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SPEAKERS PANEL (PLANNING)

Day: Wednesday
Date: 25 April 2018
Time: 10.00 am
Place: Guardsman Tony Downes House, Manchester Road,
Droylsden, M43 6SF

Item No.	AGENDA	Page No
1.	APOLOGIES FOR ABSENCE	
2.	DECLARATIONS OF INTEREST To receive any declarations of interest from Members of the Council.	
3.	MINUTES The Minutes of the meeting of the Speakers Panel (Planning) held on 21 March 2018, having been circulated, to be signed by the Chair as a correct record.	1 - 8
4.	OBJECTIONS TO PROPOSED CONTROLLED PARKING SCHEME - WATERLOO GARDENS, ASHTON-UNDER-LYNE Report of the Director of Operations and Neighbourhoods, attached.	9 - 12
5.	APPEAL DECISION NOTICES	
a)	APP/G4240/D/17/3192055: 26 LOW WOOD ROAD, DENTON. M34 2PD	13 - 14
b)	APP/G4240/D/18/3195689: 15 BROADFIELD CLOSE, DENTON. M34 6BN	15 - 16
6.	PLANNING APPLICATIONS To consider the schedule of applications.	
a)	16/00403/OUT - LAND FORMERLY PROSPECT HOUSE, STOCKPORT ROAD, MOSSLEY	17 - 52
b)	17/00784/FUL - WHITE HART INN, 91 MARKET STREET, MOTTRAM	53 - 72
c)	17/00982/REM - SITE NORTH OF HATTERSLEY ROAD WEST, HATTERSLEY	73 - 92
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e)	17/00984/REM - SITE OFF HATTERSLEY ROAD WEST (BOUND BY HATTERSLEY ROAD WEST AND SANDY BANK AVENUE TO THE SOUTH	113 - 134

From: Democratic Services Unit – any further information may be obtained from the reporting officer or from Carolyn Eaton, Senior Democratic Services Officer, 0161 342 3050 or carolyn.eaton@tameside.gov.uk to whom any apologies for absence should be notified.

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AND WEST), HATTERSLEY

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|----|---|-----------|
| f) | 17/00985/REM - SITE OFF HATTERSLEY ROAD WEST (BOUND BY HATTERSLEY ROAD WEST AND SANDY BANK AVENUE TO THE SOUTH AND WEST), HATTERSLEY | 135 - 156 |
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7. URGENT ITEMS

To consider any other items, which the Chair is of the opinion should be considered as a matter of urgency.

Agenda Item 3

SPEAKERS PANEL (PLANNING)

21 March 2018

Commenced: 10.00am

Terminated: 11.00am

Present: Councillor McNally (Chair)
Councillors Kinsey, D Lane, P Fitzpatrick, Ricci, Sweeton, Ward, Wild and Dickinson

Apologies for absence: Councillors Glover, S Quinn and F Travis

32. MINUTES

The Minutes of the proceedings of the meeting held on 14 February 2018 having been circulated, were taken as read and signed by the Chair as a correct record.

33. DECLARATIONS OF INTEREST

Member	Subject Matter	Type of Interest	Nature of Interest
Councillor P Fitzpatrick	Agenda Item 4 - Objections to Proposed Limited Waiting Restrictions in the area of King Street, Hyde.	Prejudicial	Committee Member – Grafton Centre
Councillor Kinsey	Agenda Item 4 - Objections to Proposed Limited Waiting Restrictions in the area of King Street, Hyde.	Prejudicial	Committee Member – Grafton Centre
Councillor Dickinson	Agenda Item 6(b) – Planning Application: 17/00774/FUL – Slateacre Road, Hyde	Personal	Friend of Councillor R Welsh, who raised objections to the scheme.

Having declared a prejudicial interest, as above, Councillors P Fitzpatrick and Kinsey left the meeting during consideration of the Item below and paid no part in the discussion or decision making thereon.

34. OBJECTIONS TO PROPOSED LIMITED WAITING RESTRICTIONS IN THE AREA OF KING STREET, HYDE

Consideration was given to a report of the Director of Operations and Neighbourhoods, which explained that a scheme had been designed which proposed to introduce 2 hours limited waiting no return within 4 hours, restrictions within the area of King Street, Tanner Street and Clarendon Street, Hyde.

By way of background information, it was explained that the Grafton Street area of Hyde was home to the Grafton Centre, an Indian Restaurant, Car Sales Centres, Technology Company and a Pay and Display car park. The area was separated from the town centre by the M67, but connected by footbridges to the bus station. The carriageways surrounding the car park were covered by double yellow lines and a loading ban which prevented parking, including parking by disabled badge holders. There were three short sections of highway that were not covered by waiting restrictions, one each on King Street, Tanner Street and Clarendon Street, that could accommodate a total of approximately 16 vehicles. From observations, it appeared that all day parking did take place.

It was further explained that the Grafton Centre catered for many elderly and disabled clients and it was understood that many users would not be capable of parking further afield and walking the distance to the centre. An element of short term parking would make the centre more appealing and possibly more well used, and disabled users may park within this area free of any time restraints. In addition, the restriction could also assist other local businesses for parking for their customers.

The proposals were advertised in the Tameside Reporter newspaper and on street furniture in the affected area in line with the Council's obligations and illustrated in an appendix to the report.

As a result of the advertised scheme; seven objections were received from local businesses.

Two objections were received from a local firm in the vicinity of the proposed restrictions, one of whom indicated they wrote as a representative of that firm and canvassed all employees for their feedback.

They explained that their own car park overflowed by approximately ten vehicles each day whose staff/visitors had to find alternative parking. They further indicated that the proposed two hours limited waiting was not long enough for their clients as most meetings lasted more than half a day.

They further raised concerns for the Grafton Centre and the elderly that used the centre and were sure that many were there for longer than two hours and had lunch at the centre.

They further indicated that proposed restrictions were likely to have a significant negative impact on the running of their business. They made alternative recommendations as follows:

- (i) The introduction of on-street paid parking but with no time limit, to operate at same rate of the existing Grafton Street Pay & Display Car Park;
- (ii) Recommended widening existing carriageway to accommodate perpendicular parking rather than the existing parallel parking both on King Street and Clarendon Street, therefore increasing availability of on street parking within that area by 10 vehicles.

An objector representing the local firm attended the meeting and expressed concerns as above.

Members were informed that the further five objections had been received from a business operating on the opposite side of the M67 Motorway. One objector claimed the existing arrangements did not affect the existing day to day operations of the local businesses and all objected to loss of available free non-restricted day time parking within the town centre or surrounding areas, and one objector pertained to the loss of parking within the top storey of the town centre multi-storey car park and loss of parking due to waiting restrictions being introduced within surrounding streets.

The response of the Director of Operations and Neighbourhoods to all objections raised as above, was detailed in the report.

Discussion ensued with regard to the above and consideration was given to the information provided, including the objections raised and responses given and it was:

RESOLVED

That authority be given for the necessary action to be taken in accordance with the Road Traffic Regulation Act 1984 to make the following order: **THE TAMESIDE METROPOLITAN BOROUGH (KING STREET, TANNER STREET AND CLARENDON STREET, HYDE) (PROHIBITION OF WAITING) ORDER 2018** as follows:

Advertised Proposed Schedule:

Limited Waiting 2 hours no return within 4 hours	
King Street (east side)	From its junction with Grafton Street in a southerly direction to a point 5 metres north of its cul-de-sac end.
Tanner Street (west side)	From its junction with Grafton Street in a southerly direction to a point 5 metres north of its cul-de-sac end.
Clarendon Street (east side)	From a point 5 metres north of its cul-de-sac end (situated to the north of the M67 eastbound off slip road) for a distance of 17 metres in a northerly direction.

35. APPEAL DECISION NOTICES

Application reference/Address of Property.	Description	Appeal Decision
Appeal APP/G4240Z/17/3188389 - Hyde Road, Denton. M34 3EH	Ref: 292 Proposed replacement of existing 1 no. 48 sheet advertising display with 1 no illuminated 48 sheet digital LED advertisement.	Appeal dismissed.

36. PLANNING APPLICATIONS

The Panel gave consideration to the schedule of applications submitted and it was:-

RESOLVED

That the applications for planning permission be determined as detailed below:-

Name and Application No	17/10163/REM Taylor Wimpey Ltd, Manchester
Proposed Development:	Application for the approval of reserved matters (landscaping, layout scale and appearance) relating to the residential phase of development approved under outline planning permission 15/00986/OUT. Approval was sought for 79 dwellings. Former Clarendon College Sixth Form Centre, Clarendon Road, Hyde. SK14 2LJ
Speaker(s)/Late Representations:	James Berggren of How Planning, spoke in support of the application.

<p>Additional Comments/Information</p>	<p>The Development Manager, Planning, circulated the following additional information at the meeting in respect of this application:</p> <p>Condition 3 in the report relating to car parking, made reference to a retail unit – this is a typo as the scheme is purely residential.</p> <p>Condition 9 related to the provision of bin storage. Since the drafting of the report, a plan had been provided showing the location of screened bin storage for each of the plots. This condition can therefore be amended to require the screened storage to be provided for each dwelling. In accordance with the approved details shown on drawing no. 01 Rev. H, prior to the first occupation of that dwelling and be retained as such thereafter.</p> <p>Since publication of the agenda, 1 resident had contacted the planning department seeking clarification on how sources of contamination such as asbestos would be dealt with during the construction phase of the development and also querying the hours during which construction work could take place.</p> <p>Condition 6 of the outline planning permission required the submission and approval of an investigation into potential sources of contamination on the site and any necessary remediation measures prior to the commencement of development and Condition 12 was a standard condition which limited the hours of construction to between 07.30 and 18.00 Mondays to Fridays and 08:00 to 13:00 Saturdays only.</p> <p>Members sought an explanation in respect of outline permission on the site, which had given approval for 96 units and the scheme before them, which sought approval for only 79 dwellings. This was in light of an application submitted to the last meeting of the Panel (meeting of 14 February 2018, Minute 30 refers) which had officer recommendation for refusal as the number of dwellings had fallen significantly short of the number approved at outline planning stage.</p> <p>The Development Manager, Planning, explained that the scheme referred to had a particular designation under policy E2 and it was considered that the extent of the deficit wasn't justified given the policy requirement and the significance of the site. In the case of the scheme under consideration today, however, it was felt that the lower density scheme had resulted in a higher quality design.</p>
<p>Decision:</p>	<p>Approve subject to the conditions as detailed in the report, including amendments to conditions as detailed in the additional information above.</p>

<p>Name and Application No:</p>	<p>17/00774/FUL Spring and Company, Stockport</p>
<p>Proposed Development:</p>	<p>Demolition of 10 and 12 Slateacre Road and construction of 10 dwellings, with associated access and infrastructure. Land on the south western side of and including 10 and 12</p>

	Slateacre Road, Hyde.
Speaker(s)/Late Representations:	Michelle Ashley – spoke in objection to the application. Jason Dugdale (Agent) – spoke in support of the application.
Additional Comments/Information	<p>The Development Manager, Planning, circulated the following additional information at the meeting in respect of this application:</p> <p>Since the publication of the report, 3 letters of representation had been received expressing concern regarding the impact of the proposed development on the badger setts within the site, flood risk and parking. Each of these issues were dealt with in the report and there were no objections from the relevant consultees.</p> <p>In relation to ecology, the following information supplemented Section 14 of the report:</p> <p>A brief Mitigation Strategy had been put forward in Section 5 of the Badger Sett Monitoring report prepared by Urban Green in November 2017. This strategy involved the managed exclusion of Badgers from their sett and the subsequent closure of the sett.</p> <p>It did not include the provision of any alternative terrestrial habitats and it did not include provision for the construction of a new artificial sett. Where Badgers were excluded without the provision of alternative setts it needed to be demonstrated that the Badger population had a territory wider than the site affected by the works, had alternative places within this territory to relocate to and had alternative terrestrial habitat available for feeding within the territory.</p> <p>In this case, the Monitoring report had demonstrated that the Badger territory was wider than the application site and that there were alternative locations within this territory for sett construction and for feeding.</p> <p>Section 12 of the report dealt with highway safety impacts of the proposal in detail and officers therefore had nothing to add in that regard.</p> <p>Section 13 of the report dealt with the flood risk impact of the proposal in detail and officers therefore had nothing to add in that regard.</p> <p>It was noted that Councillor R Welsh had objected to the application and the concerns she raised were detailed in the report. It was further noted that due to a breakdown in communication, Councillor Welsh had not received timely notification of the meeting and therefore, had not been able to make arrangements to attend to voice her objections in person.</p>
Decision:	Approve subject to the conditions as set out in the report and: The completion of a Section 106 Agreement to secure the following contribution: Green Space - £12,867.16 to be used to upgrade the path

	<p>across Hacking Knife Meadow, Werneth Low.</p> <p>It was also agreed that an additional clause be included in the Section 106 Agreement for the requirement of a Management Company to deal with site maintenance.</p>
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Name and Application No:	<p>17/00943/REM</p> <p>Bellway Homes Ltd (Manchester Division)</p>
Proposed Development:	<p>Application for the approval of reserved matters (landscaping, layout, scale and appearance) relating to the residential phase of development approved under outline planning permission 13/01045/OUT. Approval was sought for 78 dwellings.</p> <p>Former Frank Hoyle Transport Ltd, Broadway, Hyde. SK14 4QQ</p>
Speaker(s)/Late Representations:	<p>Anna Relph – Planning Consultant – spoke in support of the application.</p>
Additional Comments/Information:	<p>The Development Manager, Planning, circulated the following additional information at the meeting in respect of this application:</p> <p>The reference to the means of enclosure of balconies at 11.5 of the report is a typo and not relevant to this scheme. No balconies were being included and therefore this comment should be ignored.</p> <p>Condition 3 relating to car parking made reference to a retail unit – this is a typo as the scheme was purely residential.</p> <p>The applicant had requested that the trigger points for Conditions 3 (parking provision) and 4 (boundary treatments) be amended to require the provision for each dwelling to be provided prior to the occupation of that specific dwelling as opposed to any of the plots within the development. Officers had no objection to this revision.</p> <p>Since publication of the report, the applicant had requested that Conditions 5 (requiring compliance with the submitted landscaping scheme) and 6 (implementation of that scheme) be merged. Officers had no objection to this and so the revised condition would read:</p> <p>‘The approved landscaping scheme (dwg. no. LDS426-01F) shall be implemented before the first occupation of any part of the development or in accordance 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’</p> <p>Conditions 9 & 10 in the report refer to obscure glazing of certain openings to preserve the residential amenity of the future occupiers of the development. Since the drafting of the report, the final amended plans had been submitted and as a result, Condition 10 as not now necessary and Condition 9</p>

	<p>should read:</p> <p>‘All ensuite and bathroom windows identified on the floor plans and elevations to all of the dwellings hereby approved shall be permanently fitted with obscure glazing to meet the requirements of Pilkington Level 3 as a minimum. The development shall be retained as such at all times thereafter’.</p> <p>Condition 11 of the report related to the provision of bin storage. Since the drafting of the report, a plan had been provided showing the location of screened bin storage for each of the plots. This condition could therefore be amended to require the screened storage to be provided for each dwelling, in accordance with the approve details shown on Drg no. BHM107/BT01 Rev E, prior to the first occupation of that dwelling and be retained as such thereafter.</p> <p>An additional condition was required to ensure compliance with the Noise Impact Assessment submitted with the planning application. The following wording had been agreed with the applicant:</p> <p>‘The development herby approved shall be carried out in full accordance with the Noise Impact Assessment re AC104327-1R6 produced by REC dated 28 February 2018, including the detailed mitigation strategy outlining noise mitigation measures on a plot by plot basis. The development shall only be carried out full in accordance with the approved details.</p> <p>Reason: To safeguard the amenity of future occupants of the development’.</p>
<p>Decision:</p>	<p>Approve subject to conditions as set out in the report including amendments to conditions as detailed in the additional information above.</p>



37. URGENT ITEMS

The Chair advised that there were no urgent items of business for consideration by the Panel.

CHAIR

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Agenda Item 4

Report To:	SPEAKERS PANEL (PLANNING)
Date:	25 April 2018
Reporting Officer:	Ian Saxon – Director of Operations and Neighbourhoods
Subject:	OBJECTIONS TO PROPOSED CONTROLLED PARKING SCHEME – WATERLOO GARDENS, ASHTON UNDER LYNE
Report Summary:	The report outlines objections received to the advertised, proposed extension to the existing controlled parking scheme in relation to the above roads.
Recommendations:	It is recommended that authority is given for the necessary action to be taken in accordance with the Road Traffic Regulation Act 1984 to make the following order (HURST BANK ROAD AREA, ASHTON-UNDER-LYNE (CONTROLLED PARKING AREA) ORDER 2017
Links to Community Strategy:	The proposals underpin a number of targets within the Tameside Community Strategy (2009-2019) and more especially in the promotion of a Safe Environment through the provision of safer roads in our Town Centres and elsewhere.
Policy Implications:	None arising from the report.
Financial Implications: (Authorised by the Section 151 Officer)	The funding for the scheme will be taken from the Traffic Operations, Traffic Regulation Order budget 2018/2019.
Legal Implications: (Authorised by the Borough Solicitor)	Members should have regard to the Council's statutory duty under S122 of the Road Traffic Regulation Act 1984 which is set out in Appendix A .
Risk Management:	Objectors have a limited right to challenge the Orders in the High Court.
Access to the documents:	Drawing No.001: Controlled Parking Hurst Bank Road area, Ashton, Ashton-under-Lyne – proposed extension of existing Controlled Parking Zone. All documentation can be viewed by contacting Lauren Redfern. Traffic Operations by:  Telephone:0161 342 3927  e-mail: lauren.redfern@tameside.gov.uk

1. BACKGROUND

- 1.1 In 2013 a Controlled Parking Scheme was introduced on Hurst Bank Road, Crompton Street, Blenheim Way, Wilson Crescent and Midgely Crescent, off Mossley Road, Ashton under Lyne. It was always made clear that if residents of Waterloo Gardens suffered as a consequence of these restrictions a further scheme would be promoted.
- 1.2 Further development in the area including a new housing estate and school have exacerbated the current on street parking situation and a petition, signed by the majority of the residents to extend the existing Controlled Parking Scheme was received by the Traffic Operations department.
- 1.3 A consultation with ward councillors, Bill Fairfoull, Yvonne Cartey and Margaret Sidebottom and residents took place in February 2017 and statutory consultation commenced June 2017 for 28 days. One objection was received.

2. OBJECTIONS

- 2.1 A representation has been made by a resident of the local area. The resident argues that the proposed extension to the existing Controlled Parking Area is unnecessary and that if the scheme were to be implemented non permit holders would be forced to park further down Waterloo Gardens.
- 2.2 The objector has suggested that waiting restrictions at the junction of Blenheim Way and Waterloo Gardens would be a preferable measure.

3. OFFICER RESPONSE

- 3.1 A questionnaire was sent to the residents who would be affected by the proposals and 69% of the residents were in favour of the scheme extending into Waterloo Gardens. The introduction of waiting restrictions would not be beneficial to the residents as obstructive parking has not been deemed a problem in the vicinity.

4. FUNDING

- 4.1 The introduction of the scheme will be funded by the Traffic Operations, Traffic Regulation Order budget 2018/2019

5. PROPOSALS / SCHEDULE OF WORKS

- 5.1 Introduce a Controlled Parking Zone on Waterloo Gardens, both sides, from its junction with Blenheim Way in a northerly direction for a distance of 110m (the northerly gable end of property number 34 Waterloo Gardens).

6. RECOMMENDATION

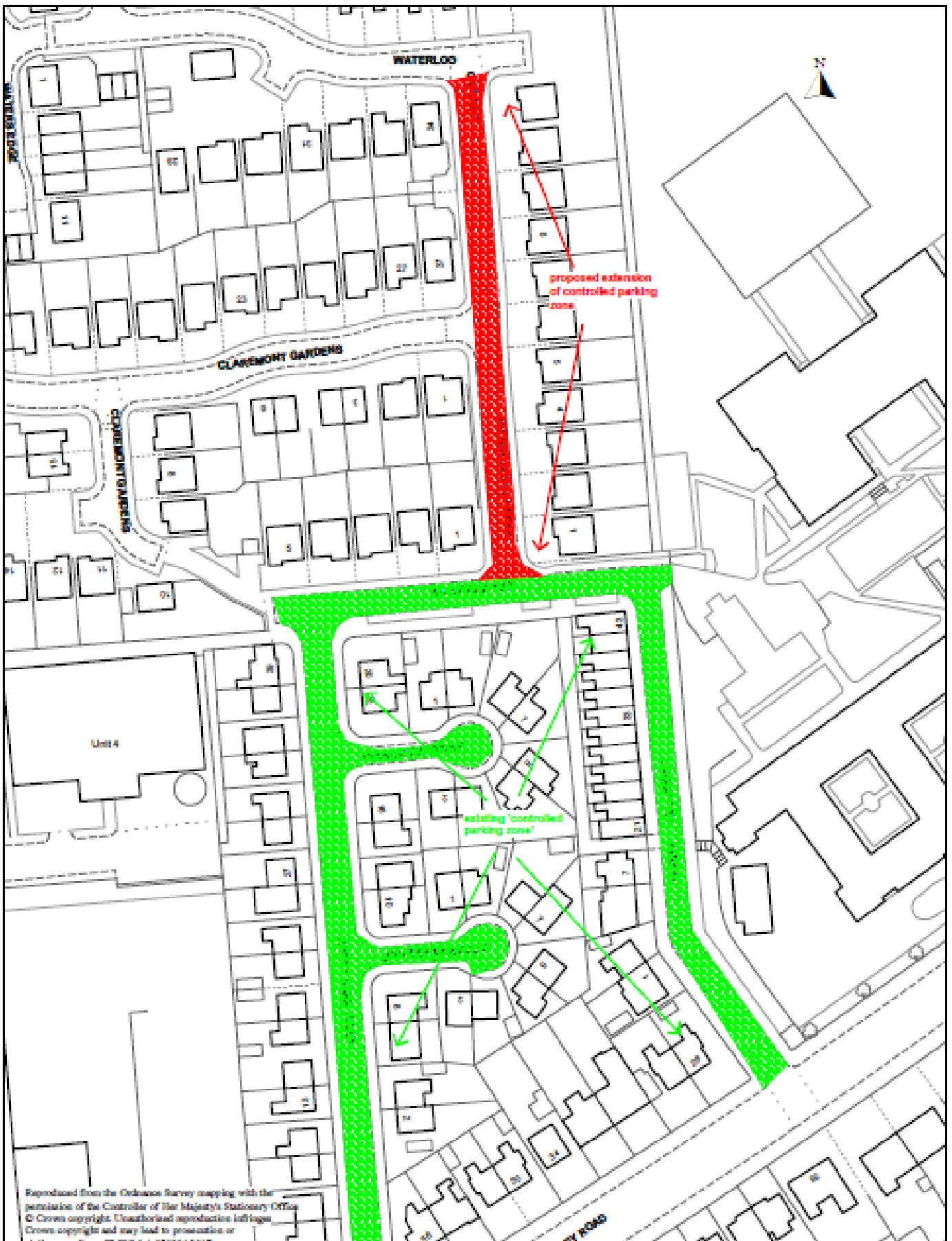
- 6.1 It is recommended that authority is given for the necessary action to be taken in accordance with the Road Traffic Regulation Act 1984 to make the following order (HURST BANK ROAD AREA, ASHTON-UNDER-LYNE (CONTROLLED PARKING AREA) ORDER 2017

APPENDIX 'A'

Section 122 Road Traffic Regulation Act 1984

- (1) It shall be the duty of every local authority upon whom functions are conferred by or under this Act, so to exercise the functions conferred on them by this Act as (so far as practicable having regard to the matters specified in sub-section (2) below) to secure the expeditious convenient and safe movement of vehicular and other traffic (including pedestrians) and the provision of suitable and adequate parking facilities on and off the highway.

- (2) The matters referred to in sub-section (1) above, as being specified in this sub-section are:
 - (a) The desirability of securing and maintaining reasonable access to premises;
 - (b) The effect on the amenities of any locality affected and (without prejudice to the generality of this paragraph) the importance of regulating and restricting the use of roads by heavy commercial vehicles, so as to preserve or improve the amenities of the areas through which the roads run;
 - (c) The strategy prepared under Section 80 of the Environment Act 1995 (national air quality strategy);
 - (d) The importance of facilitating the passage of public service vehicles and of securing the safety and convenience of persons using or desiring to use such vehicles; and
 - (e) Any other matters appearing to ...the local authority.... to be relevant.



Controlled Parking Hurst Bank Road area, Ashton

<p>Engineering Service Tameside MBC Council Offices Tame Street Depot, Tame Street Stalybridge SK15 1ST</p>	<p>Drawn By : LRE</p>	<p>Date : 9/6/2017</p>
	<p>Scale : NTS Page 12</p>	<p>Report : 123 Figure : 1</p>



Appeal Decision

Site visit made on 19 March 2018

by W Johnson BA (Hons) DipTP DipUDR MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 April 2018

Appeal Ref: APP/G4240/D/17/3192055

26 Low Wood Road, Denton, Manchester M34 2PD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr B Wood against the decision of Tameside Metropolitan Borough Council.
 - The application Ref 17/00829/FUL, dated 22 September 2017, was refused by notice dated 24 November 2017.
 - The development proposed is dormer to front, rear and side.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the appeal site and the surrounding area.

Reasons

3. The appeal property is a semi-detached bungalow sited on Low Wood Road, which is a cul-de-sac located off Ashwood Avenue. The host dwelling is of brick construction with a tiled hipped roof. The proposal comprises a dormer extension on the front, side and rear roof slopes. It would wrap around the existing roof and have the appearance of a single structure, due to all elements being connected.
4. The semi-detached bungalows on the same side of the road as the host dwelling are similar in form and appearance and do not appear to have been significantly altered when viewed from Low Wood Road. In particular they have no dormer extensions that are clearly visible when viewed from the front. This forms a strong and positive characteristic in the street scene meaning I consider that the appeal site is located within a row of similar properties that have maintained a sense of rhythm and balance. The proposal through its size, design and location, with particular regard to the front and side facing roof slopes would result in an incongruous addition that would dominate the roof, fundamentally altering its shape and unbalancing its form and relationship with the adjoining dwelling. The resulting significant adverse effect on the host property would be readily visible in the street scene to the detriment of character and appearance of the surrounding area.

5. In his submissions the appellant has drawn my attention to a number of similar dormer extensions on Low Wood Road, as well as a variety of properties with dormers in the wider area. No additional details have been provided regarding these schemes and no documentation has been provided regarding the Council's analysis of the schemes in relation to the effect on the character and appearance of the dwellings and surrounding area. Without this detailed information a comparison between these schemes and the case before me cannot be drawn. Additionally, the examples on Low Wood Road are not in a location or sufficient in number to have a material effect on the character of the side of the road on which the appeal property is located. Therefore, little weight can be attributed to them in the determination of the appeal. I have considered this appeal proposal on its own merits and concluded that it would cause harm for the reasons set out above.
6. For all of these reasons, I therefore conclude that the proposal would unacceptably harm the character and appearance of the existing bungalow and the surrounding area. This would be contrary to Policy H10 of The Tameside Unitary Development Plan that seeks high quality design in layout, design and external appearance of housing developments that in turn complement the character and appearance of the surrounding area. It would conflict too with RED6 of the Residential Design Supplementary Planning Document that amongst other things seeks to ensure that dormers do not detract from the character of the street /surrounding area and complement the existing roof slope. As a result, the proposal would also be contrary to paragraph 60 of the National Planning Policy Framework, which amongst other things seeks to promote or reinforce local distinctiveness.

Other matters

7. I have had regard to various other matters raised by the appellant, including his need to develop a family home, to remain and live in the area to help the children attend the same local school, and to increase the property value. However, on the evidence before me these are not reasons to grant permission in the face of the harm identified. I have also noted his comments about the way the Council handled the application but these do not go to the planning merits of the case.

Conclusion

8. For the reasons given above, and having regard to all other matters raised, I therefore conclude that the appeal should be dismissed.

Wayne Johnson

INSPECTOR

Appeal Decision

Site visit made on 19 March 2018

by W Johnson BA (Hons) DipTP DipUDR MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 April 2018

Appeal Ref: APP/G4240/D/18/3195689

15 Broadfield Close, Denton M34 6BN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms J Reay against the decision of Tameside Metropolitan Borough Council.
 - The application Ref 17/00824/FUL, dated 27 September 2017, was refused by notice dated 21 November 2017.
 - The development proposed is front dormer extension.
-

Decision

1. The appeal is dismissed

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the appeal site and the surrounding area.

Reasons

3. The appeal property is a semi-detached bungalow sited on Broadfield Close, which is a cul-de-sac. The dwellings on Broadfield Close consist of semi-detached houses on one side with semi-detached bungalows on the other side and around the turning head. The host dwelling is one of the properties located at the head of the cul-de-sac and is predominantly of brick construction. The property has a tile roof with a gable end with a flat roof dormer on the rear, which is not clearly visible when at the front of the property. The proposal comprises 2 pitched roof dormers on the front facing roof slope.
4. None of the properties on Broadfield Close have any front dormer extensions. As a result, the relatively plain, uniform roofslopes form a strong and positive characteristic in the street scene. I consider the proposed dormers through their size, design and location on the front facing roof slope would result in an incongruous addition that would dominate the roof, fundamentally altering its shape and unbalancing its form and relationship with the adjoining dwelling. The resulting significant adverse effect on the character and appearance of the host property would be readily visible in the street scene to the detriment of character and appearance of the surrounding area.
5. The appellant has drawn my attention to a number of properties in the vicinity of the site with dormers. No additional details have been provided regarding these schemes and no documentation has been provided regarding the

Council's analysis of these schemes in relation to the effect on the character and appearance of the dwellings and surrounding area. Without this detailed information a comparison between these schemes and the case before me cannot be drawn and therefore little weight can be attributed to them in the determination of the appeal. In any event their presence does not have an appreciable bearing on the character or appearance of the context in which the site is viewed.

6. For all of these reasons, I therefore conclude that the proposed front dormer would unacceptably harm the character and appearance of the existing bungalow and the surrounding area. This would be contrary to Policy H10 of The Tameside Unitary Development Plan that seeks high quality design in layout, design and external appearance of housing developments that in turn complement the character and appearance of the surrounding area and RED6 of the Tameside Residential Design Supplementary Planning Document that amongst other things seeks to ensure that dormers do not detract from the character of the street /surrounding area and complement the existing roof slope. As a result, the proposal would also be contrary to paragraph 60 of the National Planning Policy Framework, which amongst other things seeks to promote or reinforce local distinctiveness.

Other matters

7. I have also had regard to various other matters raised by the appellant, including her need to develop a family home, but on the evidence before me this is not a reason to grant permission in the face of the harm identified. She has also expressed concern about the way that the Council handled the application, but this does not affect the planning merits of the case.

Conclusion

8. For the reasons given above, and having regard to all other matters raised, I therefore conclude that the appeal should be dismissed.

Wayne Johnson

INSPECTOR

Application Number 16/00403/OUT

Proposal Outline planning application for erection of 25 dwellings with associated works (access to be considered with all other matters reserved)

Site Location Land Formerly Prospect House Stockport Road Mossley Tameside

Applicant c/o Emery Planning Partnership Ltd

Recommendation Grant Outline Planning Permission 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.

1. REPORT

- 1.1 This application seeks Outline Planning consent to redevelop the application site for a residential development comprising up to 25 dwellings with detailed approval for means of access.
- 1.2 As the application is in outline all details of appearance, layout, scale and landscaping are reserved for later applications, however, an indicative layout drawing has been submitted with the application which shows a mixture of 25 terraced, semi-detached and detached dwellings, fronting a central access road with open space to the east and western sides. The submitted transport statement is based on a notional 25 dwellings.
- 1.3 Vehicular access is shown to use the existing access off Stockport Road. Car parking is shown on the submitted indicative layout within the curtilage of each of the proposed dwellings.
- 1.4 The application has also been supported by a comprehensive suite of Supporting assessments and documentation. These include:
 - Planning Statement
 - Design and Access Statement
 - Ecological Site Assessment
 - Arboricultural Statement
 - Aerial images
 - Transport Statement
 - Land Stability report

2. SITE & SURROUNDINGS

- 2.1 The application site comprises of 0.7ha of previously developed land set on the hillside above Stockport Road. The application site was originally a substantial Victorian residence set in landscaped terraced grounds on the hillside above Stockport Road. All the buildings on the site have been demolished, but the grounds have been left undisturbed. Over the years the site has become very neglected and overgrown with self-seeded trees and shrubs. However the wooded nature of the site makes an important contribution to the street scene and views across the Tame Valley.
- 2.2 There are existing residential properties to the north, south and west of the site and the character of the surrounding area is largely determined by its position on the fringe of

Mossley Town Centre but comprising mainly residential uses with open land to the east.

- 2.3 In terms of topography, the land slopes significantly from the existing properties to the North on Beechwood Drive steeply down to Stockport Road with existing retaining walls within the site. The site boundaries consist of retaining structures to the rear of properties on Stockport Road and a stone wall running along the Stockport Road frontage to the southern boundary.
- 2.4 The site is located within 1km of Mossley Railway Station providing regular services to Leeds, Liverpool and the rest of Greater Manchester to the west. The site is within 500m of the nearest primary school and close proximity to a wide range of shops, services and facilities.

3. PLANNING HISTORY

- 3.1 The site has a long planning history with various consents granted for residential use. Previous permissions on the site include:

07/01341/FUL - Development of 17no. houses – Approved December 2007

10/00890/FUL - Request to extend time limit of extant planning permission 07/01341/FUL - Development of 17 No. Dwelling houses – Approved December 2010

13/00923/OUT - Proposed residential development of 17no. houses - Outline (Approval for Access Only) – March 2014

4. RELEVANT PLANNING POLICIES

Tameside Unitary Development Plan (UDP) Allocation
Unallocated

Tameside UDP

Part 1 Policies

- 1.3: Creating a Cleaner and Greener Environment.
- 1.4: Providing More Choice and Quality Homes.
- 1.5: Following the Principles of Sustainable Development
- 1.12: Ensuring an Accessible, Safe and Healthy Environment

Part 2 Policies

- H7: Mixed Use and Density.
- T1: Highway Improvement and Traffic Management.
- C1: Townscape and Urban Form
- N4: Trees and Woodland.
- N5: Trees Within Development Sites.
- N7: Protected Species
- OL9 Derelict Land Reclamation
- OL10 Landscape Quality and Character
- MW11: Contaminated Land.
- U3: Water Services for Developments

Other Policies

The Greater Manchester Joint Waste Development Plan Document April 2012
The Greater Manchester Joint Minerals Development Plan Document April 2013
Residential Design Supplementary Planning Document (adopted
Trees and Landscaping on Development Sites SPD adopted in March 2007.

National Planning Policy Framework (NPPF)

Section 1 Delivering sustainable development
Section 4 Promoting sustainable transport
Section 6 Delivering a wide choice of high quality homes
Section 7 Requiring good design
Section 8 Promoting healthy communities
Section 10 Meeting the challenge of climate change, flooding and coastal change

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.

5. PUBLICITY CARRIED OUT

- 5.1 As part of the planning application process 29 notification letters were sent out to neighbouring properties on 4 May 2016 a notice was also posted at the site on the 5 May and displayed in a local newspaper on 12 May 2016, additional notification letters were sent on the 27 February 2017 following the submission of revised plans.

6. RESPONSES FROM CONSULTEES

Arboricultural Officer

- 6.1 The existing site contains a number of high value mature trees, many subject to TPO. As per the Arboricultural Report submitted, development would not be practical with the trees retained due to the topography of the site. Therefore any development should include a high quality landscape design with significant tree planting to mitigate losses.

United Utilities

- 6.2 No objection to the proposed development subject to conditions requiring details of foul and surface water drainage being attached to any approval.

Greater Manchester Ecology Unit

- 6.3 Originally commented that the submitted ecology report was out of date. A revised report was submitted and the following comments made. The extended Phase 1 Habitat Survey was undertaken within the optimum period for such a survey to be carried out. The best practice measures recommended must be carried out and recommend conditions and informative on the following matters, protection of bat roosts, no tree felling in bird nesting season, control of invasive species and biodiversity enhancement.

Head of Environmental Services - Environmental Health

- 6.4 Contaminated Land: recommend that a standard contaminated land condition is attached to any planning approval granted for residential development at the site and recommend standard conditions about hours of working.

Head of Environmental Services - Highways

- 6.5 Raise no objections subject to conditions.
- 6.6 Mossley Town (Parish) Council raises the following comments. In response to the initial consultation it confirmed that they did not formally object though expressed regret at the potential loss of existing greenspace and the proposed increase in residential density compared with earlier applications for residential development on the site. Clarification was sought about how and where any developer contribution finances will be spent. Following the re-consultation the Town Council formally objected to the proposed development on grounds of overdevelopment by reason of the increased number of residential units proposed being detrimental to the residential amenity of neighbouring residential properties.

6. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 6.1 In response to the original notifications 10 objections have been received from Neighbouring properties and 1 additional letter was received as a result of the re-consultation process. The following comments were raised.

Amenity

- 6.2 Disruption from building / construction traffic.
Noise Disruption of ongoing building works.
The existing properties and gardens would be overlooked by the new development leading to a loss of privacy. The erection of high fences is unsightly and not a suitable solution. The proposal will compromise the levels of natural light to the rear of existing properties.

Character of the area

- 6.3 The character of Mossley and the local area is very much related to the type of stone used in construction and this should be a requirement of the proposal.
- 6.4 Mossley is moving away from its semi-rural setting (which is what attracts people to want to live here), into a jungle of houses and properties built on any scrap of green space
- 6.5 We need investment in developing green spaces for children. This development will stretch the availability of existing school places further and potentially make it more difficult for long term residents to obtain places for their children.
- 6.6 In recent years the Police station has been closed, the park damaged, the only large town center car parking has become pay and display (which no one uses)
- 6.7 I am concerned that local amenities (shops/leisure etc.) and facilities such as utilities and associated infrastructure are not in place to service the additional 25 homes and the level of demand this will create in our small, quiet village.

Traffic

- 6.8 Parking for existing residents is already a major problem and this development would have a huge impact on local residents and likely that it will increase parking on Stockport Road. The current parking provision in Mossley is poor and there is currently some additional parking for existing residents provided by the external walled section of the site that meets Stockport Road from Prospect House yet with this new development that option will inevitably cease.
- 6.9 The existing houses in the vicinity of Prospect House will be affected by the traffic/ parking situation. We struggle to park outside our own houses as it is, and the building of further properties will only exacerbate this.

- 6.10 The number and frequency of cars entering and leaving the site will be significant. Stockport Road is a busy road with no clear lines of sight left or right from the proposed entrance and this is compounded with parked cars from existing residents.
- 6.11 Any attempt to restrict parking would of course lead to a significant and unwelcome loss of amenity for the current residence.
- 6.12 The site entrance should ideally be moved nearer to the middle of the site (to improve sight lines) Parking should be provided in the plans for current local residents;
- 6.13 The local road infrastructure is already at capacity and suffering through the current levels of traffic.
- 6.14 The proposed road leading up to the development from Stockport Road would potentially cause a traffic bottle neck with the potential for congestion, accidents and noise/emissions pollution.

Ecology

The submitted ecology report is out of date

The ecology report makes no reference to the protected trees

The development would cause a detrimental impact due to additional noise, emissions and pollution caused by extra traffic and the removal of the existing flora and fauna that provides clean air.

There will also no doubt be additional litter issues and a wider environmental impact to the existing plant life in the form of trees and shrubbery currently present on the access and at the proposed development.

There is significant wildlife in the form of birds, amphibians and small mammals in the vicinity that would also be adversely affected.

Retaining structures

There is a retaining wall within the site which makes secure and safe the higher ground immediately behind the existing properties on Stockport Road upon which the development is proposed. I am concerned over the impact the construction work would have on this structure and consequently the safety of my home, myself and my neighbours on Stockport Road.

Concern that building so close to our retaining wall – which is well over 100 years old – would jeopardise the structural integrity of the wall and our property.

Drainage

Concerned about drainage from the elevated site to not cause problems elsewhere

General

Devalue Surrounding Properties.

Not all neighbouring properties were consulted and no notices displayed

The density of the development appears to be much greater than surrounding developments.

Housing stock in the area has been replaced with so called “new homes” that are tiny in room size by comparison and houses crammed on to development sites.

Concerns that the site will have secure demarcation with adequate fencing on completion to ensure our security and privacy and the boundary will be securely fenced and made safe.

7. ASSESSMENT

The principal issues in determining this application are:

- Principle of Development
- Layout and Design
- Amenity
- Highway Safety and Accessibility
- Ground Conditions
- Ecology
- Trees and Landscaping
- Drainage, Flood Risk
- Environmental Health
- Construction Noise
- Retaining Structures
- Planning Obligations
- Other Matters

8. PRINCIPLE OF DEVELOPMENT

- 8.1 In overall terms, it is considered that the delivery of new homes in this location would accord with the aims and policy objectives of the adopted UDP and that the proposals are considered as sustainable development having particular regard to the guidance contained within the NPPF and Practice Guidance and should be supported.
- 8.2 In this respect, the proposed development would bring about the redevelopment of a previously developed 'brownfield' site which presently detracts from the wider area and would make a valuable contribution towards the provision of new housing in the Borough, The development is considered to represent a sustainable form of development, given its accessible location and access to a range of shops and services within the town center as well as the public transport network that provides good access to both Greater Manchester and Yorkshire.
- 8.3 Further to the above, outline planning permission has previously been granted for the residential development of this site in 2007 and again in 2013, and it is considered that the principles attached to the residential development of this site are robust in this particular case. Whilst these consents are no longer extant they are a material consideration and there are considered to be no material changes in circumstances, particularly planning policy, to take an alternative view in this instance. There are however a number of detailed matters which also need to be considered and which are now discussed in more detail below.

9. LAYOUT AND DESIGN

- 9.1 Whilst the layout of the site is a reserved matter the application is accompanied by an indicative drawing showing how the site could be laid out. The layout shows a mixture of detached, semi-detached and terraced dwellings with terraced housing fronting Stockport Road and then a single access road which curves around the central retaining wall with housing fronting one side following the topography of the site. Areas of landscaping are shown through the centre of the site and to the north-west and south-west boundaries of the site.
- 9.2 The site has considerable constraints with the level differences and rises over 11m between Stockport Road and the northern boundary. The details submitted clearly show

that a good scheme which has an acceptable relationship with surrounding residential properties can be achieved.

- 9.3 In comparison to the previous planning approval 13/00923/OUT, the proposed development would deliver a higher density scheme. The density of housing delivered, approximately 35 dwellings per hectare, would accord with Policy RD5 of the Residential Design Guide SPD, which requires a minimum 30 dwellings per hectare. Furthermore, the overall visual impact of the built form and massing would be reduced given the lower heights of the new housing to the rear of the site when compared to the previous proposal.
- 9.4 In terms of layout and design of the scheme more generally, officers are also satisfied that the proposals are acceptable taking into account the site characteristics and relationships with neighbouring buildings.
- 9.5 The choice of materials and detail is not covered in this outline submission but any future application would be expected to reflect the local vernacular in the choice of material and detailing to ensure that any detail would complement the character and appearance of the area in accordance with UDP and SPD policies and is acceptable.
- 9.6 Although, ultimately, a reserved matter, officers are satisfied the indicative layout successfully demonstrates that up to 25 houses could be accommodated on this site and that the proposals would comply with the design based policies in the UDP and SPD and would accord with the guidance contained within the NPPF and PPG in relation to these issues. .

10 RESIDENTIAL AMENITY

- 10.1 In terms of amenity, the layout and scale of the development are reserved matters, however, the general impact of the development can be considered and some conclusions can be drawn from the indicative layout drawing provided.
- 10.2 In protecting the amenities of both future and existing occupiers of residential properties, minimum separation distances are required between buildings to help achieve this. Separation distances are considered to be necessary in cases where it is appropriate to ensure privacy due to overlooking of windows and gardens might be significant.
- 10.3 The minimum separation distances are set out in SPD policy RD5 which also makes allowances for degree of angle, height of buildings and differences in site levels.
- 10.4 The policy confirms a minimum separation distance between habitable room windows on two storey developments of 21 metres where habitable room windows directly overlook. There should also be a further 3 metres for every additional storey and 1m for every 1m difference in ground level.
- 10.5 The indicative layout shows that the proposed properties meet the requirements for separation distances with existing properties in the Residential design SPD and that sufficient space exists around the blocks for residential amenity for the proposed dwellings and this is in line with the councils requirements in the SPD. The precise details of this will be determined at the reserved matters stage.
- 10.6 Whilst neighbours have commented on the likely impact of the development on neighbouring properties a good separation distance is also maintained from the majority of houses neighbouring the development and those shown on the indicative layout.
- 10.7 The distance between the detached dwelling to the south eastern corner of the indicative layout and the existing properties on Stockport Road would require closer examination at

reserved matters stage with regard to the detailed relationship between existing windows and the position of the proposed dwelling, however, as approval is not sought for layout at this stage it would not be appropriate to resist the application on this basis.

- 10.8 Whilst neighbours have commented on the likely impact of the development on neighbouring properties in relation to loss of views and privacy with the separation distance shown on the indicative layout, it is considered that the site is capable of accommodating residential development in a manner which would not be unduly detrimental to the amenities of occupants of neighbouring dwellings subject to conditions.

11 HIGHWAY SAFETY AND ACCESSIBILITY

- 11.1 The site is located in an accessible location close to bus routes, the train station and local shops. The indicative layout shows between 100 and 200% car parking provision across the site which is considered to be acceptable in this location given the indicative mix of house types. As a result of this, it is not predicted that the amount of development proposed would have any significant impact on the local highway network.
- 11.2 The application is supported by a transport statement which sets out the sustainable transport options for the site and analyses the likely impact in terms of traffic generation. As outlined above the application site is in a sustainable transport location with good access to local services as well as bus and rail services.
- 11.3 In terms of highway safety, the proposed vehicular access from Stockport Road will utilise an existing access point and is considered to be safe and satisfactory by the Head of Environmental Services – Highways.
- 11.4 Taking these factors into account, 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 T1, T7, T10 and T11 as well as Section 4 of the NPPF.

12 GROUND CONDITIONS

- 12.1 The submission has been reviewed by the Environmental Health - Contaminated Land team. Whilst there are some issues still to be addressed, no objections have been raised with regards to contaminated land subject to a contaminated land condition requiring further investigations to be undertaken and a detailed remediation strategy to be prepared.
- 12.2 Subject to these conditions, officers are satisfied that the requirements of the NPPF in terms of contaminated land can be satisfactorily addressed and the site developed without any unacceptable impacts on human health or controlled waters.
- 12.3 In this instance, the site is not in an area at risk from former coal workings and the development is acceptable in accordance with policy MW11: Contaminated Land.

13 ECOLOGY

- 13.1 The application was accompanied by an Ecological assessment (undertaken in 2013) and the timing of the report being out of date received objections from neighbouring properties and the Greater Manchester Ecology Unit (GMEU) who advised it should be updated and resubmitted, which the applicants did. Following receipt of the updated report GMEU agree that the assessment is applicable in terms of the impact of the development on the site and do not object to the scheme on ecological grounds.

Both the assessment and GMEU however, recognised and highlighted the opportunity for improving the natural habitat in this area which can be secured by condition.

- 13.2 The submitted Ecological Assessment recommended that work is carried out in accordance with the submitted assessment in order to protect any bats and bird nesting area within the site and GMEU have confirmed these matters can be dealt with satisfactorily by condition and these are therefore proposed as part of the recommendation to members. They also recommend that conditions are added relating to the control of invasive species and opportunities for biodiversity enhancements within the site.
- 13.3 The proposals would not therefore have any adverse effect upon protected species and are thus in accordance with policy N7: Protected Species and the guidance contained within the NPPF and PPG in relation to these issues.

14 TREES AND LANDSCAPING

- 14.1 The Council's Tree Officer has been consulted and comments that the existing site contains a number of high value mature trees, many subject to TPO. However as per the Arboricultural Report submitted, development would not be practical with all the trees retained due to the topography of the site. Previous schemes have accepted the removal of a significant number of trees to facilitate those schemes. This application does propose the loss of further trees but it is considered that this is acceptable and required to enable the development to be carried out. Any objection on this basis would not be sustainable given the losses previously agreed.
- 14.2 The landscaping is a reserved matter and it is considered that any landscaping scheme to be submitted should include a high quality landscape design with significant tree planting to mitigate losses and ensure that the development accords with the requirements of policies N4 and N5.

15 FLOOD RISK AND DRAINAGE.

- 15.1 The site is within Flood Zone 1 which is the lowest zone and has less than 1 in 1,000 annual probability of river flooding and no objections have been raised regarding this to the proposed development.
- 15.2 A detailed drainage design for foul and surface water will be required by condition before works commence to prevent increases in surface water run off which could increase the risk of flooding and United Utilities suggest conditions to control this. No concerns have been raised from utility providers regarding sewer capacity in the area and no objections are raised regarding UDP Policy U4 and Section 10 of the NPPF.
- 15.3 In overall terms, the flood risk to the site is considered to be low. The site falls within flood zone 1 where all forms of development are considered acceptable. Surface water run-off would be dealt with by appropriate SuDs related techniques with details to be secured by an appropriately worded condition.
- 15.4 In the absence of any technical objection the proposal is considered to accord with policy U3 and the relevant guidance contained within the NPPF and PPG subject to satisfactory compliance with conditions.

16 CONSTRUCTION NOISE

- 16.1 Comments have been received from neighbours regarding the potential for disruption at construction stage whilst the development is undertaken and built out. Unfortunately, some degree of disruption is an inevitable consequence of development and this cannot be used as a reason to resist planning proposals; however, the local authority can impose conditions to assist with mitigating some of the impacts including agreeing a site construction management plan with the developers and also restricting the hours in which construction works can be carried out.

17 LAND STABILITY AND RETAINING STRUCTURES

- 17.1 There will be a requirement for several retaining walls and structures across the site in order to make secure and safe the levels within the site and the higher ground immediately behind the site. There is an existing retaining wall immediately behind the existing properties on Stockport Road upon which the development will sit and another to the north between the site and the properties on Beechwood Drive. Concern has been raised over the impact the construction work would have on the structural integrity of the walls and surrounding properties.
- 17.2 The site is constrained by the significant level differences and there will be a need for retaining structures across the site. The applicants have submitted plans and sections detailing the indicative locations of the proposed retaining structures and following on from discussions during the course of the application a land stability report has been received.
- 17.3 The NPPG advice in relation to Land Stability states that it is a material planning consideration and that if land stability could be an issue, developers should seek appropriate technical and environmental expert advice to assess the likely consequences of proposed developments on sites where subsidence, landslides and ground compression is known or suspected. The guidance suggests that an assessment of ground instability should be carried out at the earliest possible stage to ensure that any necessary investigations are undertaken to ascertain that their sites are and will remain stable or can be made so as part of the development of the site. The most appropriate time for this to be done is at this outline application stage when the principle and suitability of the land for residential development is being established.
- 17.4 During the course of the application a land stability report was requested and received and has been assessed by the Council's structural engineers. It is recommended that the stability issues don't pose a significant risk but to mitigate any potential the foundations of all properties should extend to bedrock and the foundations for retaining structures should also extend to that level. A continuous watching brief should also be maintained throughout all groundworks stage. Taking these factors into account, officers are satisfied that the proposed development is acceptable in terms of the slope stability and the development complies with paragraphs 120 – 121 of the NPPF and the associated technical guidance.

18 DEVELOPER OBLIGATIONS

- 18.1 In accordance with the Community Infrastructure Levy Regulations 2015, which is intended to provide infrastructure to support development, rather than to make individual planning applications acceptable in planning terms Section 106 obligations provide figures for contributions for developments which are necessary, directly related to, fair and reasonable in scale and kind to the proposed development. The monies will then be put towards individual infrastructure items in order to mitigate the impact of proposed development on local areas of Green Space, local Education and Highways.

- 18.2 In this case, the obligation generator suggests that £15,796.05 per unit be contributed towards Green Space and £27,530.57 Education contribution towards increasing admission numbers per year group from 156 to 180 at Mossley Hollins High School. This will be phased over 5 years from September 2018 to remodel internal space to create additional classrooms and bringing in demountable classrooms. The suggested highways contribution is £19,585.65 to be used towards Controlled pedestrian crossing on A 670 to improving pedestrian access to both St Georges and Livingstone Primary Schools.

19 OTHER MATTERS

- 19.1 Objections regarding the value of surrounding properties is not a matter that can be considered when assessing planning applications.
- 19.2 Concerns have been raised that the site will need to have secure demarcation with adequate fencing on completion to ensure security and privacy and that the boundary is securely fenced and made safe. This is a matter that will be detailed at reserved matters stage with a full and detailed landscaping plan.
- 19.3 There have been objections raised that housing stock in the area has been replaced with so called “new homes” that are tiny in room size by comparison and houses crammed on to development sites. The detail of the housing types, styles and sizes will be assessed at reserved matters stage and as a Council it is expected that all new housing developments accord with the size requirements of the National Housing Standards,

20 CONCLUSION

- 20.1 At the heart of the NPPF is a presumption in favour of sustainable development, this requires planning applications that accord with the development plan to be approved without delay and where the development plan is absent, silent or out of date granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole or specific policies in the framework indicate that development should be restricted.
- 20.2 In this instance, the application site has been previously approved for residential development, albeit at a reduced density, and there are considered to be no material changes in circumstances. The development would bring forward housing and economic benefits whilst resulting in the loss of trees, many of which were agreed to be removed as part of the previous schemes. It is considered that the benefits of the scheme outweigh the identified harm and so the proposal is therefore recommended for approval subject to the conditions.

21. RECOMMENDATION

Grant planning permission subject to the prior signing of a Section 106 Legal Agreement and following conditions.

1. Application(s) for approval of reserved matters must be made within two years of the date of this permission and the development must be started not later than the expiration of three years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

2. Before any development is commenced approval shall first be obtained from the Local Planning Authority with respect to the reserved matters, namely the layout, scale, appearance, and landscaping of the development. The landscaping proposals shall be carried out before the buildings are occupied or at such time as the approved proposals may provide, and shall be subsequently maintained to the satisfaction of the Local Planning Authority.
3. Details of the existing and proposed ground levels for the whole site and the proposed finished floor levels shall be submitted with the Reserved Matters application. The development shall be carried out in accordance with the approved details
4. No development, other than site clearance and site compound set up, shall commence until such time as the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
 - i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.
 - ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.
 - iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.
 - iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

5. Prior to first occupation of the hereby approved development, the hereby-approved vehicular access from Stockport Road (as shown on the approved plan Proposed site layout 13-117(PL)400 Rev J) shall be fully constructed and be available for use in accordance with the approved plans.
6. No development shall commence until such time as a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of:
 - Wheel wash facilities for construction vehicles;
 - Arrangements for temporary construction access;
 - Contractor and construction worker car parking;
 - Turning facilities during the remediation and construction phases;
 - Details of on-site storage facilities;The development shall be carried out in accordance with the approved Construction Environmental Management Plan.

7. During demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.
8. The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to secure the 'Secure by Design' accreditation awarded by the Greater Manchester Police. Written confirmation of those measures is to be provided to the Local Planning Authority prior to the occupation of any building. (CRIME)
9. No works to trees or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless birds are found to be absent, by a suitably qualified person and details submitted to the local planning authority and agreed in writing.
10. Works to trees or vegetation clearance on site shall be carried out in accordance with the best practice guidance submitted in the Extended Phase 1 Habitat Survey Report (para 5.4) unless bats are found to be absent, by a suitably qualified person and details submitted to the local planning authority and agreed in writing.
11. Prior to the commencement of any works on site (including vegetation clearance) a methodology statement and timescale for the control of invasive species (Himalayan Balsam, Cotoneaster and Rhododendron) including a timetable for implementation must be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
12. No development shall take place until full details of biodiversity enhancement measures for the site including: bat bricks and/or tubes within the new development, Bat boxes, Bird boxes, Native tree and shrub planting and including a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
13. Foul and surface water shall be drained on separate systems.
14. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

15. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and

b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

16. Prior to the commencement of any development a continuous watching brief regarding slope stability and shall be submitted to the Local Planning authority and agreed in writing. This should cover all the groundworks stage and the development shall subsequently be completed, maintained and managed in accordance with the approved plan.
17. The development hereby permitted shall be carried out in accordance with the following approved plans: 13-117(SU)400, Proposed site layout 13-117(PL)400 Rev J, 13-117(PL)300 Rev C, 13-117(PL)301 Rev B, 13-117(PL)301 Rev B, 13-117(PL)302 Rev B, 13-117(PL)303, Extended Phase 1 Habitat Survey Report (Sept 2013), Transport statement MH/1660-01-TS01a (Dec 2015), Planning Statement (EP6294), Arboricultural Statement (CW/5460-AS March 2016)

**Application Number: 16/00403/OUT Land formerly Prospect House,
Stockport Road**

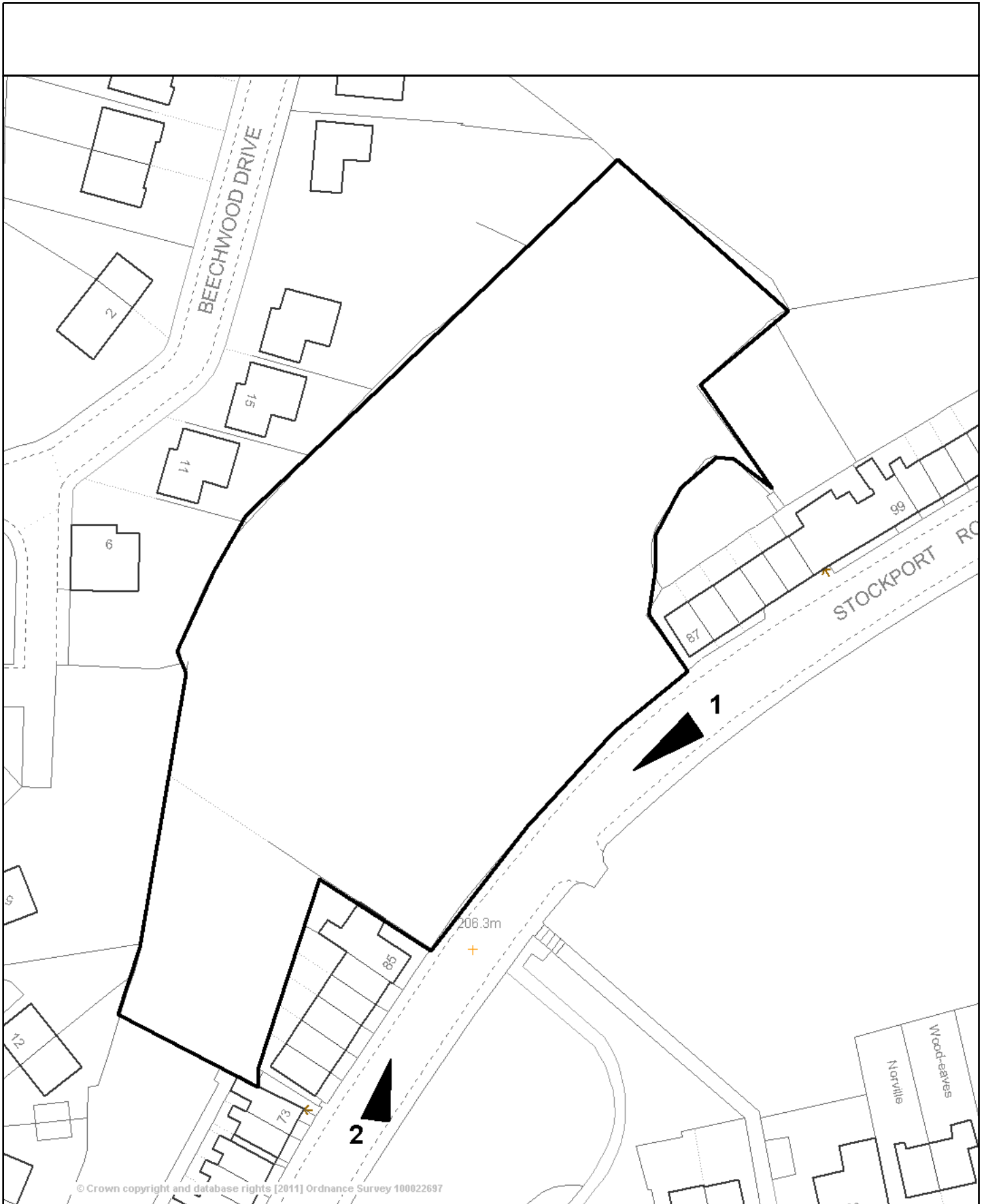
Photo 1



Photo 2



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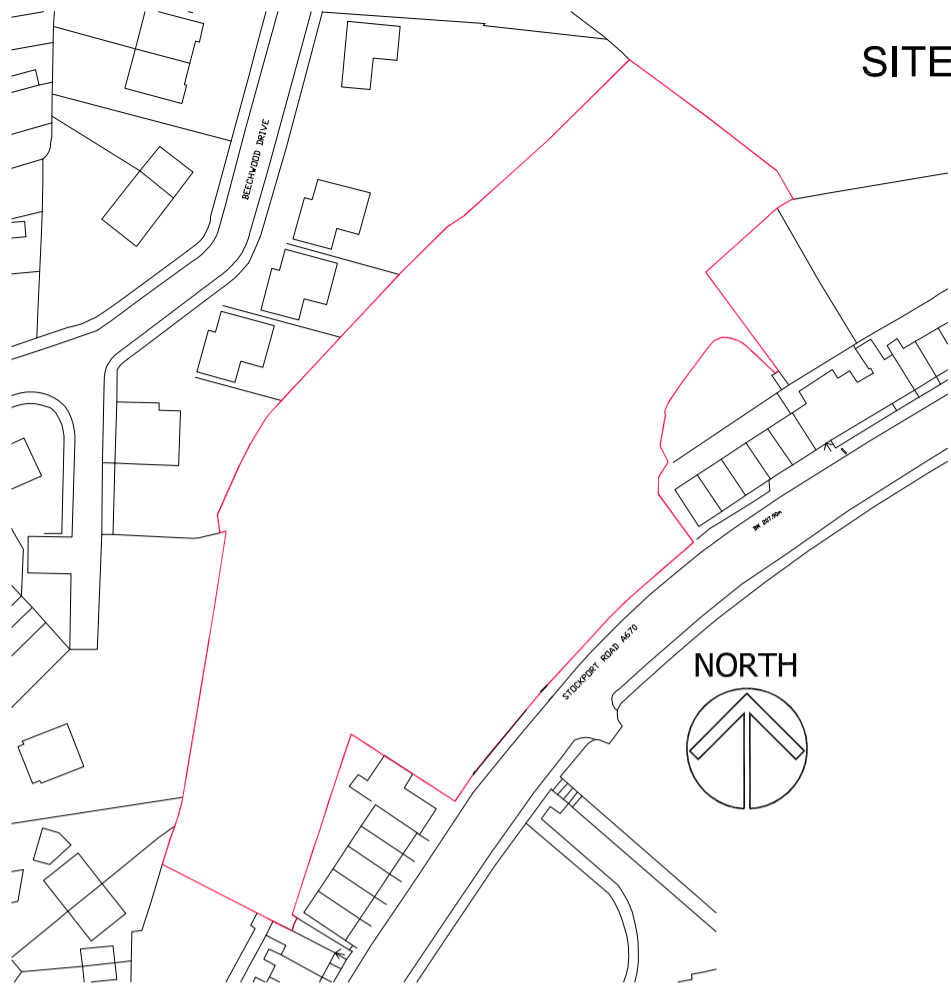
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Scale 1/800 Date 9/4/2017

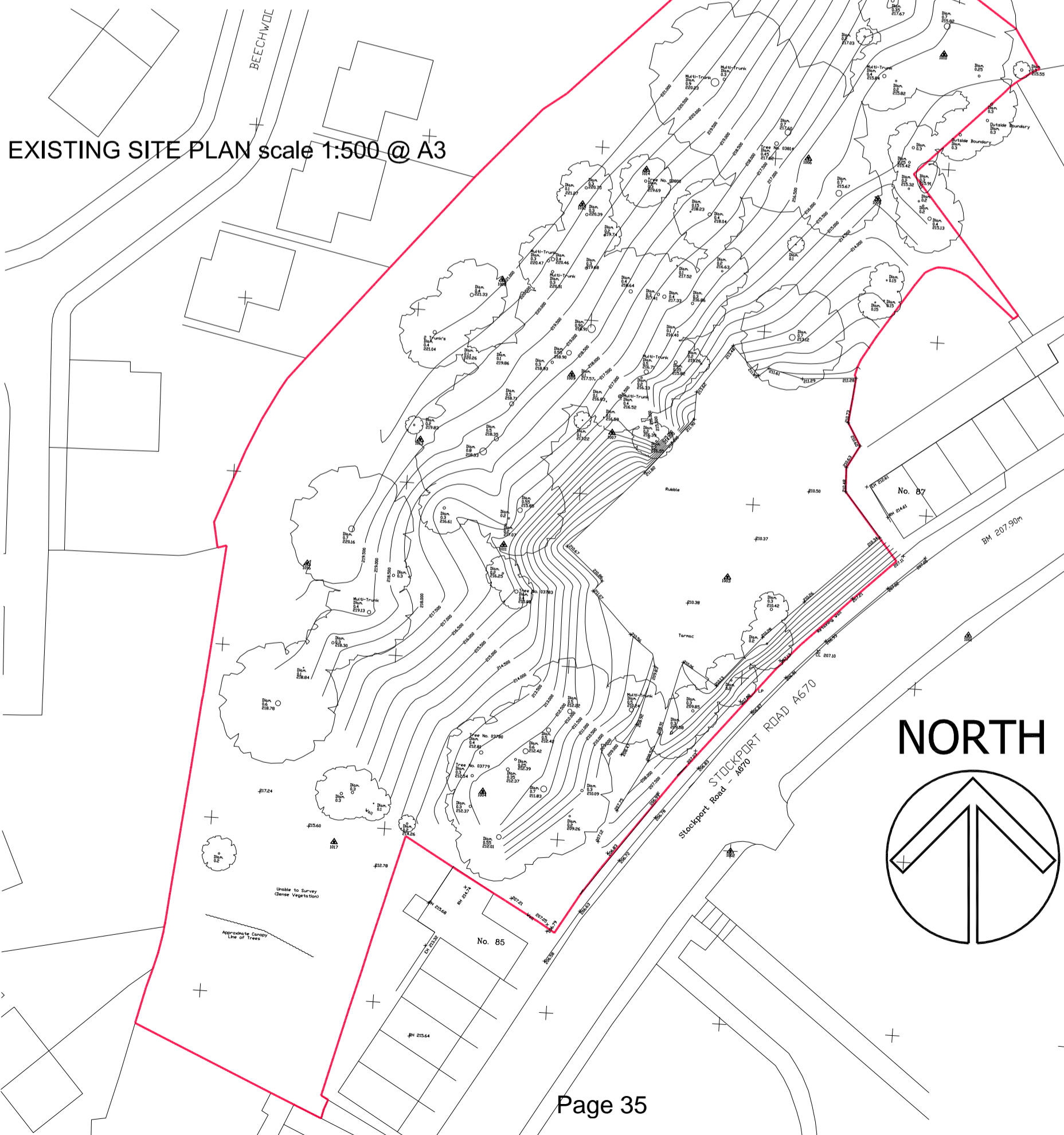
Centre = 397206 E 402809 N

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SITE LOCATION PLAN scale 1:1250 @ A3



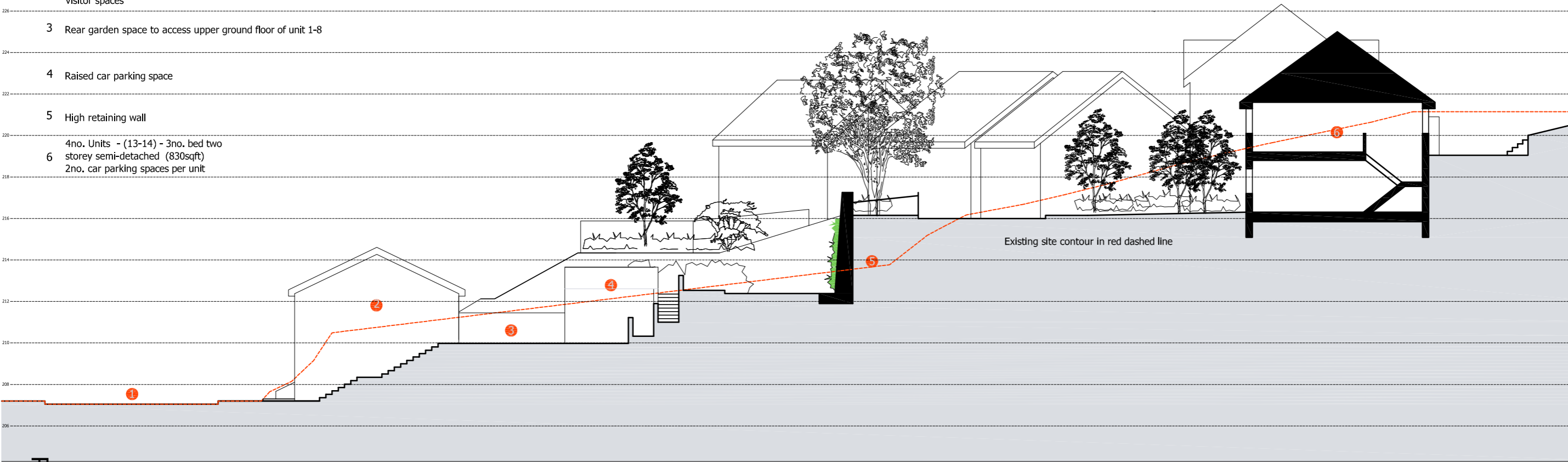
EXISTING SITE PLAN scale 1:500 @ A3



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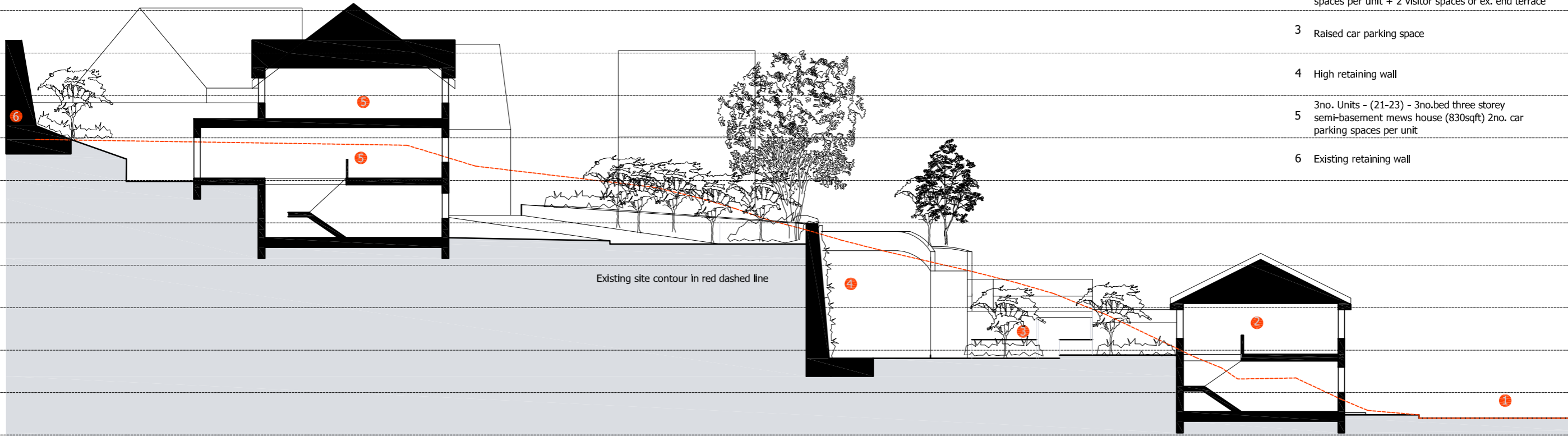
- 1 Stockport Road A670
- 2 8.no.Units - (1-8) - 2no. bed two storey, semi-basement terraces (775sqft) 1no. car parking spaces per unit + 2 visitor spaces
- 3 Rear garden space to access upper ground floor of unit 1-8
- 4 Raised car parking space
- 5 High retaining wall
- 6 4no. Units - (13-14) - 3no. bed two storey semi-detached (830sqft) 2no. car parking spaces per unit



SITE SECTION C-C

Page 37

- 1 Stockport Road A670
- 2 8.no.Units - (1-8) - 2no. bed two storey, semi-basement terrace (775sqft) 1no. car parking spaces per unit + 2 visitor spaces or ex. end terrace
- 3 Raised car parking space
- 4 High retaining wall
- 5 3no. Units - (21-23) - 3no.bed three storey semi-basement mews house (830sqft) 2no. car parking spaces per unit
- 6 Existing retaining wall



SITE SECTION D-D

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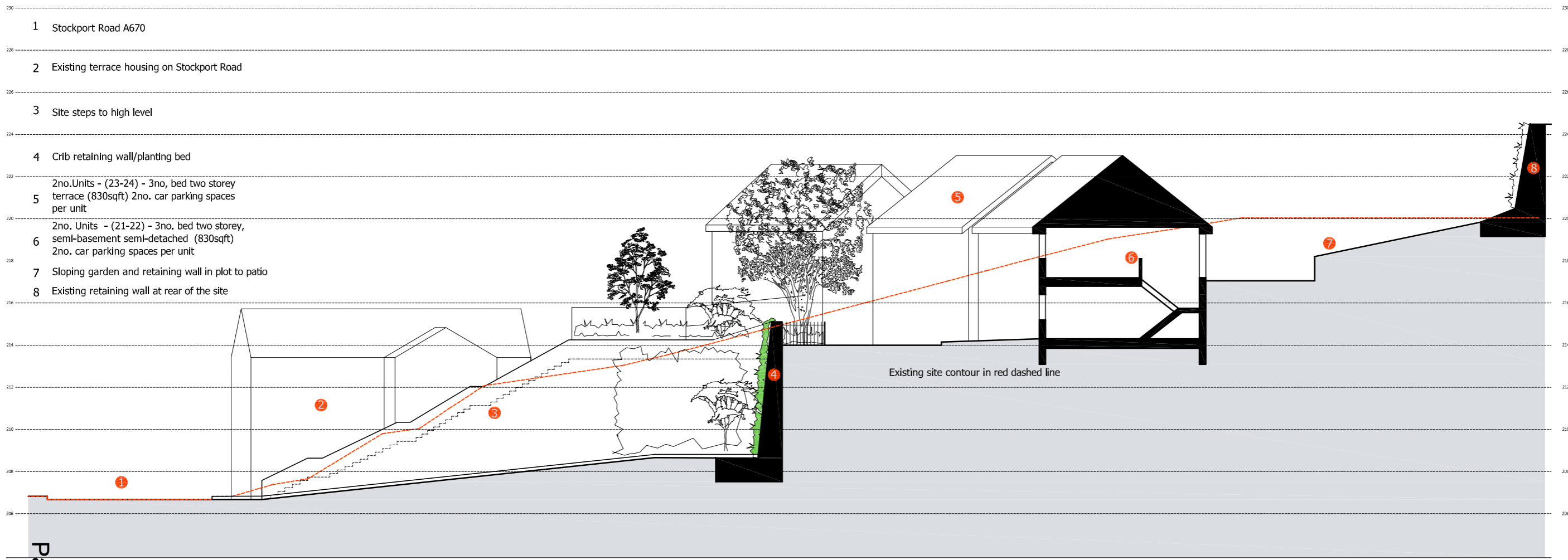
Rev.B	Date 2017-02-08	By: RW
Further planner request changes in accordance with email dated 31-01-17		
Rev.A	Date 2016-03-01	By: RW
Description: Sections adjusted to suit revised layouts		



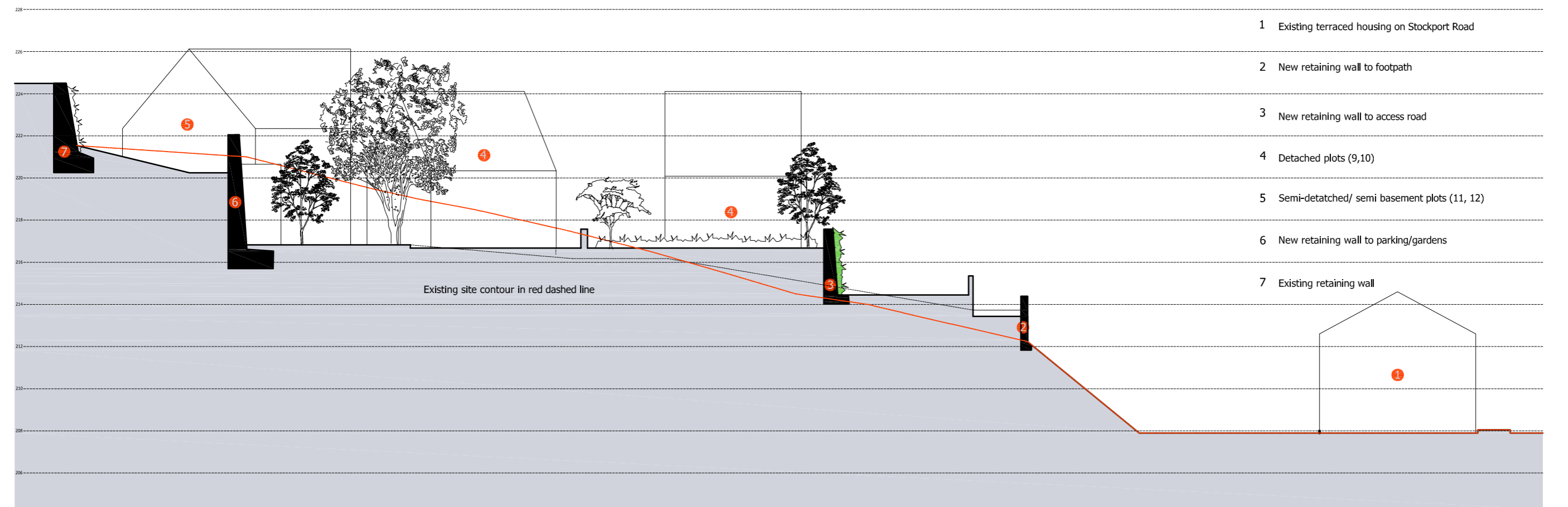
Prospect House Mossley Ltd
 PROSPECT HOUSE, STOCKPORT RD, MOSSLEY
PROPOSED SITE SECTIONS
 December 2015 JK
1:200@A3
13-117(PL)301
Rev B

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SITE SECTION E-E



SITE SECTION F-F

Page 39

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Rev B Date 2017-02-28 By: RW
Further planner request changes in accordance with email dated 31-01-17
Rev A Date 2016-03-01 By: RW

Description
Sections adjusted to suit revised layouts

RIBA Chartered Practice

Prospect House Mossley Ltd
PROSPECT HOUSE, STOCKPORT RD, MOSSLEY
PROPOSED SITE SECTIONS
December 2015 JK
13-117(PL)302
1:200@A3
Rev B

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SITE SECTION G-G

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By: RW
By: RW

Prospect House Mossley Ltd
 PROSPECT HOUSE, STOCKPORT RD, MOSSLEY
PROPOSED SITE SECTIONS
 FEB 2017 RW 1:200@A3
13-117(PL)303 Rev *

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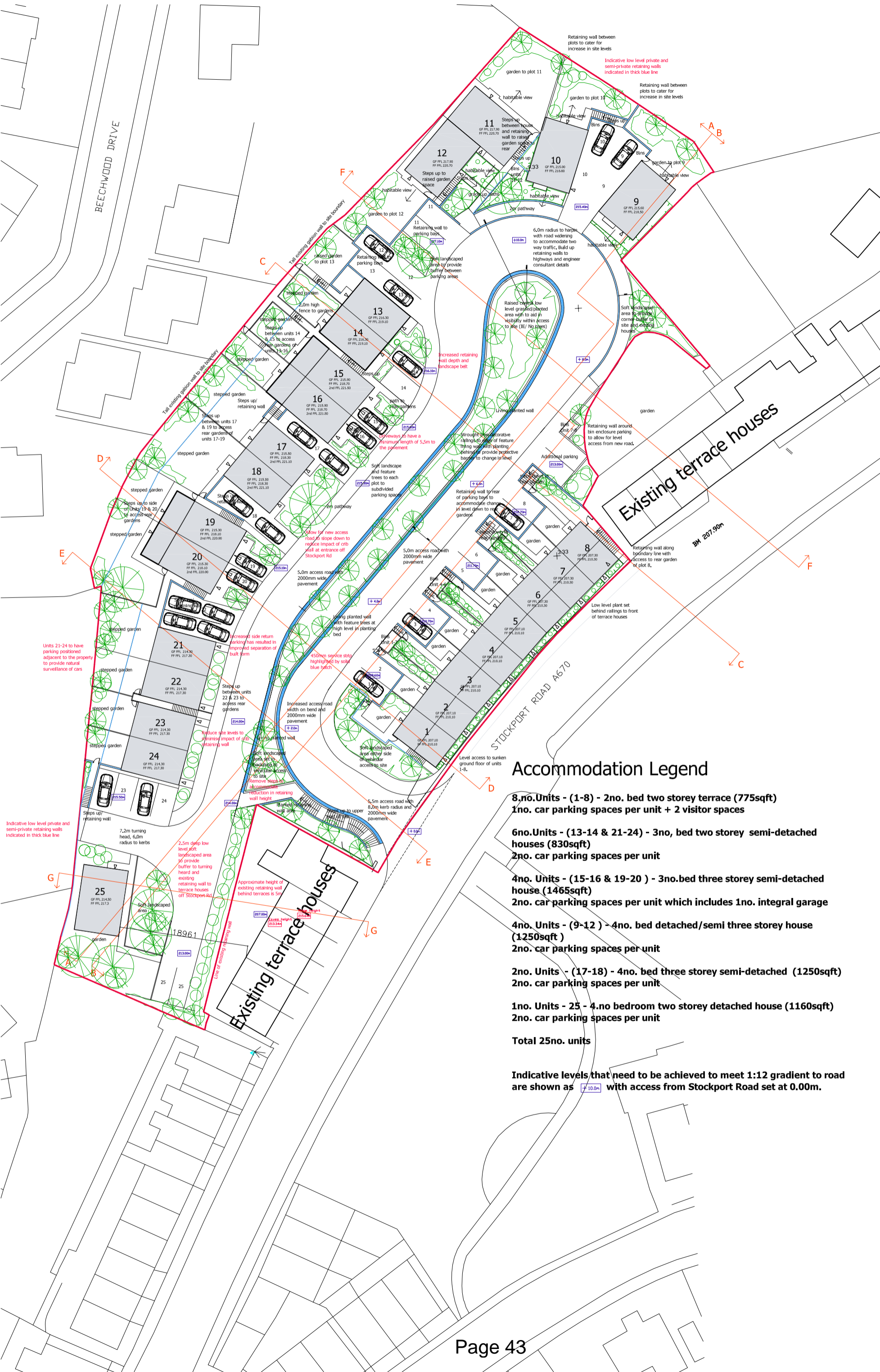
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Rev J	08-02-17	RW
Levels adjusted to suit reduced height sections to minimise nib wall height. Private retaining walls highlighted in blue		
Rev H	06-02-17	RW
Further planner request changes in accordance with email dated 31-01-17		
Rev G	30th Sept 2016	RW
Client requested amendments		
Rev F	7th Sept 16	AC
Amendments made in accordance with meeting with planner on 17th August - Increased retaining wall depth and added service strip. Also added more annotations to overall development.		
Rev E	Date 01-03-16	Initial RW
Description Further soft landscaping added, bin storage positions shown plus additional descriptive text to overall development.		
Rev D	Date 29-01-16	Initial RW
Description Additional soft landscape added		
Rev C	Date 21-12-15	Initial JK
Description Further revisions to accommodate site sections 21-12-15		
Rev B	Date 18-04-15	Initial RW
Description Further revisions to accommodate Highways consultant comments dated 15-04-15		
Rev A	Date 10-04-15	Initial RW
Description Revised to accommodate Highways consultant comments dated 09-04-15		



Prospect House Mossley Ltd
 PROSPECT HOUSE, STOCKPORT RD, MOSSLEY
PROPOSED SITE LAYOUT
 MARCH 2016
 1:500@A3 or 1:250@A1
13-117(PL)400 Rev J



Accommodation Legend

- 8 no. Units - (1-8) - 2 no. bed two storey terrace (775sqft)**
1 no. car parking spaces per unit + 2 visitor spaces
- 6 no. Units - (13-14 & 21-24) - 3 no. bed two storey semi-detached houses (830sqft)**
2 no. car parking spaces per unit
- 4 no. Units - (15-16 & 19-20) - 3 no. bed three storey semi-detached house (1465sqft)**
2 no. car parking spaces per unit which includes 1 no. integral garage
- 4 no. Units - (9-12) - 4 no. bed detached/semi three storey house (1250sqft)**
2 no. car parking spaces per unit
- 2 no. Units - (17-18) - 4 no. bed three storey semi-detached (1250sqft)**
2 no. car parking spaces per unit
- 1 no. Units - 25 - 4 no. bedroom two storey detached house (1160sqft)**
2 no. car parking spaces per unit

Total 25 no. units

Indicative levels that need to be achieved to meet 1:12 gradient to road are shown as $+7.10.0m$ with access from Stockport Road set at 0.00m.

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Rev.C Date: 2017-02-08 By: RW

Further planner request changes in accordance with email dated 31-01-17

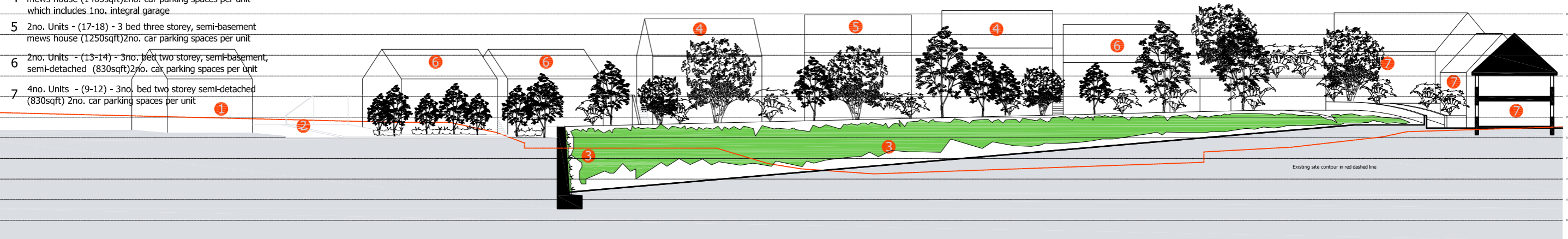
Rev.B Date: 2016-03-01 By: RW

Description
Sections adjusted to suit revised layouts

Rev.A Date: 2016-03-01 By: RW

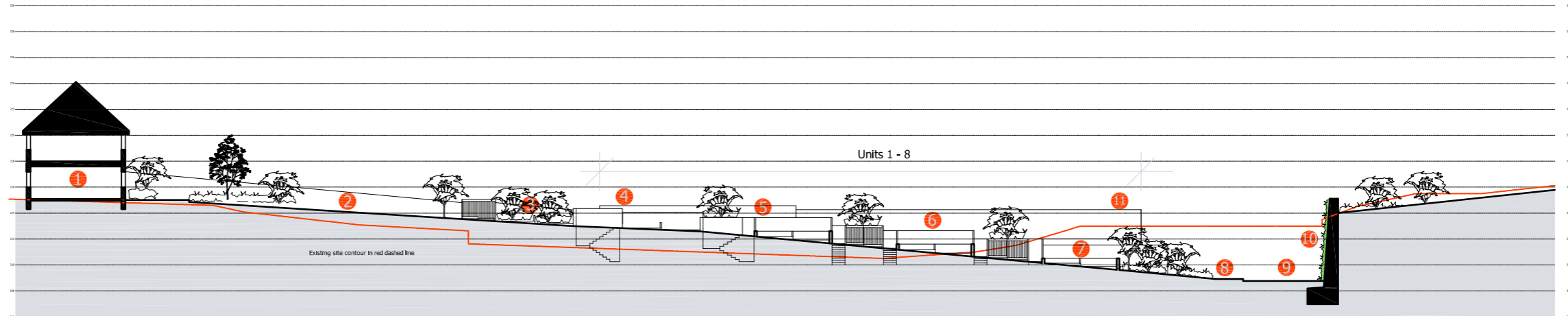
Description
Sections adjusted to suit revised layouts

- 1 1no. Units - (25) - 4no. bed two storey detached (1160sqft)
2no. car parking spaces per unit
- 2 Turning head/parking for units 23-24
- 3 Living retaining wall with feature tree planting at high level
- 4 2no. Units - (19-20) - 3 bed three storey, semi-basement
mews house (1465sqft) 2no. car parking spaces per unit
which includes 1no. integral garage
- 5 2no. Units - (17-18) - 3 bed three storey, semi-basement
mews house (1250sqft) 2no. car parking spaces per unit
- 6 2no. Units - (13-14) - 3no. bed two storey, semi-basement,
semi-detached (830sqft) 2no. car parking spaces per unit
- 7 4no. Units - (9-12) - 3no. bed two storey semi-detached
(830sqft) 2no. car parking spaces per unit



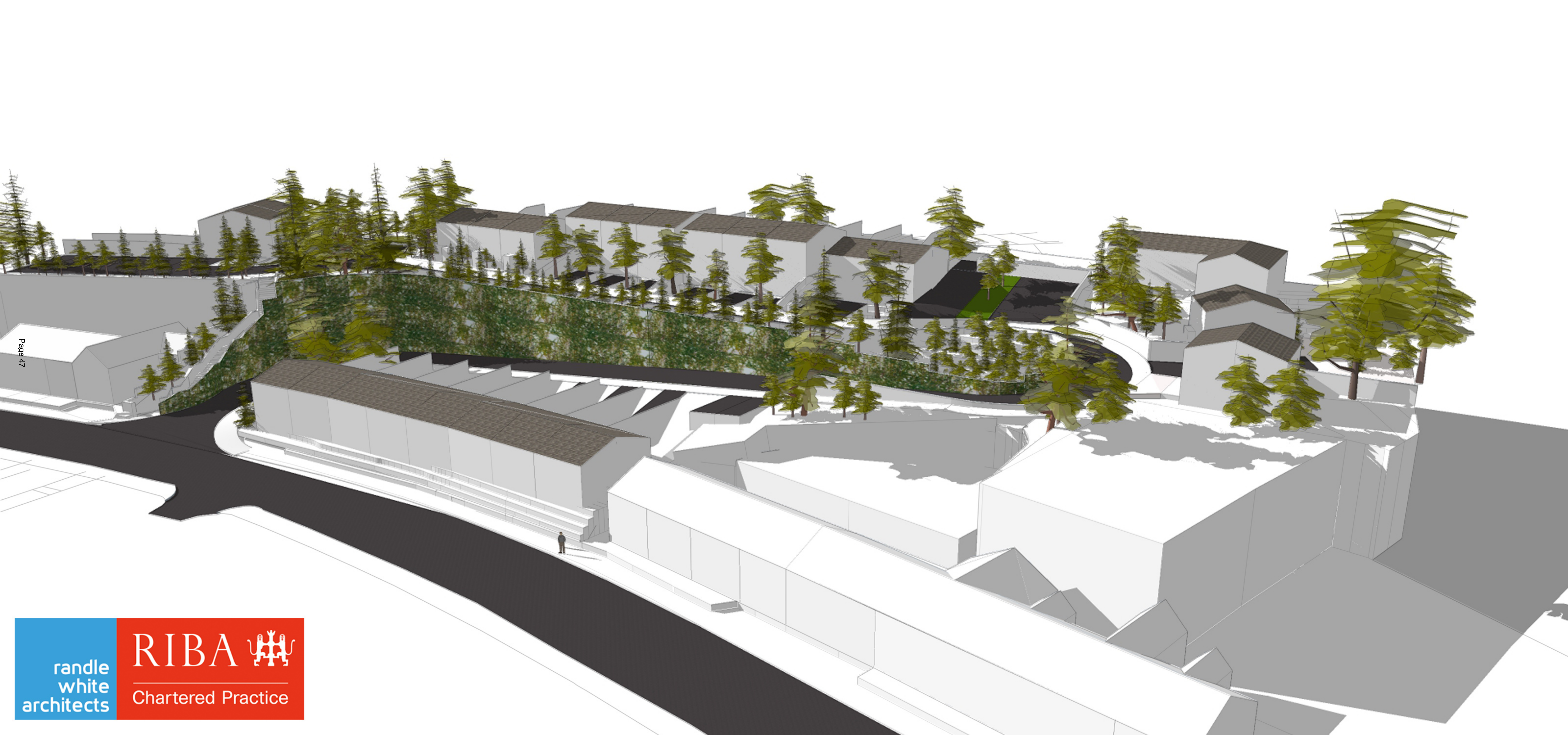
SITE SECTION A-A

- 1 Plot 9. detached (990 sqft)
- 2 New road/pavement with boundary fence behind and planting
- 3 Raised parking/planting and bin store for units 7 & 8
- 4 Raised parking for unit 7 & 8 and access steps to gardens
- 5 Raised parking for unit 5 & 6 and access steps to gardens
- 6 Raised parking for unit 3 & 4 and bin store for units 4-6
- 7 Raised parking for unit 1 & 2 and bin store for units 1-3
- 8 Planting/soft landscaping at site entrance and pavement
- 9 New road access off Stockport Rd
- 10 Living retaining wall
- 11 Two storey terrace units (1-8) with internal mezzanine at rear
garden level to allow light down into semi basement space



SITE SECTION B-B

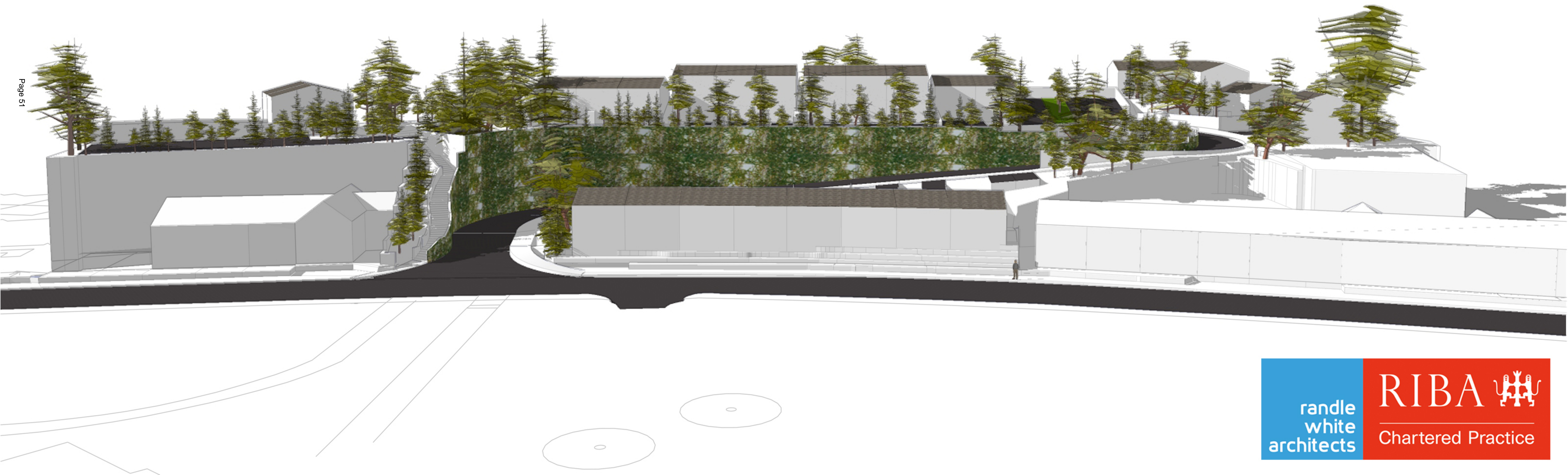
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Application Number 17/00784/FUL

Proposal Conversion of the vacant public house and associated apartment to 5 dwellings and formation of a new car park

Site White Hart Inn, 91 Market Street, Mottram

Applicant Mr Bardsley

Recommendation Grant planning permission subject to conditions

Reason for report The proposal includes development in the Green Belt which, unless very special circumstances are accepted, would represent a departure from the Local Plan.

1. APPLICATION DESCRIPTION

- 1.1 The applicant seeks full planning permission for the conversion of the vacant public house and associated apartment to 5 dwellings and the formation of a new car park.
- 1.2 The applicant has provided the following documents in support of the planning application:
 - Planning Statement
 - Heritage Statement
 - Ecology Survey

2. SITE & SURROUNDINGS

- 2.1 The While Hart is a now vacant, 2-storey former public house at the end of a terrace of properties that are, all but one, houses, the other being a café, in the centre of the Mottram Conservation Area. The terrace faces across the road towards the Crown Pole Green and the former Court House. There is a yard area behind the building with a dwelling beyond that (approved under application ref. 14/00580/FUL). Otherwise, the land behind is open farmland. A small area of the open land, behind houses in Church Brow would be used as a car park. That land is located within the Green Belt.
- 2.2 A gap in the built frontage in the road, between the side of the former public house and no. 1 Church Brow, provides access to the farmland behind and a public footpath across that land (the Right of Way runs parallel with the northern edge of the proposed car park, outside of the application site).

3. PLANNING HISTORY

- 3.1 15/00946/FUL - Change of use to C3 residential to form 7 No. apartments including demolition of outbuilding and formation of a new car park – approved 28 January 2016.
- 3.2 12/00764/FUL - Demolition of outbuildings and part of main building and conversion of pub into 2no. 3 bed houses – approved.

4. RELEVANT PLANNING POLICIES

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 Planning Practice Guidance (PPG)

- 4.3 **Tameside Unitary Development Plan (UDP) Allocation**
The area of land to be converted to a car park is located within the Green Belt. The former White Hart itself is located within the settlement of Mottram.
- 4.4 **Part 1 Policies**
1.3: Creating a Cleaner and Greener Environment.
1.4: Providing More Choice and Quality Homes.
1.5: Following the Principles of Sustainable Development
1.11: Conserving Built Heritage and Retaining Local Identity.
1.12: Ensuring an Accessible, Safe and Healthy Environment
- 4.5 **Part 2 Policies**
H2: Unallocated sites
H4: Type, size and affordability of dwellings
H5: Open Space Provision
H7: Mixed Use and Density.
H10: Detailed Design of Housing Developments
OL1: Protection of the Green Belt
OL4: Protected Green Space
OL10: Landscape Quality and Character
T1: Highway Improvement and Traffic Management.
T10: Parking
C1: Townscape and Urban Form
C2: Conservation Areas
C4: Control of Development in or adjoining Conservation Areas
C6: Setting of Listed Buildings
N4: Trees and Woodland.
N5: Trees Within Development Sites.
N7: Protected Species
MW11: Contaminated Land.
U3: Water Services for Developments
U4 Flood Prevention
U5 Energy Efficiency
- 4.6 **Other Policies**
Greater Manchester Spatial Framework - Publication Draft October 2016;
Residential Design Supplementary Planning Document; and,
Trees and Landscaping on Development Sites SPD adopted in March 2007.
- 4.7 **National Planning Policy Framework (NPPF)**
Section 1 Delivering sustainable development
Section 6 Delivering a wide choice of high quality homes
Section 7 Requiring good design
Section 8 Promoting healthy communities
Section 11: Conserving and enhancing the natural environment
- 4.8 **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.

5. PUBLICITY CARRIED OUT

- 5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement.

6. RESPONSES FROM CONSULTEES

- 6.1 Local Highway Authority – no objections subject to the imposition of conditions.
- 6.2 Borough Environmental Health Officer – no objections to the proposals subject to the imposition of conditions restricting the hours of work during the construction phase of the development and the submission and approval of a soundproofing scheme to protect the amenity of the future occupants of the development and details of bin storage arrangements.
- 6.3 Greater Manchester Ecology Unit (GMEU) – no objections to the proposals following the submission of a protected species survey, subject to the imposition of a condition requiring further emergence survey work to be completed prior to the commencement of conversion works during the bat breeding season.
- 6.4 United Utilities – no objections to the proposals
- 6.5 Borough Contaminated Land Officer – no objections subject to the imposition of a standard condition requiring an intrusive investigation into potential sources of ground contamination and details of any necessary remediation to be agreed.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 No representations have been received.

8. ANALYSIS

- 8.1 The issue to be assessed in the determination of this planning application are:
- 1) The principle of development in the Green Belt;
 - 2) The principle of conversion of the building
 - 3) The impact of the development on the character of the site and the conservation area;
 - 4) The impact on the setting of listed buildings
 - 5) Impact upon the residential amenity of neighbouring properties;
 - 6) The impact on highway safety;
 - 7) The impact on ecology;
 - 8) Other matters

9. PRINCIPLE OF DEVELOPMENT

Green Belt

- 9.1 In relation to the change of use of the land to the south east of the building to form a car park, that land is located within the designated Green Belt. Paragraph 90 of the NPPF lists the types of development that can be considered to be appropriate in the Green Belt, provided that they preserve the openness of the Green Belt. This list does not include material change of use of land and therefore the change of use of land to a car park is by

definition inappropriate development in the Green Belt. The engineering operations involved would result in a materially greater impact on the openness of the Green Belt given the undeveloped nature of the site at present, which would also classify the development as inappropriate in accordance with the guidance in the NPPF.

- 9.2 In accordance with the guidance within paragraph 87 of the NPPF, inappropriate development is by definition harmful to the openness of the Green Belt and therefore planning permission should not be granted unless there are very special circumstances which clearly outweigh the harm to the Green Belt and any other harm arising from the proposals.
- 9.3 The change of use of this land was approved under planning permission 15/00946/FUL, for car parking associated with the 7 apartments resulting from the conversion of the public house building in that scheme. That permission remains extant (expiring in January 2019) and therefore represents a fall-back position for the applicant. The proposal in this application would cover the same area of ground covered by the extant scheme. In terms of impact on openness therefore, the proposal would have no greater impact on the Green Belt than the extant planning permission.
- 9.4 This factor is considered to weigh significantly in favour of the proposals. The other harm resulting from the car park element of the proposals would be associated with the loss of open space and the visual impact of the surfacing material and any boundary treatment to be installed around the car parking area. These two matters are assessed in the following paragraphs.

Loss of Open Space

- 9.5 Policy OL4 seeks to retain areas of protected green space, including not only designated spaces (this site is not designated in this regard) but also 'areas of land in similar use but which are too small to be shown as Protected Green Spaces on the proposals map'.
- 9.6 Criterion (d) of the policy states that an exception to the policy requirement to retain green space can be made where the retention of a site or facilities for sport or recreational use is not necessary and the site has no special significance to the interests of sport and recreation. Tameside has recently produced a Playing Pitch Strategy and Action Plan report which does not identify the application site as being necessary to deliver the Council's aspirations to develop leisure space in the long term (next 6 years+).
- 9.7 There are a number of protected areas of open space within 10 minutes walking distance of the proposed development sites, which is the recommended walking distance threshold for Tameside, including an equipped area of open space, approximately 0.1 miles south of the site. On that basis, it is considered that the caveat at criterion (d) applies and that the scheme does not contravene policy OL4 as a result.
- 9.8 Paragraph 77 of the NPPF states that Local Green Space designation will not be appropriate for most green areas or open space and that the designation should only be used where the following criteria apply:
- Where the green space is in reasonably close proximity to the community it serves;
 - Where the green space is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and
 - Where the green area is local in character and does not apply to an extensive tract of land.
- 9.9 Whilst the land would comply with criterion 1 and 3, it is considered that the land does not hold the value required by criterion 2. The site is not designated as a site of ecological or historic significance (either nationally or locally.) The site is visible from the Public Right of Way which runs parallel with the northern boundary of the land and it does contribute to the

character of the Green Belt but residential development is located immediately south and west, limiting the sense of openness and tranquillity to the space. Given the close proximity of equipped public open space, the relatively small scale of the piece of land and the material consideration of the extant planning permission, it is considered that the harm arising from the loss of open space is not sufficient to outweigh the benefit of the additional housing in a sustainable location.

Visual impact of the car park development

- 9.10 Given that the area would not extend beyond the rear boundaries of the terrace of properties to the south east and would be viewed within the context of the development to the north west, it is considered that any boundary treatment and hardstanding to be installed would not result in harm to the openness of the Green Belt, subject to the use of suitable materials, which can be secured by condition.

Overall harm to the Green Belt

- 9.11 Taken as a whole, it is the case that the car park element of the scheme does constitute inappropriate development in the Green Belt. However, this scheme would have no greater impact on the openness of the Green Belt than the extant permission and other harm arising from the development is considered to be limited. On that basis, it is considered that very special circumstances exist which do clearly outweigh the harm caused by the inappropriateness of the development.
- 9.12 There would be no harm to the Green Belt arising from any other element of the application, as no part of the building to be converted or its curtilage is within Green Belt land.

Principle of conversion:

- 9.13 In relation to the conversion of the former public house, the building is not registered as an Asset of Community Value. The NPPF promotes the redevelopment of brownfield sites in sustainable locations and this scheme would result in the redevelopment of a vacant building within the settlement of Mottram. The fact that there is an extant permission for conversion of the building to residential use is also a material planning consideration. On that basis, the principle of conversion of the building to residential use is considered to be acceptable, subject to all other material considerations being satisfied.

10. CHARACTER OF THE SITE AND CONSERVATION AREA

- 10.1 The proposals would involve alterations to the principal elevation of the building, with the creation of 4 additional doorways to access the proposed dwellings. Following amendments to the scheme, the new openings would retain the symmetry of the elevations, with first floor and ground floor windows continuing to line through. This would ensure that the conversion would retain the relatively simple form of the front of the building, which is prominent in public views of this part of the conservation area. The rooflights to be installed in the front roofplane would be relatively small and would match the arrangement approved under the extant planning permission quoted above. A condition can be attached to the planning permission requiring these rooflights to be 'conservation' style, fitted flush with the roofplane, thereby limiting the impact of these features on the character of the building or the wider area.
- 10.2 In relation to the proposed dormer windows on the rear elevation, these would be prominent additions to the roofplane of the building. The proposed hipped roof dormers would be an improvement on the flat roofed dormers in the extant scheme, which also covered the full width of the roofplane. The rear elevation of the building is viewed within the context of the 2 storey dwelling at the rear of the site and therefore would not have an overbearing impact on the character of the conservation area from views along the public footpath to the east of the site.

- 10.3 Details of the surface treatment and means of enclosure of the car park can be secured by condition to ensure that the materials used respect the character and appearance of the conservation area.

11. SETTING OF LISTED BUILDINGS

- 11.1 There are a number of listed buildings in the vicinity of the site that are grade II listed. These include the Crown Pole and Village Stocks in the centre of the Market Place in front of the building. The setting of the listed buildings at Mottram Court House, Manor House and 1 Market Place are also affected by the proposed works to the front elevation of the application site.
- 11.2 Following the amendment to the arrangement of the openings on the front elevation of the building, it is considered that the proposed development would retain the integrity of the building. As a result, the nature of the conversion would not result in any material harm to the setting of any of the adjacent listed buildings.

12. RESIDENTIAL AMENITY

- 12.1 The separation distance between the rear elevation of the former public house and the neighbouring property located to the rear is approximately 18 metres at the shortest point (from the south western corner of that dwelling to the north eastern corner of the former public house). Whilst this distance is below the separation distance required by the Residential Design Guide (24 metres, given the fact that 3 storeys of residential development are proposed), the buildings have an oblique relationship (the rear elevation of the former public house faces north, the corresponding elevation of the neighbouring property faces south east) and therefore opportunities for direct overlooking would be limited to an acceptable degree. The existing separation distance between the two buildings would be retained and the proposal would not involve an increase in the height of the building and therefore the scheme would not result in unreasonable overshadowing of that neighbouring property.
- 12.2 Given the oblique relationships between the building and the other neighbouring properties that face the application site around Market Place, the proposals would not result in unreasonable overlooking or overshadowing of any of those dwellings. There would be no adverse impact on the adjoined properties to the west as the footprint of the building would remain as existing.
- 12.3 The car park element of the proposals would result in cars passing close to the properties to the east of the former public house building. However, there is an extant permission in place for conversion of the building to 7 residential units (a development that would be likely to generate more traffic than this proposal) with car parking arrangements that would be located in a similar location to this scheme. On that basis, it is considered that the proposal would not result in unreasonable levels of noise or disturbance to those neighbouring properties to an extent that would warrant refusal of the application. The window to be installed at first floor level in the eastern gable of the building would serve a bathroom and therefore it is reasonable to require this to be fitted with obscured glazing to prevent overlooking across the common boundary. This can be secured by condition.
- 12.4 The proposals would therefore not result in an adverse impact on the residential amenity of any of the neighbouring properties therefore.
- 12.5 In relation to the residential amenity of future occupiers of the development, it is acknowledged that the level of private amenity space to be provided to the two apartments in particular is relatively small. However, there is an area of public open space, including

play equipment on Broadbottom Road approximately 200 metres to the south of the site. Given the fact that there is an extant permission for conversion of the building to 7 dwellings, the close proximity of public open space and the NPPF requirement to boost the supply of housing, particularly on brownfield sites, it is considered that the harm arising from the provision of private open space would not outweigh the benefits of the proposals.

13. HIGHWAY SAFETY

- 13.1 The proposal would utilise an existing access to the eastern side of the former public house building to access the proposed car parking area, as is the case in the extant scheme for 7 dwellings on the site. The Local Highway Authority has not objected to the proposals, subject to conditions. A condition requiring the car parking spaces to be provided as shown on the approved plans prior to the first occupation of any of the dwellings is considered to be reasonable. A condition relating to the impact of construction traffic on and works on the condition of the adopted highway is considered not to be necessary as these are matters that are enforceable under the Highways Act as opposed to under planning legislation. A construction environment management plan can be conditioned however, to ensure that measures are put in place during the construction phase to minimise the disturbance to users of the adopted highway.
- 13.2 The scheme proposes 7 car parking spaces, to be provided in the area of land to the south east of the building. Policy RD8 of the Residential Design Guide (RDG) indicates a maximum provision of 2 parking spaces for 2 bedroom units in this location, with 1 space being acceptable for 1 bed units. These broadly reflect the requirements of policy T10 of the UDP. The proposed mix is 4 x 2 bed units and 1 x 1 bed and therefore 9 spaces would be required to meet this standard. However, these policies set out guidelines on the maximum levels of provision expected and the application site is considered to be in an accessible location, with bus services running to and from Ashton from a number of bus stops within 0.5 miles of the site, running relatively frequently throughout the main part of the day.
- 13.3 It is also the case that the provision of the extant scheme provided the same number of car parking spaces for a larger number of units. Within this context, it is considered that the level of parking proposed would not result in a severe adverse impact on highway safety and therefore planning permission should not be refused on this basis, in accordance with the guidance within paragraph 32 of the NPPF.

14. ECOLOGY

- 14.1 The applicant has submitted a protected species survey with the application. The preliminary internal and external inspection of the building was undertaken on 9 March 2018. The building was vacant and unheated and had been for some time. No bats or signs of bats were found during the survey and the building was considered to have a low potential to support roosting bats. However the survey acknowledges that the timing of the survey work (early in the season) ensures that late nesting species, including common migratory species) is a constraint that may have affected the results. The recommendations in the report are that if any roof works are to commence between May and September then a dusk emergence survey should be undertaken prior to the works, the results of this survey will determine if further survey work is necessary.
- 14.2 GMEU are content that, given that the overall risk to protected species is considered to be low, due to the condition of the building, a condition can be added requiring further emergence survey work to be undertaken should development commence during these months, with any necessary mitigation to be approved and implemented before further construction works continue.

- 14.3 The survey was undertaken at the beginning of the main bird breeding season and no nesting birds were found to be using the building during the survey. The building was considered to have a negligible potential to support nesting bird. In the unlikely event that nesting birds are found at any time during works, works should cease immediately and advice sought from a suitably qualified person. An informative to this effect can be attached to any permission.

15. OTHER MATTERS

- 15.1 In relation to drainage, the applicant has indicated that foul and surface water would be drained from the site via the mains sewerage network. United Utilities has not raised any objection to the proposals. Given that the proposal is to convert an existing building, it is considered that any further details regarding drainage can be dealt with through the Building Regulations and a such no conditions in this regard are recommended.
- 15.2 The Borough Contaminated Land Officer has not raised any objections to the proposals, subject to a condition requiring a detailed ground investigation into sources of potential contamination on the site to be undertaken prior to the commencement of development. This condition can require any necessary mitigation measures to be agreed and implemented prior to the commencement of development and is considered to be reasonable given that the creation of the car park involves development on undeveloped land
- 15.3 The Borough EHO has not objected to the proposals. Conditions are recommended to limit the hours of work during the construction phase of the development and to require the approval of a scheme to soundproof the building to protect the amenity of the future occupants of the development from the noise generated by traffic noise from Market Street. In relation to the latter, condition 6 of the extant permission required a similar scheme to be submitted but in relation to reducing noise emissions to and from no. 89 Market Street, which is adjoined to the northern elevation of the application site. The condition suggested in relation to this application would go further but is considered reasonable and as such, both conditions can be attached to any permission granted.
- 15.4 There would be sufficient space within each of the plots to provide adequate refuse storage (storage for apartments 1 and 2 could take the form of larger units to be stored in the yard to the rear of apartment 1), the exact details of this provision can be secured by condition.
- 15.5 In accordance with the Written Ministerial Statement (WMS) of 28 November 2014, no tariff based contributions are to be sought in relation to open space or education provision, as the proposal would not exceed 10 dwellings and the gross internal area of the units would not exceed 1000 square metres. The WMS is a material planning consideration, forming part of the Planning Practice Guidance and given the need to boost the supply of housing in sustainable locations (such as this site which is within walking distance of a regular bus service and areas of public open space), as required by Section 6 of the NPPF, it is considered that financial contributions are not necessary to make the scheme acceptable in planning terms.

16. CONCLUSION

- 16.1 The principle of conversion of the building to residential use is considered to be acceptable, representing the re-use of a brownfield site in a sustainable location, well served by public transport services. Whilst the proposed car parking area would constitute inappropriate development in the Green Belt, it is considered that there are very special circumstances which clearly outweigh the harm to the Green Belt, given that the proposal would have no greater impact on the openness of the Green Belt than the extant permission.

- 16.2 The revised scheme is considered to be acceptable in design terms, would not result in an adverse impact on the residential amenity of any or the neighbouring properties and would preserve the character of the conservation area and the setting of adjacent listed buildings. The proposals would not result in an adverse impact on highway safety, ecology, environmental health or any other material considerations, subject to the imposition of appropriate conditions.
- 16.3 The proposals are therefore considered to comply with the relevant local and national planning policies quoted above.

17. RECOMMENDATION

Grant planning permission, subject the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the following approved plans:

Site location plan and 1:500 proposed site plan (number White 003-)
Proposed plans and elevations (drawing no. RG181/PL02 Rev. C

3. 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 (including the surfacing of the car park) 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.
4. No development shall take place unless and until a scheme to soundproof the party wall between the proposed development and 89 Market Street, Mottram and the interior of the elevation western elevation of the building (fronting Market Street) has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of any of the dwellings hereby approved and shall be retained as such thereafter.
5. No development shall commence until such time as a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of:

Wheel wash facilities for construction vehicles;
Arrangements for temporary construction access;
Contractor and construction worker car parking;
Turning facilities during the remediation and construction phases;
Details of on-site storage facilities;

The development shall be carried out in accordance with the approved Construction Environmental Management Plan.

6. Prior to the first occupation of the dwellings, details of all hard and soft landscaping to be installed as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include planting plans and schedule of plants and trees including dimensions, maturity and proposed

numbers/densities. The hard landscaping details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details.

7. The approved scheme of landscaping scheme shall be implemented before the first 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 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.
8. The car parking spaces to serve the development hereby approved shall be laid out as shown on the approved site plan (number White 003-) prior to the first occupation of any of the dwellings shall be retained free from obstruction for their intended use thereafter. Driveways shall be constructed on a level which prevents displacement of materials or surface water onto the highway and shall be retained as such thereafter.
9. No works to the roof of the building shall commence between May and September in any calendar year until an emergence survey assessing bat activity at the site has been submitted to and approved in writing by the Local Planning Authority. The survey shall include any mitigation measures considered to be necessary. The development shall be carried out in accordance with the approved mitigation measures.
10. No development above ground level shall commence until details (including scaled elevation plans and details of the construction materials) of the boundary treatments to be installed to delineate the curtilage of the properties and the boundaries of the car parking area hereby approved have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be installed in accordance with the approved details prior to the first occupation of any part of the development hereby approved and shall be retained as such thereafter
11. No development, other than site clearance and site compound set up, shall commence until such time as the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
 - i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.
 - ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment (including controlled waters) shall be approved by the Local Planning Authority prior to implementation.
 - iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.
 - iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this

condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time.

12. During demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.
13. None of the dwellings hereby approved shall be occupied until details of the means of storage and collection of refuse generated by the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans showing the location of the required number of bins to be stored within each plot and any communal bin storage areas and scaled plans of the means of enclosure of all bin stores, including materials and finish. The bin storage arrangements for each dwelling shall be implemented in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.
14. The rooflights to be installed within the roofplane of the building as part of the development hereby approved shall be 'conservation' style, fitted flush with the external edge of the roof of the building and shall be retained as such thereafter.
15. All ensuite and bathroom windows identified on the floor plans and elevations to all of the dwellings hereby approved shall be permanently fitted with obscure glazing to meet the requirements of Pilkington Level 3 as a minimum and shall be retained as such at all times thereafter.

Reasons for conditions:

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure that the appearance of the development reflects the character of the conservation area.
4. To protect the amenities of the occupants of adjoining property.
5. To ensure that the impact of the construction phase of the development would be contained within the site and would not have a detrimental impact on highway safety or the residential amenity of neighbouring properties.
6. To ensure that sufficient hard and soft landscaping are implemented to ensure that the overall development respects the character of the surrounding area.
7. To ensure that the approved landscaping scheme is adequately maintained.
8. To ensure that the development is served by adequate parking provision.
9. To ensure that any potential harm to protected species during the construction phase of the development is adequately mitigated.

10. To ensure that the development would preserve the residential amenity of the occupants of neighbouring properties and the character of the surrounding area.
11. To ensure that the site is suitable for its intended end use and to remove any unacceptable risk to people/buildings/environment from contaminated land as per paragraph 121 of the National Planning Policy Framework.
12. To preserve the residential amenity of neighbouring properties during the construction phase of the development.
13. To provide adequate secure bin storage to serve the development and to safeguard the general amenity of the area in accordance with UDP policy 1.12/1.13/H10.
14. To ensure that the appearance of the development reflects the character of the conservation area.
15. To ensure that the residential amenity of neighbouring properties and the future occupiers of the development is preserved, in accordance with policy H10 of the Tameside UDP and the NPPF.

Informatives

Detailing the applicant's obligations in relation to avoiding harm to Protected species during the construction process.

Coal Authority standing advice

Application Number: 17/00784/FUL former White Hart Mottram

Photo 1 – front elevation of existing building



Photo 2 – access to side of building leading to proposed parking area



Photo 3 – view looking west towards Market Place



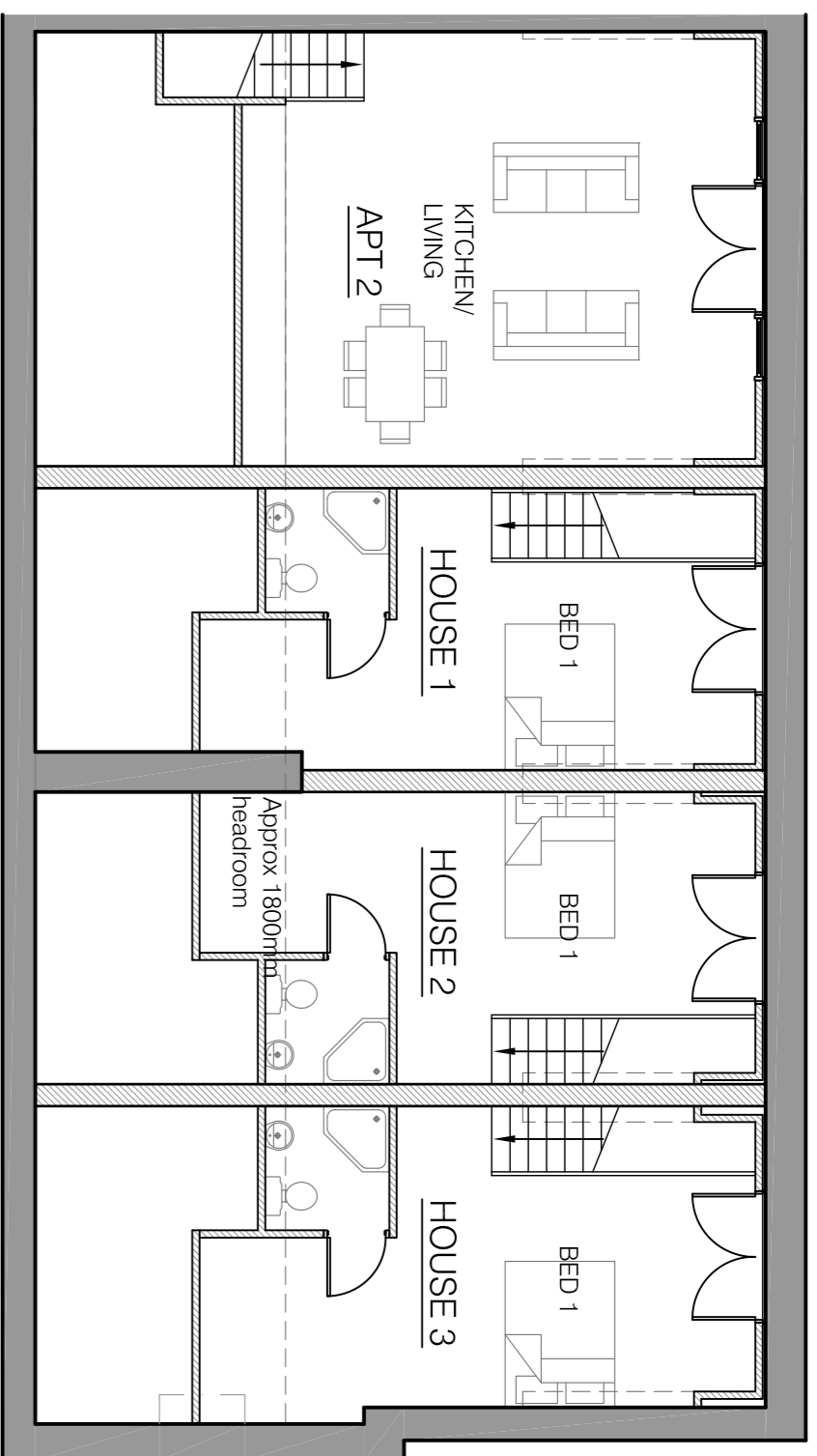
Photo 4 – view looking north from front boundary of the site



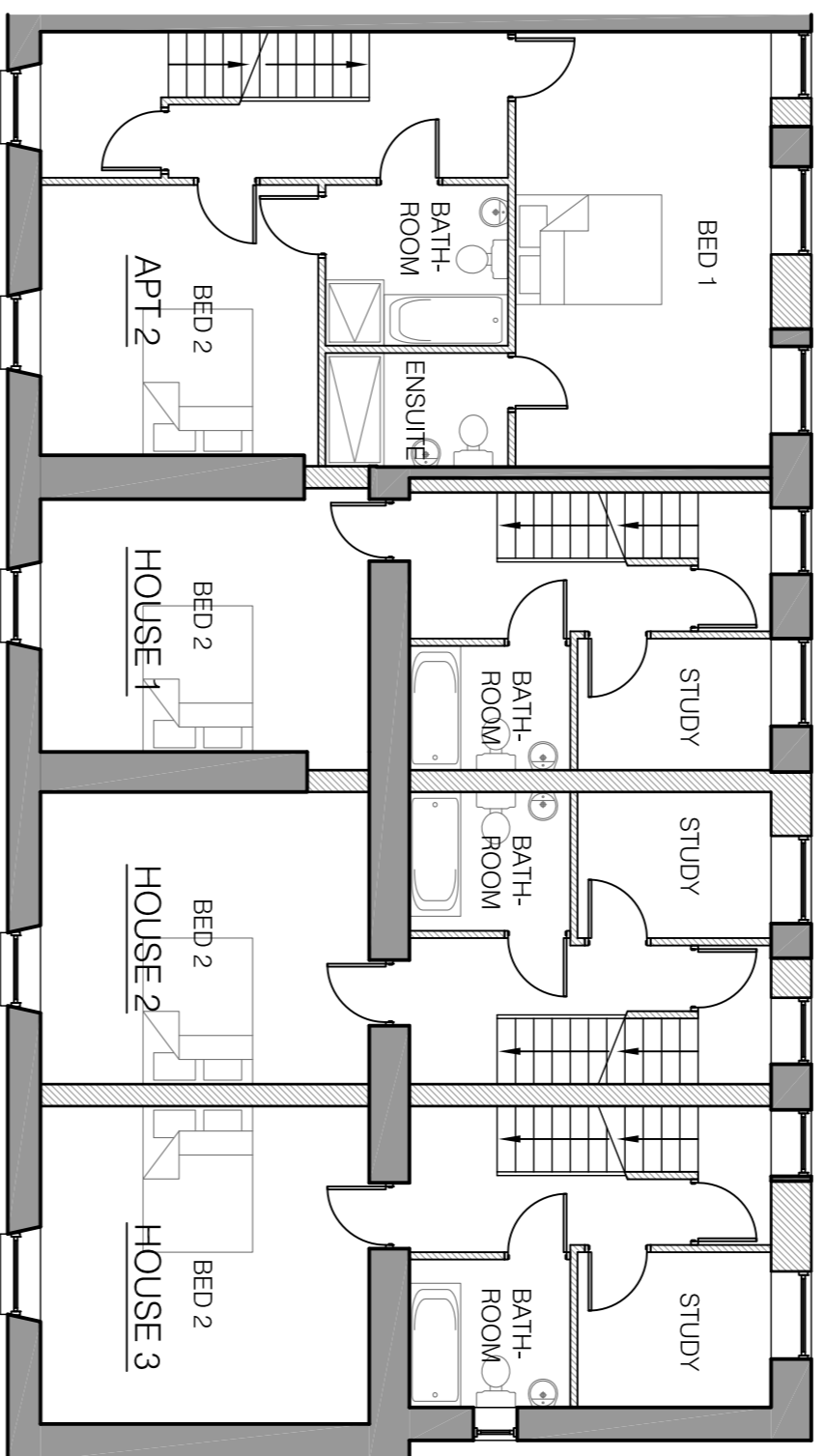
Photo 5 – view looking down terrace of properties looking north



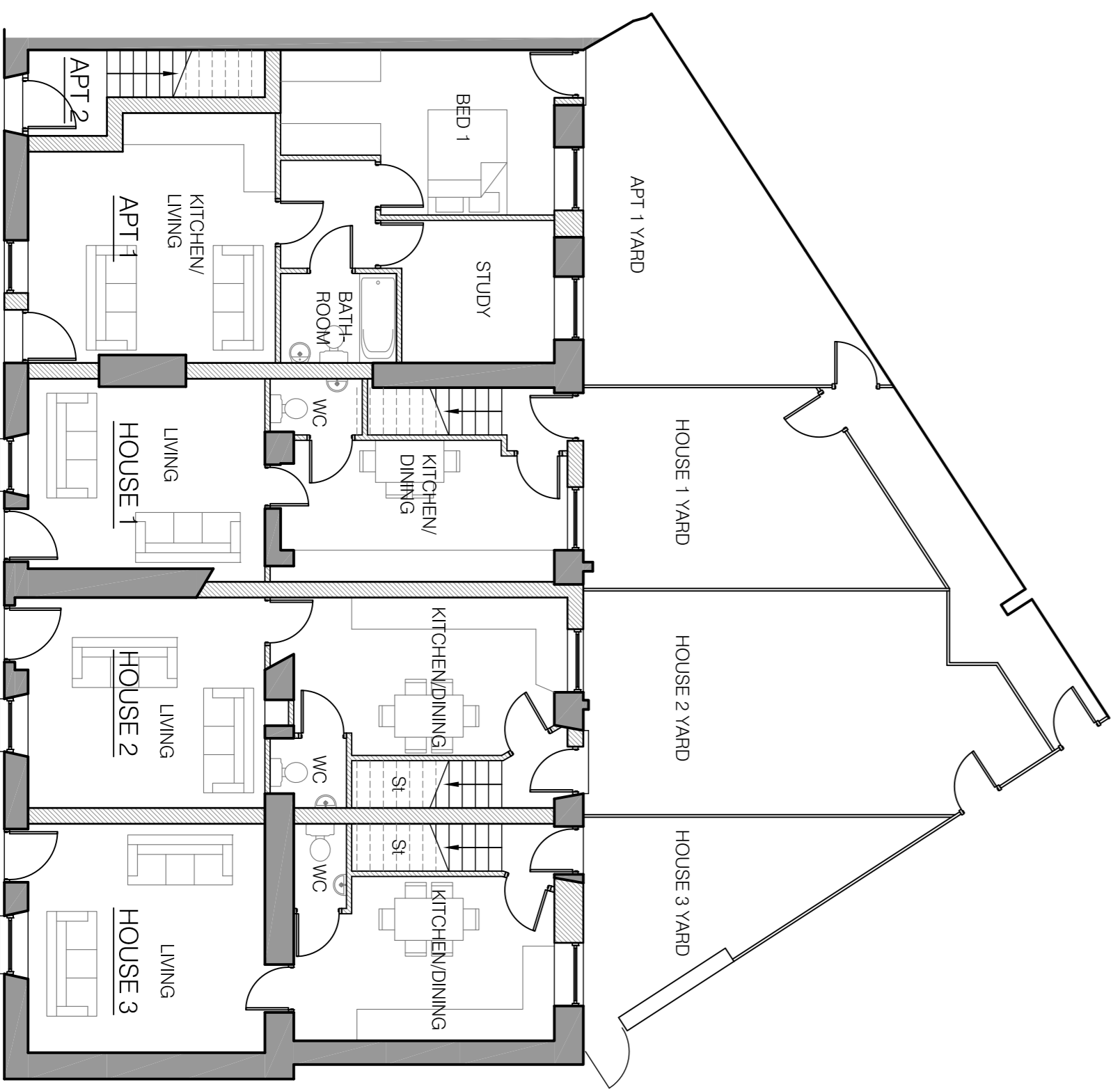
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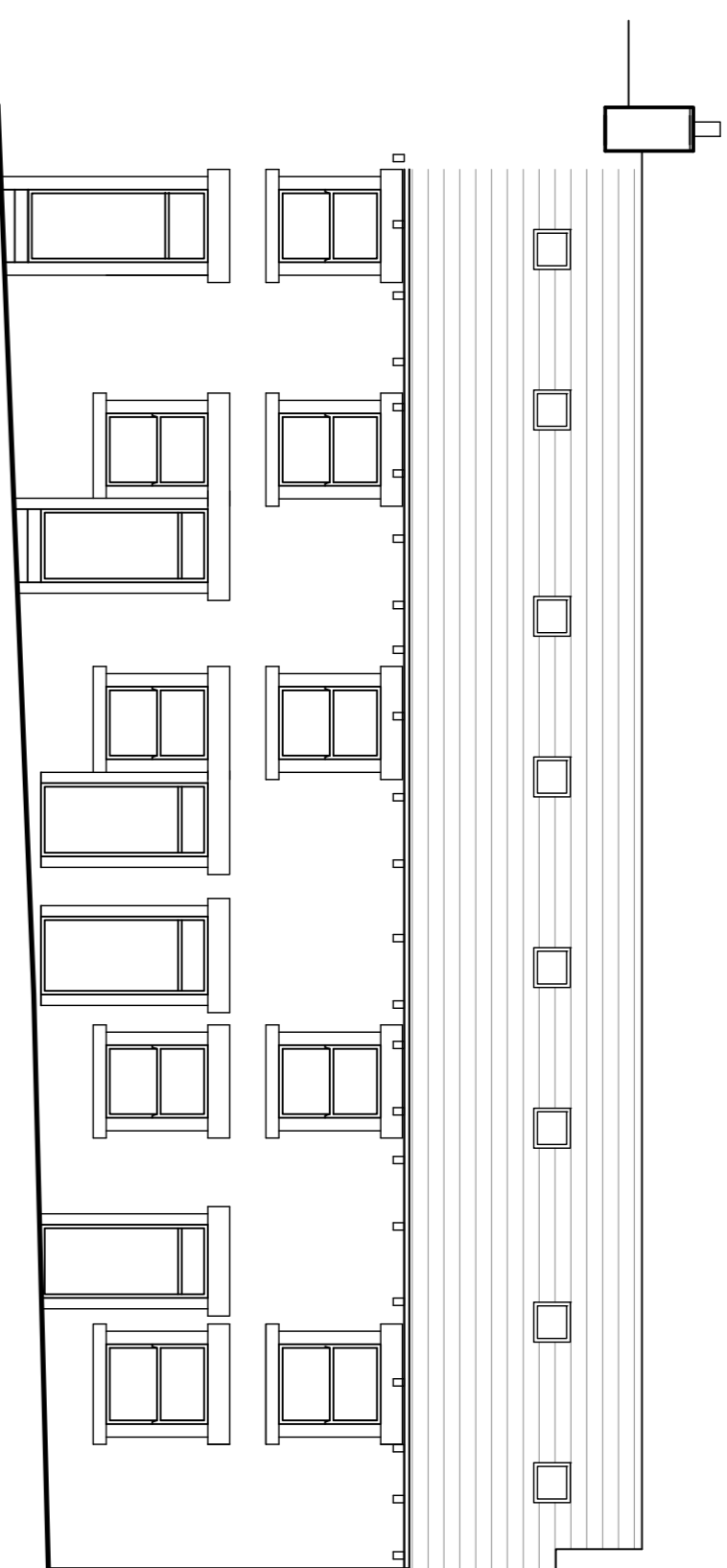
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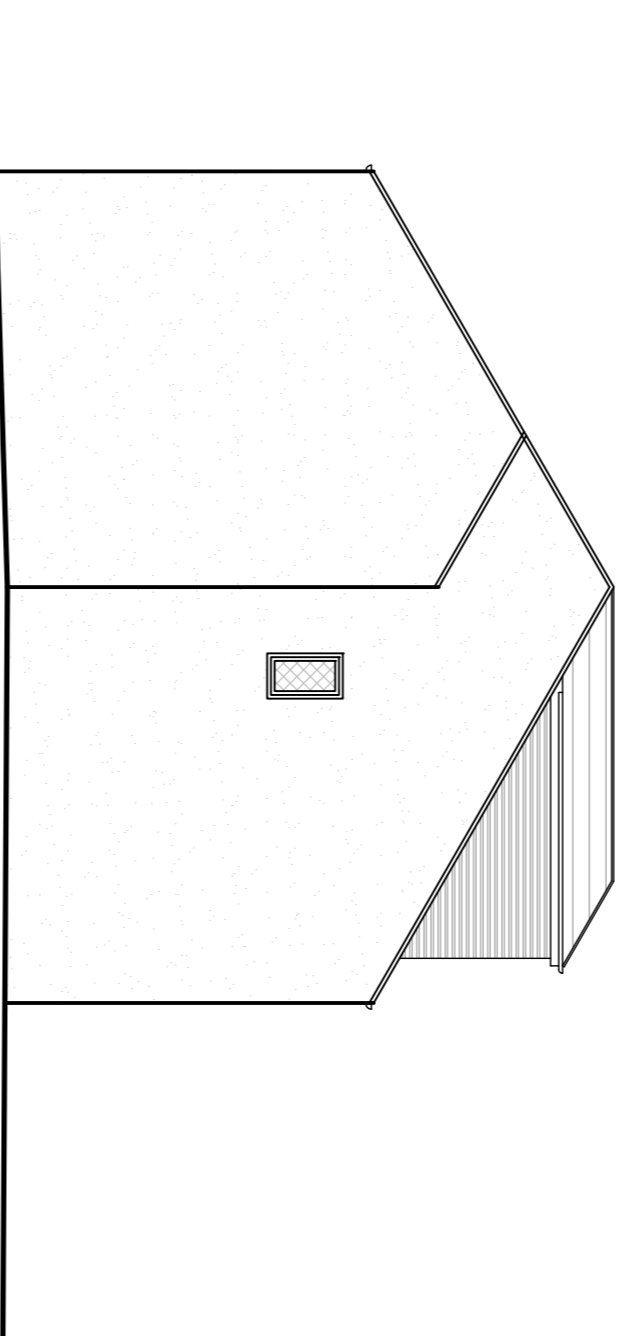
PROPOSED FIRST FLOOR - 1:100



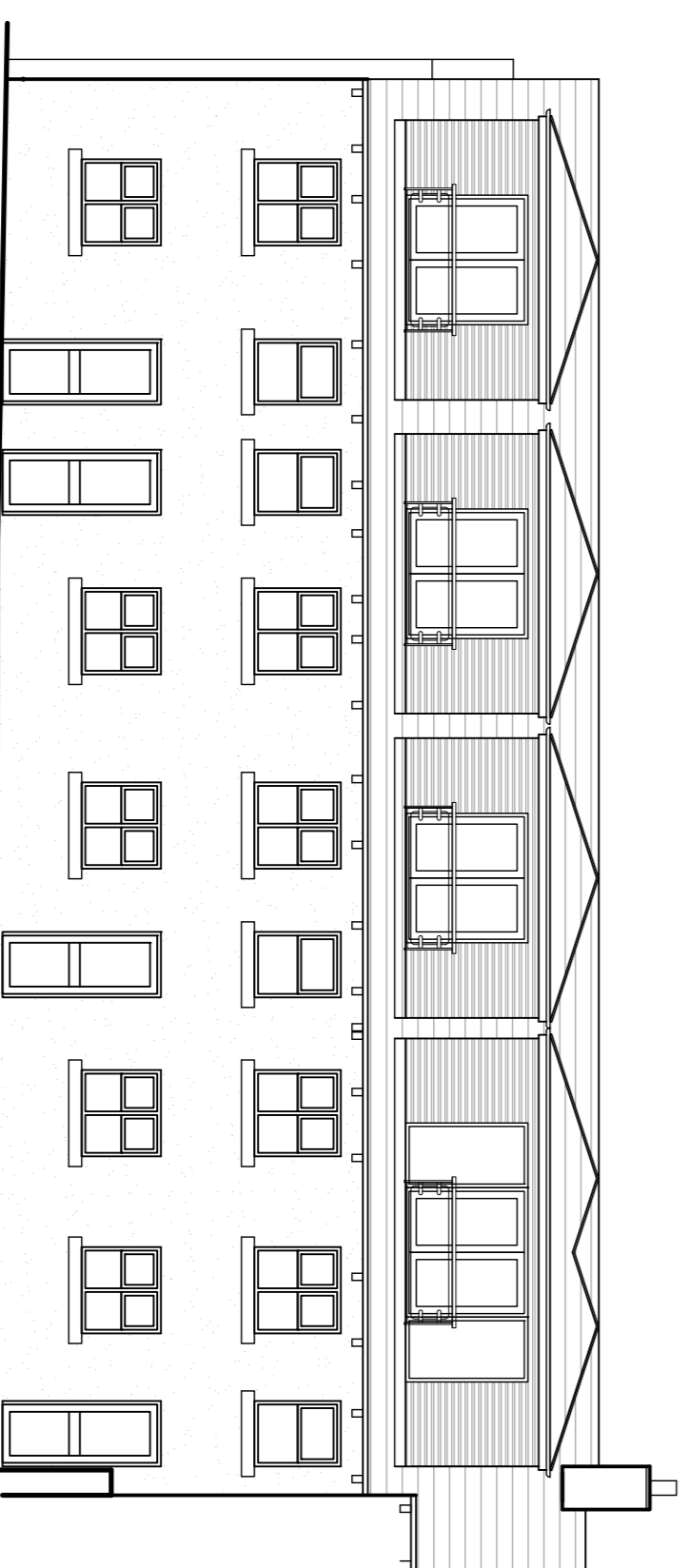
PROPOSED GROUND FLOOR - 1:100



PROPOSED FRONT ELEVATION - 1:100



PROPOSED SIDE ELEVATION - 1:100



PROPOSED REAR ELEVATION - 1:100

MATERIALS
 Walls = Front elevation to be Stone as existing.
 Side and rear elevation to be rendered, colour white.
 Roof = Slate as existing.
 Windows/Doors = Brown with timber effect PVC.
 Rainwater goods = Black PVC.

- NOTES:**
1. do not scale from the drawing - use figured dimensions only
 2. read in conjunction with all other consultants/specialists drawings and report any discrepancies before work commences
 3. all setting out dimensions to be checked on site by contractor before work commences
 4. these drawings are for General Arrangement purposes only, and under no circumstances will the draughtsmen be liable for errors that may occur during and after construction
 5. the copyright of this drawing is vested in Candid Architecture Ltd and must not be copied or reproduced without the consent of the company
 6. Existing survey and proposal based on survey by Whiteaker Design [Project ref 3165] as instructed by client

Rev. C - In accordance with Planning Officer comments - 04.01.18
 Rev. B - In accordance with Planning Officer comments - 04.01.18
 Rev. A - In accordance with client comments - 07/09.17
 Rev.

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client
 MF S Bardsley
 project
 White Hart Inn, 91 Market Street,
 Mottrom, SK14 6JQ
 drawing
 Proposed Plans and Elevations

scale	1:100@A1	date	31.08.17	drawn	RL
drawing no	RG181 / PL02	revision			C

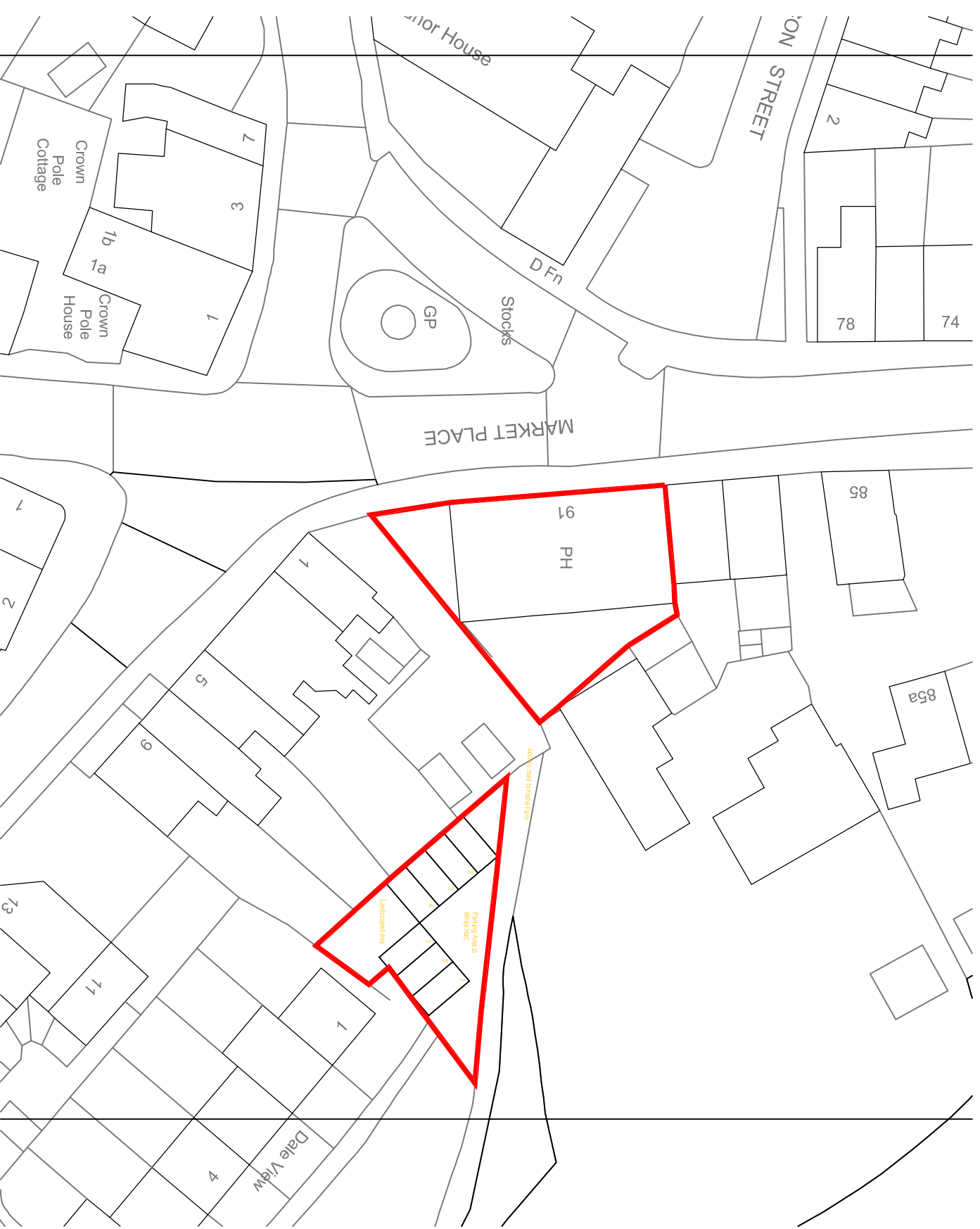
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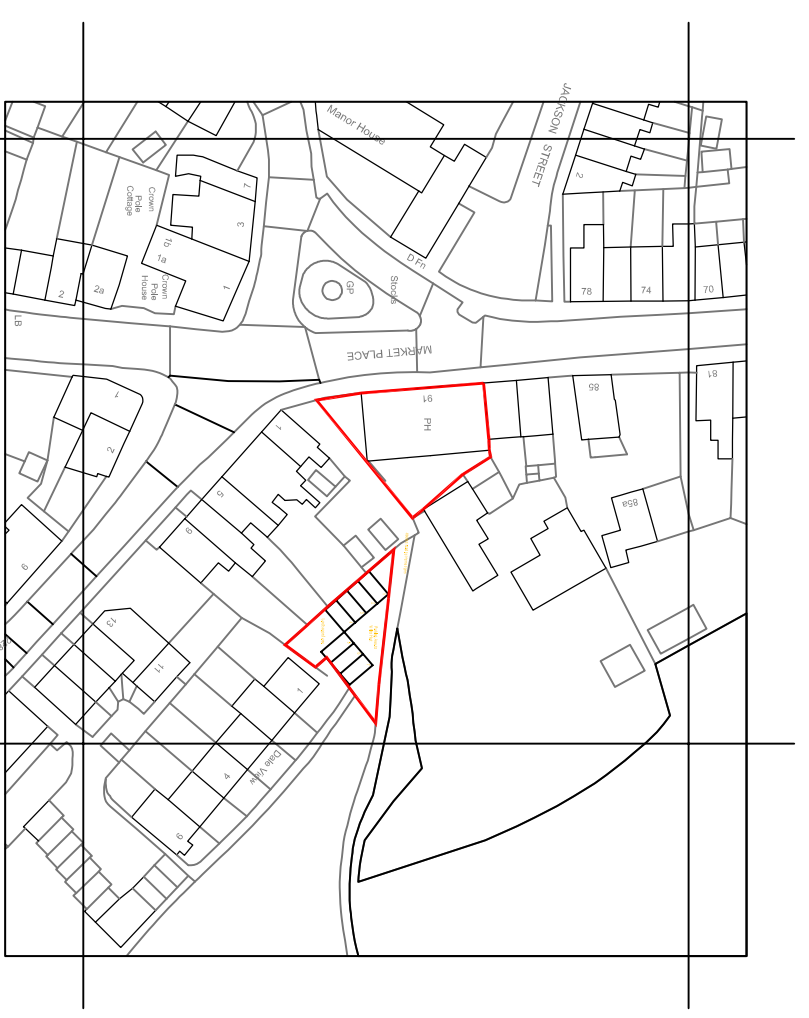


SCALE 1:1000

NORTH



PROPOSED SITE PLAN 1:500



PROPOSED SITE PLAN 1:1250

PROJECT		
Mr Bardsley		
White Hart		
Motttram		
DRAWING TITLE		
Proposed Site Plan		
As Proposed		
SCALE	1:1250/500	DATE
		Aug 2015
DRAWN		CHECKED
NUMBER		REVISION
White 003-		

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Application Number 17/00982/REM

Proposal	Application for the approval of reserved matters (means of access, landscaping, layout, scale and appearance) relating to the residential phase of development approved under outline planning permission 16/00959/OUT.
Site	Site north of Hattersley Road West (east of Fields Farm Road), Hattersley
Applicant	BDW Trading Ltd (Barratt Manchester)
Recommendation	Grant planning permission subject to conditions
Reason for report	A Speakers Panel decision is required because the application constitutes major development.

1. APPLICATION DESCRIPTION

- 1.1 The application seeks reserved matters approval for a scheme for 11 no. dwellings. The outline planning permission was not specific in terms of the number of units and no condition was imposed setting a limit.
- 1.2 The applicant has provided the following documents in support of the planning application:
 - Crime Impact Statement;
 - Design and Access Statement;
 - Planning Statement;
 - Flood Risk Assessment
 - Statement of Community Involvement
 - Transport Statement; and,
 - Tree Survey and Constraints plan.
- 1.3 As this is a reserved matters application, the matter of developer contributions is not being revisited as this relates to the principle of development, which was established under the outline planning permission. In this case, the outline permission was not subject to a Section 106 Agreement as this parcel of land represents one part of a wider phase of the original masterplan for the regeneration of Hattersley, for which outline planning permissions originally granted in 2006. Contributions to green space across the masterplan area have since been secured through separate agreements with the Council.

2. SITE & SURROUNDINGS

- 2.1 The application site is a parcel of land to the north of Hattersley Road West in Hattersley. There are neighbouring properties adjacent to the north eastern, north western and south western boundaries of the site. There are retaining walls on the front boundary and running through the north western part of the site, reflecting the fact that land levels rise in a north westerly direction on the site. The boundary treatments with neighbouring properties included close boarded fencing and fencing mounted on low rise brick walls.

3. PLANNING HISTORY

- 3.1 16/00959/OUT - Outline planning application (All matters reserved) for residential development on 0.39 Hectares of land – approved

4. RELEVANT PLANNING POLICIES

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 Planning Practice Guidance (PPG)
- 4.3 **Tameside Unitary Development Plan (UDP) Allocation**
- Not allocated, within the settlement of Hattersley
- 4.4 **Part 1 Policies**
- 1.3: Creating a Cleaner and Greener Environment.
 - 1.4: Providing More Choice and Quality Homes.
 - 1.5: Following the Principles of Sustainable Development
 - 1.6 Securing Urban Regeneration
 - 1.12: Ensuring an Accessible, Safe and Healthy Environment
- 4.5 **Part 2 Policies**
- H2: Unallocated sites
 - H4: Type, size and affordability of dwellings
 - H5: Open Space Provision
 - H7: Mixed Use and Density (Density being relevant to this proposal)
 - H10: Detailed Design of Housing Developments
 - OL10: Landscape Quality and Character
 - T1: Highway Improvement and Traffic Management.
 - T10: Parking
 - T11: Travel Plans.
 - C1: Townscape and Urban Form
 - N7: Protected Species
 - MW11: Contaminated Land.
 - U3: Water Services for Developments
 - U4 Flood Prevention
 - U5 Energy Efficiency
- 4.6 **Other Policies**
- Greater Manchester Spatial Framework - Publication Draft October 2016;
Residential Design Supplementary Planning Document; and,
Trees and Landscaping on Development Sites SPD adopted in March 2007.
Hattersley and Mottram SPG (dated April 2004) (Policy H1 (14) is the broad policy applying to the land of which this site is one parcel)
- 4.7 **National Planning Policy Framework (NPPF)**
- Section 1 Delivering sustainable development
 - Section 6 Delivering a wide choice of high quality homes
 - Section 7 Requiring good design
 - Section 8 Promoting healthy communities
 - Section 11: Conserving and enhancing the natural environment
- Planning Practice Guidance (PPG)**
- 4.8 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.
5. **PUBLICITY CARRIED OUT**

- 5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement.

6. RESPONSES FROM CONSULTEES

- 6.1 Local Highway Authority – No objections to the proposals subject to conditions requiring the parking to be laid out as shown on the approved plans prior to the occupation of the development and details of the construction, surfacing and means of draining surface water from the vehicular access route to the dwellings, details of the road works/traffic management measures required to provide safe access to the site, a construction environment management plan and details of lighting to be installed within the site but outside of the curtilage of any of the dwellings being secured by condition.
- 6.2 United Utilities – No objections to the proposals. Relevant conditions were attached to the outline planning permission.
- 6.3 Greater Manchester Ecological Unit - No objections to the proposals, subject to conditions restricting the timing of tree/vegetation removal and the provision of biodiversity enhancement measures within the development.
- 6.4 Borough Contaminated Land Officer - No objections to the proposals. Relevant conditions were attached to the outline planning permission.
- 6.5 Borough Environment Health Officer - No objections to the proposals subject to conditions. Relevant conditions were also attached to the outline planning permission.
- 6.6 Borough Tree Officer – No objections to the proposals. The proposed landscaping scheme is considered to be appropriate.
- 6.7 Lead Local Flood Risk Authority – No objections to the proposals. Relevant conditions were attached to the outline planning permission.
- 6.8 Environment Agency - No objections to the proposals. Conditions relating to the means of draining surface water from the development (including a sustainable drainage system) were attached to the outline planning permission.
- 6.9 Greater Manchester Police (Design Out Crime Officer) – no objections to the proposals as no communal parking areas or rear alleyways are proposed.
- 6.10 Coal Authority – No objections to the proposals as the site is considered to be in a low risk area. Standing advice to the applicant can be attached to the decision notice, informing the applicant of their responsibilities in relation to coal mining legacy during the construction process.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 No representations have been received.

8. ANALYSIS

- 8.1 The issue to be assessed in the determination of this planning application are:
1) The principle of development;

- 2) The impact of the design and scale of the development on the character of the site and the surrounding area;
- 3) The impact upon the residential amenity of neighbouring properties;
- 4) The impact on highway safety;
- 5) The impact on flood risk;
- 6) The appropriateness of the proposed landscaping scheme; and,
- 7) Other matters

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The principle of residential development on the site was established at the outline stage, at which point a number of dwellings was not established either in the description of development or by condition. Policy H1(14) of the Hattersley and Mottram SPG and H7 of the UDP indicate that a density between 30 and 50 dwellings per hectare should be achieved to make efficient use of land. This reserved matters scheme would fall below that target (the proposal equates to 28 dwellings per hectare). However, given the land levels changes on and the site and the limited options in terms of the location of the vehicular access, the layout is considered to be the most efficient option for developing the site. It is also considered that a lower density of development on this parcel reflects the character of the immediate surroundings, providing a transition between the residential development to the north west and open land adjacent to the south eastern boundary. On that basis and considering that the SPG does acknowledge that site specific circumstances must be factored in to an assessment as to whether the density of development is appropriate, the density of the proposal in this case is considered to be acceptable.

10. CHARACTER OF THE SURROUNDING AREA

- 10.1 The scheme proposes an active frontage onto Hattersley Road West, with the properties in the south eastern corner positioned close to the front boundary of the site. While the units at plots 77 and 78 are set further back, they would still provide active frontage to the southern boundary of the site, with plot 76 providing a terminating vista to the access road into the development. That principal elevation of that unit would also face the diverted footpath through the site, providing surveillance to that walkway as it connects to the north eastern boundary. The scheme would positively contribute to the wider regeneration of the area therefore.
- 10.2 In relation to the design of the dwellings, the treatment of the elevations of each of the house types would be consistent with those already built out by the applicant on sites along Fields Farm Road in Hattersley. The units fronting on to Hattersley Road West would be a mix of light rendered above forticrete block work elevations and of exposed brick. The Norbury house type would strengthen the frontage to the internal access road as 2.5 storey units, and the design of the unit at no.79 would add a degree of visual interest to the streetscene and would positively respond to the constraints of that part of the site.
- 10.3 In relation to boundary treatments, the majority of the external boundaries of the site would be treated with hedges and railings, with close boarded fencing limited to public views of the eastern boundary of plot 76 and the western edge of plot 77. A brick wall with piers would define the western edge of plot 76, ensuring that close boarded fencing would not be prominent in public views looking north eastwards from the entrance to the development.
- 10.4 Following the above assessment, it is considered that the proposals would not result in an adverse impact on the character of the area, subject to conditions requiring compliance with the materials, boundary treatments and hard and soft landscaping details submitted with the application.

11. RESIDENTIAL AMENITY

- 11.1 The rear elevations of the proposed units at 70-75 would face the common boundary with no. 2-10 Fields Farm Road to the north west of the site. The separation distances to be retained between the corresponding elevations would be sufficient to meet the minimum 21 metres required by the Residential Design Guide in this relationship.
- 11.2 The first floor window in the south western gable elevation of plot 70 would serve a bathroom and therefore could reasonably be required to be obscurely glazed to prevent unreasonable overlooking into the rear elevations of the neighbouring properties at 155-159 Hattersley Road West (south west of the site), with overlooking at ground floor level prevented by the intervening boundary treatment. Given these circumstances and the oblique relationship between the proposed unit and the existing buildings, the proposed separation distance to be retained is considered sufficient to avoid unreasonable overshadowing of those properties.
- 11.3 Adequate separation distances between plots within the development would be achieved to ensure that the residential amenity of future occupants would be preserved.

12. HIGHWAY SAFETY

- 12.1 The scheme would be accessed via the existing access road which leads from Hattersley Road West, on the southern boundary of the site. The proposal includes a turning head at the top of this access road, with a narrowed shared surface strip leading to the properties at the south eastern end of the site. The Local Highway Authority has not raised any objections to the proposals, subject to a number of conditions. A construction environment management plan was required to be submitted and approved by condition 12 of the outline planning permission and therefore does not need to be re-imposed.
- 12.2 A condition requiring full details (including construction materials, levels and details of drainage infrastructure) of the construction of the new sections of the access road, parking areas and associated highway can be secured by condition to ensure that the proposed means of access preserves highway safety.
- 12.3 Condition 17 of the outline planning permission did require details of any external lighting to be approved prior to installation and this is considered to be sufficient for this scheme, given that there are no communal parking areas within the proposed layout and the arrangement allows for natural surveillance of frontage parking areas and the highway.
- 12.4 The scheme makes provision for 2 car parking spaces per dwelling, meeting the requirements of the Residential Design Guide.
- 12.5 On the basis of the above assessment and given the relatively low density of the scheme, it is considered that the proposals would not result in a severe impact on highway safety. In accordance with the guidance contained within paragraph 32 of the NPPF, planning permission should not be refused on highway safety grounds.

13. FLOOD RISK

- 13.1 The site is in Flood Zone 1 and is therefore considered to be at a lower risk of flooding. United Utilities have raised no objections to the proposals and condition 10 of the outline planning permission required the submission and approval of a sustainable system for draining surface water from the site and condition 11 requires that surface and foul water are drained from the site via different systems. These conditions do not need to be re-applied at this reserved matters stage.

14. LANDSCAPING

- 14.1 The applicant has submitted details of the proposed hard and soft landscaping scheme. The species mix on this parcel include Crabapple and Tilia trees and the plans detail the location of shrub and hedge planting and areas to be grassed. Details are also provided in relation to the number of each type of species to be planted, their height on planting and protection of the hedge and tree planting to be installed. The Tree Officer has no objections to the proposals. The scheme would include tree planting either side of the access road at the entrance to the site and trees and hedges would help to screen the access road to plots 77-80 from public views of the site from Hattersley Road West. Subject to a condition requiring the implementation of the landscaping scheme prior to occupation of the development and stipulating on-going management requirements, the soft landscaping scheme is considered to be acceptable.
- 14.2 In relation to hard landscaping, the plans indicate that the access road running along the frontages of plots 77-80 would be constructed from Brindle block pavements, with Pennant concrete paving located around the external edges of the dwellings. These materials are considered to be acceptable, with tarmac limited to the main highway and the driveways of the properties, ensuring that the soft landscaping would be sufficient to reduce the prominence of the engineering works associated with the access arrangements.
- 14.3 Following the above assessment, the soft and hard landscaping proposals are considered to be acceptable.

15. OTHER MATTERS

- 15.1 A condition requiring an investigation into sources of contamination on the site was attached to the outline planning permission and therefore does not need to be re-imposed at the reserved matters stage. The Coal Authority has confirmed that it has no objections to the proposals as the site is considered to be low risk in relation to the legacy of coal mining.
- 15.2 In relation to ecology, the Greater Manchester Ecology Unit has raised no objections to the proposals, subject to the imposition of conditions limiting the timing of tree/vegetation removal and requiring the inclusion of biodiversity enhancements within the scheme. Whilst the inclusion of soft landscaping would represent a partial enhancement, given the fact that a large part of the site is currently open grassland, it is considered that further measures to enhance biodiversity are required and that this condition is reasonable, applying the principles stated in paragraph 118 of the NPPF.
- 15.3 In relation to designing out crime, Greater Manchester Police have not raised any concerns in relation to the layout of this parcel, which does not include any alleyways providing access to the rear of plots and no communal parking areas are proposed.
- 15.4 In relation to bin storage, there is considered to be sufficient space within each of the plots to ensure adequate provision for each dwelling. The details of the exact location and means of enclosure must be submitted and approved in order to comply with condition 14 of the outline planning permission.

16. CONCLUSION

- 16.1 The principle of residential development on the site was established at the outline stage. Given the constraint provided by the significant changes in land levels on the site, the density of development (which was not prescribed at the outline stage) is considered to be acceptable.

- 16.2 The proposed layout would preserve the character of the site and surrounding area and would positively contribute to the wider regeneration of this part of Hattersley. The development would preserve the residential amenity of neighbouring residents and the proposed soft and hard landscaping schemes are considered to be appropriate.
- 16.3 There are no objections to the proposals from the statutory consultees in relation to highway safety, flood risk/drainage, landscaping, contaminated land or any of the other material considerations.
- 16.4 The application is therefore considered to accord with the relevant national and local planning policies listed earlier in this report.

17. RECOMMENDATION

Grant planning permission, subject the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plans received on 2 March 2018:

Drawing Number 468/P/PL/01 Rev. 13 (Layout plan) (in so far as it relates to the application site)

Drawing Number 468/P/ML/01 Rev. 02 (Materials Layout) (in so far as it relates to the application site)

Drawing Number 468/P/HLL/01 Rev. 02 (Hard landscaping plan) (in so far as it relates to the application site)

Drawing Number 468/P/BTL/01 Rev. 02 (Boundary Treatments Layout) (in so far as it relates to the application site)

Drawing Number 468/P/S/01 (1:200 Sections plan)

Drawing Number 468/P/BTD/01 (Boundary Treatment Details)

Drawing Number 468_P_SS_01 Rev. 01 (Streetscapes)

Detached garage plans and elevations (2010/DET/C/135)

Drawing No. c-1553-01 Rev. A (Detailed landscaping proposals Sheet 1 of 3) (in so far as it relates to the application site)

Drawing No. c-1553-02 (Detailed landscaping proposals Sheet 2 of 3) (in so far as it defines the soft landscaping to be installed)

Chester Classic house type plans and elevations (Drawing No. 01)

Ennerdale Classic house type plans and elevations (Drawing No. 01)

Eskdale Classic house type plans and elevations (Drawing No. 01)

Folkestone Classic house type plans and elevations (Drawing No. 01)

Folkestone Side Entry house type plans and elevations (Drawing No. 01)

Norbury End Stone house type plans and elevations (Drawing No. 01)

Washington Classic house type plans and elevations (Drawing No. 01)

2. No development shall commence until details of the construction of the vehicular and pedestrian access arrangements to serve the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans of the access (including sections and existing and proposed ground levels) indicating the visibility splays to be achieved on either side of the proposed access into the existing highway
3. The materials to be used in the construction of the external elevations of the buildings, boundary treatments and hard surfaced areas shall be carried out in accordance with the details shown on the following approved plans:
Drawing Number 468/P/ML/01 Rev. 02 (Materials Layout) (in so far as it relates to the application site)

Drawing Number 468/P/HLL/01 Rev. 02 (Hard landscaping plan) (in so far as it relates to the application site)

Drawing Number 468/P/BTL/01 Rev. 02 (Boundary Treatments Layout) (in so far as it relates to the application site)

Drawing Number 468/P/BTD/01 (Boundary Treatment Details)

The development shall be retained as such thereafter.

4. The car parking spaces to serve each dwelling as part of the development hereby approved shall be laid out as shown on the approved site plan Drawing Number 468/P/PL/01 Rev. 13 (Layout plan) prior to the first occupation of that dwelling and shall be retained free from obstruction for their intended use thereafter. Driveways shall be constructed on a level which prevents displacement of materials or surface water onto the highway and shall be retained as such thereafter.
5. The boundary treatments to be installed each of the plot within the development hereby approved shall be installed in accordance with the details as shown on drawing number: Drawing Number 468/P/BTL/01 Rev. 02 (Boundary Treatments Layout) and Drawing Number 468/P/BTD/01 (Boundary Treatment Details) prior to the occupation of that dwelling. The brickwork used in the construction of the boundary walls and piers shall match in colour and external appearance the materials detailed on approved Drawing Number 468/P/ML/01 Rev. 02. The railings shall be painted black (RAL9005) and shall be retained as such thereafter.
6. The approved scheme of soft landscaping scheme detailed on drawing number Drawing No. c-1553-01 Rev. A (Detailed landscaping proposals Sheet 1 of 3) (in so far as it relates to the application site) and Drawing No. c-1553-02 Rev. A (Detailed landscaping proposals Sheet 2 of 3) (in so far as it defines the soft landscaping to be installed on this site) shall be implemented before the first 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 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.
7. No tree felling or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless otherwise agreed in writing with the Local Planning Authority.
8. No development above ground level shall commence until details of Biodiversity enhancement measures to be installed as part of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include a specification of the installations and scaled plans showing their location within the development. The approved enhancement measures shall be installed in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.
9. All ensuite and bathroom windows identified on the floor plans and elevations to all of the dwellings hereby approved shall be permanently fitted with obscure glazing to meet the requirements of Pilkington Level 3 as a minimum and shall be retained as such at all times thereafter.

Reasons for conditions:

1. For the avoidance of doubt.
2. To ensure that the access arrangements to serve the development maintain highway safety.
3. To ensure that the appearance of the development reflects the character of the surrounding area.
4. To ensure that the development is served by adequate parking provision.
5. To ensure that the development would preserve the residential amenity of the occupants of neighbouring properties and preserves the character of the surrounding area.
6. To ensure that sufficient soft landscaping are implemented to ensure that the overall development respects the character of the surrounding area and that the approved landscaping scheme is adequately maintained.
7. To ensure than any adverse impact on protected species during the construction phase of the development is adequately mitigated.
8. To ensure biodiversity enhancements are secured to mitigate the environmental impacts of the scheme.
9. To ensure that the residential amenity of neighbouring properties and the future occupiers of the development is preserved, in accordance with policy H10 of the Tameside UDP and the NPPF

Informatives

This application is linked to outline planning permission 16/00959/OUT

Detailing the applicant's obligations in relation to avoiding harm to Protected species during the construction process.

Coal Authority standing advice

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Application Number: 17/00982/REM Hattersley Road West (east of Fields Farm Road)

Photo 1 – Looking towards western boundary of the site



Photo 2 – looking towards north eastern corner of the site



Photo 3 – view looking east along Hattersley Road West

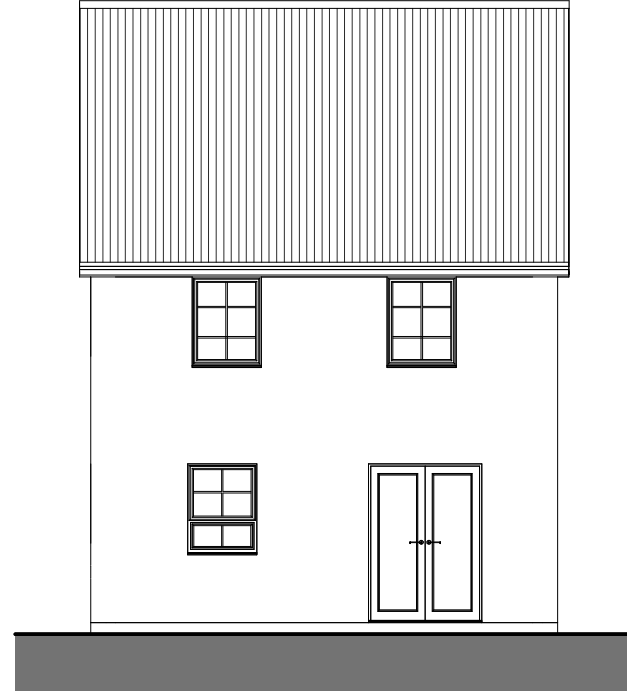


Photo 4 – view towards eastern boundary of the site

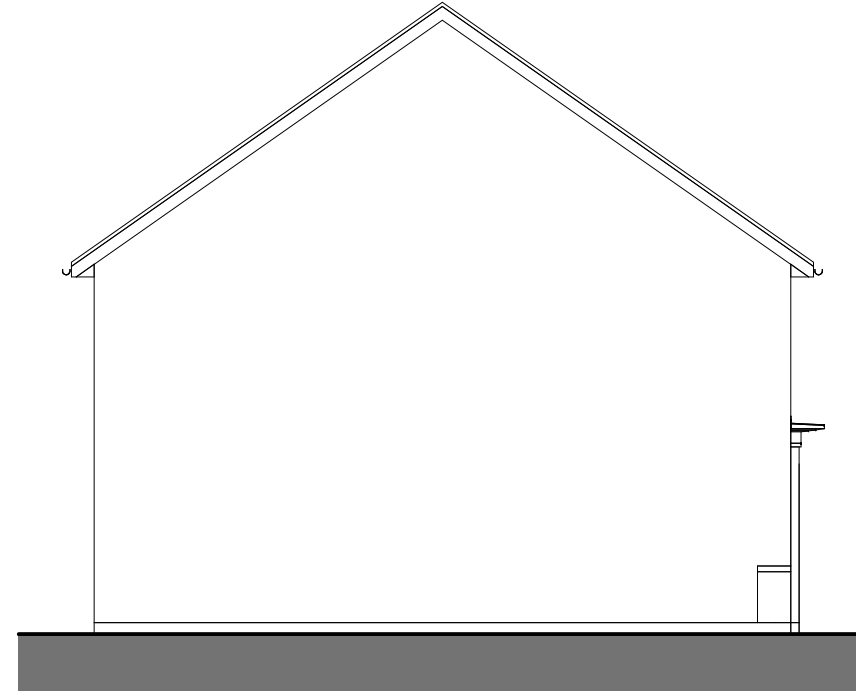




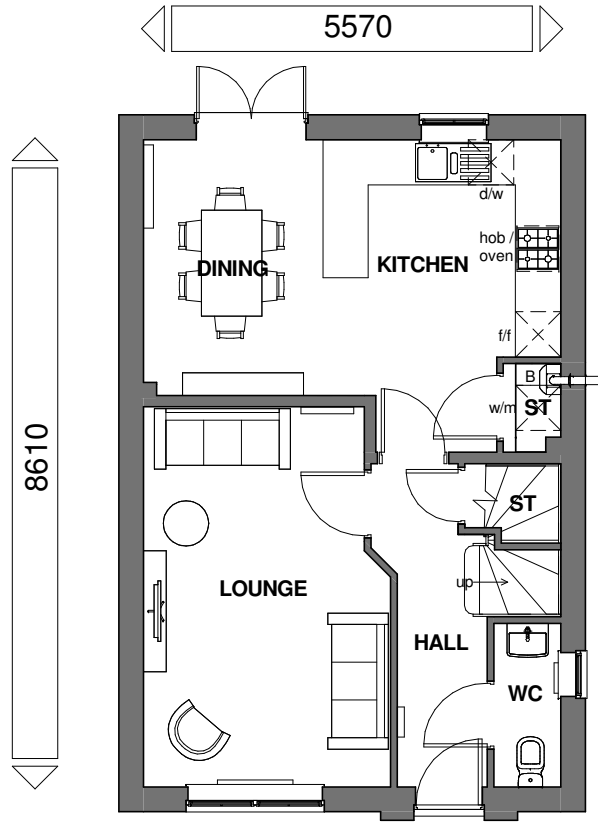
FRONT ELEVATION



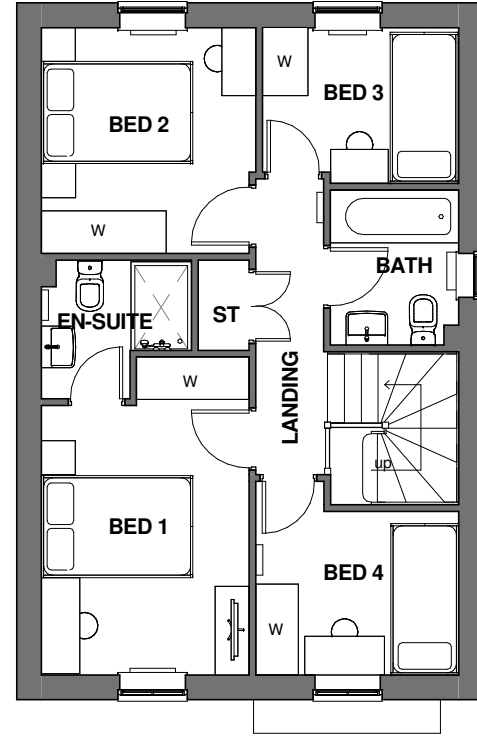
REAR ELEVATION



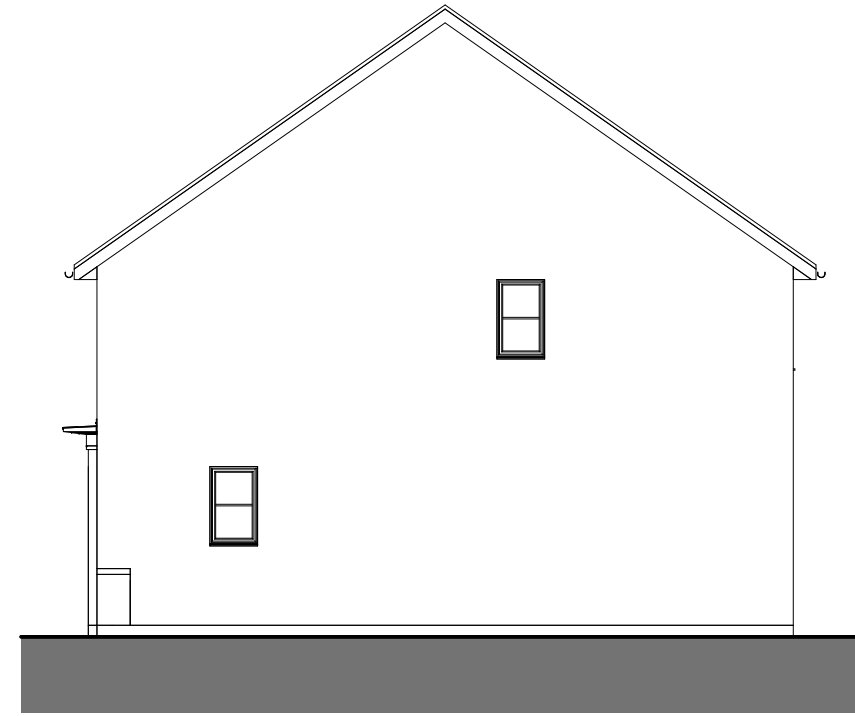
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

Floor Area: 1032 ft² / 95.9 m²

Sales Name: Chester Classic (Det)

House Type Code: BCSR 00CD

Spec: EMBASSY Drawing No: 01 Date: April 2016

Drawn: GDT Checked: GDT Scale: 1 : 100 @A3

WARNING TO HOUSE-PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content, and dimensions specified are included for general guidance only. Finishes or features shown may alter in respect of the individual properties. Whilst we make every effort to ensure our drawings are up to date there may be changes in regulations and/or re-planning. Purchasers are advised to check with Sales Adviser whether any changes to the contents of this drawing do not constitute a contract, part of any contract, or are specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Planning

Rev	Description	Date
A	Refer to Data Sheet for full revision description	Oct 2016

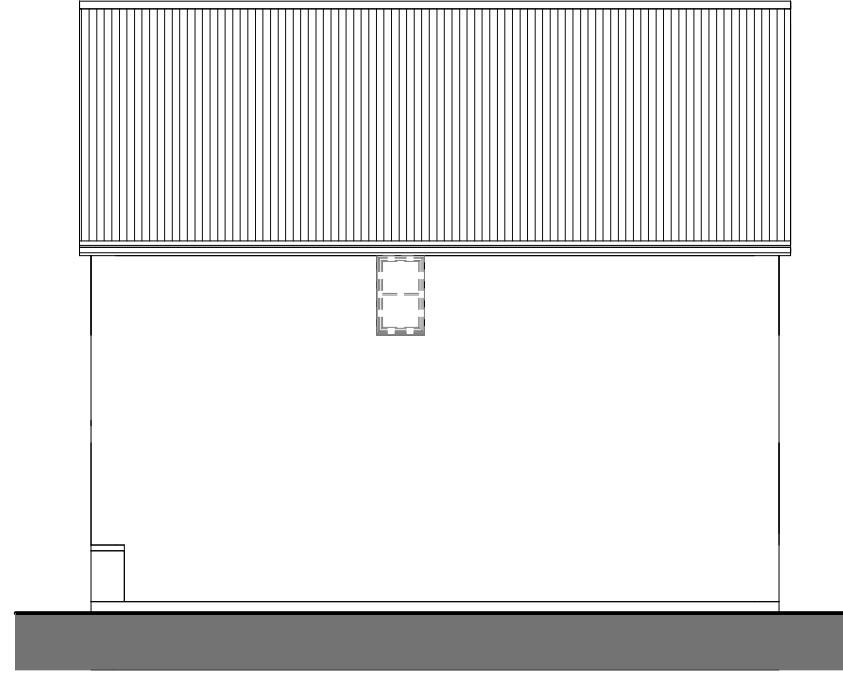


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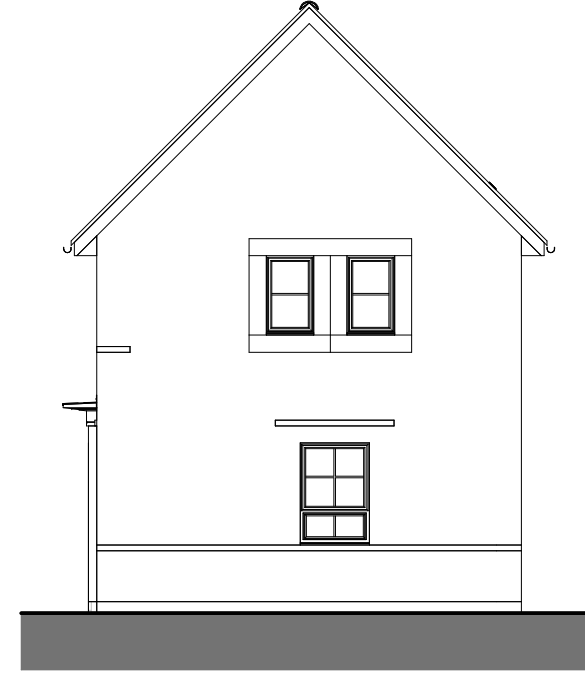
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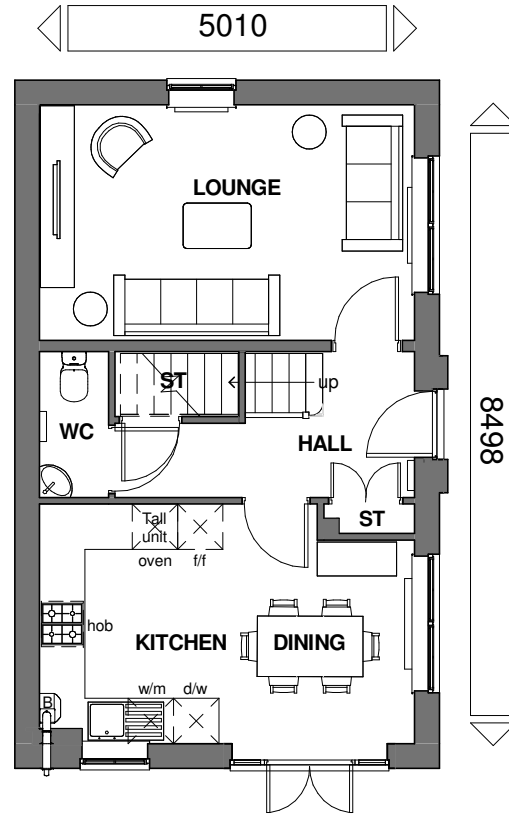
FRONT ELEVATION



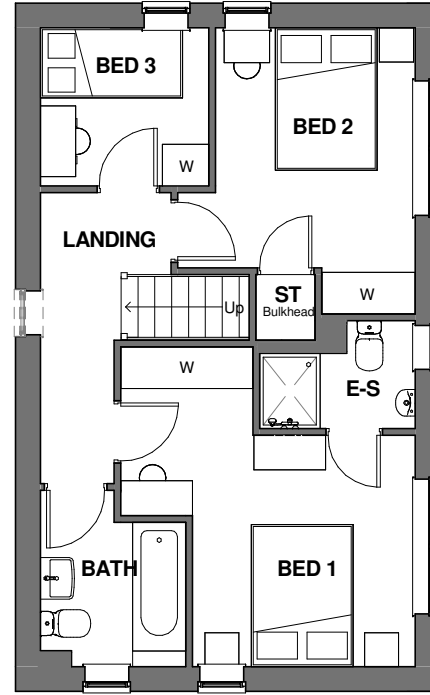
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

Floor Area: 917 ft² / 85.1 m²

Sales Name: Ennerdale Classic (Det)

House Type Code: BENN 00CD

Spec: AMBASSADOR Drawing No: 01 Date: April 2016

Drawn: GDT Checked: GDT Scale: 1 : 100 @A3

WARNING TO HOUSE-PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content, and dimensions specified are included for general guidance only. Finishes or features shown may alter in respect of the individual properties. Whilst we make every effort to ensure our drawings are up to date there may be changes in regulations and/or re-planning. Purchasers are advised to check with Sales Adviser whether any changes to the contents of this drawing do not constitute a contract, part of any contract, or otherwise specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Planning

Rev	Description	Date
A	Refer to Data Sheet for full revision description	Oct 2016



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Application Number 17/00983/REM

Proposal	Application for the approval of reserved matters (means of access, landscaping, layout, scale and appearance) relating to the residential phase of development approved under outline planning permission 16/00960/OUT.
Site	Site off Hattersley Road West (bound by Hattersley Road West to the north west and Sandy Bank Avenue to the south and west), Hattersley
Applicant	BDW Trading Ltd (Barratt Manchester)
Recommendation	Grant planning permission subject to conditions
Reason for report	A Speakers Panel decision is required because the application constitutes major development.

1. APPLICATION DESCRIPTION

- 1.1 The application seeks reserved matters approval for a scheme for 42 no. dwellings. The outline planning permission was not specific in terms of the number of units and no condition was imposed setting a limit.
- 1.2 The applicant has provided the following documents in support of the planning application:
 - Crime Impact Assessment;
 - Design and Access Statement;
 - Planning Statement;
 - Flood Risk Assessment
 - Statement of Community Involvement
 - Transport Statement; and,
 - Tree Survey and Constraints plan.
- 1.3 As this is a reserved matters application, the matter of developer contributions is not being revisited as this relates to the principle of development, which was established under the outline planning permission. In this case, the outline permission was not subject to a Section 106 Agreement as this parcel of land represents one part of a wider phase of the original masterplan for the regeneration of Hattersley, for which outline planning permissions originally granted in 2006. Contributions to green space across the masterplan area have since been secured through separate agreements with the Council.

2. SITE & SURROUNDINGS

- 2.1 The application site is a parcel of land to the south of Hattersley Road West, with Sandy Bank Avenue running parallel with the eastern boundary of the site. Residential properties on the opposite side of Hattersley Road West are located to the north of the site. There are neighbouring properties to the north west and the car park associated with Hattersley train station is located to the south west of the site. The railway line runs parallel with the southern boundary of the site. Land levels drop restively steeply downwards on the western edge of the site, down towards the carpark and access to the train station.

3. PLANNING HISTORY

- 3.1 16/00960/OUT - Outline planning application (All matters reserved) for residential development on 1.25 Hectares of land – approved

4. RELEVANT PLANNING POLICIES

4.1 National Planning Policy Framework (NPPF)

4.2 Planning Practice Guidance (PPG)

4.3 Tameside Unitary Development Plan (UDP) Allocation

Not allocated, within the settlement of Hattersley

4.2 Part 1 Policies

1.3: Creating a Cleaner and Greener Environment.

1.4: Providing More Choice and Quality Homes.

1.5: Following the Principles of Sustainable Development

1.6 Securing Urban Regeneration

1.12: Ensuring an Accessible, Safe and Healthy Environment

4.3 Part 2 Policies

H2: Unallocated sites

H4: Type, size and affordability of dwellings

H5: Open Space Provision

H7: Mixed Use and Density (Density being relevant to this proposal)

H10: Detailed Design of Housing Developments

OL10: Landscape Quality and Character

T1: Highway Improvement and Traffic Management.

T10: Parking

T11: Travel Plans.

C1: Townscape and Urban Form

N7: Protected Species

MW11: Contaminated Land.

U3: Water Services for Developments

U4 Flood Prevention

U5 Energy Efficiency

4.4 Other Policies

Greater Manchester Spatial Framework - Publication Draft October 2016;

Residential Design Supplementary Planning Document; and,

Trees and Landscaping on Development Sites SPD adopted in March 2007.

Hattersley and Mottram SPG (dated April 2004) (Policy H1 (14) is the broad policy applying to the land of which this site is one parcel)

4.5 National Planning Policy Framework (NPPF)

Section 1 Delivering sustainable development

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring good design

Section 8 Promoting healthy communities

Section 11: Conserving and enhancing the natural environment

Planning Practice Guidance (PPG)

4.7 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.

5. PUBLICITY CARRIED OUT

- 5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement.

6. RESPONSES FROM CONSULTEES

- 6.1 Local Highway Authority – No objections to the revised proposals subject to conditions requiring the parking to be laid out as shown on the approved plans prior to the occupation of the development and details of the construction, surfacing and means of draining surface water from the vehicular access route to the dwellings, details of the road works/traffic management measures required to provide safe access to the site, a construction environment management plan and details of lighting to be installed within the site but outside of the curtilage of any of the dwellings being secured by condition.
- 6.2 United Utilities – No objections to the proposals. Relevant conditions were attached to the outline planning permission.
- 6.3 Greater Manchester Ecological Unit - No objections to the proposals, subject to conditions restricting the timing of tree/vegetation removal and the provision of biodiversity enhancement measures within the development.
- 6.4 Borough Contaminated Land Officer - No objections to the proposals. Relevant conditions were attached to the outline planning permission.
- 6.5 Borough Environment Health Officer - No objections to the proposals subject to conditions. Relevant conditions were also attached to the outline planning permission.
- 6.6 Borough Tree Officer – No objections to the proposals. The proposed landscaping scheme is considered to be appropriate.
- 6.7 Lead Local Flood Risk Authority – No objections to the proposals. Relevant conditions were attached to the outline planning permission.
- 6.8 Environment Agency - No objections to the proposals. Conditions relating to the means of draining surface water from the development (including a sustainable drainage system) were attached to the outline planning permission.
- 6.9 Greater Manchester Police (Design Out Crime Officer) – some concerns regarding the inclusion of an alleyway leading to the rear of a number of the plots. Overall, a condition is recommended to ensure that the development would achieve Secured by Design accreditation prior to occupation of the dwellings.
- 6.10 Coal Authority – No objections to the proposals as the site is considered to be in a low risk area. Standing advice to the applicant can be attached to the decision notice, informing the applicant of their responsibilities in relation to coal mining legacy during the construction process.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 No letters of representation have been received.

8. ANALYSIS

8.1 The issue to be assessed in the determination of this planning application are:

- 1) The principle of development;
- 2) The impact of the design and scale of the development on the character of the site and the surrounding area;
- 3) The impact upon the residential amenity of neighbouring properties;
- 4) The impact on highway safety;
- 5) The impact on flood risk;
- 6) The appropriateness of the proposed landscaping scheme; and,
- 7) Other matters

9. PRINCIPLE OF DEVELOPMENT

9.1 The principle of residential development on the site was established at the outline stage, at which point a number of dwellings was not established either in the description of development or by condition. This reserved matters scheme would equate to approximately 34 dwellings per hectare. Policy H1(14) of the Hattersley and Mottram SPG and H7 of the UDP indicate that a density between 30 and 50 dwellings per hectare should be achieved to make efficient use of land. The policy seeks higher densities in locations that are highly accessible by public transport. Whilst this site is within walking distance of Hattersley rail station and regular bus services, the site is not in a town centre location, approximately 1 mile from Hattersley Hub and the future town centre site, with relatively limited employment opportunities within walking distance. On that basis, the proposed density of development is considered to be acceptable.

10. CHARACTER OF THE SURROUNDING AREA

- 10.1 The scheme has been amended and now proposes an active frontage to the western boundary of the site, beyond which is the access road connecting to Hattersley railway station. This is considered to be a positive element of the scheme, resulting in an outward facing development which addresses the route to the station and therefore contributes to the wider regeneration initiative in Hattersley.
- 10.2 The scheme would also provide active frontage along the northern boundary (Hattersley Road West) and the eastern boundary (Sandy Bank Avenue). The outward facing frontages to these boundaries ensure that the development of this parcel would interact with the schemes on parcels to the north and east, again recognising the connection with the wider regeneration and place making agenda.
- 10.3 Active frontage would also be provided to the internal access road, a point emphasised by positioning the units to the south of the access road close up to the back edge of the footway. Units would be effectively orientated to turn the corners within the proposed layout.
- 10.4 In relation to the design of the dwellings, the treatment of the elevations of each of the house types would be consistent with those already built out by the applicant on sites along Fields Farm Road in Hattersley. The majority of the units on the western edge of the development would have light rendered above forticrete block work elevations. There would be a mixture of this treatment and exposed brickwork elevations on the northern and eastern edges. The use of 2.5 storey house types (Norbury and Queensville) on the northern and eastern edges would give strength to those frontages and the internal access road, providing variation in scale, with the overall layout respecting the general linear pattern of short rows of properties within the locality.

- 10.5 In relation to boundary treatments, the majority of the external boundaries of the site would be treated with hedges and railings, with brick walls with piers on the outer boundaries of plots 68 on the north western edge and plots 55 and 58 on the eastern edge of the scheme. Close boarded fencing would be restricted to the rear boundaries of plots and this fencing would not be readily visible from public views of the development.
- 10.6 Following the above assessment, it is considered that the proposals would not result in an adverse impact on the character of the area, subject to conditions requiring compliance with the materials, boundary treatments and hard and soft landscaping details submitted with the application.

11. RESIDENTIAL AMENITY

- 11.1 In terms of impact on existing residential properties, the separation distances to be retained to the neighbouring dwellings to the north and north east of the site (on the opposite side of Hattersley Road West and Sandy Bank Avenue) would be sufficient to avoid any unreasonable overlooking into or overshadowing of those properties. The same assessment applies to the properties to the west, on the opposite side of the access road to the train station, with the separation sufficient to counterbalance the change in land levels (the application site being at the higher level.)
- 11.2 Sufficient separation would also be retained between the frontages of the plots on the northern and eastern edges of the development to ensure that the scheme would not compromise the other proposed residential development on parcels to the north and east of this site, which are also on this agenda.
- 11.3 Adequate separation distances between plots within the development would be achieved to ensure that the residential amenity of future occupants would be preserved.

12. HIGHWAY SAFETY

- 12.1 Vehicular access to the development would be taken from the eastern boundary of the site. Adequate visibility splays would be achieved in both northerly and southerly directions and would be sufficiently offset from the Hattersley Road West/Sandy Bank Avenue junction to the north. The Local Highway Authority has not raised any objections to the proposals, subject to a number of conditions. A construction environment management plan was required to be submitted and approved by condition 10 of the outline planning permission and therefore does not need to be re-imposed.
- 12.2 A condition requiring full details (including construction materials, levels and details of drainage infrastructure) of the construction of the new sections of the access road, parking areas and associated highway can be secured by condition to ensure that the proposed means of access preserves highway safety.
- 12.3 Condition 14 of the outline planning permission did require details of any external lighting to be approved prior to installation and this is considered to be sufficient for this scheme, given that there are no communal parking areas within this scheme and the arrangement allows for natural surveillance of frontage parking areas and the highway.
- 12.4 The scheme makes provision for 2 car parking spaces per dwelling, meeting the requirements of the Residential Design Guide.
- 12.5 The proposal would involve diversion of the existing footpath which currently runs through the site, from Sandy Bank Avenue through to the railway station. This is not an adopted Public Right of Way and if the proposed scheme was built out, a pedestrian route would

remain via the footway along Hattersley Road West adjacent to the northern boundary, which follows the edge of the highway down to the station. The scheme indicates the location of a connection to a potential future footpath route running closer to the western boundary. This is on land outside of the application site and is not in the control of the applicant. Given the presence of existing alternative pedestrian route, it is considered that the proposals would not significantly harm the permeability of the area even if that indicative new route was not constructed.

- 12.6 On the basis of the above assessment and given the relatively low density of the scheme, it is considered that the proposals would not result in a severe impact on highway safety. In accordance with the guidance contained within paragraph 32 of the NPPF, planning permission should not be refused on highway safety grounds.

13. FLOOD RISK

- 13.1 The site is in Flood Zone 1 and is therefore considered to be at a lower risk of flooding. United Utilities have raised no objections to the proposals and condition 8 of the outline planning permission required the submission and approval of a sustainable system for draining surface water from the site and condition 9 requires that surface and foul water are drained from the site via different systems. These conditions do not need to be re-applied at this reserved matters stage.

14. LANDSCAPING

- 14.1 The applicant has submitted details of the proposed hard and soft landscaping scheme. The species mix on this parcel include hornbeam, cherry and rowan trees and the plans detail the location of shrub and hedge planting and areas to be grassed. Details are also provided in relation to the number of each type of species to be planted, their height on planting and protection of the hedge and tree planting to be installed. The Tree Officer has no objections to the proposals. The soft landscaping scheme would help to soften the transition up from the ground level beyond the western boundary and the western edge of the proposed scheme, lining that boundary with tree planting. Subject to a condition requiring the implementation of the landscaping scheme prior to occupation of the development and stipulating on-going management requirements, the soft landscaping scheme is considered to be acceptable.
- 14.2 In relation to hard landscaping, the plans indicate that the access roads running along the frontages of plots on the northern and western edges of the development would be constructed from Brindle block pavements, with Pennant concrete paving located around the external edges of the dwellings. These materials are considered to be acceptable, with tarmac limited to the main highway and the driveways of the properties. Hedge and tree planting would be installed along the frontages of the plots that would line the access road, ensuring that the soft landscaping would be sufficient to reduce the prominence of the engineering works associated with the access arrangements.
- 14.3 Following the above assessment, the soft and hard landscaping proposals are considered to be acceptable.

15. OTHER MATTERS

- 15.1 A condition requiring an investigation into sources of contamination on the site was attached to the outline planning permission and therefore does not need to be re-imposed at the reserved matters stage. The Coal Authority has confirmed that it has no objections to the proposals as the site is considered to be low risk in relation to the legacy of coal mining.

- 15.2 In relation to ecology, the Greater Manchester Ecology Unit has raised no objections to the proposals, subject to the imposition of conditions limiting the timing of tree/vegetation removal and requiring the inclusion of biodiversity enhancements within the scheme. Condition 15 of the outline planning permission dealt with the first matter and therefore does not need to be re-imposed at this reserved matters stage. Whilst the inclusion of soft landscaping would represent a partial enhancement, given the fact that a large part of the site is currently open grassland, it is considered that further measures to enhance biodiversity are required and that this condition is reasonable, applying the principles stated in paragraph 118 of the NPPF.
- 15.3 In relation to designing out crime, Greater Manchester Police have raised some concerns regarding the inclusion of alleyways leading to the rear of plots 41, 45 and 48-52. However, in each of these locations, there are properties adjacent to the entrance to these alleyways. The frontage of plot 40 is adjacent to the entrance to the alleyway to no. 41, there are habitable room windows in the rear elevation of plot 46 and the frontage of plots 36 and 37 face the entrance to the alleyway to the rear of 48-52. The proposals would provide some degree of surveillance therefore.
- 15.4 Greater Manchester Police do not object to the proposals on the basis that a condition is attached to any permission given requiring Secured by Design accreditation to be confirmed prior to occupation of the development. This condition is considered reasonable and on that basis, it is considered that the risk of crime could be mitigated to an acceptable degree, when weighed alongside the benefit of boosting the supply of housing in the Borough.
- 15.5 In relation to bin storage, there is considered to be sufficient space within each of the plots to ensure adequate provision for each dwelling. The details of the exact location and means of enclosure must be submitted and approved in order to comply with condition 12 of the outline planning permission.

16. CONCLUSION

- 16.1 The principle of residential development on the site was established through the granting of outline planning permission. The density of development (which was not prescribed at the outline stage) is considered to be acceptable, falling within the range considered appropriate under policy H7 of the UDP.
- 16.2 The proposed layout would preserve the character of the site and surrounding area and would positively contribute to the wider regeneration of this part of Hattersley. The development would preserve the residential amenity of neighbouring residents and the proposed soft and hard landscaping schemes are considered to be appropriate.
- 16.3 There are no objections to the proposals from the statutory consultees in relation to highway safety, flood risk/drainage, landscaping, contaminated land or any of the other material considerations.
- 16.4 The application is therefore considered to accord with the relevant national and local planning policies listed earlier in this report.

17. RECOMMENDATION

Grant planning permission, subject the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plans received on 2 March 2018:

Drawing Number 468/P/PL/01 Rev. 13 (Layout plan) (in so far as it is relates to the application site)

Drawing Number 468/P/ML/01 Rev. 02 (Materials Layout) (in so far as it is relates to the application site)

Drawing Number 468/P/HLL/01 Rev. 02 (Hard landscaping plan) (in so far as it is relates to the application site)

Drawing Number 468/P/BTL/01 Rev. 02 (Boundary Treatments Layout) (in so far as it is relates to the application site)

Drawing Number 468/P/S/01 (1:200 Sections plan)

Drawing Number 468/P/BTD/01 (Boundary Treatment Details)

Drawing Number 468_P_SS_01 Rev. 01 (Streetscapes)

Detached garage plans and elevations (2010/DET/C/135)

Drawing No. c-1553-01 (Detailed landscaping proposals Sheet 1 of 3) (in so far as it is relates to the application site)

Drawing No. c-1553-02 (Detailed landscaping proposals Sheet 2 of 3) (in so far as it is defines the soft landscaping to be installed)

Buchanan house type plans and elevations (Drawing No. 01)

Buchanan house type plans and elevations (Drawing No. 01)

Ennerdale End stone house type plans and elevations (Drawing No. 01)

Ennerdale Classic house type plans and elevations (Drawing No. 01)

Eskdale Classic house type plans and elevations (Drawing No. 01)

Folkestone house type plans and elevations (Drawing No. 01)

Folkestone Mid Stone house type plans and elevations (Drawing No. 01)

Folkestone End Stone house type plans and elevations (Drawing No. 01)

Washington Classic house type plans and elevations (Drawing No. 01)

Norbury house type plans and elevations (Drawing No. 01)

Norbury End Stone house type plans and elevations (Drawing No. 01)

Queensville house type plans and elevations (Drawing No. 01)

Severn Washington Mews house type plans and elevations (Drawing No. 02)

2. No development shall commence until details of the construction of the vehicular and pedestrian access arrangements to serve the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans of the access (including sections and existing and proposed ground levels) indicating the visibility splays to be achieved on either side of the proposed access into the existing highway
3. Prior to the occupation of any part of the development hereby approved, a scheme detailing the measures to be incorporated in an application to obtain Secured by Design accreditation to Greater Manchester Police shall be submitted to and approved in writing by the Local Planning Authority. Written confirmation that the accreditation has been achieved shall be submitted to and approved in writing by the Local Planning Authority and the approved measures shall be implemented prior to the fist occupation of any part of the development. The development shall be retained as such thereafter.
4. The materials to be used in the construction of the external elevations of the buildings, boundary treatments and hard surfaced areas shall be carried out in accordance with the details shown on the following approved plans:

Drawing Number 468/P/ML/01 Rev. 02 (Materials Layout) (in so far as it is relates to the application site)

Drawing Number 468/P/HLL/01 Rev. 02 (Hard landscaping plan) (in so far as it is relates to the application site)

Drawing Number 468/P/BTL/01 Rev. 02 (Boundary Treatments Layout) (in so far as it is relates to the application site)

Drawing Number 468/P/BTD/01 (Boundary Treatment Details)

The development shall be retained as such thereafter.

5. The car parking spaces to serve each dwelling as part of the development hereby approved shall be laid out as shown on the approved site plan (Drawing Number 468/P/PL/01 Rev. 13 (Layout plan)) prior to the first occupation of that dwelling and shall be retained free from obstruction for their intended use thereafter. Driveways shall be constructed on a level which prevents displacement of materials or surface water onto the highway and shall be retained as such thereafter.
6. The boundary treatments to be installed each of the plot within the development hereby approved shall be installed in accordance with the details as shown on drawing number: Drawing Number 468/P/BTL/01 Rev. 02 (Boundary Treatments Layout) and Drawing Number 468/P/BTD/01 (Boundary Treatment Details) prior to the occupation of that dwelling. The brickwork used in the construction of the boundary walls and piers shall match in colour and external appearance the materials detailed on approved Drawing Number 468/P/ML/01 Rev. 02. The railings shall be painted black (RAL9005) and shall be retained as such thereafter.
7. The approved scheme of soft landscaping scheme detailed on Drawing No. c-1553-02 Re. A (Detailed landscaping proposals Sheet 2 of 3) (in so far as it defines the soft landscaping to be installed on this site) shall be implemented before the first 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 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.
8. No development above ground level shall commence until details of Biodiversity enhancement measures to be installed as part of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include a specification of the installations and scaled plans showing their location within the development. The approved enhancement measures shall be installed in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.
9. All ensuite and bathroom windows identified on the floor plans and elevations to all of the dwellings hereby approved shall be permanently fitted with obscure glazing to meet the requirements of Pilkington Level 3 as a minimum and shall be retained as such at all times thereafter.

Reasons for conditions:

1. For the avoidance of doubt.
2. To ensure that the access arrangements to serve the development maintain highway safety.
3. To ensure that the development is designed to minimise opportunities for crime.
4. To ensure that the appearance of the development reflects the character of the surrounding area.
5. To ensure that the development is served by adequate parking provision.
6. To ensure that the development would preserve the residential amenity of the occupants of neighbouring properties and preserves the character of the surrounding area.

7. To ensure that sufficient soft landscaping are implemented to ensure that the overall development respects the character of the surrounding area and that the approved landscaping scheme is adequately maintained.
8. To ensure biodiversity enhancements are secured to mitigate the environmental impacts of the scheme.
9. To ensure that the residential amenity of neighbouring properties and the future occupiers of the development is preserved, in accordance with policy H10 of the Tameside UDP and the NPPF

Informatives

This application is linked to outline planning permission 16/00960/OUT

Detailing the applicant's obligations in relation to avoiding harm to Protected species during the construction process.

Coal Authority standing advice

Application Number: 17/00983/REM Site off Hattersley Road West (bound by Hattersley Road West to the north west and Sandy Bank Avenue to the south and west), Hattersley

Photo 1 – looking towards the railway station beyond the western boundary of the site.



Photo 2 – view of properties on the opposite side of Hattersley Rad West beyond the northern boundary of the site.

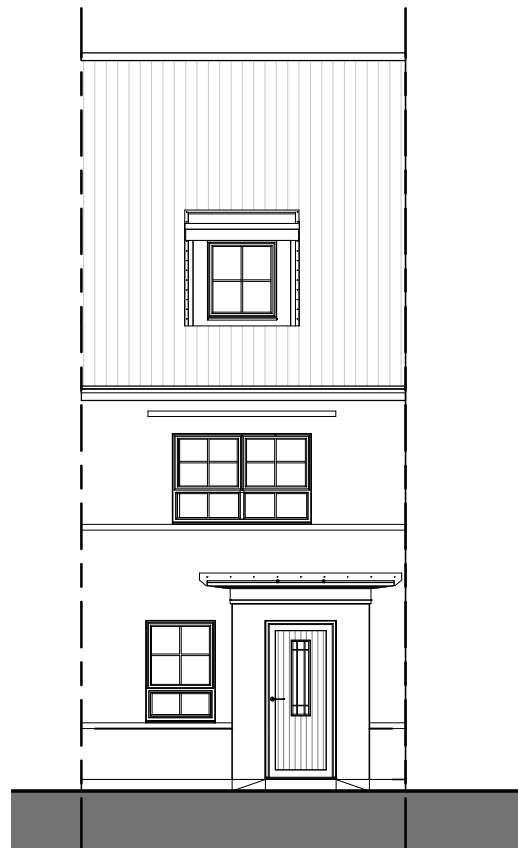


Photo 3 – view of the north western boundary of the site

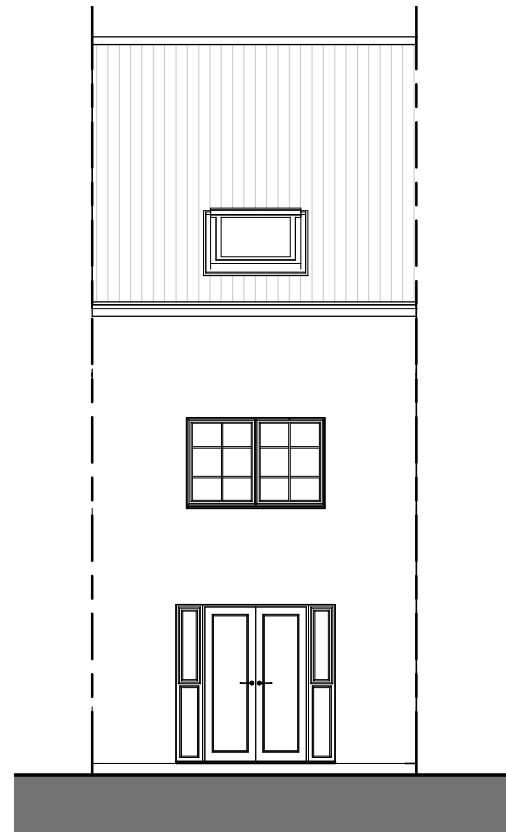


Photo 4 – view looking eastwards along Hattersley Road West on the northern boundary of the site.

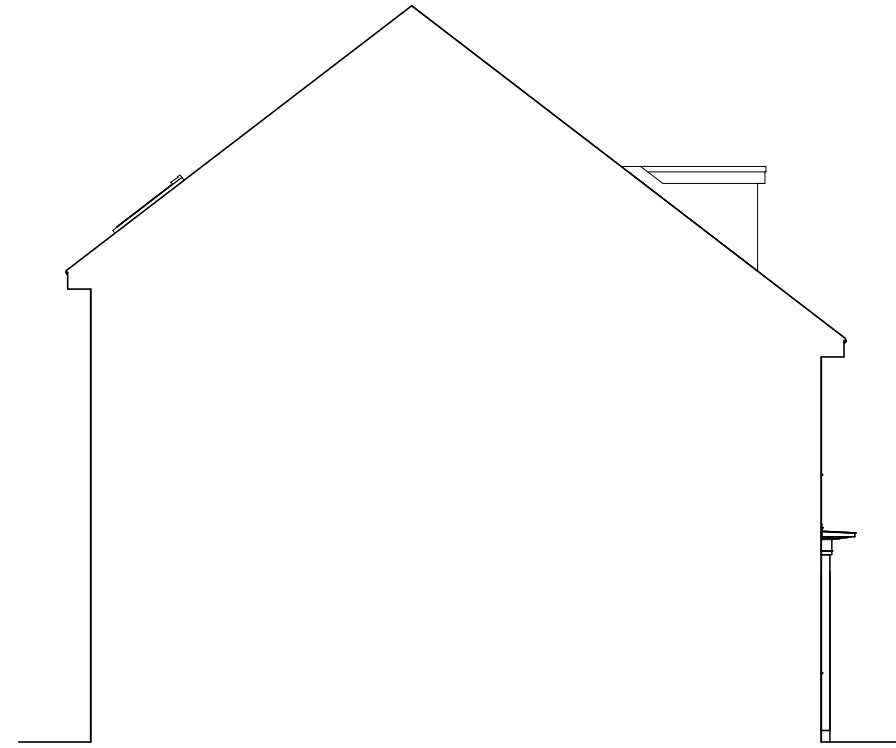




FRONT ELEVATION

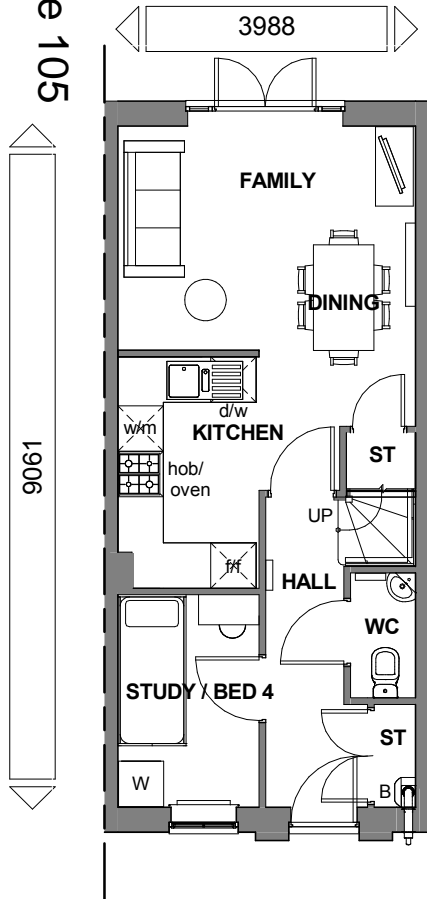


REAR ELEVATION

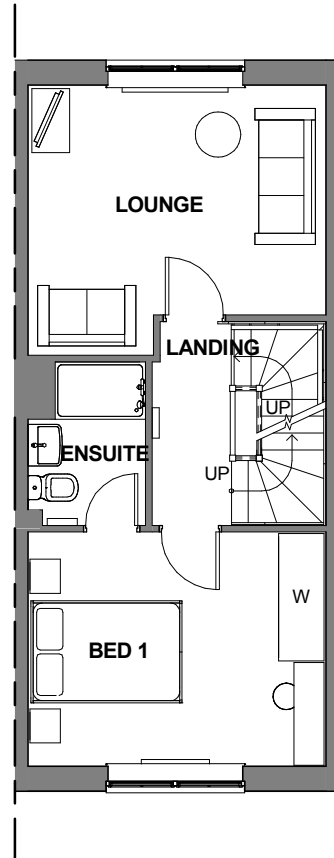


SIDE ELEVATION

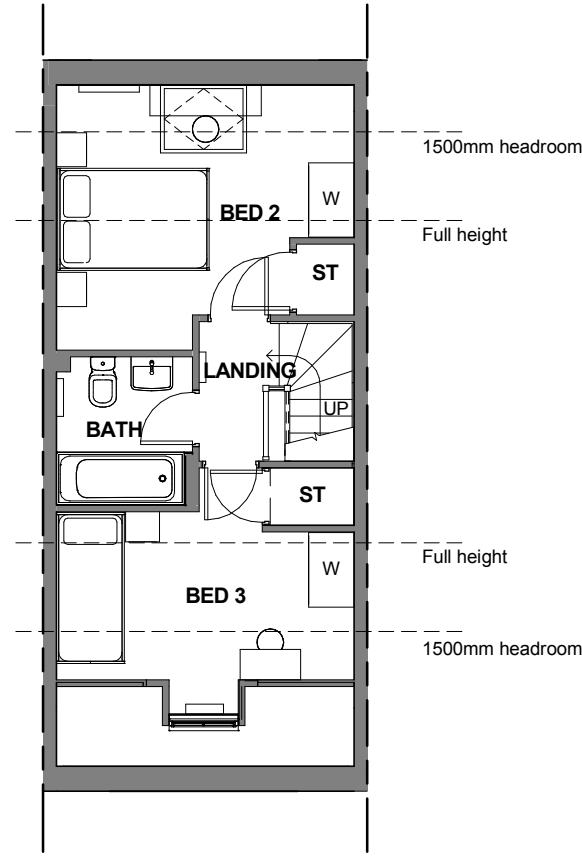
Page 105



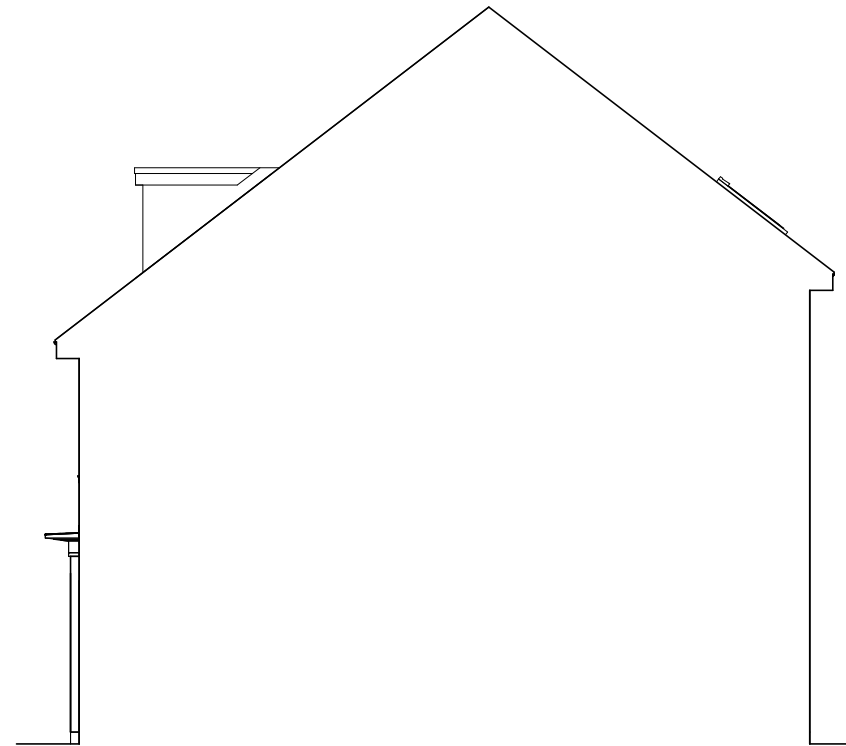
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SIDE ELEVATION

Floor Area: 1073 ft² / 99.7 m²

Sales Name: Queensville Classic (Mid)

House Type Code: BQUN 00C1

Spec: EMBASSY Drawing No: 01 Date: April 2016

Drawn: GDT Checked: GDT Scale: 1 : 100 @A3

WARNING TO HOUSE-PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content, and dimensions specified are included for general guidance only. Finishes or features shown may alter in respect of the individual properties. Whilst we make every effort to ensure our drawings are up to date there may be changes in regulations and/or re-planning. Purchasers are advised to check with Sales Adviser whether any changes to the drawings are made. The contents of this drawing do not constitute a contract, part of any contract or unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Planning

Rev	Description	Date
A	Refer to Data Sheet for full revision description	Oct 2016



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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Washington Floor Area: 622 ft² / 57.8 m²
 Severn Floor Area: 525 ft² / 48.8 m²

Sales Name: Severn / Washington Mews Classic

House Type Code: BSEV 00CF / BWAS 00CI

Spec: EMBASSY Drawing No: 02 Date: April 2016

Drawn: Author Checked: Checker Scale: 1 : 100 @A3

WARNING TO HOUSE-PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content, and dimensions specified are included for general guidance only. Finishes or features shown may alter in respect of the individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with Sales Adviser whether any changes to the contents of this drawing do not constitute a contract, part of any contract, or unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Planning 2 of 2

Rev	Description	Date
A	Refer to Data Sheet for full revision description	Dec 2016



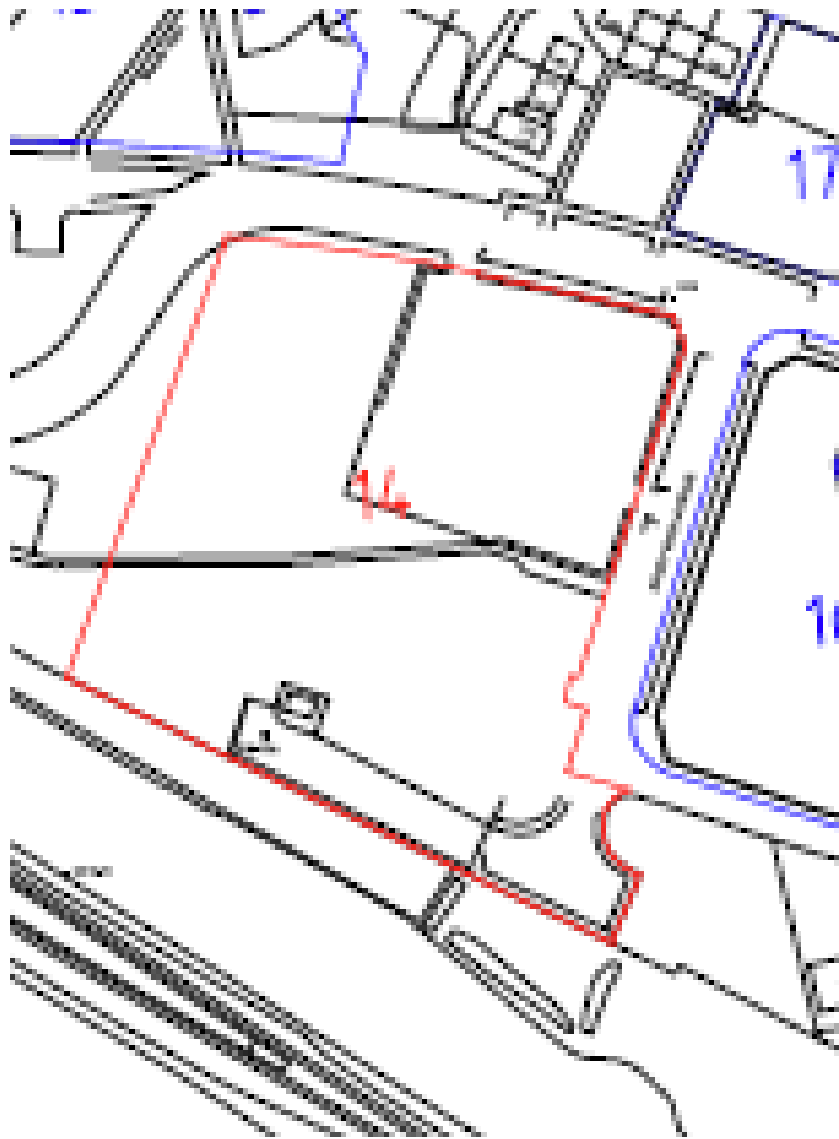
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Application Number 17/00984/REM

Proposal	Application for the approval of reserved matters (means of access, landscaping, layout, scale and appearance) relating to the residential phase of development approved under outline planning permission 16/00962/OUT.
Site	Site off Hattersley Road West (bound by Hattersley Road West to the north west and Sandy Bank Avenue to the south and west), Hattersley
Applicant	BDW Trading Ltd (Barratt Manchester)
Recommendation	Grant planning permission subject to conditions
Reason for report	A Speakers Panel decision is required because the application constitutes major development.

1. APPLICATION DESCRIPTION

- 1.1 The application seeks reserved matters approval for a scheme for 26 no. dwellings. The outline planning permission was not specific in terms of the number of units and no condition was imposed setting a limit.
- 1.2 The applicant has provided the following documents in support of the planning application:
 - Crime Impact Assessment;
 - Design and Access Statement;
 - Planning Statement;
 - Flood Risk Assessment
 - Statement of Community Involvement
 - Transport Statement; and,
 - Tree Survey and Constraints plan.
- 1.3 As this is a reserved matters application, the matter of developer contributions is not being revisited as this relates to the principle of development, which was established under the outline planning permission. In this case, the outline permission was not subject to a Section 106 Agreement as this parcel of land represents one part of a wider phase of the original masterplan for the regeneration of Hattersley, for which outline planning permissions originally granted in 2006. Contributions to green space across the masterplan area have since been secured through separate agreements with the Council.

2. SITE & SURROUNDINGS

- 2.1 The application site is a parcel of land to the south of Hattersley Road West, with Sandy Bank Avenue running parallel with the western and southern boundaries of the site. Residential properties fronting onto Hattersley Road West are adjacent to the northern boundary of the site. An access road leading to the rear of the properties fronting onto Sandy Bank Avenue runs parallel with the eastern boundary of the site, with those dwellings to the south east of the application site.

3. PLANNING HISTORY

- 3.1 16/00962/OUT - Outline planning application (All matters reserved) for residential development on 0.59 Hectares of land – approved

4. RELEVANT PLANNING POLICIES

4.1 National Planning Policy Framework (NPPF)

4.2 Planning Practice Guidance (PPG)

4.3 Tameside Unitary Development Plan (UDP) Allocation

Not allocated, within the settlement of Hattersley

4.4 Part 1 Policies

1.3: Creating a Cleaner and Greener Environment.

1.4: Providing More Choice and Quality Homes.

1.5: Following the Principles of Sustainable Development

1.6 Securing Urban Regeneration

1.12: Ensuring an Accessible, Safe and Healthy Environment

4.5 Part 2 Policies

H2: Unallocated sites

H4: Type, size and affordability of dwellings

H5: Open Space Provision

H7: Mixed Use and Density (Density being relevant to this proposal)

H10: Detailed Design of Housing Developments

OL10: Landscape Quality and Character

T1: Highway Improvement and Traffic Management.

T10: Parking

T11: Travel Plans.

C1: Townscape and Urban Form

N7: Protected Species

MW11: Contaminated Land.

U3: Water Services for Developments

U4 Flood Prevention

U5 Energy Efficiency

Other Policies

4.6 Greater Manchester Spatial Framework - Publication Draft October 2016;

Residential Design Supplementary Planning Document; and,

Trees and Landscaping on Development Sites SPD adopted in March 2007.

Hattersley and Mottram SPG (dated April 2004) (Policy H1 (14) is the broad policy applying to the land of which this site is one parcel)

National Planning Policy Framework (NPPF)

4.7 Section 1 Delivering sustainable development

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring good design

Section 8 Promoting healthy communities

Section 11: Conserving and enhancing the natural environment

Planning Practice Guidance (PPG)

4.8 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.

5. PUBLICITY CARRIED OUT

- 5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement.

6. RESPONSES FROM CONSULTEES

- 6.1 Local Highway Authority – No objections to the proposals subject to conditions requiring the parking to be laid out as shown on the approved plans prior to the occupation of the development and details of the construction, surfacing and means of draining surface water from the vehicular access route to the dwellings, details of the road works/traffic management measures required to provide safe access to the site, a construction environment management plan and details of lighting to be installed within the site but outside of the curtilage of any of the dwellings being secured by condition.
- 6.2 United Utilities – No objections to the proposals. Relevant conditions were attached to the outline planning permission.
- 6.3 Greater Manchester Ecological Unit - No objections to the proposals, subject to conditions restricting the timing of tree/vegetation removal and the provision of biodiversity enhancement measures within the development.
- 6.4 Borough Contaminated Land Officer - No objections to the proposals. Relevant conditions were attached to the outline planning permission.
- 6.5 Borough Environment Health Officer - No objections to the proposals subject to conditions. Relevant conditions were also attached to the outline planning permission.
- 6.6 Borough Tree Officer – No objections to the proposals. The proposed landscaping scheme is considered to be appropriate.
- 6.7 Lead Local Flood Risk Authority – No objections to the proposals. Relevant conditions were attached to the outline planning permission.
- 6.8 Environment Agency - No objections to the proposals. Conditions relating to the means of draining surface water from the development (including a sustainable drainage system) were attached to the outline planning permission.
- 6.9 Greater Manchester Police (Design Out Crime Officer) – some concerns regarding the separation of the communal car parking area in the eastern portion of the site and the inclusion of an alleyway leading to the rear of a number of the plots. Overall, a condition is recommended to ensure that the development would achieve Secured by Design accreditation prior to occupation of the dwellings.
- 6.10 Coal Authority – No objections to the proposals as the site is considered to be in a low risk area. Standing advice to the applicant can be attached to the decision notice, informing the applicant of their responsibilities in relation to coal mining legacy during the construction process.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 2 no. letters of representation (1 signed by 5 residents at separate addresses) have been received from neighbouring residents, raising the following concerns (summarised):

- Whilst not opposed to the principle of development on the site, these proposals would adversely affect the ability of the residents of the existing properties on Sandy bank Avenue to access the rear of their plots, currently allowed by an access strip on the eastern boundary of the application site, which would be enclosed within the proposed development.
- As a result of the above, the scheme will result in a loss of value to the neighbouring properties.

8. ANALYSIS

8.1 The issue to be assessed in the determination of this planning application are:

- 1) The principle of development;
- 2) The impact of the design and scale of the development on the character of the site and the surrounding area;
- 3) The impact upon the residential amenity of neighbouring properties;
- 4) The impact on highway safety;
- 5) The impact on flood risk;
- 6) The appropriateness of the proposed landscaping scheme; and,
- 7) Other matters

9. PRINCIPLE OF DEVELOPMENT

9.1 The principle of residential development on the site was established at the outline stage, at which point a number of dwellings was not established either in the description of development or by condition. This reserved matters scheme would equate to approximately 44 dwellings per hectare. Policy H1(14) of the Hattersley and Mottram SPG and H7 of the UDP indicate that a density between 30 and 50 dwellings per hectare should be achieved to make efficient use of land. The policies indicate that higher densities in locations that are highly accessible by public transport. Whilst this site is within walking distance of Hattersley rail station and regular bus services, the site is not in a town centre location, approximately 1 mile from Hattersley Hub and the future town centre site, with relatively limited employment opportunities within walking distance. On that basis, the proposed density of development is considered to be acceptable.

10. CHARACTER OF THE SURROUNDING AREA

- 10.1 The scheme proposes an active frontage onto Sandy Bank Avenue, which runs parallel with the western boundary of the site. This is considered to be a positive element of the scheme and this would interact with the proposed development on the parcel of land to the west, which is also to be developed by the applicant and is an item on this agenda. Whilst parking would be provided at the front of a number of the properties on that boundary, the rows of spaces would be limited to blocks of 4, with soft landscaping interspersed between these areas. Setting the units back from the roadside edge also replicates a characteristic of existing residential development in the area. The scheme would positively contribute to the wider regeneration of the area therefore.
- 10.2 The scheme would also provide active frontage to the southern boundary of the site. The terrace of units at plots 19-22 would provide an active terminating vista to the entrance to the site off that section of Sandy Bank Avenue. Active frontage would also be provided to the internal access road, a point emphasised by positioning units 19-22 close up to the back edge of the footway. Units would be effectively orientated to turn the corners within the proposed layout.

- 10.3 In relation to the design of the dwellings, the treatment of the elevations of each of the house types would be consistent with those already built out by the applicant on sites along Fields Farm Road in Hattersley. The majority of units fronting on to Hattersley Road West would have exposed brick elevations, the unit in the north western corner and the terrace of the 3 in the south western corner would have light rendered above forticrete block work elevations. A mixture of the two finishes would be evident on the southern boundary of the scheme. The use of 3 storey house types (Hawley and Brentwood) on the western edge of the development would give strength to the frontage along Sandy Bank Avenue and alongside the variation in elevational treatment, would provide variation in the built form, with the overall layout respecting the general linear pattern of short rows of properties within the locality.
- 10.4 In relation to boundary treatments, the majority of the external boundaries of the site would be treated with hedges and railings, with brick walls with piers on the on the northern western and south western edges of the development to treat the affected boundaries of the respective plots. Close boarded fencing would be restricted to the rear boundaries of plots and this fencing would only be readily visible from public view on plots 23-26 in the south eastern corner of the development.
- 10.5 Concerns have been expressed by neighbouring residents in relation to the ability of the occupiers of the properties to the east of the site to access the rear of their properties, which is currently achieved via the access track on the eastern edge of the site. The proposed layout would alter these arrangements but access would still be possible, via the access road into the development and through the gap between plots 22 and 23. The area would not be relied upon for parking associated with the proposed units and is shown as remaining as existing on the proposed plans. Private rights of access are not a material consideration in determining a planning application as these are administered through civil law, falling beyond the remit of planning system. However, the plans do demonstrate that access to the rear of those properties would still be achieved once the development is built out.
- 10.6 Following the above assessment, it is considered that the proposals would not result in an adverse impact on the character of the area, subject to conditions requiring compliance with the materials, boundary treatments and hard and soft landscaping details submitted with the application.

11. RESIDENTIAL AMENITY

- 11.1 The rear elevations of the proposed units at 18 – 22 would face the common boundary with no. 188-196 Hattersley Road West. The separation distances to be retained between the corresponding elevations would be sufficient to meet the minimum 21 metres required by the Residential Design Guide in this relationship. The separation distance to be retained between the front elevations of those plots and the neighbouring properties to the south and east of the site ensures that there would be no unreasonable overlooking into or overshadowing of those properties.
- 11.2 The rear elevations of the properties at plots 23-26 would face the western boundary of the property at 33 Sandy Bank Avenue. The first floor window in the corresponding gable elevation of that property is a narrow high level opening, with an entrance door and obliquely glazed window at ground floor level. These openings are considered not to be primary habitable room windows. On that basis, the separation distance to the rear elevations of the proposed units would achieve the minimum 14 metres required by the Residential Design Guide in this relationship.
- 11.3 Adequate separation distances between plots within the development would be achieved to ensure that the residential amenity of future occupants would be preserved.

12. HIGHWAY SAFETY

- 12.1 Vehicular access to the development would be taken from the southern boundary of the site. Adequate visibility splays would be achieved in both easterly and westerly directions and would be sufficiently offset from the Sands Close/Sandy Bank Avenue junction to the east. The Local Highway Authority has not raised any objections to the proposals, subject to a number of conditions. A construction environment management plan was required to be submitted and approved by condition 10 of the outline planning permission and therefore does not need to be re-imposed.
- 12.2 A condition requiring full details (including construction materials, levels and details of drainage infrastructure) of the construction of the new sections of the access road, parking areas and associated highway can be secured by condition to ensure that the proposed means of access preserves highway safety.
- 12.3 Whilst condition 14 of the outline planning permission did require details of any external lighting to be approved prior to installation, this condition does not stipulate that such a scheme must be advanced. Given the location of the communal parking area to the side of plot 22 and the nature of the access route through the rear of the existing properties to the east of the site, it is considered that such a scheme is required. A condition to this effect can be added to the decision notice.
- 12.4 The scheme makes provision for 2 car parking spaces per dwelling, with the reconfigured parking area in the eastern part of the site in addition. This meets the requirements of the Residential Design Guide.
- 12.5 On the basis of the above assessment and given the relatively low density of the scheme, it is considered that the proposals would not result in a severe impact on highway safety. In accordance with the guidance contained within paragraph 32 of the NPPF, planning permission should not be refused on highway safety grounds.

13. FLOOD RISK

- 13.1 The site is in Flood Zone 1 and is therefore considered to be at a lower risk of flooding. United Utilities have raised no objections to the proposals and condition 8 of the outline planning permission required the submission and approval of a sustainable system for draining surface water from the site and condition 9 requires that surface and foul water are drained from the site via different systems. These conditions do not need to be re-applied at this reserved matters stage.

14. LANDSCAPING

- 14.1 The applicant has submitted details of the proposed hard and soft landscaping scheme. The species mix on this parcel include hornbeam and silver birch trees and the plans detail the location of shrub and hedge planting and areas to be grassed. Details are also provided in relation to the number of each type of species to be planted, their height on planting and protection of the hedge and tree planting to be installed. The Tree Officer has no objections to the proposals. The soft landscaping scheme would effectively break up the frontage parking on the western edge of the development and the inclusion of tree planting would represent a biodiversity enhancement. Subject to a condition requiring the implementation of the landscaping scheme prior to occupation of the development and stipulating on-going management requirements, the soft landscaping scheme is considered to be acceptable.
- 14.2 In relation to hard landscaping, the plans indicate that Pennant concrete paving located around the external edges of the dwellings. These materials are considered to be

acceptable, with tarmac limited to the main highway and the driveways of the properties. This would ensure that the boundary hedges to be installed adjacent to the vehicular entrance as part of the soft landscaping scheme would be sufficient to reduce the prominence of the engineering works associated with the access arrangements.

- 14.3 Following the above assessment, the soft and hard landscaping proposals are considered to be acceptable.

15. OTHER MATTERS

- 15.1 A condition requiring an investigation into sources of contamination on the site was attached to the outline planning permission and therefore does not need to be re-imposed at the reserved matters stage. The Coal Authority has confirmed that it has no objections to the proposals as the site is considered to be low risk in relation to the legacy of coal mining.
- 15.2 In relation to ecology, the Greater Manchester Ecology Unit has raised no objections to the proposals, subject to the imposition of conditions limiting the timing of tree/vegetation removal and requiring the inclusion of biodiversity enhancements within the scheme. Whilst the inclusion of soft landscaping would represent a partial enhancement, given the fact that a large part of the site is currently open grassland, it is considered that further measures to enhance biodiversity are required and that this condition is reasonable, applying the principles stated in paragraph 118 of the NPPF.
- 15.3 In relation to designing out crime, Greater Manchester Police have raised some concerns regarding the inclusion of alleyways leading to the rear of plots 4-9 and 20 and 21 and the lack of surveillance to the communal parking area to the north eastern corner. Whilst the concerns are noted, the entrance to the alleyway leading to the rear of plots 4-9 would be visible from the front elevations of the properties facing Sandy Bank Avenue, which would provide a degree of surveillance. The access to plot 23 would face the entrance to the alleyway to the rear of plots 20 and 21 and the entrance to the communal parking area.
- 15.4 Given that a condition can be added requiring external lighting to be installed to the proposed communal parking area, it is considered that the proposals would not increase the risk of crime over and above the existing situation sufficient to warrant refusal of planning permission.
- 15.5 Greater Manchester Police do not object to the proposals on the basis that a condition is attached to any permission given requiring Secured by Design accreditation to be confirmed prior to occupation of the development. This condition is considered reasonable and on that basis, it is considered that the risk of crime could be mitigated to an acceptable degree, when weighed alongside the benefit of boosting the supply of housing in the Borough.
- 15.6 In relation to bin storage, there is considered to be sufficient space within each of the plots to ensure adequate provision for each dwelling. The details of the exact location and means of enclosure must be submitted and approved in order to comply with condition 12 of the outline planning permission.

16. CONCLUSION

- 16.1 The principle of residential development on the site was established through the granting of outline planning permission. The density of development (which was not prescribed at the outline stage) is considered to be acceptable, falling within the range considered appropriate under policy H7 of the UDP.

- 16.2 The proposed layout would preserve the character of the site and surrounding area and would positively contribute to the wider regeneration of this part of Hattersley. The development would preserve the residential amenity of neighbouring residents and the proposed soft and hard landscaping schemes are considered to be appropriate.
- 16.3 There are no objections to the proposals from the statutory consultees in relation to highway safety, flood risk/drainage, landscaping, contaminated land or any of the other material considerations.
- 16.4 The application is therefore considered to accord with the relevant national and local planning policies listed earlier in this report.

17. RECOMMENDATION

Grant planning permission, subject the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plans received on 2 March 2018:

Drawing Number 468/P/PL/01 Rev. 13 (Layout plan) (in so far as it relates to the application site)

Drawing Number 468/P/ML/01 Rev. 02 (Materials Layout) (in so far as it relates to the application site)

Drawing Number 468/P/HLL/01 Rev. 02 (Hard landscaping plan) (in so far as it relates to the application site)

Drawing Number 468/P/BTL/01 Rev. 02 (Boundary Treatments Layout) (in so far as it relates to the application site)

Drawing Number 468/P/S/01 (1:200 Sections plan)

Drawing Number 468/P/BTD/01 (Boundary Treatment Details)

Drawing Number 468_P_SS_01 Rev. 01 (Streetscapes)

Detached garage plans and elevations (2010/DET/C/135)

Drawing No. c-1553-01 (Detailed landscaping proposals Sheet 1 of 3) (in so far as it relates to the application site)

Drawing No. c-1553-02 (Detailed landscaping proposals Sheet 2 of 3) (in so far as it defines the soft landscaping to be installed)

Barton house type plans and elevations (Drawing No. 01)

Brentford house type plans and elevations (Drawing no. 2010/BRE/C/03)

Chester house type plans and elevations (Drawing No. 01)

Ennerdale detached house type plans and elevations (Drawing No. 01)

Ennerdale house type plans and elevations (Drawing No. 01)

Folkestone house type plans and elevations (Drawing No. 01)

Folkestone detached house type plans and elevations (Drawing No. 01)

Hawley house type plans and elevations (Drawing No. 01)

Hawley mid house type plans and elevations (Drawing No. 01)

2. No development shall commence until details of the construction of the vehicular and pedestrian access arrangements to serve the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans of the access (including sections and existing and proposed ground levels) indicating the visibility splays to be achieved on either side of the proposed access into the existing highway
3. Prior to the occupation of any part of the development hereby approved, a scheme detailing the measures to be incorporated in an application to obtain Secured by Design accreditation to Greater Manchester Police shall be submitted to and approved in writing by the Local Planning Authority. Written confirmation that the accreditation has been achieved

shall be submitted to and approved in writing by the Local Planning Authority and the approved measures shall be implemented prior to the first occupation of any part of the development. The development shall be retained as such thereafter.

4. Prior to the first occupation of any of the dwellings hereby approved, details of a scheme for external lighting to be installed within the communal parking areas within the application site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a scale plan indicating the location of the lighting to be installed, a LUX contour plan indicating the levels of light spillage and scaled elevations of lighting columns/supporting structures. The external lighting scheme shall be implemented in accordance with the approved details prior to the first occupation of any of the dwellings and shall be retained as such thereafter.
5. The materials to be used in the construction of the external elevations of the buildings, boundary treatments and hard surfaced areas shall be carried out in accordance with the details shown on the following approved plans:
Drawing Number 468/P/ML/01 Rev. 02 (Materials Layout) (in so far as it relates to the application site)
Drawing Number 468/P/HLL/01 Rev. 02 (Hard landscaping plan) (in so far as it relates to the application site)
Drawing Number 468/P/BTL/01 Rev. 02 (Boundary Treatments Layout) (in so far as it relates to the application site)
Drawing Number 468/P/BTD/01 (Boundary Treatment Details)
The development shall be retained as such thereafter.
6. The car parking spaces to serve each dwelling as part of the development hereby approved shall be laid out as shown on the approved site plan (Drawing Number 468/P/PL/01 Rev. 13 (Layout plan)) prior to the first occupation of that dwelling and shall be retained free from obstruction for their intended use thereafter. Driveways shall be constructed on a level which prevents displacement of materials or surface water onto the highway and shall be retained as such thereafter.
7. The boundary treatments to be installed each of the plot within the development hereby approved shall be installed in accordance with the details as shown on drawing number: Drawing Number 468/P/BTL/01 Rev. 02 (Boundary Treatments Layout) and Drawing Number 468/P/BTD/01 (Boundary Treatment Details) prior to the occupation of that dwelling. The brickwork used in the construction of the boundary walls and piers shall match in colour and external appearance the materials detailed on approved Drawing Number 468/P/ML/01 Rev. 02. The railings shall be painted black (RAL9005) and shall be retained as such thereafter.
8. The approved scheme of soft landscaping scheme detailed on Drawing No. c-1553-02 Rev. A (Detailed landscaping proposals Sheet 2 of 3) and Drawing No. c-1553-03- Rev. A (in so far as they define the soft landscaping to be installed on this site) shall be implemented before the first 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 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.
9. No development above ground level shall commence until details of Biodiversity enhancement measures to be installed as part of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include a specification of the installations and scaled plans showing their location within the development. The approved enhancement measures shall be installed in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.

10. All ensuite and bathroom windows identified on the floor plans and elevations to all of the dwellings hereby approved shall be permanently fitted with obscure glazing to meet the requirements of Pilkington Level 3 as a minimum and shall be retained as such at all times thereafter.
11. No tree felling or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless otherwise agreed in writing with the Local Planning Authority.

Reasons for conditions:

1. For the avoidance of doubt.
2. To ensure that the access arrangements to serve the development maintain highway safety.
3. To ensure that the development is designed to minimise opportunities for crime.
4. To ensure sufficient lighting of communal car parking areas in order to maintain highway safety and reduce the risk of crime.
5. To ensure that the appearance of the development reflects the character of the surrounding area.
6. To ensure that the development is served by adequate parking provision.
7. To ensure that the development would preserve the residential amenity of the occupants of neighbouring properties and preserves the character of the surrounding area.
8. To ensure that sufficient soft landscaping are implemented to ensure that the overall development respects the character of the surrounding area and that the approved landscaping scheme is adequately maintained.
9. To ensure biodiversity enhancements are secured to mitigate the environmental impacts of the scheme.
10. To ensure that the residential amenity of neighbouring properties and the future occupiers of the development is preserved, in accordance with policy H10 of the Tameside UDP and the NPPF
11. To ensure that the potential harm to protected species during the construction phase of the development is adequately mitigated.

Informatives

This application is linked to outline planning permission 16/00962/OUT

Detailing the applicant's obligations in relation to avoiding harm to Protected species during the construction process.

Coal Authority standing advice

Application Number: 17/00984/REM Site off Hattersley Road West (bound by Hattersley Road West to the north west and Sandy Bank Avenue to the south and west), Hattersley

Photo 1 – view looking south from the north western corner of the site



Photo 2 – view of the eastern boundary of the site.



Photo 3 – view of properties fronting Hattersley Road West adjacent to northern boundary of the site.



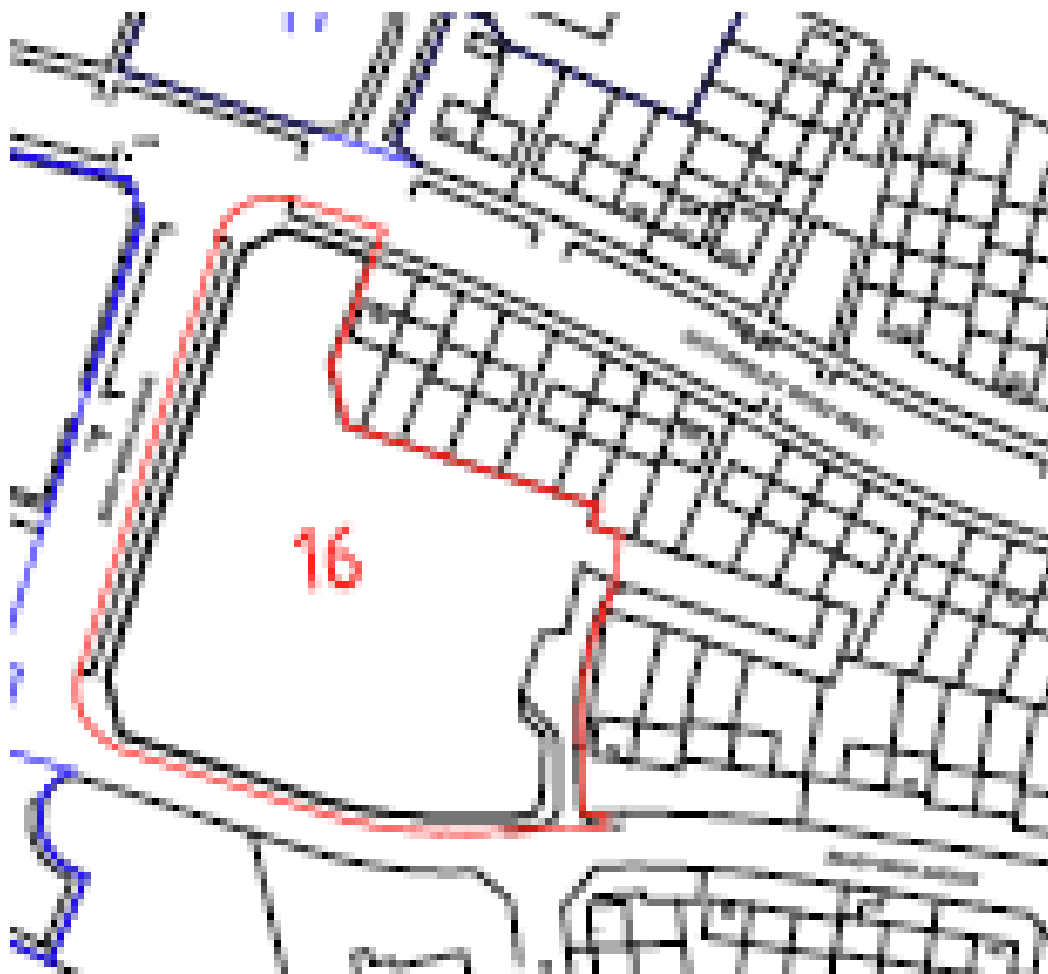
Photo 4 – view looking eastwards along the southern boundary of the site along Sandy bank Avenue.



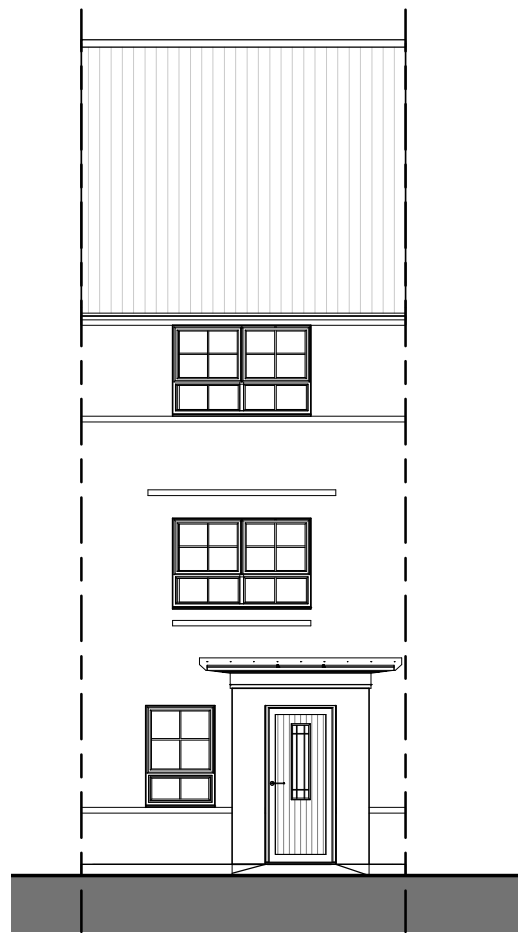
Photo 6 – view looking northwards from the southern boundary into the site from Sandy Bank Avenue.



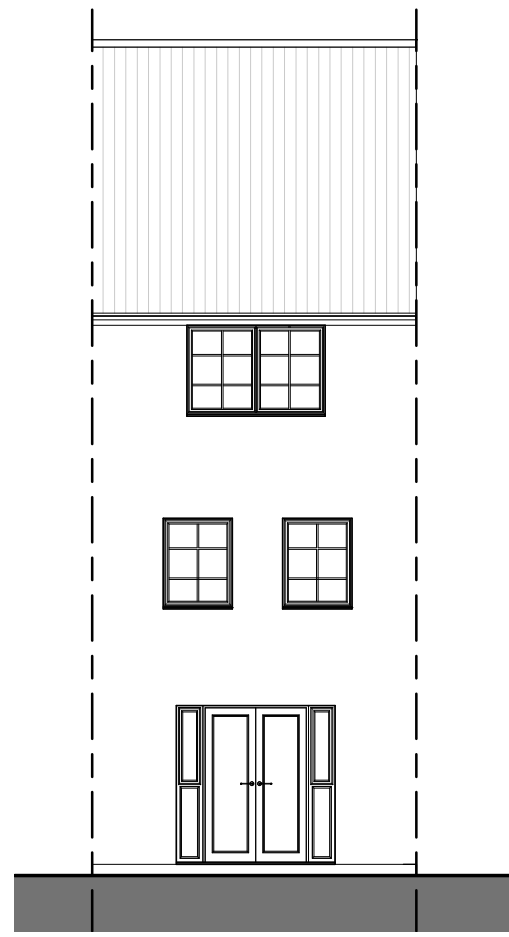
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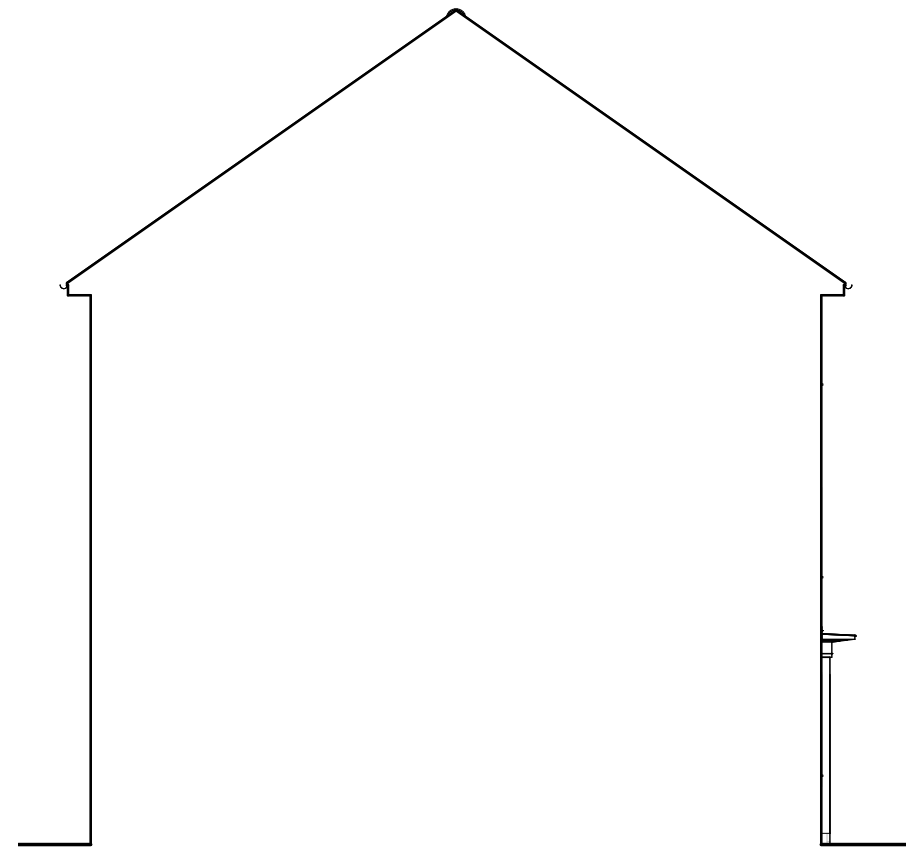
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FRONT ELEVATION

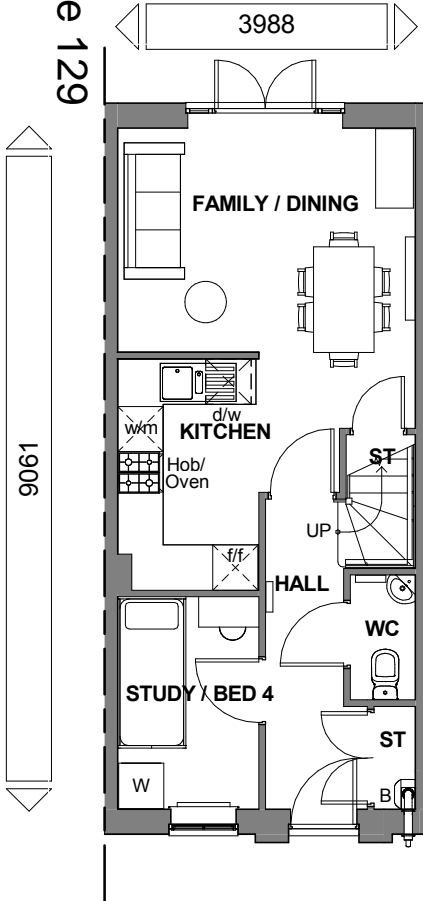


REAR ELEVATION

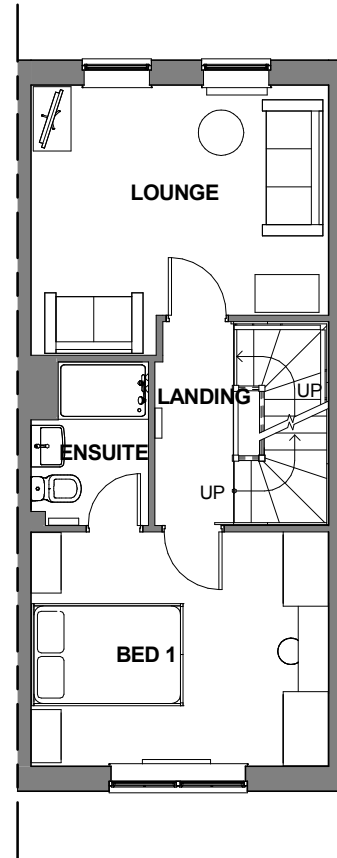


SIDE ELEVATION

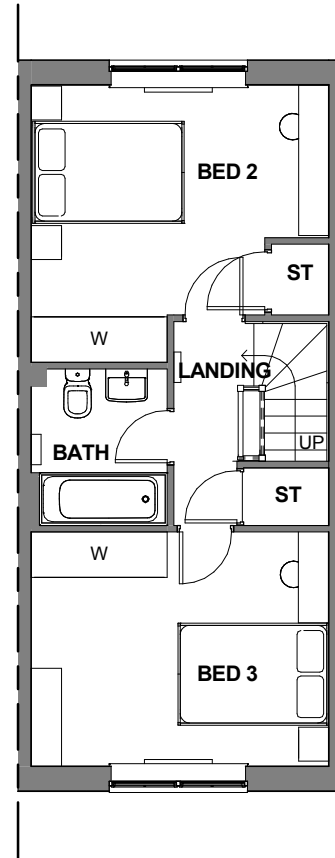
Page 129



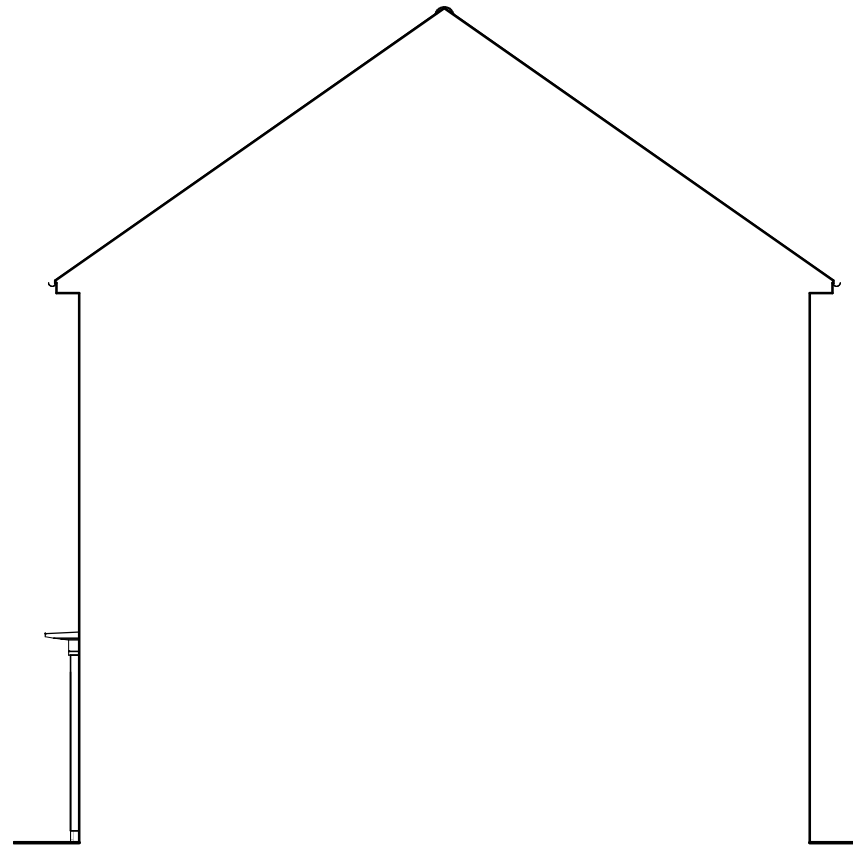
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SIDE ELEVATION

Floor Area: 1167 ft² / 108.4 m²

Sales Name: Hawley (Mid)

House Type Code: BHWL 00C1

Spec: EMBASSY Drawing No: 01

Date: April 2016

Drawn: GDT

Checked: GDT

Scale: 1 : 100 @A3

WARNING TO HOUSE-PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content, and dimensions specified are included for general guidance only. Finishes or features shown may alter in respect of the individual properties. Whilst we make every effort to ensure our drawings are up to date there may be changes in regulations and/or re-planning. Purchasers are advised to check with Sales Adviser whether any alterations to the drawing are necessary. The drawing does not constitute a contract, part of any contract or unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

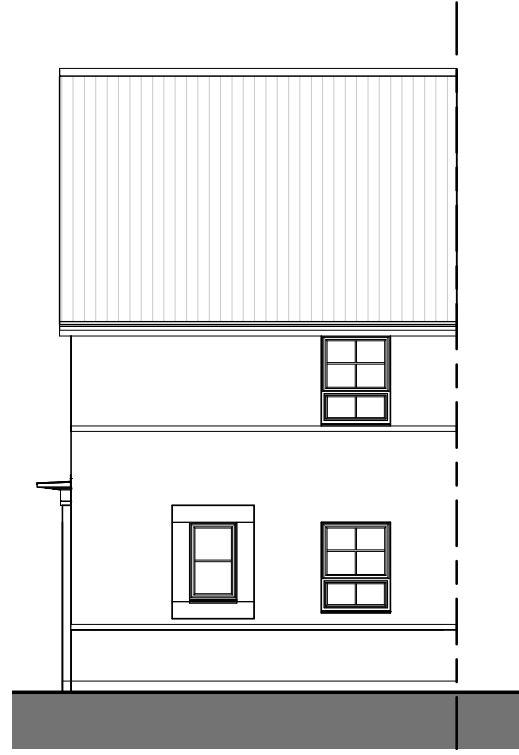
Planning

Rev	Description	Date
A	Refer to Data Sheet for full revision description	Oct 2016

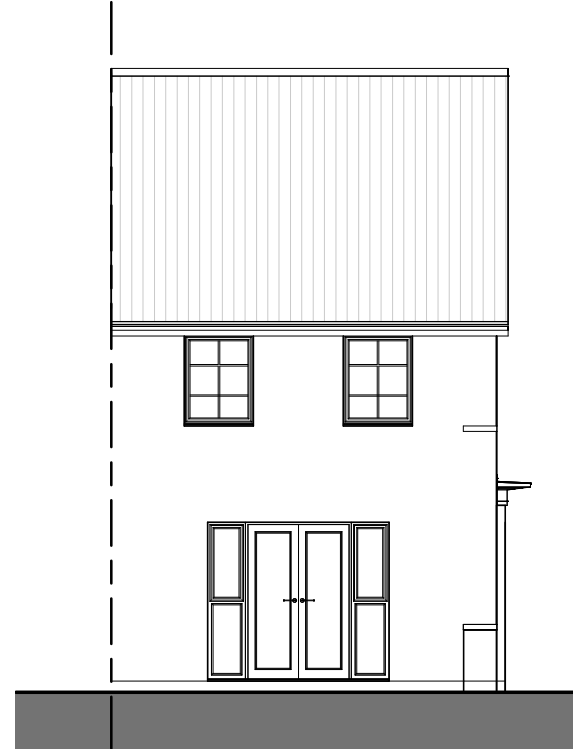


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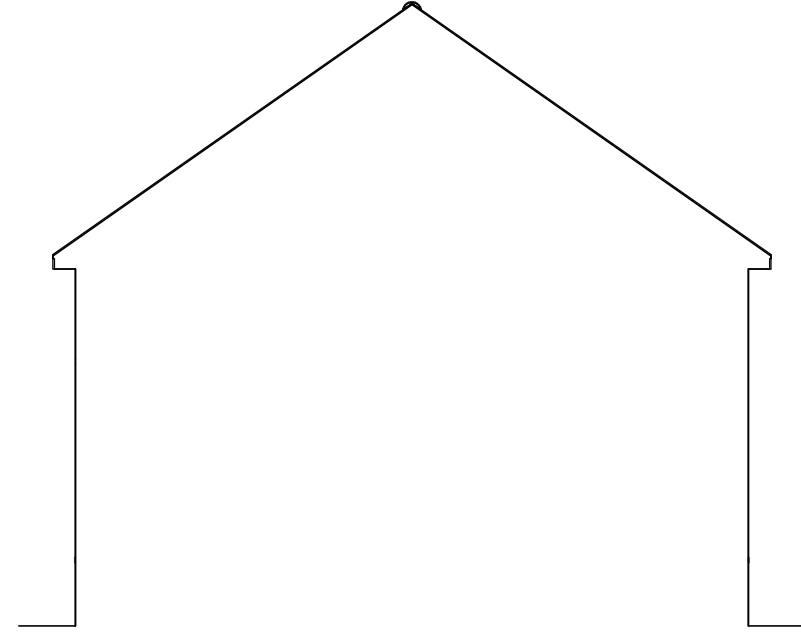
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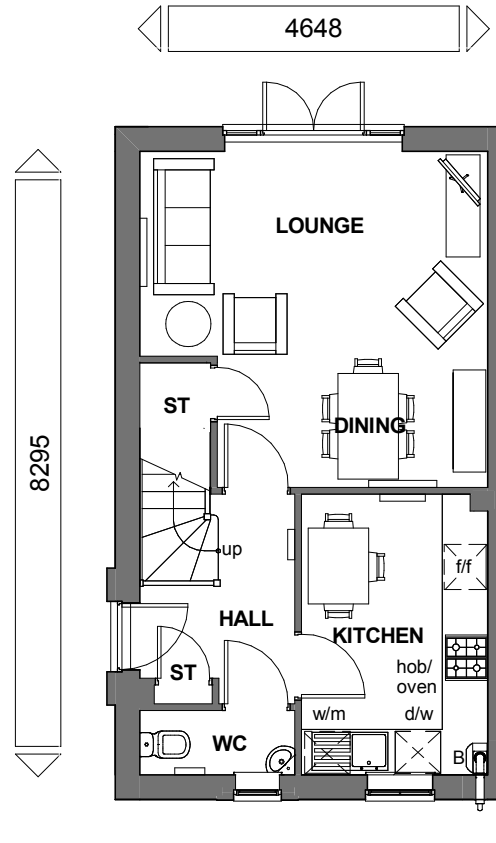
FRONT ELEVATION



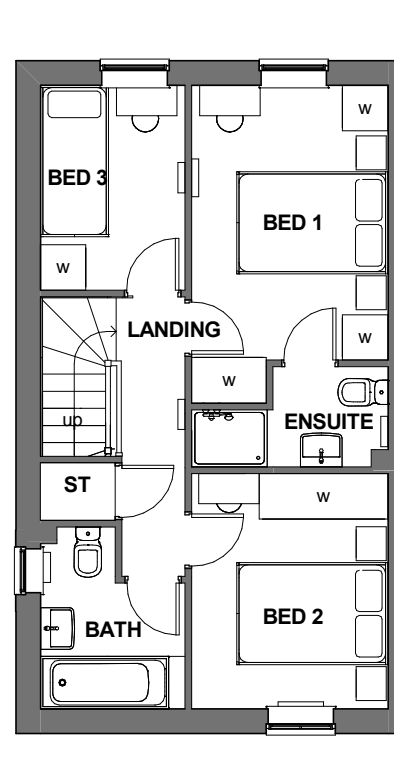
REAR ELEVATION



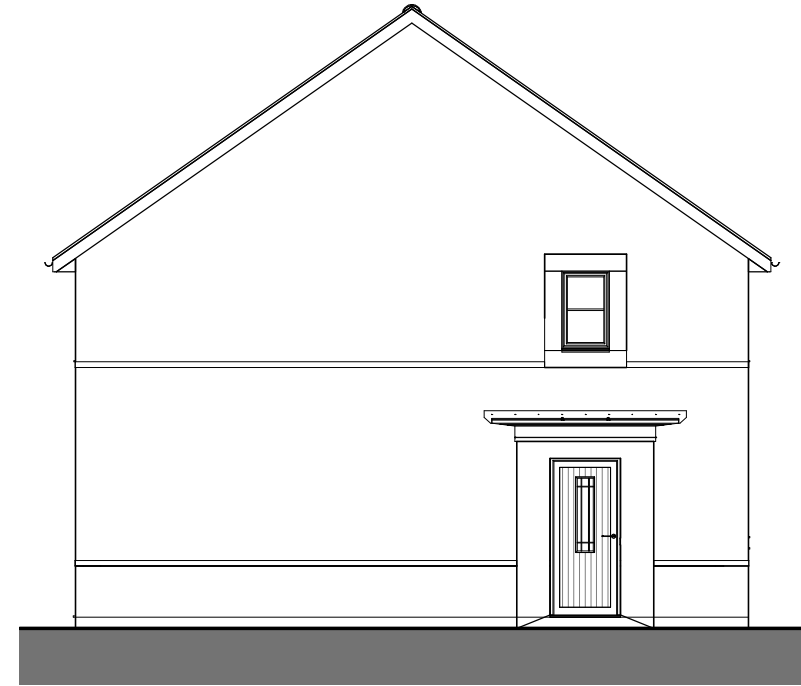
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

Floor Area: 830 ft² / 77.1 m²

Sales Name: Folkestone Classic (End-Side)

House Type Code: BFKS OSCE

Spec: STATESMAN Drawing No: 01 Date: April 2016

Drawn: GDT Checked: GDT Scale: 1 : 100 @A3

WARNING TO HOUSE-PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content, and dimensions specified are included for general guidance only. Finishes or features shown may alter in respect of the individual properties. Whilst we make every effort to ensure our drawings are up to date there may from time to time be an unavoidable delay in updating these due to changes in regulations and/or re-planning. Purchasers are advised to check with Sales Adviser whether any alterations to the drawings are necessary. The contents of this drawing do not constitute a contract, part of any contract or unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

Planning

Rev	Description	Date
A	Refer to Data Sheet for full revision description	Oct 2016



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Application Number 17/00985/REM

Proposal	Application for the approval of reserved matters (means of access, landscaping, layout, scale and appearance) relating to the residential phase of development approved under outline planning permission 16/00963/OUT.
Site	Site off Hattersley Road West (north of the junction with Sandy Bank Avenue), Hattersley
Applicant	BDW Trading Ltd (Barratt Manchester)
Recommendation	Grant planning permission subject to conditions
Reason for report	The Head of Planning does not wish to use delegated powers and considers that this application should be determined by Speakers Panel, given that this is one of four plots that are the subject of reserved matters applications in this part of Hattersley.

1. APPLICATION DESCRIPTION

- 1.1 The application seeks reserved matters approval for a scheme for 8 no. dwellings. The outline planning permission was not specific in terms of the number of units and no condition was imposed setting a limit.
- 1.2 The applicant has provided the following documents in support of the planning application:
 - Crime Impact Statement;
 - Design and Access Statement;
 - Planning Statement;
 - Flood Risk Assessment
 - Statement of Community Involvement
 - Transport Statement; and,
 - Tree Survey and Constraints plan.
- 1.3 As this is a reserved matters application, the matter of developer contributions is not being revisited as this relates to the principle of development, which was established under the outline planning permission. In this case, the outline permission was not subject to a Section 106 Agreement as this parcel of land represents one part of a wider phase of the original masterplan for the regeneration of Hattersley, for which outline planning permissions originally granted in 2006. Contributions to green space across the masterplan area have since been secured through separate agreements with the Council.

2. SITE & SURROUNDINGS

- 2.1 The application site is a parcel of land to the north of Hattersley Road West, to the north of the junction with Sandy Bank Avenue. There are areas of hardstanding either side of the access road to the site from Hattersley Road West. Access tracks to the rear of the properties to the south east of the site and to the nursery to the north east lead from the area of hardstanding in the eastern part of the site. Land levels on the site are relatively flat, dropping away in a northerly direction towards Fields Farm Close.

3. PLANNING HISTORY

- 3.1 16/00963/OUT - Outline planning application (All matters reserved) for residential development on 0.34 Hectares of land – approved

4. RELEVANT PLANNING POLICIES

4.1 National Planning Policy Framework (NPPF)

4.2 Planning Practice Guidance (PPG)

4.3 Tameside Unitary Development Plan (UDP) Allocation

Not allocated, within the settlement of Hattersley

4.2 Part 1 Policies

1.3: Creating a Cleaner and Greener Environment.

1.4: Providing More Choice and Quality Homes.

1.5: Following the Principles of Sustainable Development

1.6 Securing Urban Regeneration

1.12: Ensuring an Accessible, Safe and Healthy Environment

4.3 Part 2 Policies

H2: Unallocated sites

H4: Type, size and affordability of dwellings

H5: Open Space Provision

H7: Mixed Use and Density (Density being relevant to this proposal)

H10: Detailed Design of Housing Developments

OL10: Landscape Quality and Character

T1: Highway Improvement and Traffic Management.

T10: Parking

T11: Travel Plans.

C1: Townscape and Urban Form

N7: Protected Species

MW11: Contaminated Land.

U3: Water Services for Developments

U4 Flood Prevention

U5 Energy Efficiency

4.4 Other Policies

Greater Manchester Spatial Framework - Publication Draft October 2016;

Residential Design Supplementary Planning Document; and,

Trees and Landscaping on Development Sites SPD adopted in March 2007.

Hattersley and Mottram SPG (dated April 2004) (Policy H1 (14) is the broad policy applying to the land of which this site is one parcel)

4.5 National Planning Policy Framework (NPPF)

Section 1 Delivering sustainable development

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring good design

Section 8 Promoting healthy communities

Section 11: Conserving and enhancing the natural environment

Planning Practice Guidance (PPG)

4.6 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.

5. PUBLICITY CARRIED OUT

- 5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement.

6. RESPONSES FROM CONSULTEES

- 6.1 Local Highway Authority – No objections to the proposals subject to conditions requiring the parking to be laid out as shown on the approved plans prior to the occupation of the development and details of the construction, surfacing and means of draining surface water from the vehicular access route to the dwellings, details of the road works/traffic management measures required to provide safe access to the site, a construction environment management plan and details of lighting to be installed within the site but outside of the curtilage of any of the dwellings being secured by condition.
- 6.2 United Utilities – No objections to the proposals. Relevant conditions were attached to the outline planning permission.
- 6.3 Greater Manchester Ecological Unit - No objections to the proposals, subject to conditions restricting the timing of tree/vegetation removal and the provision of biodiversity enhancement measures within the development.
- 6.4 Borough Contaminated Land Officer - No objections to the proposals. Relevant conditions were attached to the outline planning permission.
- 6.5 Borough Environment Health Officer - No objections to the proposals subject to conditions. Relevant conditions were also attached to the outline planning permission.
- 6.6 Borough Tree Officer – No objections to the proposals. The proposed landscaping scheme is considered to be appropriate.
- 6.7 Lead Local Flood Risk Authority – No objections to the proposals. Relevant conditions were attached to the outline planning permission.
- 6.8 Environment Agency - No objections to the proposals. Conditions relating to the means of draining surface water from the development (including a sustainable drainage system) were attached to the outline planning permission.
- 6.9 Greater Manchester Police (Design Out Crime Officer) – some concerns regarding the separation of the communal car parking area in the eastern portion of the site and the elevations of properties which can provide natural surveillance. Also concerns regarding the inclusion of an alleyway leading to the rear of plots 85-87, given the open nature of the northern boundary of the site. Overall, a condition is recommended to ensure that the development would achieve Secured by Design accreditation prior to occupation of the dwellings.
- 6.10 Coal Authority – No objections to the proposals as the site is considered to be in a low risk area. Standing advice to the applicant can be attached to the decision notice, informing the applicant of their responsibilities in relation to coal mining legacy during the construction process.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

7.1 2 no. letters of representation have been received from neighbouring residents, raising the following concerns (summarised):

- No objection to the proposed dwellings but object to the loss of access to the rear of the existing properties to the south east of the site (through the proposed reconfiguration of the existing hardstanding area), which would result in a loss of parking spaces for those properties. Trees would appear to be proposed in locations that would further limit the current access arrangements

8. ANALYSIS

8.1 The issue to be assessed in the determination of this planning application are:

- 1) The principle of development;
- 2) The impact of the design and scale of the development on the character of the site and the surrounding area;
- 3) The impact upon the residential amenity of neighbouring properties;
- 4) The impact on highway safety;
- 5) The impact on flood risk;
- 6) The appropriateness of the proposed landscaping scheme; and,
- 7) Other matters

9. PRINCIPLE OF DEVELOPMENT

9.1 The principle of residential development on the site was established at the outline stage, at which point a number of dwellings was not established either in the description of development or by condition. Policy H1(14) of the Hattersley and Mottram SPG and H7 of the UDP indicate that a density between 30 and 50 dwellings per hectare should be achieved to make efficient use of land. This reserved matters scheme would equate to 24 dwellings per hectare. Officers have explored the possibility of developing the eastern parcel of the site with the applicant. However, this land cannot be feasibly developed without compromising the access arrangements to the existing dwellings to the south east of the site. As a result, the developable site area is restricted to the western parcel of the site. On that basis and considering that the SPG does acknowledge that site specific circumstances must be factored in to an assessment as to whether the density of development is appropriate, the density of the proposal in this case is considered to be acceptable.

10. CHARACTER OF THE SURROUNDING AREA

10.1 The scheme proposes an active frontage onto Hattersley Road West, which runs parallel with the southern boundary of the site, which relates to the established pattern of development to the east of the site. This is considered to be a positive element of the scheme and this would interact with the proposed development on the parcel of land on the southern side of Hattersley Road West, which is also to be developed by the applicant and is an item on this agenda. The scheme would positively contribute to the wider regeneration of the area therefore.

10.2 The terrace of dwellings to be located on the western parcel at the rear of the plot would provide active frontage to the access road. Whilst the units would be set back from the highway due to the position of the parking spaces at the front of the dwellings, the units would still provide surveillance of the footpath which connects to the turning head in the

northern part of the site. This is considered to be an improvement on the existing situation, in which that footpath receives no real natural surveillance given the distance to and orientation of the closest existing properties. The linear arrangement of the two rows of properties within the development would also respect the prevailing character of existing residential development in the surrounding area.

- 10.3 In relation to the design of the dwellings, the treatment of the elevations of each of the house types would be consistent with those already built out by the applicant on sites along Fields Farm Road in Hattersley. The units fronting on to Hattersley Road West would have light rendered above forticrete block work elevations, the terrace of dwellings to the rear would be of exposed brick. The Norbury house type would strengthen the frontage as 2.5 storey units, helping to offset the fact that these units would be set back from the southern boundary of the site by the embankment (with the site set on a higher level than Hattersley Road West) and an internal access road to the front of those plots.
- 10.4 In relation to boundary treatments, close boarded fencing would define the rear boundaries of the majority of the plots. Brick walls with piers would demarcate the more prominent boundaries on the eastern edge of plot 84 (visible from the main access point into the site) and on the western edge of plot 81, which is adjacent to the public open space to the west of the application site. The installation of 1.2 metre high railings with hedgerows behind along the southern and eastern edges of the site would help to soften the impact of the development on the streetscene. Whilst close boarded fencing would be the predominant boundary treatment visible on the approach to the development along the footpath to the north, such fencing is visible in public views of the existing residential development in the area and therefore that treatment would be incongruous within this context.
- 10.5 Given the fact that the vehicular access strips serving a number of the properties to the south east of the site connect to the existing hardstanding area in the eastern part of the site, this provides a constraint to locating further units on that part of the site. The provision of laid out parking bays in this part of the site, which could be utilised by those properties, would be of benefit to the adjacent properties that do not have in curtilage parking. Soft landscaping would be incorporated into the design of the proposed parking spaces, breaking up the appearance of the hardstanding.
- 10.6 Following the above assessment, it is considered that the proposals would not result in an adverse impact on the character of the area, subject to conditions requiring compliance with the materials, boundary treatments and hard and soft landscaping details submitted with the application.

11. RESIDENTIAL AMENITY

- 11.1 The rear elevations of the proposed units at 85 – 88 would face the common boundary with no. 189 Hattersley Road West. The only window in the corresponding gable elevation of that property is a narrow high level opening and therefore considered not to be a primary habitable room window. On that basis, the separation distance to the rear elevations of the proposed units would achieve the minimum 14 metres required by the Residential Design Guide in this relationship. The separation distance to be retained between the front elevations of those plots and the neighbouring properties to the south and east of the site ensures that there would be no unreasonable overlooking into or overshadowing of those properties.
- 11.2 Despite being orientated to face eastwards, the separation distance to be retained and the separation provided by the access road into the site would prevent unreasonable overlooking from plot 84 into the neighbouring property at 191 Hattersley Road West to the east of the site. Plot 81 would face westwards, where the extent of the public open space to the west of the site would provide sufficient separation to prevent unreasonable

overshadowing of or overlooking into and of the neighbouring properties to the north west and west of the site.

- 11.3 The first floor window in the southern gable elevation of plot 85 would serve a bathroom and therefore could reasonably be required to be obscurely glazed to prevent unreasonable overlooking into the rear elevations of plots 81-84, with overlooking at ground floor level prevented by the intervening boundary treatment. The separation distances to be retained would prevent any unreasonable overshadowing, ensuring that the proposals, would preserve the amenity of future occupants of the development.

12. HIGHWAY SAFETY

- 12.1 The scheme would be accessed via the existing access road which leads from Hattersley Road West. The proposal includes a turning head at the top of this access road, which would be constructed over an existing area of hardstanding on the site. The Local Highway Authority has not raised any objections to the proposals, subject to a number of conditions. A construction environment management plan was required to be submitted and approved by condition 12 of the outline planning permission and therefore does not need to be re-imposed.
- 12.2 A condition requiring full details (including construction materials, levels and details of drainage infrastructure) of the construction of the new sections of the access road, parking areas and associated highway can be secured by condition to ensure that the proposed means of access preserves highway safety.
- 12.3 Whilst condition 17 of the outline planning permission did require details of any external lighting to be approved prior to installation, this condition does not stipulate that such a scheme must be advanced. Given the distance between the communal parking area to be provided in the eastern part of the site proposed at this reserved matters stage, it is considered that such a scheme is required for security purposes and therefore the condition required by the Local Highway Authority in this regard is considered to be reasonable.
- 12.4 The scheme makes provision for 2 car parking spaces per dwelling, with the reconfigured parking area in the eastern part of the site in addition. This meets the requirements of the Residential Design Guide. The scheme has been amended to address the concerns expressed by some of the occupants of the properties to the south east of the site, by maintaining the ability to access the driveways at the rear of those dwellings through extending the extent of the hardstanding and revising the soft landscaping scheme.
- 12.5 On the basis of the above assessment and given the relatively low density of the scheme, it is considered that the proposals would not result in a severe impact on highway safety. In accordance with the guidance contained within paragraph 32 of the NPPF, planning permission should not be refused on highway safety grounds.

13. FLOOD RISK

- 13.1 The site is in Flood Zone 1 and is therefore considered to be at a lower risk of flooding. United Utilities have raised no objections to the proposals and condition 10 of the outline planning permission required the submission and approval of a sustainable system for draining surface water from the site and condition 11 requires that surface and foul water are drained from the site via different systems. These conditions do not need to be re-applied at this reserved matters stage.

14. LANDSCAPING

- 14.1 The applicant has submitted details of the proposed hard and soft landscaping scheme. The species mix on this parcel include hornbeam and ornamental pear trees and the plans detail the location of shrub and hedge planting and areas to be grassed. Details are also provided in relation to the number of each type of species to be planted, their height on planting and protection of the hedge and tree planting to be installed. The Tree Officer has no objections to the proposals. The scheme would provide suitable treatment to the change in levels on the southern boundary of the site and the inclusion of tree planting would represent a biodiversity enhancement. Subject to a condition requiring the implementation of the landscaping scheme prior to occupation of the development and stipulating on-going management requirements, the soft landscaping scheme is considered to be acceptable.
- 14.2 In relation to hard landscaping, the plans indicate that the access road running along the frontages of plots would be constructed from Brindle block pavements, with Pennant concrete paving located around the external edges of the dwellings. These materials are considered to be acceptable, with tarmac limited to the main highway and the driveways of the properties, ensuring that the soft landscaping would be sufficient to reduce the prominence of the engineering works associated with the access arrangements.
- 14.3 Following the above assessment, the soft and hard landscaping proposals are considered to be acceptable.

15. OTHER MATTERS

- 15.1 A condition requiring an investigation into sources of contamination on the site was attached to the outline planning permission and therefore does not need to be re-imposed at the reserved matters stage. The Coal Authority has confirmed that it has no objections to the proposals as the site is considered to be low risk in relation to the legacy of coal mining.
- 15.2 In relation to ecology, the Greater Manchester Ecology Unit has raised no objections to the proposals, subject to the imposition of conditions limiting the timing of tree/vegetation removal and requiring the inclusion of biodiversity enhancements within the scheme. Whilst the inclusion of soft landscaping would represent a partial enhancement, given the fact that a large part of the site is currently open grassland, it is considered that further measures to enhance biodiversity are required and that this condition is reasonable, applying the principles stated in paragraph 118 of the NPPF.
- 15.3 In relation to designing out crime, Greater Manchester Police have raised some concerns regarding the inclusion of an alleyway leading to the rear of plots 84-86, given the open nature of the northern boundary and the lack of surveillance of the communal parking area, due to the separation distance between that area and the active elevations of the proposed dwellings. Whilst the concerns regarding the communal parking area are noted, the proposal would provide laid out spaces but the existing hardstanding could facilitate parking, given the deficit in on-plot provision within the curtilage of the adjacent dwellings.
- 15.4 Given that a condition can be added requiring external lighting to be installed to the proposed communal parking area, it is considered that the proposals would not increase the risk of crime over and above the existing situation sufficient to warrant refusal of planning permission.
- 15.5 In relation to the proposed alleyway leading to the rear of plots 84-86, this is required to gain access to those plots for waste collection, if the proposed number of units is to be achieved. The entrance to the alleyway would be located adjacent to the open parking area in front of those plots and therefore some surveillance would be provided from the front elevations of those properties. Greater Manchester Police do not object to the proposals on the basis that a condition is attached to any permission given requiring Secured by Design

accreditation to be confirmed prior to occupation of the development. This condition is considered reasonable and on that basis, it is considered that the risk of crime could be mitigated to an acceptable degree, when weighed alongside the benefit of boosting the supply of housing in the Borough.

- 15.6 In relation to bin storage, there is considered to be sufficient space within each of the plots to ensure adequate provision for each dwelling. The details of the exact location and means of enclosure must be submitted and approved in order to comply with condition 14 of the outline planning permission.

16. CONCLUSION

- 16.1 The principle of residential development on the site was established at the outline stage. Given the constraint provided by the inability to develop the eastern portion of the site without adversely affecting the existing dwellings to the south east, the density of development (which was not prescribed at the outline stage) is considered to be acceptable.
- 16.2 The proposed layout would preserve the character of the site and surrounding area and would positively contribute to the wider regeneration of this part of Hattersley. The development would preserve the residential amenity of neighbouring residents and the proposed soft and hard landscaping schemes are considered to be appropriate.
- 16.3 There are no objections to the proposals from the statutory consultees in relation to highway safety, flood risk/drainage, landscaping, contaminated land or any of the other material considerations.
- 16.4 The application is therefore considered to accord with the relevant national and local planning policies listed earlier in this report.

17. RECOMMENDATION

Grant planning permission, subject the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plans received on 2 March 2018:

Drawing Number 468/P/PL/01 Rev. 13 (Layout plan) (in so far as it relates to the application site)

Drawing Number 468/P/ML/01 Rev. 02 (Materials Layout) (in so far as it relates to the application site)

Drawing Number 468/P/HLL/01 Rev. 02 (Hard landscaping plan) (in so far as it relates to the application site)

Drawing Number 468/P/BTL/01 Rev. 02 (Boundary Treatments Layout) (in so far as it relates to the application site)

Drawing Number 468/P/S/01 (1:200 Sections plan)

Drawing Number 468/P/BTD/01 (Boundary Treatment Details)

Drawing Number 468_P_SS_01 Rev. 01 (Streetscapes)

Detached garage plans and elevations (2010/DET/C/135)

Drawing No. c-1553-01 (Detailed landscaping proposals Sheet 1 of 3) (in so far as it relates to the application site)

Drawing No. c-1553-02 (Detailed landscaping proposals Sheet 2 of 3) (in so far as it defines the soft landscaping to be installed)

Ennerdale Classic house type plans and elevations (Drawing No. 01)

Folkestone Classic house type plans and elevations (Drawing No. 01)

Norbury End Stone house type plans and elevations (Drawing No. 01)

Washington Classic End house type plans and elevations (Drawing No. 01)

Washington Classic house type plans and elevations (Drawing No. 01)

2. No development shall commence until details of the construction of the vehicular and pedestrian access arrangements to serve the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans of the access (including sections and existing and proposed ground levels) indicating the visibility splays to be achieved on either side of the proposed access into the existing highway
3. Prior to the occupation of any part of the development hereby approved, a scheme detailing the measures to be incorporated in an application to obtain Secured by Design accreditation to Greater Manchester Police shall be submitted to and approved in writing by the Local Planning Authority. Written confirmation that the accreditation has been achieved shall be submitted to and approved in writing by the Local Planning Authority and the approved measures shall be implemented prior to the first occupation of any part of the development. The development shall be retained as such thereafter.
4. Prior to the first occupation of any of the dwellings hereby approved, details of a scheme for external lighting to be installed within the communal parking areas within the application site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a scale plan indicating the location of the lighting to be installed, a LUX contour plan indicating the levels of light spillage and scaled elevations of lighting columns/supporting structures. The external lighting scheme shall be implemented in accordance with the approved details prior to the first occupation of any of the dwellings and shall be retained as such thereafter.
5. The materials to be used in the construction of the external elevations of the buildings, boundary treatments and hard surfaced areas shall be carried out in accordance with the details shown on the following approved plans:
Drawing Number 468/P/ML/01 Rev. 02 (Materials Layout) (in so far as it relates to the application site)
Drawing Number 468/P/HLL/01 Rev. 02 (Hard landscaping plan) (in so far as it relates to the application site)
Drawing Number 468/P/BTL/01 Rev. 02 (Boundary Treatments Layout) (in so far as it relates to the application site)
Drawing Number 468/P/BTD/01 (Boundary Treatment Details)
The development shall be retained as such thereafter.
6. The car parking spaces to serve each dwelling as part of the development hereby approved shall be laid out as shown on the approved site plan (Drawing Number 468/P/PL/01 Rev. 13 (Layout plan)) prior to the first occupation of that dwelling and shall be retained free from obstruction for their intended use thereafter. Driveways shall be constructed on a level which prevents displacement of materials or surface water onto the highway and shall be retained as such thereafter.
7. The boundary treatments to be installed each of the plot within the development hereby approved shall be installed in accordance with the details as shown on drawing number: Drawing Number 468/P/BTL/01 Rev. 02 (Boundary Treatments Layout) and Drawing Number 468/P/BTD/01 (Boundary Treatment Details) prior to the occupation of that dwelling. The brickwork used in the construction of the boundary walls and piers shall match in colour and external appearance the materials detailed on approved Drawing Number 468/P/ML/01 Rev. 02. The railings shall be painted black (RAL9005) and shall be retained as such thereafter.
8. The approved scheme of soft landscaping scheme detailed on Drawing No. c-1553-02 Rev. A (Detailed landscaping proposals Sheet 2 of 3) and Drawing No. c-1553-03 Rev. A (in so far as they define the soft landscaping to be installed on this site) shall be implemented before the first occupation of any part of the development or in accordance with a

programme agreed previously with the local planning authority. Trees of the approved species mix shall be installed in the parking area in the eastern part of the site as identified on approved Drawing Number 468/P/HLL/01 Rev. 02 (Hard landscaping plan). 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.

9. No development above ground level shall commence until details of Biodiversity enhancement measures to be installed as part of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include a specification of the installations and scaled plans showing their location within the development. The approved enhancement measures shall be installed in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.
10. All ensuite and bathroom windows identified on the floor plans and elevations to all of the dwellings hereby approved shall be permanently fitted with obscure glazing to meet the requirements of Pilkington Level 3 as a minimum and shall be retained as such at all times thereafter.
11. No tree felling or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless otherwise agreed in writing with the Local Planning Authority.

Reasons for conditions:

1. For the avoidance of doubt.
2. To ensure that the access arrangements to serve the development maintain highway safety.
3. To ensure that the development is designed to minimise opportunities for crime.
4. To ensure sufficient lighting of communal car parking areas in order to maintain highway safety and reduce the risk of crime.
5. To ensure that the appearance of the development reflects the character of the surrounding area.
6. To ensure that the development is served by adequate parking provision.
7. To ensure that the development would preserve the residential amenity of the occupants of neighbouring properties and preserves the character of the surrounding area.
8. To ensure that sufficient soft landscaping are implemented to ensure that the overall development respects the character of the surrounding area and that the approved landscaping scheme is adequately maintained.
9. To ensure biodiversity enhancements are secured to mitigate the environmental impacts of the scheme.
10. To ensure that the residential amenity of neighbouring properties and the future occupiers of the development is preserved, in accordance with policy H10 of the Tameside UDP and the NPPF

11. To ensure that the potential harm to protected species during the construction phase of the development is adequately mitigated.

Informatives

This application is linked to outline planning permission 16/00962/OUT

Detailing the applicant's obligations in relation to avoiding harm to Protected species during the construction process.

Coal Authority standing advice

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Application Number: 17/00985/REM Site off Hattersley Road West (north of the junction with Sandy Bank Avenue), Hattersley

Photo 1 – view across northern boundary of the site looking towards Fields Farm Road



Photo 2 – view looking across the hardstanding in the north eastern corner of the site, where the terrace of 4 dwellings would be sited.

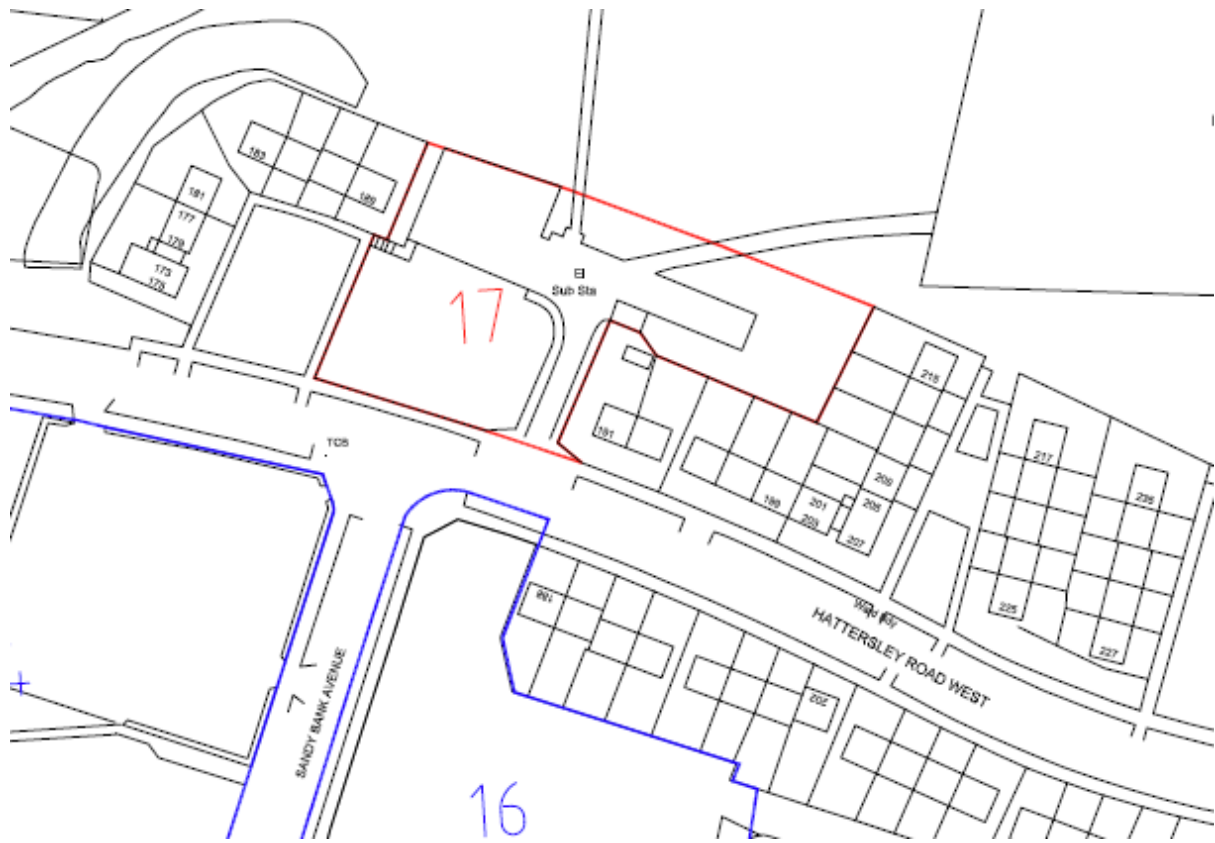


Photo 3 – view looking towards the properties adjacent to the eastern boundary of the site.



Photo 4 – view looking south towards Hattersley Road West from the northern end of the access road into the site.





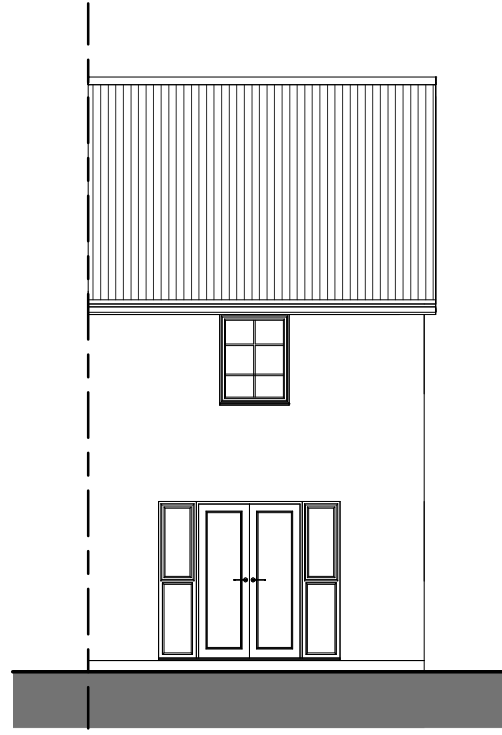
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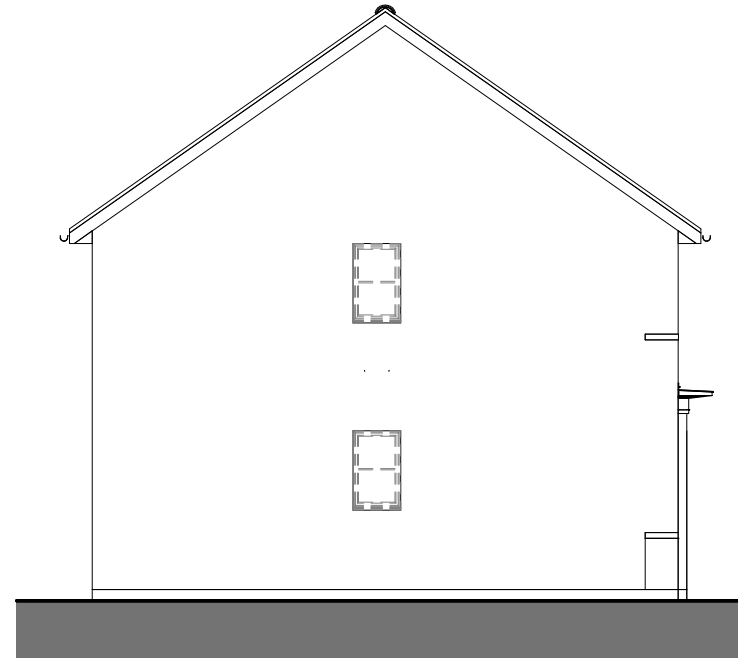
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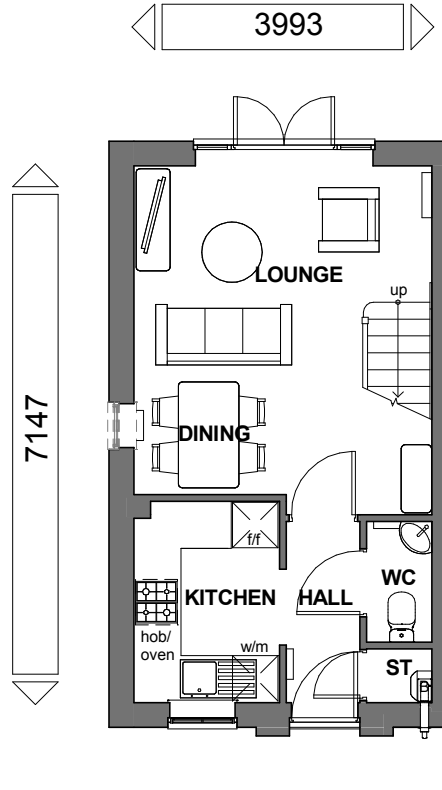
FRONT ELEVATION



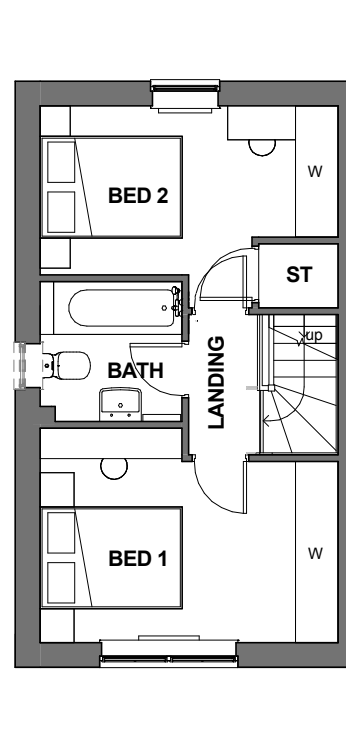
REAR ELEVATION



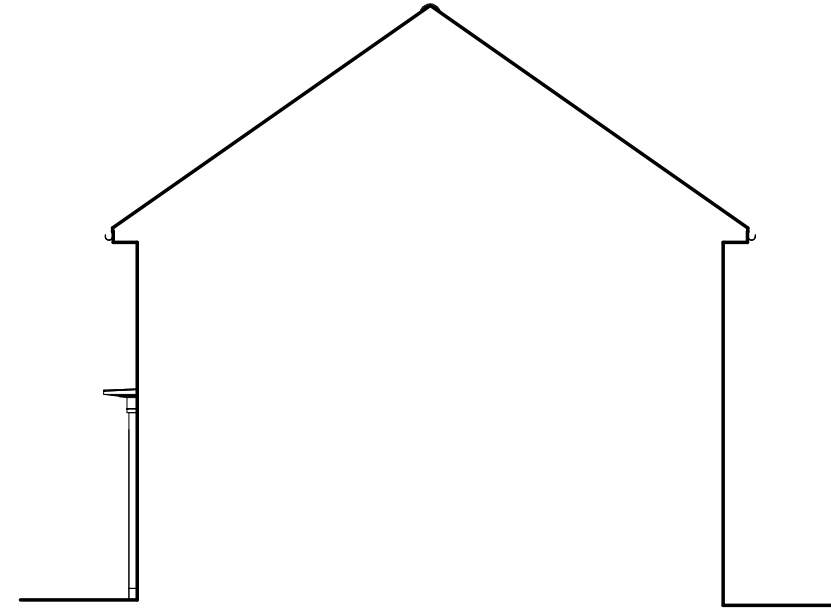
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

Floor Area: 614 ft² / 57.1 m²

Sales Name: Washington Classic (End)

House Type Code: BWA1 00CE

Spec: STATESMAN Drawing No: 01 Date: April 2016

Drawn: GDT Checked: GDT Scale: 1 : 100 @A3

WARNING TO HOUSE-PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content, and dimensions specified are included for general guidance only. Finishes or features shown may alter in respect of the individual properties. Whilst we make every effort to ensure our drawings are up to date there may be changes in regulations and/or re-planning. Purchasers are advised to check with Sales Adviser whether any changes have been made to the contents of this drawing. This drawing does not constitute a contract, part of any contract or unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.

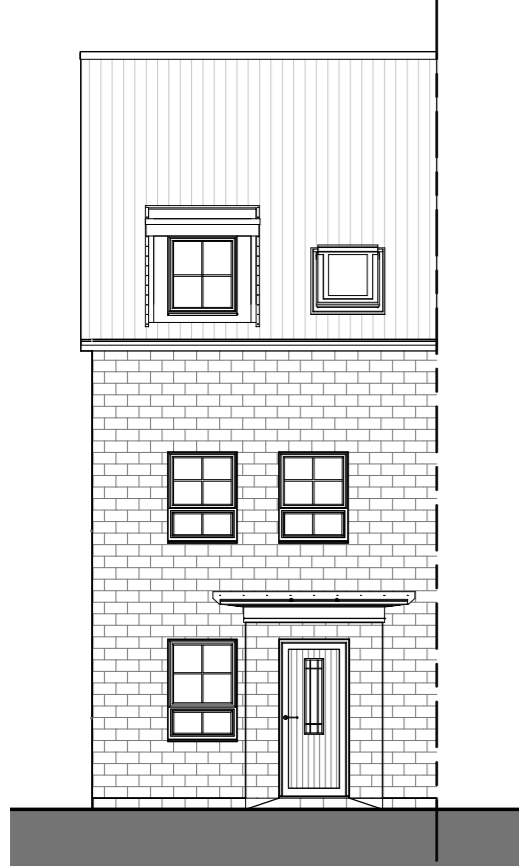
Planning

Rev	Description	Date
A	Refer to Data Sheet for full revision description	Oct 2016

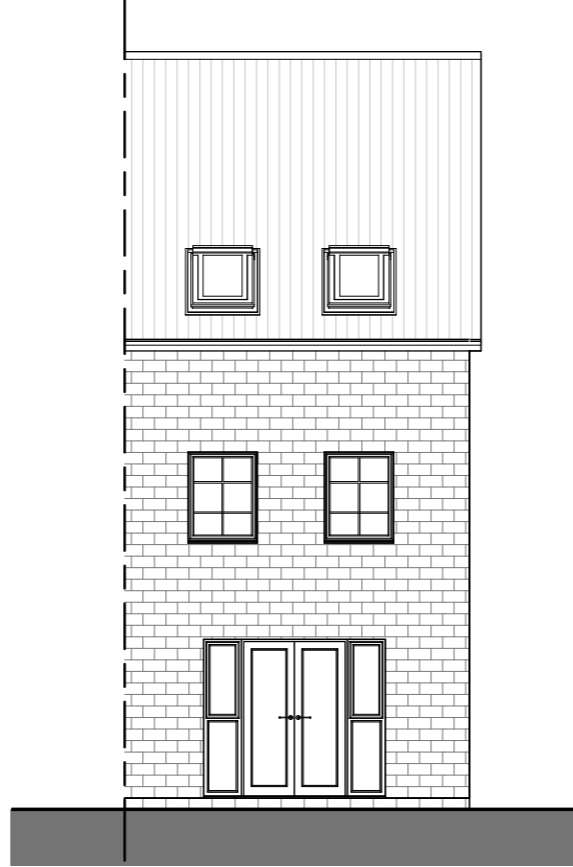


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DEVELOPMENTS PLC

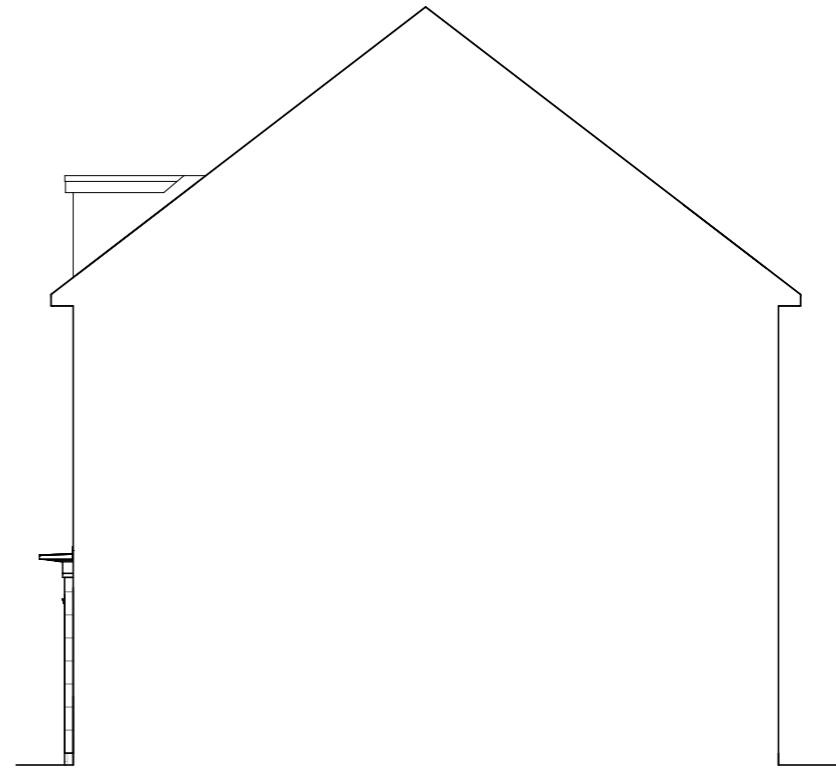
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FRONT ELEVATION

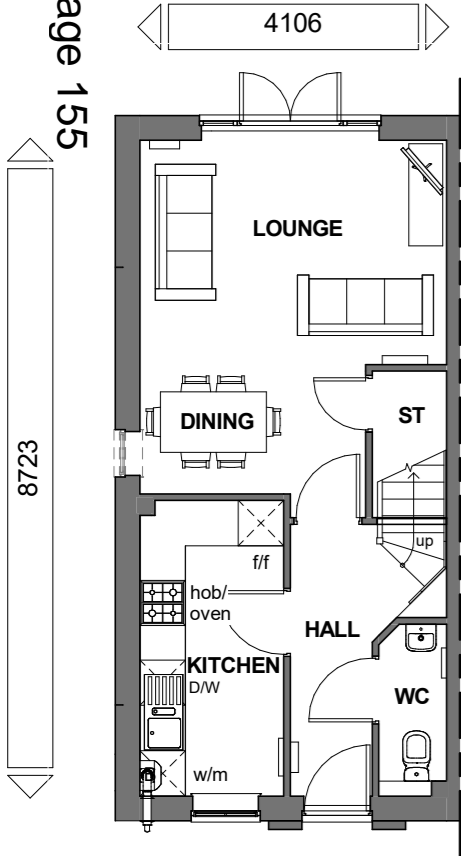


REAR ELEVATION

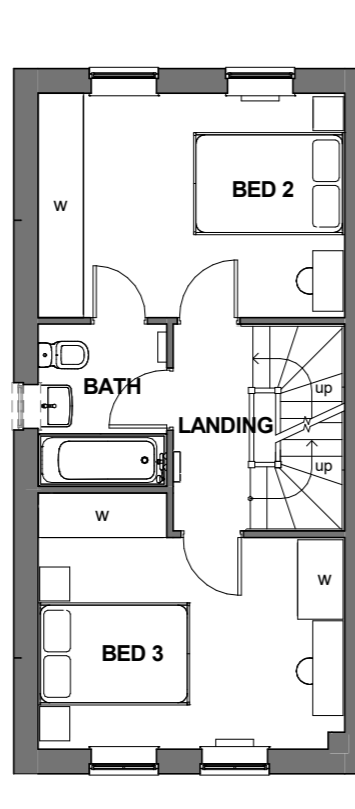


SIDE ELEVATION

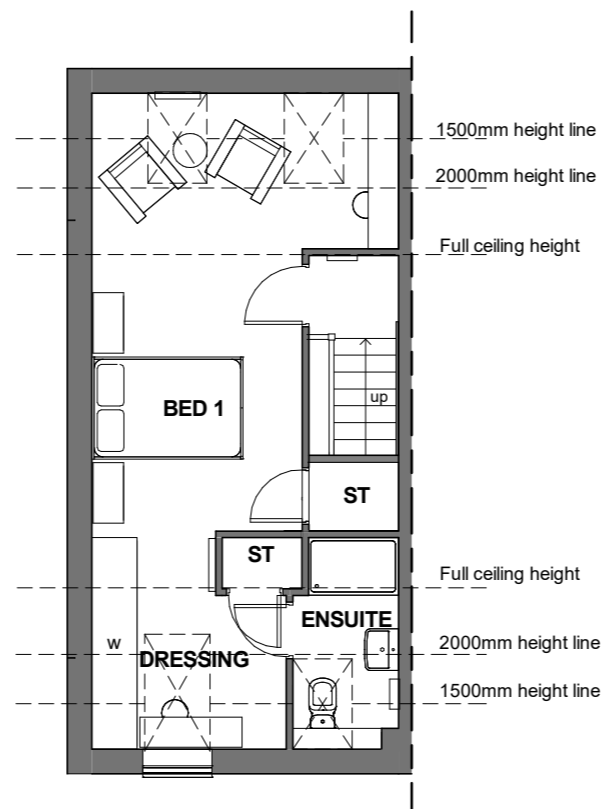
Page 155



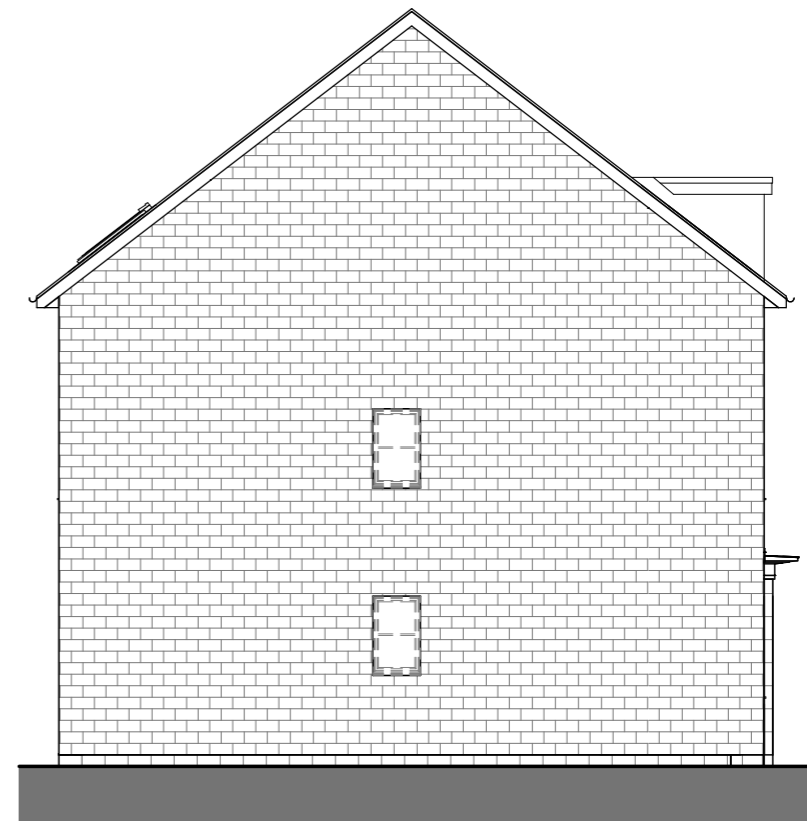
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SIDE ELEVATION

Floor Area: 1107 ft² / 102.9 m²

Sales Name: Norbury Classic (End)

House Type Code: BNOR 56SE

Spec: EMBASSY Drawing No: 01 Date: APR 2017

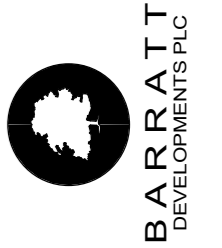
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Planning

Rev	Description	Date
A	Refer to Data Sheet for full revision description	Oct 2016



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