses, and
- Nineteen, four-bedroom detached houses

3.2 As included in the outline permission the sole means of access to, and egress from, the development would be from a new road junction formed between existing houses (nos. 231 and 237) Talbot Road. From the junction the new road in to the site would travel northward before turning to the right, eastward. Approximately half way along the east-west axis of the road there would be a short spur to the south and in the north-eastern corner the road would bend to the south. The spur and the road itself would terminate in private driveways serving specific houses. The new houses would face on to the new road and its spurs.

3.3 Each new house would be 2-storey and be brick-built with tiled roofs. At least two in-curtilage car parking spaces would be provided for each house. As was indicated in

the outline application, a row of six car parking spaces would be provided on the western side of the new access road close to the junction with Talbot Road, for use by existing residents in Talbot Road.

- 3.4 Tree and hedge planting are proposed throughout the site and in particular to the south and east of the site, as well as along the northern boundary and along the new access road.

4.0 SITE AND SURROUNDINGS

- 4.1 Located approximately 1.5 km north east of Hyde town centre, the site has been cleared of previously-vacant industrial buildings and measures approximately 1.69 hectares. The site slopes by approximately 2 metres from east to west and by approximately 1 metre north to south. There is a steep decline at the eastern and southern sides of the site and, due to the severity of the slope and an existing landscape buffer, these areas are not included within the developable area. With an average width of 25 metres, the steep embankment has an approximate fall of 10 metres from west to east.

- 4.2 There are mature trees along the southern and eastern boundaries of the site beyond which are 2-storey houses in Talbot Road to the south and Victoria Street to the east. To the north are existing commercial buildings within the remaining business park. To the west, Rexcine Way leads to a housing estate.

5.0 PLANNING HISTORY

- 5.1 Outline planning permission (ref. 15/00721/OUT) was granted in December 2015 for the demolition of the existing buildings on the site and the redevelopment of 49 residential dwellings (use Class C3) and associated landscaping parking and access. Although the outline consent included 49 dwellings this was indicative only.

6.0 RELEVANT PLANNING POLICIES

- 6.1 Tameside Unitary Development Plan (UDP) Allocation
6.1.1 Development Opportunity Area.

6.2 Tameside UDP

6.2.1 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
- 1.12 Ensuring an Accessible, Safe and Healthy Environment.

6.2.2 Part 2 Policies

- E2(14) Development Opportunity Area (industrial and residential uses)
- H4 Type, Size and Affordability of Dwellings
- H10 Detailed Design of Housing Developments
- T1 Highway Improvement and Traffic management
- N4 Trees and Woodland
- N5 Trees within Development Sites.

6.3 Other Policies

6.3.1 Residential Design Supplementary Planning Document.

6.4 National Planning Policy Framework (NPPF)

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring good design

Section 11 Conserving and enhancing the natural environment

6.5 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.

7.0 PUBLICITY CARRIED OUT

7.1 As part of the planning application process notification letters were sent out on 13th December 2016 to 39 neighbouring properties in Talbot Road, Victoria Steet, Matley Close and Birchwood Crescent and to 10 premises in the Industrial Park and another 4 in the Newton Business Park. A notice was posted at the site and published in a local newspaper on 22nd December 2016.

8.0 RESPONSES FROM CONSULTEES

8.1 The Head of Environmental Services – – Highways has raised no objections to the proposal and has requested conditions be attached to any approval.

8.2 United Utilities has identified that a public sewer crosses the site but raised no objection to the proposal.

9.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

9.1 An objection has been received from a resident in Talbot Road. The reasons given for objecting are:

- Access being taken from onto Talbot Road directly and, should this be permitted, the junction being signal-controlled unless this is a video-controlled signal that operates only if a vehicle is waiting to egress onto Talbot Road; and,
- Disturbance from vehicle headlights and street lights with the site being at a higher level.

10.0 ANALYSIS

10.1 The principle that residential development is acceptable on the site having been established by the granting of the outline planning permission, the issues to be considered in deciding this application are :-

- 1) the layout,
- 2) the scale,
- 3) the appearance,
- 4) landscaping of the development and
- 5) the impact that these factors may have on any existing amenities.

11.0 Layout

- 11.1 The layout of the proposed development allows for each house to have an appropriate garden area, commensurate with family homes. Each house would be provided with at least two in-curtilage car parking spaces. Being a mix of detached and semi-detached houses there would be external means of access from the front to the rear of each house so that refuse bins could be stored at the rear and transported to the front for collection.
- 11.2 The difference in levels are accommodated in the layout so that adequate separation distances between the houses proposed and existing houses, and between houses within the development, are achieved in accordance with policies designed to prevent undue over-looking and over-shadowing.
- 11.3 The proposed layout is such that it would not impinge unduly on the amenity of existing residents whilst providing an appropriate residential environment for future residents and so is considered appropriate and in compliance with both the SPD and policy H10 of the UDP.

12.0 Scale

- 12.1 Being 2-storey, and in some cases utilising the roofspace to provide accommodation, the scale of the proposed houses is akin to the local vernacular and appropriate within the existing context they would be set. The scale of the proposed houses is thus considered appropriate and in compliance with both the SPD and policy H10 of the UDP.

13.0 Appearance

- 13.1 Being generally brick-built with tiled roofs the houses would have a traditional appearance. Architectural features such as artstone window sills and brick window-header features would be incorporated throughout the development. Houses facing down the roads, which would terminate the longer views within the development, would be distinguished by the external walls being finished with render. Otherwise, a largely consistent palette of external finishes would be used throughout the development so as to achieve a cohesive scheme that acknowledges the character of the locality within which it is set whilst remaining identifiably a discrete development. It is therefore considered that the detailed design of the proposed houses complies with the relevant requirements of UDP policy H10, the SPD and Section 7 of the NPPF.

14.0 Landscaping

- 14.1 Both hard and soft landscaping are proposed within the site so as to provide sustainable boundaries between public and private areas, whilst at the same time

achieving clear delineation between different elements of the site and to soften the appearance of the built form and mask parking within the development.

- 14.2 The tree planting proposals are of suitable species for a residential development and in adequate numbers to compensate for loss of existing trees within the site. The proposed planting is appropriate, incorporating grassed areas and suitable species hedges and shrubs and would complement the existing landscaped buffer that would be retained and maintained along the eastern and southern boundaries of the site.
- 14.3 Alternative surface treatments to the road and its spur where these terminate as private driveways and at the entrance to the site and at the junction with the spur block paving would be used as an alternative surface finish.
- 14.4 There would be a variety of boundary treatments between the house plots and where these meet the highway. Rear gardens would be delineated by 1.8m high close-boarded timber fences and, where appropriate, frontages would be defined by 900mm metal railings with hedge planting along part boundaries.
- 14.5 The proposed scheme of hard and soft landscaping are considered compliant with the relevant requirements of UDP policy H10, the SPD and Sections 7 and 12 of the NPPF.

15.0 Conclusion

- 15.1 Given that the means of vehicular access to the site, via a priority-controlled junction between existing houses in Talbot Road is consented under the provisions of the outline planning permission, the specific aspects of the development included in this application relating to the layout, scale, appearance and landscaping of the development, are considered to be acceptable. Without impinging unduly on any existing amenities, it is considered that the proposed development constitutes a sustainable development that conforms to the relevant requirements of the Residential Design SPD, the UDP and the NPPF. The recommendation is therefore for approval.

RECOMMENDATION

Grant planning permission subject to the following conditions.

- 1. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used: externally on the buildings; in the construction of all boundary walls, fences and railings; and, in the finishes to all external hard-surfaces have been submitted to, and approved in writing by, the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.
- 2. The development hereby permitted shall be carried out in accordance with the following approved plans: those ref.

1531WHD/RWH/SL01 rev H
5376.01 rev. F
3.113CB/P/BU/L10/300
3.205(PAIR)CB/P/BU/L10/300 rev. #
3.236CB/SW/P/B/L10/300 rev. A

received on 06.03.2017
received on 10.03.2017
dated 13/08/15
dated 04/11/2016
dated 14/06/13

4.201/P/BU/L10/300 rev. A	dated 16/06/15
4.201SH/P/BU/L10/300 rev. #	dated 16/02/16
4.203/P/BU/L10/300 rev. B	dated 22/05/15
4.209CB/P/BUR/L10/300 rev. #	dated 06/02/17
108/4.318/P/UR/L10/300 rev. #	dated 06/02/17
4.341/P/BU/L10/300 rev. A	dated 16/06/15
4.342/P/BU/L10/300 rev. B	dated 02/07/15
4.350/P/BU/L10/300 rev. #	dated 23/08/16
4.404CB/P/BUR/L10 300 rev. #	dated 06/02/17
4.404DACB/P/BUR/L10 300 rev. #	dated 06/02/17
4.406/P/BU/L10/300 rev. A	dated 12/06/15
SG/4.0/1/B rev. #	dated 21/02/2013
1531WHD/RWH/SE01	dated 3 rd March 2017

3. The boundary treatments for each house, as indicated on the approved plan, ref. 1531WHD/RWH/SL01 rev H, received on 06.03.2017, shall be provided prior to the first occupation of that house.
4. The car parking facilities for each house, as indicated on the approved plan, ref. 1531WHD/RWH/SL01 rev H, received on 06.03.2017, shall be provided prior to the first occupation of that house, and thereafter kept unobstructed and available for the intended purpose.
5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed previously with the local planning authority. Any newly planted trees or plants forming part of the approved landscaping scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species by the developer unless the local planning authority gives written consent to any variation.
6. No part of the development hereby approved shall be occupied until details of a maintenance management plan for the extraneous car parking spaces to be provided for residents in Talbot Road, and the associated landscaping, and for the landscaped buffer, as indicated on the approved plan ref. 1531WHD/RWH/SL01 rev H, received on 06.03.2017, has been submitted to, and approved in writing by, the local planning authority. The management plan shall include details of the timescale for the provision of the car parking spaces and, following the first occupation, the management plan shall be implemented in accordance with the approved details.