

Application Number 17/01063/REM

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| Proposal | 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 is sought for 79 dwellings. |
| Site | Former Clarendon College Sixth Form Centre, Clarendon Road, Hyde SK14 2LJ |
| Applicant | Taylor Wimpey Ltd 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 applicant seeks reserved matters approval (for details of landscaping, layout, scale and appearance) for a scheme for 79no. dwellings. Outline planning permission was granted for up to 96no. units (limited by condition 16 of the outline consent on the site approved under application reference 15/00986/OUT).
- 1.2 Following discussion with officers the application has been amended to improve the layout of the scheme. These amendments are discussed in detail in the main body of the report.
- 1.3 The applicant has provided the following documents in support of the planning application:
 - Design Statement;
 - Planning Statement; and,
 - Statement of Community Involvement

2. SITE & SURROUNDINGS

- 2.1 The application relates to the site of the former Clarendon Sixth Form Centre in Hyde. There is currently one main vehicular access point to the site, taken from Clarendon Road at the western end of the site where the former school buildings are located. An additional two points of access from Clarendon Road (on the southern boundary of the site) were approved at the outline stage and would be utilised in this reserved matters proposal. Site levels drop down from Clarendon Road into the site and fall away sharply again along the northern boundary, beyond which a dense tree belt separates the site from Hyde Park.

3. PLANNING HISTORY

- 3.1 15/00986/OUT – Outline planning permission for redevelopment of the site, including demolition of existing buildings, for approximately 96 new dwellings and associated works – approved.
- 3.2 15/01020/ENV - Request for screening opinion in accordance with Town and Country Planning (Environmental Impact Assessment) Regulations 2011 relating to a proposed residential development – EIA not required.

NB this Screening Opinion was assessed against the 2011 Environmental Impact Assessment Regulations (as amended). These regulations have since been superseded by the 2017 Regulations. The new Regulations have altered the thresholds in Schedule 2 and a Screening Opinion is no longer required for a development that is below 150 dwellings on a site below 5 hectares in area. This Reserved Matters application proposes less than 150 dwellings

4. RELEVANT PLANNING POLICIES

4.1 National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

4.3 Tameside Unitary Development Plan (UDP) Allocation

Not allocated, within the settlement of Hyde

4.3 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

4.4 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

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

4.5 Other Policies

Greater Manchester Spatial Framework - Publication Draft October 2016

Residential Design Supplementary Planning Document

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

4.6 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

4.7 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 raised to amended plans.
- 6.2 United Utilities – Recommends inclusion of informatives on any decision notice and a condition relating to drainage in agreement with the LLFA.
- 6.3 Greater Manchester Ecological Unit – Any comments to be reported.
- 6.4 Borough Contaminated Land Officer – Any comments to be reported
- 6.5 Borough Environment Health Officer – No objections raised subject to a condition relating to the implementation of noise mitigation measures.
- 6.6 Borough Tree Officer – Considers that the proposed landscaping plans indicates appropriate levels of new tree, hedge and shrub planting and therefore raises no objection.
- 6.7 Lead Local Flood Risk Authority – Any comments to be reported.
- 6.8 Environment Agency – Any comments to be reported.
- 6.9 Greater Manchester Police (Design Out Crime Officer) – No objections based on the implementation of any measures in the Crime Impact Statement.
- 6.10 Coal Authority - Coal mining legacy was been considered at outline planning application stage and, as the nature of this legacy (probable shallow historic unrecorded coal mining) would not necessarily affect the spatial layout of development within the site, The Coal Authority wishes to raise no objection to the current Reserved Matters application.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 1 letter of objection have been received from a neighbouring resident, raising the following concerns (summarised):
- Already traffic builds up on this road from two thirty on wards as people now use this road as a cut through to Matley Lane and Mottram due to the fact the motorway is always blocked. This scheme will add to this congestion;
 - I know that the properties will eventually have parking, but during the building where are the waggons etc going to park?
 - Also the bus service is good, but the train service is suffering and at peak time we cannot always get on the train at Newton and the following stations as they are full , due

the building of new homes on Hattersley, is there any way pressure can be brought to the rail service to supply more carriages at peak times?

- The trees which line the Clarendon Road must be retained, these go a substantial way to keeping the area nice, also they have nests in them that to my knowledge have been there a few years;
- The need for additional housing in the area is accepted, but the negative impacts of development must be appropriately mitigated;
- Redevelopment of the land will also solve the current problems of vandalism and anti-social behaviour on the site.

Cllr Helen Bowden has also raised concerns regarding the highway safety implications associated with a development accessed from Clarendon Road

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
- 7) Other matters

9. PRINCIPLE OF DEVELOPMENT

9.1 The principle of the development of the site for residential use was established at the outline stage. The site area is approximately 2.74 hectares and the proposed scheme represents approximately 29 dwellings per hectare. The density of development approved at the outline stage was 35 dwellings per hectare. It is acknowledged that the scheme is relatively low density and below the minimum of 30 dwellings per hectare threshold stated in policy H7 of the UDP.

9.2 However, there are considered to circumstances which justify a lower density of development in this case. Whilst the indicated plan submitted with the outline planning application indicated that 96 units could be accommodated on the site, the scheme also demonstrated some design weaknesses, which are considered to have been more appropriately addressed at this reserved matters stage. The indicative outline scheme proposed terraced units along the majority of the frontage onto Clarendon Road. Whilst this reflected the character of the properties on the opposite side of Clarendon Road, the restrictive depth of the site ensured that the central spine road running east-west would have large sections of inactivity and fencing along the rear boundaries of plots.

9.3 The proposed layout that has been submitted at this reserved matters stage presents a lower density frontage to Clarendon Road. However, the consistency of the building line for the majority of the plots provides a strength of frontage which does positively relate to the urban grain of residential development in the surrounding area. The scheme proposes access roads running the depth of the development from north-south, with active frontage to each of the access roads and a continuous row of properties facing outwards across the northern boundary of the site, towards Hyde Park. This solution avoids significant areas of active frontage, improving the appearance and surveillance of the public realm and results in a more legible development than indicatively suggested at the outline stage.

- 9.4 On the basis of the above factors, it is considered that the harm arising from the lower density of the scheme in relation to outline approval in terms of housing delivery is outweighed by of the positive design response to a constrained shape of the site.

10. CHARACTER OF THE SURROUNDING AREA

- 10.1 The scheme has been revised to improve the strength of frontage to the western most access road and rationalise the layout in the eastern part of the site, building on the improvements made to the scheme during pre-application discussions. Whilst lower in density than the residential units which line the southern side of Clarendon Road opposite the site, the scheme would arrange properties in a grid format, separated by the access roads into the scheme, which clearly references the established urban character of the surrounding residential development.
- 10.2 Given the comments made in the previous section of the report with regard to the density of development, the proposed layout and the response of the schemes to the constraints of the site, it is considered that the proposed layout would not have an adverse impact on the character of the surrounding area.

11. RESIDENTIAL AMENITY

- 11.1 The properties that would front onto Clarendon Road would be set at a lower ground level than the properties on the southern side of the road. The frontages of those plots would also be set off the common boundary, behind the internal access road and the existing tree belt on the southern boundary of the site would be retained. Given these factors and fact that the tallest buildings would be 2.5 storeys (accommodation within the roof space), it is considered that the proposals would not result in any unreasonable overlooking or overshadowing of those neighbouring properties.
- 11.2 The neighbouring building to the west of the site is a sports hall and there is tree planting on the eastern boundary of the site, beyond that is the railway line. On that basis, the proposed development would not have an adverse impact on the amenity of any other neighbouring uses.
- 11.3 In terms of the relationship between the plots within the development, where corresponding elevations between plots are closer than or at 14 metres, the windows in those elevations could reasonably be fitted with obscured glazing as they serve non-habitable rooms (hallways or bathrooms). This would prevent any unreasonable overlooking between the plots within the development and preserve the amenity of future occupants. Where elevations with habitable rooms face each other in a 'back to back' relationship, a minimum separation distance of 31 metres would be achieved, ensuring that unreasonable overlooking and overshadowing between plots would be avoided.
- 11.4 In relation to the impact of noise associated with the railway line to the east and Clarendon Road adjacent to the southern boundary, the applicant has submitted an updated version of the Noise Impact Assessment submitted with the outline planning application. The assessment indicates the location of plots where acoustic fencing is and the plots where higher specification glazing and mechanical ventilation systems are to be installed within the elevations to mitigate this noise source. The report details the level of noise reduction associated with each of the mitigation measures. The EHO has raised no objections to the proposals and compliance with the mitigation measures can be secured by condition.
- 11.5 Following the above assessment, it is considered that the proposed development would not result in an adverse impact on the residential amenity of any of the neighbouring properties or the future occupants of the development.

12. HIGHWAY SAFETY

- 12.1 The proposals would utilise the access points from Clarendon Road approved at the outline stage. The number of units proposed is below the ceiling number established by the outline approval and therefore it is considered that the anticipated level of trip generation would be lower than the volume of traffic considered to be acceptable in principle at the outline stage.
- 12.2 The Local Highway Authority has raised no objections to the propose layout. Conditions requiring the laying out of the parking indicated on the approved plans prior to the commencement of development and the construction of the driveways on a level that would prevent displacement of materials and surface water onto the highway can be attached to the decision notice.
- 12.3 The scheme proposes a minimum of 2 parking spaces per property (units with integral parking also have driveway space) for each property, meeting the requirements of UDP policy T10 and the Residential Design Guide in this regard. Conditions requiring the laying out of the parking spaces prior to the first occupation of any of the dwellings and that the driveways are constructed on a level and of a material which prevent displacement into the highway can be added to the decision notice. The level of parking provision is considered to be adequate given the sustainable location of the site, within 0.7 miles of Hyde town centre (to the south west of the site) and approximately 0.5 miles from Newton for Hyde railway station, from where there are regular trains to and from central Manchester, in addition to local bus services which run along Clarendon Road.

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 9 of the outline planning permission required the submission and approval of the means of draining foul and surface water from the site. Such a condition does not need to be re-applied at this reserved matters stage.

14. LANDSCAPING

- 14.1 A landscaping plan detailing the location and species of soft landscaping to be installed as part of the development. The details indicate the height of the specimens on planting and the ground area to be covered by the planting. The trees to be planted include maple and birch. These species would provide amenity value and the additional planting would represent a biodiversity enhancement. In terms of boundary treatments, the scheme would retain the brick wall and railings on the southern boundary, as required by a condition on the outline consent. The plans indicate the location of brick walls on exposed boundaries. Subject to the details of the brick to be used in the construction of these walls, these features would be a positive aspect of the scheme, providing strength to the treatment of boundaries adjacent to the shared surface access roads and referencing the character of the boundary treatment on Clarendon Road. Boundaries treated by retaining walls would be limited to the north eastern edge of the site, were the land levels drop steeply towards the boundary with Hyde Park. These features and the close boarded fencing to divide the rear gardens of plots would not be prominent features on the streetscene.
- 14.2 The Borough Tree Officer has raised no objections to the proposals. Conditions can be attached requiring the landscaping scheme to be implemented prior to the occupation of any part of the development and ensuring that the planting is adequately maintained.

15. OTHER MATTERS

- 15.1 Coal mining legacy on the site was considered at outline planning application stage. It was determined at that point that the nature of this legacy would not necessarily affect the spatial layout of development within the site and a condition requiring further investigation was included as a condition of the outline permission. The Coal Authority has raised no objections to the reserved matters application.
- 15.2 Conditions requiring the approval of a construction environment management plan and an investigation into sources of contamination on the site were attached to the outline planning permission and therefore do not need to be re-imposed at the reserved matters stage.
- 15.3 In relation to designing out crime, the Crime Impact Assessment submitted with the reserved matters application indicates that the layout has been informed by the principles of Secured by Design, in Section 4 of the report. The layout ensures active frontages to the internal access roads within the development, plots are enclosed to the sides and rear by fencing and rear boundaries are either back to back or onto the site boundaries. Greater Manchester Police have not raised any objections to the proposals in regards to creating opportunities for crime. Compliance with the measures in condition 4 of the Assessment can be secured by condition.

16. CONCLUSION

- 16.1 The principle of development on the site has already been considered as being acceptable given the predominantly residential character of the surrounding area and the close proximity of public transport links and the service and facilities in the centre of Hyde.
- 16.2 Following amendments to improve the layout of the scheme, it is considered that the scheme would effectively regenerate the site and would not result in an unreasonable impact on the residential amenity of neighbouring properties. The density of development is considered to be acceptable given the constraints provided by the shape of the site and the change in land levels. The level of parking provision is considered to be acceptable given the close proximity of the railway station as well as bus services on Clarendon Road.
- 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 and is recommended for approval accordingly.

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:

Unreferenced 1:1250 site location plan;
Drawing number 01, Rev H – Planning Layout;
Drawing number UG_11679_LAN_GA-DRW_01 – General Arrangement;
Drawing number UG_11679_LAN-SL1_DRW_02, Rev.P01 – Soft Landscape Plan 1;
Drawing number UG_11679_LAN_SL2_DRW_03, Rev.P01 – Soft Landscape Plan 2;
Drawing number UG_11679_LAN_SL3_DRW_04, Rev.P01 – Soft Landscape Plan 3;

Drawing number UG_11679_LAN_LSN_DRW_05, Rev.P01 – Landscape Supporting Notes;

Drawing number PT310 – Milldale;

Drawing number PA42 – Lydford;

Drawing number PT42 – Kentdale;

Drawing number PD49V – Downham;

Drawing number PB35-G – Alton G; and,

Drawing number PA34 – Gosford.

2. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used: externally on the buildings; in the construction of all boundary walls, fences and railings; and, in the finishes to all external hard-surfaces have been submitted to, and approved in writing by, the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.
3. The car parking spaces to serve the development hereby approved shall be laid out as shown on approved the approved proposed site plan (Drawing number 01, Rev H – Planning Layout), prior to the first occupation of any of the dwellings or the retail unit hereby approved and shall be retained free from obstruction for their intended use thereafter.
4. Boundary treatments shall be provided in accordance with the details as shown on drawing number 01, Rev H – Planning Layout prior to the first occupation of any of the dwellings hereby approved.
5. The approved scheme of landscaping works, shown on the approved drawings listed in condition no.2, shall be implemented before the first occupation of any part of the development or in accordance with a programme to be first approved in writing by 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.
6. 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.
7. 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.
8. 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.
9. 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.

10. None of the dwellings hereby approved shall be occupied until details of the provision of secured storage for bicycles within each of the plots (minus those with integral garages) of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be provided for each dwelling in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.
11. The development shall be carried out in accordance with the crime reduction measures detailed in Section 4 of Crime Impact Assessment submitted with the planning application and shall be retained as such thereafter.
12. The development shall be carried out in accordance with the mitigation measures listed in the Noise Impact Assessment submitted with the planning application and any such measures shall be retained at all times thereafter.

Reasons for conditions:

1. For the avoidance of doubt.
2. To ensure that the appearance of the development reflects the character of the surrounding area.
3. To ensure that the development is served by adequate parking provision.
4. To ensure that the development would preserve the residential amenity of the occupants of neighbouring properties.
5. To ensure that the approved landscaping scheme is provided and adequately maintained.
6. To ensure adequate protection of the trees to be retained on the site as part of the development.
7. To ensure biodiversity enhancements are secured to mitigate the environmental impacts of the scheme.
8. 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.
9. 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.
10. To ensure cycle storage is provided to enhance the environmental sustainability of the development.
11. To ensure that the development adequately mitigates potential opportunities for crime

12. To ensure that the development adequately mitigates the impact of noise sources adjacent to the site, to preserve the residential amenity of the future occupants of the development.

Informatives

This application is linked to outline planning permission 15/00986/OUT

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