

Application Number: F/YR15/0195/F
Major
Parish/Ward: Elm/Christchurch
Applicant: Ms F Coulson, Roddons Housing Association
Agent: Mr Andrew Fisher, MEPK Architects

Proposal: Erection of 21 x 2-storey dwellings comprising of 14 x 2-bed and 7 x 3-bed; 2.1 metre high fencing/walls and landscaping involving demolition of existing sheltered accommodation and garage and alterations to the gardens of 6 existing bungalows (part retrospective)

Location: The Dale, Begdale Road, Elm.

Reason before Committee: As the previous planning application was considered by Planning Committee.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission to vary an existing planning permission (F/YR12/0903/F), which approved the development of 21 affordable homes at The Dale, Begdale Road in Elm. This application seeks to amend the approved plans to enable a change in materials to a number of aspects of the scheme (which will be fully detailed below).

The key issues to consider are:

- Background
- Principle of Development
- Proposed Changes
- Health and Well-being
- Economic Growth

The proposal relates to an existing residential site, which is currently under construction to provide the scheme approved in 2013. The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable. Therefore the application is recommended for approval.

2. HISTORY

F/YR14/0903/F	Erection of 21 x 2-storey dwellings comprising of 14 x 2-bed and 7 x 3-bed; 2.1 metre high fencing and landscaping involving demolition of existing sheltered accommodation and garage and alterations to the gardens of 6no existing bungalows.	Granted August Committee decision.	14 th 2013.
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3. **PLANNING POLICIES**

3.1 **National Planning Policy Framework:**

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Section 7: Requiring Good Design.

3.2 **Fenland Local Plan 2014**

LP1: A Presumption in Favour of Sustainable Development.

LP2: Facilitating Health and Wellbeing of Fenland Residents.

LP3: Spatial Strategy, The Settlement Hierarchy and the Countryside.

LP16: Delivering and Protecting High Quality Environments across the District.

4. **SITE DESCRIPTION**

- 4.1 The site is located within the main settlement of Elm. The site is on Begdale Road and formerly housed a range of sheltered housing buildings, which had been vacant for some time. The site is surrounded by residential development, comprising of some older 2-storey semi-detached dwellings along Limes Avenue to the west, bungalows to the North and East along All Saints Close and newer 2-storey properties running along the Southern side of Begdale Road. The character of the area is predominantly residential with a mix of dwelling styles. The site itself is currently under construction to provide the 21 affordable units approved in 2013, but with some relatively minor amendments, which has resulted in the need for this new application to be submitted.

5. **CONSULTATIONS**

5.1 ***Parish Council***

No response received at the time of writing this report. Members will be updated at Planning Committee.

5.2 ***FDC Tree Officer***

No response received at the time of writing this report. Members will be updated at Planning Committee.

5.3 ***CCC Highways***

No response received at the time of writing this report. Members will be updated at Planning Committee.

5.4 ***Anglian Water***

No response received at the time of writing this report. Members will be updated at Planning Committee.

5.5 ***Police Senior Architectural Liaison Officer***

No response received at the time of writing this report. Members will be updated at Planning Committee.

5.6 ***FDC Environmental Health***

No response received at the time of writing this report. Members will be updated at Planning Committee.

5.7 ***FDC Housing Strategy Team***

The application will provide 21 affordable homes which are in demand. The proposed tenure of the homes meets an evidenced need and the housing mix is appropriate.

5.8 ***Local Residents:***

No responses received to date.

6. **PLANNING ASSESSMENT**

6.1 The key considerations for this application are:

- Background
- Principle of Development
- Proposed Changes
- Health and Well-being
- Economic Growth

Background

There has been a previous approval on this site, which is currently being implemented. Application reference F/YR12/0903/F was approved in 2013 to provide 21 dwellings, all of which are affordable as part of the Roddons Housing Association stock. This current application seeks to make minor changes to the approved scheme in terms of the proposed materials.

Principle of Development

The principle of development for 21 homes has been established under the 2012 permission which was approved at Planning Committee on 14th August 2013. Ordinarily the individual proposed changes would be dealt with by a non-material amendment or minor amendment application however in this instance, cumulatively the minor changes have resulted in the need for a new full application purely to regularise the changes that have been carried out on site.

Proposed Changes

This current application seeks to make the following changes to the approved scheme.

1. Change the facing brick from Ibstock Weathered Leicester Red to TBS Olde English Red Multi.
2. Change the roof tiles and the vertical clay plain tile hanging from Sandtoft 20/20 clay tiles to Marley Eternit Thrutone fibre cement slates: Colour Terracotta.

In relation to the change in brick and tile types these have been considered and are acceptable for the development. These changes will not significantly alter the appearance of the development, as the new materials are very similar to those originally proposed in terms of colour and appearance.

3. Change the eaves, fascias and rainwater goods from PPC aluminium (black) to UPVC (black).

It is considered that the change in eaves, fascias and rainwater goods will also not significantly alter the appearance of the development and as such no concerns are raised with this element of the scheme.

4. Existing trees refs: T6, T7, T8, T9, T15 and T16 to be removed with replanting to the front boundary.

The removal of the trees to the site frontage has been considered by the Tree Officer. Following a site visit it was confirmed that the trees would be affected by their proximity to the development and as such the removal was supported. The existing tree species are characterised by their large spread which would conflict with the development and as such the recommendation is to replace them with a tree species with a narrower spread as per the Tree Officer's recommendation. As such the removal and replacement of these trees is considered to be justified and therefore acceptable.

5. Undercroft wall to parking areas to House Types A, B and C to be brickwork with single window to hallway.

The proposed alterations to the undercroft walls will introduce a window to the hallway to replace a door and will not result in a significant change to the appearance of the development. There will be no detrimental impact on the visual character of the area. The overall character of the development will be retained by the use of the same colour for the materials.

Health and Well-being

In accordance with Policy LP2 of the Fenland Local Plan 2014 development proposals should positively contribute to creating a healthy, safe and equitable living environment. It is considered that the proposal will not adversely impact upon the living environment of the community.

Economic Growth

The introduction of these additional affordable dwellings within Elm will support its growth and the growth of the District in general. The provision of these dwellings accords with the housing need of the area.

7. CONCLUSION

- 7.1 The principle of developing the site for 21 dwellings has been established under the 2013 planning consent therefore although this application is a full application for the development as a whole it has been submitted in order to regularise the minor changes that are required for the development. The number of dwellings, their affordable nature and the layout within the site remains as approved and the minor changes would not materially alter the appearance of the scheme from that previously approved.

The proposal has been assessed in accordance with the relevant National and Local planning policies. It is considered that the proposal is acceptable in terms of the amended design and impacts on the visual amenity of the area. Consideration has been given to the extant planning permission and the proposed changes will not result in any adverse impacts on the development or the area as a whole. As such the proposal is recommended for approval.

8. RECOMMENDATION

That delegated authority be given to the Head of Planning in consultation with the Chair and Vice Chair of the Planning Committee and Ward Members to grant planning permission subject to:

- 1. Expiry of the consultation period with no new grounds of objection raised.**
 - 2. A Deed of Variation in respect of the previous S106 agreement;**
 - 3. Conditions as may be requested by the statutory consultees.**
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- 1. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.**

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy LP16 of the Fenland Local Plan 2014.

- 2. Within 3 months of the date of this permission, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to the occupation of any dwellings and retained thereafter in perpetuity.**

Reason: In order to ensure that the site meets the crime prevention guidelines in accordance with Policy LP16 of the Fenland Local Plan 2014.

3. **Within 3 months of the date of this permission adequate temporary facilities, details of which shall be submitted to and agreed in writing with the Local Planning Authority, shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles during the period of construction.**

Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policies LP15 and LP16 of the Fenland Local Plan, 2014.

4. **Prior to the occupation of the development approved the permanent space shown on the plans hereby approved to be reserved on the site to enable vehicles to park clear of the public highway shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.**

Reason: In the interests of satisfactory development and highway safety in accordance with Policies LP15 and LP16 of the Fenland Local Plan, 2014.

5. **No dwellings shall be occupied until the works have been carried out in accordance with the surface water strategy so approved unless otherwise approved in writing by the Local Planning Authority.**

Reason: To prevent environmental and amenity problems arising from flooding in accordance with Policy LP16 of the Fenland Local Plan, 2014.

6. **Within 3 months of the date of this permission a scheme and timetable for the provision and implementation of foul and surface water drainage shall be submitted and approved in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specifications at such time as may be specified in the approved scheme and thereafter retained in perpetuity.**

Reason: To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of flooding in accordance with Policy LP16 of the Fenland Local Plan, 2014.

7. **No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c).**

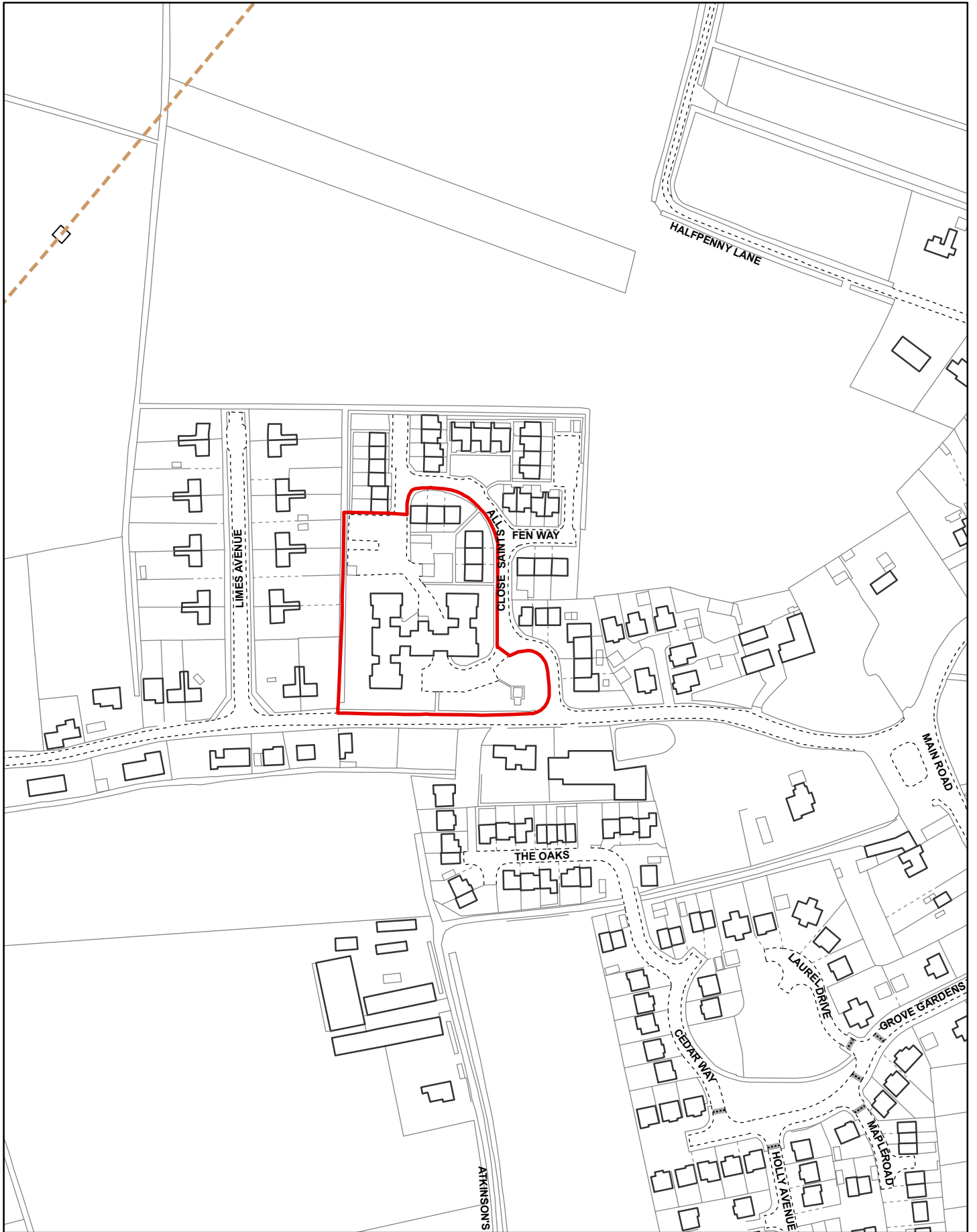
Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

If during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.

Reason - To control pollution of land or water in the interests of the environment and public safety in accordance with Policy LP16 of the Fenland Local Plan, 2014.

8. Approved Plans



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