

Application Number 17/01089/REM

Proposal	Approval of reserved matters (appearance, landscaping, layout and scale) for a proposed scheme of 64 dwellings following the grant of outline planning permission.
Site	Newton Business Park, Cartwright Street, Hyde
Applicant	Wainhomes North West Ltd and Newton Works
Recommendation	Approve, subject to conditions
Reason for report	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.

REPORT**1. APPLICATION DESCRIPTION**

- 1.1 Granted in December 2016, outline planning permission (ref. 16/00054/OUT) allows for the demolition of all of the existing buildings on the western portion of Newton Business Park and the redevelopment of the land to provide up to 64 dwellinghouses. At that time the only matter of detail for which consent was granted was the means of access to the redevelopment site and this would be from Cartwright Street. All other matters of detail, namely the layout, appearance, scale and landscaping of the development, were then held in reserve. The current application seeks approval for those reserved matters.
- 1.2 The proposed 64 houses comprise a mix of three and four bedroom houses. 31 of the houses would be detached; 28 of the houses would be semi-detached; and, 5 would be in a terrace, or mews.
- 1.3 The house types include:
 - twenty-eight, three-bedroom semi-detached houses;
 - twelve, four-bedroom semi-detached houses;
 - thirty-one, four-bedroom detached houses, and
 - five, four-bedroom terrace/mews houses

2. SITE AND SURROUNDINGS

- 2.1 Having originally comprised a large former ICI factory site dating from the 1920s, Newton Business Park occupies approximately 7ha of land close to the edge of the north-eastern corner of the built-up area of Hyde, some 2km to the north-east of the town centre, and includes a number of commercial buildings of various sizes. The application site comprises 2.2ha of land on the western side of the Business Park that fronts on to Cartwright Street.
- 2.2 The Business Park is bounded to the north, and, after the road turns to the south, to the east by Talbot Road and to the west by Cartwright Street, and wraps around behind houses in both roads. To the south the site abuts an area of open land before houses on the southern side of Victoria Street.

- 2.3 Land levels change throughout the site and the land is graded to form a number level plateaus and there is a general slope, with a fall of approximately 10m, from Talbot Road to the southern boundary.
- 2.4 The remainder of the Newton Business Park site measuring 4.2ha that sits outside of the application site is to be retained for commercial use.

3. RELEVANT PLANNING POLICIES

3.1 Tameside Unitary Development Plan (UDP) Allocation Established Employment Area

3.2 Part 1 Policies

- 1.3: Creating a Cleaner and Greener Environment.
- 1.5: Following the Principles of Sustainable Development.
- 1.10: Protecting and Enhancing the Natural Environment.
- 1.12: Ensuring an Accessible, Safe and Healthy Environment.

3.3 Part 2 Policies

- H10: Detailed Design of Housing Developments.
- T1: Highway Improvement and Traffic Management.
- T10: Parking.
- C1: Townscape and Urban Form.

3.4 Other Policies

Residential Design Supplementary Planning Document.

It is not considered there are any local finance considerations that are material to the application.

3.5 National Planning Policy Framework (NPPF)

- Section 2. Achieving sustainable development
- Section 5. Delivering a sufficient supply of homes
- Section 8. Promoting healthy and safe communities
- Section 9. Promoting sustainable transport
- Section 11. Making effective use of land
- Section 12. Achieving well-designed places
- Section 15. Conserving and enhancing the natural environment

3.6 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.

4. PUBLICITY CARRIED OUT

- 4.1 The application has been advertised by means of a notice being posted at the site and in a local newspaper on 27th February 2018. Neighbour notification letters were dispatched on 2nd March 2018 to 27 addresses both within the Business Park and in Talbot Road, Cartwright

Street, Shaw Hall Avenue, Bower Court, Ferndale and the Ferns. A further neighbour notification letters were dispatched on 13th March to addresses within the Business Park.

5. RESPONSES FROM CONSULTEES

- 5.1 The Head of Environmental Services - Highways has raised no objections to the proposal and asked that a condition regarding street lighting and an informative note regarding ensuring the integrity of the adopted highway during demolition and construction be attached to any permission.
- 5.2 The GM Ecology Unit confirm that the biodiversity measures included in the proposal (see paragraph 11.5) are satisfactory.

6. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 6.1 Representations have been received from three neighbouring households. In two instances objections are made in respect of particular of the new houses that are identified specifically as over-looking existing houses one of these objections includes also the loss of trees, being surrounded by private gardens and the loss of an existing wall between the garden and the application site. The third representation contends that the development would exacerbate existing competition for on-street parking, but that this might be alleviated if a residents' only parking scheme was introduced in surrounding streets.

7. ANALYSIS

- 7.1 Given that the substantive planning permission (the outline permission) is granted the issues to be considered in deciding this application are the detailed matters held in reserve, namely the layout, appearance, scale and landscaping of the development.

8. LAYOUT

- 8.1 After the access road enters the site there would be spurs to the north and the south.
- 8.2 To the north the spur ends as at a linear parking court to serve houses along the site's northern boundary that face out on to Talbot Road. These houses, in two blocks, would be separated by a pedestrian route linking in to Talbot Road. Houses on either side of the northern spur would face on to the spur and in to the site.
- 8.3 At the southern end the spur loops around to end as a cul-de-sac with a vehicle turning-head. There would be short cul-de-sac projecting eastward mid-way along the southern spur. The houses would again face on to the spur and in to the site.
- 8.4 As is confirmed by the Head of Environmental Services – Highways, the road layout proposed is adequate to allow refuse and other service vehicles to attend the development.
- 8.5 All of the houses would be provided with private rear gardens and defined, defensible space at the front. Two car parking spaces would be provided for each of the houses, whether in a courtyard arrangement, on driveways or in detached or integral garages.

- 8.6 The road layout includes various integral traffic calming measures such as pinch points, raised tables and varied surface treatments so as to encourage reduced vehicle speeds within the development.
- 8.7 Along the site's western boundary, behind the houses on the side of the northern and southern spurs of the road, houses would face out on to Cartwright Street.
- 8.8 The proposed layout would provide active frontages, with dual aspect houses at the road junctions, and where the spur road bends, within the site as well as along the Talbot Road and Cartwright Street frontages. The existing pattern of houses fronting on to both Talbot Road and Cartwright Street would be maintained and reinforced.
- 8.9 The spacing between the houses within the proposed layout of the development, and between the new houses and those existing, is such that there would be adequate distances in-between in accordance with policies designed to prevent undue over-looking and over-shadowing.
- 8.10 The proposed layout of the development is therefore considered acceptable so that there would be no unacceptable impact on highway safety, nor would the impact on the road network be severe, whilst creating a satisfactory standard of amenity for existing and future occupants. In respect of this detail, namely the layout, the proposal is found to be acceptable and compliant with Sections 8, 9 and 12 of the NPPF and policies 1.12, H10, T1, T10 and C1 of the UDP as well as the SPD.

9. APPEARANCE AND SCALE

- 9.1 A mix of 13 different house types are proposed: 40 of the houses would be standard 2-storey; 19 would be taller and utilise the roofspace with dormers to provide living accommodation; and, 5, the terrace/mews, would rise to 3 storeys. The scale of the proposed houses is akin to the local vernacular and appropriate within the context they would be set.
- 9.2 Being generally brick-built with tiled roofs the houses would have a traditional appearance. Architectural features such as window sills -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. Occasional houses, to break-up the steetscene would be finished with buff brickwork, 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 and scale of the proposed houses complies with the relevant requirements of UDP policy H10, the SPD and Section 12 of the NPPF.

10. LANDSCAPING, INCLUDING BIODIVERSITY MEASURES

- 10.1 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.
- 10.2 The tree planting proposals are of suitable species for a residential development and in adequate numbers to compensate for loss of the few existing trees within the site. The proposed planting is appropriate, and would complement the landscaped buffer that would be

retained and maintained along the site's eastern boundary between the houses and the industrial uses that are retained within the remaining industrial park.

- 10.3 Alternative surface treatments to the various sections of the spur road would distinguish between the central main route and semi-pedestrian areas.
- 10.4 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, particularly along Tabot Road and Cartwright Street, would be defined by 1.1m metal railings.
- 10.5 A condition of the outline planning permission is that this, the reserved matters, application shall include full details of biodiversity enhancement measures for the site, including a timetable for implementation. The proposed landscaping scheme includes a variety of biodiversity enhancement measures such as bird and bat boxes, hedgehog and insect houses and log piles. The implementation of the landscape proposals would be begun in the first planting season (Nov-Mar) following the occupation the first house and completed in the first planting season (Nov – Mar) following occupation of the final house.
- 10.6 The proposed scheme of hard and soft landscaping, and the proposed biodiversity measures, are considered compliant with the relevant requirements of UDP policy 1.10 and H10, the SPD and Sections 12 and 15 of the NPPF.

11. OTHER ISSUES

- 11.1 At present there is a considerable change in levels (more than 3m), with a retaining wall, between the southernmost part of the site on the Cartwright Street frontage, which is at the higher level, and the curtilage of the existing house at 1 Cartwright Street. The proposal is that the level of the site would be graduated down to the existing street level and that a 1.8m high close-boarded timber fence be erected on the common boundary between the existing house and its new neighbour. This arrangement is acceptable in terms of consideration of the planning application, but such work at the party boundary would have implications that would have to be resolved between the parties concerned.

12. CONCLUSION

- 12.1 Given that the means of vehicular access to the site from Cartwright Street 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 contributes to the Borough's housing supply and conforms to the relevant requirements of the Residential Design SPD, the UDP and the NPPF. The recommendation is therefore for approval

13. 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; in the finishes to all external hard-surfaces; and, in the construction of the acoustic fence 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.

Location Plan	WH/NBP/LP/01
Site Layout	WH/NBP/DSL/01 F
Colour Site Layout	WH/NBP/CSL/01 C
Landscape Proposals 1 of 2	5627.03 E
Landscape Proposals 2 of 2	5627.04 E
Landscape Proposals Whole Site	5627.05 D
Tree Protection Plan	5627.02 A
Arboricultural Impact Assessment & Method Statement	MG/5627/AIA&AMS/REVB/AUG18
Boundary Treatment Plan	WH/NBP/BTP/01 B
Waste Management Strategy	WH/NBP/WMP/01 B
Street Scenes & Site Sections	WH/NBP/SS/01 A
House Type C	1000-C
House Type Oxford	4.309/P/BU/L10/300 A
House Type Stephenson	4.203/P/BU/L10/300 B
House Type Baird Brick	3.217/P(FG)/BU/L10/300 #
House Type Baird Render	3.217/P(EG)/R/L10/300 A
House Type Brancaster Brick	3.113CB/P/BU/L10/300 A
House Type Brancaster SA Brick	3.113CB/P/BU/L10/300
House Type Dalton Render	4.318NW/P/RU/L10/300 #
House Type Haversham Brick	4.342/P/BU/L10/300 B
House Type Haversham Render	4.342/P/BU/L10/300 B
House Type Haversham SA Brick	4.342SA/P/BU/L10/300 A
House Type Haversham w/Bay Render	4.342SAB/P/BU/L10/300 B
House Type Jenner Special Brick	4.209CB/P/BU/L10/300 A
House Type Jenner Special Render	4.209SCB/P/BU/L10/300 #
House Type Newton Brick	4.201/P/BU/L10/300 B
House Type Shakespeare Brick	4.341/P/BU/L10/300 B
House Type Trevithick Brick	3.205CB/P/BU/L10/300 #
House Type Wordsworth Brick	4.132/P/BU/L10 300 #
House Type Wordsworth Plus Brick	4.132/P/BU/L10 300 #
House Type Wordsworth Plus Render	4.132/P/BU/L10 300 #
House Type Wordsworth SA Brick	4.132SA/P/BU/L10 300 #
House Type Wordsworth SA Render	4.132SA/P/BU/L10 300 #
House Type Wren Brick	4.404CB/P/BU/L10 300 #

3. The boundary treatments for each house, as indicated on the approved plan, ref. WH/NBP/BTP/01 B, 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. WH/NBP/DSL/01 F, shall be provided prior to the first occupation of that house, and thereafter kept unobstructed and available for the intended purpose.

5. The planting scheme, including the biodiversity enhancement measures, shall be carried out in accordance with the details indicated on the approved plans refs. 5627.03 E, 5627.04 E and 5627.05 D. The planting scheme, including the attendant biodiversity measures, shall be commenced in the first planting season (Nov-Mar) following the occupation of the first house and completed, including the attendant biodiversity measures, in the first planting season (Nov – Mar) following occupation of the final house.

Any newly planted trees and plants forming part of the approved 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 street trees, landscaped buffer and biodiversity enhancement measures, as indicated on the approved plan ref. 5627.03 E, 5627.04 E, 5627.05 D and WH/NBP/BTP/01 B, has been submitted to, and approved in writing by, the local planning authority. Following the occupation of the first house, the management plan shall be implemented in accordance with the approved details.
7. Prior to first occupation of the development hereby approved a scheme detailing the street lighting to be provided to the access road and shared parking areas shall be submitted to, and approved in writing by, the local planning authority. This scheme will include details of how the lighting will be funded for, how it will be maintained in the future, and a phasing plan which will specify when the approved details will be completed. Development shall be carried out in accordance with the approved details..