

**Application Number** 17/00983/REM

<b>Proposal</b>	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.
<b>Site</b>	Site off Hattersley Road West (bound by Hattersley Road West to the north west and Sandy Bank Avenue to the south and west), Hattersley
<b>Applicant</b>	BDW Trading Ltd (Barratt Manchester)
<b>Recommendation</b>	Grant planning permission subject to conditions
<b>Reason for report</b>	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 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)

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 first 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 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.



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