

Application Number 14/00859/REM

Proposal Approval of the details of layout, scale and appearance and landscaping for 29no dwellings following outline planning permission.

Site Location Land Adjacent Staley Cricket Club Huddersfield Road Stalybridge

Applicant Libra Homes

Recommendation Approve

REPORT

1.0 Application Description

1.1 This application seeks approval of details of layout, scale and appearance and landscaping for 29no dwellings following the grant of outline planning permission for means of access on the 23 September 2011.

1.2 The proposed residential development will comprise a mixture of detached and semi-detached houses, providing family sized four bedroom accommodation. A breakdown of the proposed houses includes: -

- 8no. 2 ½ storey four bedroom semi-detached town houses.

- 4no. 2 ½ storey four bedroom detached town houses.

- 17no. 2 storey detached houses.

1.3 There would be a mix of four different house types constructed with external materials that include stone, brick or render external walls and grey tiles.

House type A would be constructed in either stone or red facing brick rising to a height of 5.8m at eaves level and 9.7m at roof ridge;

House type B would be constructed using red facing brick rising to a height of 5.4m at eaves level and 8.6m at roof ridge;

House type C would be constructed with red facing brick on the ground floor and a rendered first floor rising to a height of 5.3m at eaves level and 8.4m at roof ridge;

House type D would be constructed with red bricks rising to a height of 5.3m at eaves level and 9.2m at roof ridge.

1.4 The proposed layout of the development is influenced by the approved new access off Crowswood Drive, serving a double cul-de-sac internal road. The houses will be laid out alongside 2no. cul-de-sacs, with a private driveways leading from the turning heads of one cul-de-sac to provide access to 7no. dwellings. Parking provision will be entirely in-curtilage, comprising a combination of integral garages and driveways, with 2no. parking spaces per dwelling. All houses will benefit from amenity space,

with the provision of private rear gardens. Space for the discrete storage of refuse bins would be provided behind each of the houses.

- 1.5 Not all of the site would be developed and an area to the north of the site under the existing overhead power lines would be retained as public open space.
- 1.6 As part of the development proposal, 9no. trees would require removal with the most prominent being mature poplar trees situated along Huddersfield Road. As part of the application, a landscaping plan has been submitted that includes replacement tree planting.

2.0 SITE & SURROUNDINGS

- 2.1 This application site lies at the northern edge of Millbrook Conservation Area and comprises 1.3 hectares of disused and overgrown land located off Crowswood Drive.
- 2.2 The site is situated between a residential housing estate, to the north, Huddersfield Road to the east, Stayley Cricket Club to the west of the site and houses to the south.
- 2.3 The site extends from Crowswood Drive to the rear of terraced housing fronting Huddersfield Road and forms a boundary onto Oxford Street, adjacent to the cricket club. The site is relatively flat with overhead electric pylon lines along the northern edge of the site, within the vicinity of a small stream which flows towards Swineshaw Brook.

3.0 PLANNING HISTORY

- 3.1 Policy H1(4) in the UDP has previously identified this site for residential development as part of Oakwood Mill and land surrounding Stayley Cricket Club.
- 3.2 Outline planning permission 10/00738/OUT was granted on the 23rd of September 2011 for residential development at the application site, with approval of means of access to the site. The planning permission was subject to a Section 106 agreement securing improvement works to Stayley Cricket Ground and a financial contribution to the club. The obligations of the Section 106 agreement have since been met and discharged.

4.0 RELEVANT PLANNING POLICIES

- 4.1 Tameside Unitary Development Plan (UDP) Allocation
H1(4) Oakwood Mill and land around Stayley Cricket Club, Millbrook, Stalybridge

4.2 POLICIES

Part One 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
- 1.12 Ensuring an Accessible, Safe and Healthy Environment

Part Two Policies

- C1 Townscape and Urban Form
- C2 Conservation Areas
- C4 Control of development in or adjoining Conservation Areas
- H1 Housing Land Provision
- H4 Type, Size and Affordability of Dwellings.
- H10 Detailed Design of Housing Developments
- MW11 Contaminated Land.
- N4: Trees and Woodland
- N5 Trees within Development Sites
- T10 Parking

5.3 Other Policies

- 5.3.1 Residential Design SPD
- 5.3.2 Millbrook Conservation Area Appraisal and Management Proposals

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, 28 notification letters were sent out to neighbouring properties on 11th September 2014 and the 20th June 2016 and a notice was posted at the site on the 11th September 2014 and in a local newspaper on 18th September 2014.

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.

8.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 8.1 Objections have been received from 7 households. The reasons given for objecting are:
- New houses too close to existing properties on Huddersfield Road.
 - Increased traffic would have a negative effect on the surrounding area.
 - Increase in noise and loss of light.
 - Was promised the land would not be built on.
 - Oxford Street and Stamford Street are not suitable for a second access.
 - Land should remain as Conservation Area and not built on.
 - Will result in town cramming.
 - Loss of open space for dog walkers and horse riders who wish to avoid dangerous traffic.
 - Site is a SSSI and haven for birds, insects and wildlife.
 - Inadequate infrastructure including schools and drains.

9.0 ANALYSIS

- 9.1 The key issues in deciding this application are:-
- 1) The principle of the development
 - 2) Design, appearance, layout and landscaping
 - 3) Impact on the conservation area

- 4) Loss of existing trees
- 5) Environment

10.0 Principle of the development

- 10.1 Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Consideration will also be necessary to the appropriate weight to be afforded to the development plan following the publication of the National Planning Policy Framework. Paragraphs 208 - 219 of the NPPF sets out how its policies should be implemented and the weight which should be attributed to the UDP policies. Paragraph 215 confirms that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. At the heart of the NPPF is the presumption in favour of sustainable development and would support the delivery of a wide choice of quality homes with housing applications being considered in the context of a presumption in favour of sustainable development.
- 10.2 Policy H1(4) in the UDP has previously identified this site for residential development as part of Oakwood Mill and land surrounding Stayley Cricket Club. Policy H1 (4) states that "It is now envisaged that the outline of the green wedge would be reshaped and some housing development take place within this area, in order to achieve a number of benefits. These would include an enlargement to the cricket ground and improvement of its facilities".
- 10.3 Outline planning permission for residential development on this site was granted on the 23rd of September 2011 with approval of means of access. Therefore the principle of developing this site for residential development has been established.

11.0 Design, appearance, layout and landscaping

- 11.1 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.
- 11.2 In this regard the proposal should also be considered against UDP Policies C1, C4 and H10 which seek to ensure that the design and layout of proposed housing developments are of high quality and complement or enhance the character and appearance of the surrounding area.

- 11.3 The site is located in the Millbrook Conservation Area and any developments proposed to be built within the Conservation Area must be sympathetic to the setting and character of the area and also be aware of their proximity to the other features of interest within the Conservation area.
- 11.4 The proposed houses would be constructed with a mixture of materials which include stone, red bricks or render with grey roof tiles. The houses on the east side of the site access road backing onto Huddersfield Road would be constructed in stone to respect the character of the conservation area along the Huddersfield Road corridor. The houses to the west of the internal access road would be of predominantly brick construction to reflect the character of the housing estate to the north of the site. The design and appearance of the houses together with the choice of materials is considered appropriate and compliant with the NPPF, UDP and Residential Design SPD.
- 11.5 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 Residential Design SPD.
- 11.6 The Residential Design SPD Policy RD5 requires a minimum separation distance of 14m between habitable windows in existing houses and a two-storey blank wall. The privacy and spacing distance to the nearest existing residential properties at 453 & 455 Huddersfield Road is approx. 14.3m and therefore the minimum separation distance has been achieved. The layout proposed maintains adequate spacing between the new houses and complies with the Councils guidelines with regard to their proximity to existing properties surrounding the site. As a result it is not considered that the proposed development would have any undue impact on the amenities of surrounding residents in terms of overshadowing or loss of privacy.
- 11.7 In overall terms, the design, appearance and layout of the proposal is considered to be high quality and would not impinge unduly on the amenity of existing residents and would preserve or enhance the character and appearance of the Conservation Area.
- 11.8 The application proposes tree planting within the site and in the rear gardens of houses along Huddersfield Road. Hedge planting is proposed along the Crowswood Drive boundary. The chosen species reflect those that are native to the area and will blend into the local landscape. Street landscaping has also been incorporated in the design.
- 11.9 It is considered that the design, appearance, layout and landscaping of the proposed development conforms to the requirements of the Residential Design SPD, UDP Policy H10 and Sections 1, 6 and 7 of the NPPF and is therefore acceptable.

12.0 Impact on the Conservation Area

- 12.1 In determining planning applications, the NPPF requires applicants to submit Heritage Statements to describe the significance of any heritage asset affected and include any contribution made by their setting. The applicant has submitted a Design and Access Statement that includes a Heritage Statement which, attempts to justify the proposed layout and design of the development.
- 12.2 Paragraph 131 of the NPPF provides guidance that local planning authorities should take account of in determining planning applications. The criteria includes; the desirability of new development making a positive contribution to local character and distinctiveness
- 12.3 The Millbrook Conservation Area Appraisal and Management Proposals note that planning proposals for new development will need to be carefully designed to respond to local heritage context. The key is to ensure that the urban design and architectural quality of any scheme is appropriate to the context and enhances the Conservation Area and its setting.
- 12.4 The application site sits between the older remaining historic core of the conservation area and large housing development to the north of the site. The layout and design of the development reflects the location of the application site at the interface of the conservation area and adjacent housing development. The boundaries onto Huddersfield Road and Oxford Street also incorporate provision of natural stone walls to both frontages. The stone walls are considered to be of a suitable height to secure privacy and security for occupiers of the development whilst providing a positive contribution to the setting of the conservation area.
- 12.5 Prior to the submission of this application, the applicant has liaised with the Officers in order to design a scheme that delivers a development that would enhance the site within the Conservation Area.
- 12.6 This scheme will create a modern housing development which integrates well into the street scene and respects the character of the Millbrook Conservation Area. Taking into account the proposed layout, design of the houses and proposed materials, it is considered the development would make a positive contribution to the local character and distinctiveness of Millbrook Conservation Area and therefore fully accords with the NPPF and UDP.

13.0 Loss of existing trees

- 13.1 A tree survey has been submitted with the application that identifies a number of trees that would be felled to accommodate the development. The tree survey has identified 9no trees that are potentially hazardous and will require removal. The most prominent trees on site are a row of mature poplars along Huddersfield Road to the east of site. Although they are highly visible, the survey acknowledges they have a limited safe useful life expectancy, especially in their position adjacent to the busy

highway. Several defects were identified including major deadwood and previous branch failures; one specimen has collapsed and is hung up in the crown of a neighbouring tree.

- 13.2 The Head of Environmental Services - Operations and Greenspace agrees with the findings of the tree survey and recommends removal of the identified trees.
- 13.3 To mitigate for loss of the trees, replacement planting will be undertaken. This will include tree and shrub planting at prominent locations to enhance the streetscene and setting of the housing development. Tree planting will also be undertaken within the rear gardens of the houses backing onto Huddersfield Road to compensate for the loss of the poplar trees within the Huddersfield Road site boundary.

14.0 Environment

- 14.1 In overall terms the flood risk to the site is considered low. The site falls within flood zone 1 where all forms of development are considered acceptable. There is no evidence of any significant risk of groundwater flooding. Surface water run-off would be dealt with by appropriate SuDs related techniques that include natural drainage of the surface water runoff into the ground and reduction of impermeable areas.
- 14.2 An ecological survey has been submitted with the application that confirms an evaluation of the site and its surroundings has been carried out and reports that the site contains no significant ecological constraints on the development proposals. The ecological survey concludes the development will have no adverse effect on statutory or local wildlife sites, or on biodiversity.
- 14.3 The Greater Manchester Ecology Unit has visited the site and confirmed site supports habitat of limited ecological value. The most valuable habitats are found along the stream, which is being retained.

15.0 Conclusion

- 15.1 The UDP has previously identified this site for residential development as part of Oakwood Mill and land surrounding Stayley Cricket Club. Outline Planning Permission was granted in September 2011 for residential development at the application site, with approval of means of access to the site.
- 15.2 The appearance of the dwellings are 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 conforms to the requirements of the Residential Design SPD, UDP Policy H10 and Sections 1, 6, 7 & 12 of the NPPF.

RECOMMENDATION

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

1. The development shall be carried out in accordance with the following approved drawings: 533-13; 15045_01; 15045_03; 15045_05; 15045_HT_01; 15045_HT_02; 15045_HT_03; 15045_HT_04; 15045_HT_05; 15045_HT_06; 15045_HT_07; 15045_HT_08; 15045_HT_09.
2. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and/or a full specification of materials to be used externally on the buildings 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.
3. The approved scheme of landscaping shall be implemented before the development is brought in to use or in accordance with a programme agreed previously with the local planning authority. Any newly planted trees or 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
4. Notwithstanding the details shown on the approved plans and the requirements of condition 1 of this permission, within 3 months of development first taking place details of the siting, height, design, materials and finish of boundary treatments for each plot shall be submitted to and approved in writing by the Local Planning Authority. The duly approved boundary treatments shall be constructed in full accordance with the approved details before the dwelling on that plot is first occupied, and shall be retained as such thereafter.
5. No removal of or works to any hedgerows, trees or shrubs, clearance of vegetation that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of all suitable areas for active birds' nests immediately before any works commence or vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.
6. No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS: 5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS: 5837:2012 shall take place within such protective fencing during the construction period.