

F/YR16/0746/O

Applicant: Postland Development

**Agent : Mr Robert Chiva
B M Design Consultancy**

Land North West of 162, Coates Road, Coates

Erection of 12 x 2/3 storey dwellings comprising of 3 x 3-bed, 6 x 4-bed, 2 x 5-bed and 1 x 6-bed with garages (Outline application with all matters committed in respect of access, appearance, layout and scale).

Reason for Committee: The views of the Town Council are at variance with Officer recommendation.

1 EXECUTIVE SUMMARY

This is an outline application for the erection of 12 dwellings on a site off Coates Road in Coates. The site has had a previous outline permission for the erection of 12 dwellings which remains extant. This application seeks to commit the layout, scale, access and appearance of the dwellings with landscaping reserved for later consideration. The proposal will see the dwellings arranged around the central access road and village green and pond and will form an attractive development. The variety in design will add interest to the visual amenities of the area and the development is not considered to adversely impact upon neighbouring residents.

The key issues for consideration are:

- The principle of development;
- Access and highway safety;
- Layout and Design;
- Impacts on the residential amenity and character of the area;
- Highway Safety
- Section 106 requirements.

The application has been considered against the relevant local and national planning policies and is considered to comply with these. As such the proposal is recommended for approval subject to the completion of a Section 106 for affordable housing, open space and education contributions and planning conditions.

2 SITE DESCRIPTION

- 2.1 The site is located to the southern side of Coates Road in Coates and currently comprises a grassed field bounded with hedging and post and wire fencing. There is a gated access across the front boundary off Coates Road. To the north, east and south of the site are existing residential developments comprising of a mix of detached and semi-detached properties of varying scales and designs. To the west is further open land. The main settlement of Coates is located to the east. The site is located within Flood Zone 1.

5.2 CCC Highways:

Access geometry should be detailed on the plan and include carriageway widths, footway widths and kerb radii. The access should be 5.5m wide with 1.8m wide footways wrapping round into the access. The footway should continue along the site frontage to the existing footway network. The shared surface access road should be 5.5m wide with 0.5m wide service margins made up of a block work construction. 2m x 2m pedestrian visibility splays need to be provided to each of vehicular access points for each property. All parking bays should be dimensioned and a table provided detailing the dwelling/bedroom to parking bay ratio. Between plots 4 and 5 if a wall is proposed it will need to be dropped to 0.6m for the first 2m. The application exceeds 5 dwellings and confirmation is required to confirm that the development is being offered for adoption. Defer for amended plans.

5.3 Designing Out Crime Team:

No comments in relation to community safety, crime and disorder.

5.4 Anglian Water:

There is capacity for the foul drainage from this site and the sewerage network.

5.5 FDC Housing Strategy:

Initial Comments:

On an application for 16 dwellings it would be expected that the affordable housing contribution would be equivalent to 4 dwellings in accordance with Local Plan Policy.

Following re-consultation on reduction to 12 dwellings:

On an application for 12 dwellings it would be expected that the affordable housing contribution would be equivalent to 3 dwellings.

5.6 CCC Lead Local Flood Authority (LLFA):

No objections in principle. Recommend conditions in relation to surface water drainage and SuDS.

5.7 NHS Property Services:

No response received.

5.8 FDC Operations Manager:

No objections in principle however the access road is expected to accommodate a refuse vehicle and would therefore be required to comply with gross vehicle weights of up to 26 tonnes. Clarification of the adoption of the road needs to be established. New residents will require notification of collection and storage details prior to moving in. Residents should not be expected to pull or carry waste for a distance of more than 30 metres. Refuse and recycling will be required and new residents will be expected to present waste and recycling material for collection at the curtilage of the property where it meets the public highway.

5.9 FDC Environmental Health:

No objections in terms of local air quality or the noise climate. From the information provided contaminated land is not considered an issue. If permission is granted a Construction Management Plan should be submitted to prevent noise or dust from becoming a problem during the construction phase.

5.10 Middle Level Commissioners:

No response received.

5.11 EDF Energy Networks:

No response received.

5.12 National Grid

No response received.

5.13 CCC Archaeology:

The site lies in an area of high archaeological potential. Recommend that the standard archaeological condition is attached to any permission granted.

5.14 CCC Growth and Economy:

The following contributions are required:

- i) Early Years Education Contribution of £34,808;
- ii) Primary School Education Contribution of £10,715;
- iii) Secondary School Education Contribution of £93,332;
- iv) Monitoring Fee of £150.

5.15 CCC Minerals and Waste:

The site is located in close proximity to existing development and a road which would act as a constraint to mineral extraction, and the mineral itself is limited in extent therefore it is unlikely that the mineral would be worked as an economic resource and there are no objections to the proposed development. A detailed Waste Management and Minimisation Plan are required and can be secured by condition.

5.16 FDC Open Spaces and Landscape Team

No response received.

5.17 Local Residents/Interested Parties

1 letter of objection received (from Coates Road) concerning (in summary):

- Three storey properties would be out of keeping;
- Issues of overlooking;
- Concern over boundary treatments;
- Highway Safety concerns over the 2 accesses close together;
- Noise and disturbance from additional residents.

6 POLICY FRAMEWORK

6.1 National Planning Policy Framework (NPPF)

Paragraph 14: A presumption in favour of sustainable development;

Paragraph 17: Core planning principles;

Section 6: Delivering a wide choice of high quality homes;

Section 7: Requiring good design;

6.2 National Planning Policy Guidance (NPPG)

Design

Health and Wellbeing;

6.3 Fenland Local Plan 2014

LP1: A presumption in favour of sustainable development;

LP2: Facilitating health and well-being of Fenland residents;
LP3: Spatial strategy, the settlement hierarchy and the countryside;
LP4: Housing;
LP12: Rural areas development policy;
LP15: Facilitating the creation of a more sustainable transport network in Fenland;
LP16: Delivering and protecting high quality environments across the District.

7 KEY ISSUES

- **Principle of Development**
- **Village Thresholds and Community Consultation**
- **Layout, Design and Form and Character of the Surrounding Area**
- **Highway Safety and Access**
- **Section 106 Requirements**
- **Health and wellbeing**
- **Economic Growth**
- **Other Matters**

8 BACKGROUND

- 8.1 This site has had a previous outline permission for 12 dwellings approved under planning permission F/YR13/0360/O. This permission remains extant until 10th April 2017. This 2013 application committed access only and the indicative layout submitted was for in-depth development with 4 properties fronting onto Coates Road, which comprised of the 4 affordable units.
- 8.2 This current application was originally submitted for 16 dwellings however, due to issues relating to the village thresholds for Coates this has been reduced to 12 dwellings by removing the 4 smaller properties (Plots 13 – 16) to ensure that the development is for the same number of properties as the extant permission.

9 ASSESSMENT

Principle of Development

- 9.1 Policy LP3 identifies Coates as a Limited Growth Village where a small amount of development will be encouraged and permitted, which may be appropriate as a small village extension. The application site adjoins the main developed footprint of Coates and as such is considered to comply with the requirements of Policy LP3 in principle. Furthermore, there is an extant outline planning permission on the site which also serves to establish the principle of residential development on this site. As such the proposal complies with LP3 and is acceptable in this location subject to compliance with other policies of the Local Plan.

Village Thresholds and Community Consultation

- 9.2 Part A of Policy LP12 requires that for development in villages, if the level of new housing since April 2011 has exceeded the 10% threshold then an application will only be supported where there is demonstrable evidence of community support which has been obtained via a proportionate pre-application community consultation exercise. The most recent village threshold figures for Coates (dated 16th December 2016) show that of a potential 51 new homes allowed before the village threshold is breached, there have been 54 new dwellings. As such the threshold has been breached and would normally require a community consultation exercise. However, as this site has an extant planning permission it

will have already been included in the village threshold figures. Had the development remained at 16 dwellings there would have been a need for a community consultation exercise as the development would have exceeded the threshold by a further 4 dwellings. However by reducing the development to 12 dwellings there is no requirement for a community consultation as this is the same number of proposed dwellings as previously approved.

Layout, Design and Form and Character of the Surrounding Area

- 9.3 The proposed development is similar in layout to the outline previously approved and whilst layout was not committed previously, the indicative site plan showed a similar style of development, making the best use of the land available.
- 9.4 Although the surrounding area demonstrates a predominance towards linear, road frontage development there have been other examples of in-depth, estate style developments on this side of Coates Road. These comprise of Lakeside Garden which has had 3 phases of development and is currently under construction and also land to the rear of 196, Coates Road. Beyond these developments to the east the main village centre of Coates is characterised by in-depth development. Furthermore, the presence of the dwelling to the rear (south east) of the site represents a further example of in-depth development and the proposal is therefore considered to comply with Policy LP12 part (d) which requires new development to be of a scale and in a location that is in keeping with the core shape of the settlement and Policy LP16 part (d) which requires development to respond to and improve the character of the local built environment.
- 9.5 With regards to the layout of the site itself, each dwelling is proposed to have an area of private residential amenity land located to the rear of each dwelling, with additional front garden land also proposed. The level of amenity space proposed accords with Policy LP16 part (h) which requires sufficient private amenity space, equivalent to 1/3 of the plot. Each plot achieves this and is therefore considered to be acceptable in terms of amenity space. Each dwelling will also have their own driveways/parking areas with either garages or cart shed/carriage houses for additional parking. The level of parking proposed meets with the FDC parking standards contained within the Local Plan (Appendix A).
- 9.6 The proposed layout is considered to result in an improvement over the previously approved scheme and will result in a more cohesive development with an improved internal road layout. In addition the current proposal results in an improvement in the siting of the dwellings to allow better amenity space and positioning of the dwellings within the plots.
- 9.7 The dwellings have been sited so as not to result in any overlooking between the proposed properties themselves within the site and also between the proposed dwellings and the existing dwellings adjoining the site. The narrowest distance between properties is 2m which is between the side elevations of Plots 5 and 6, however the design of these dwellings can mitigate against any overlooking to the side elevations of either properties. In terms of the existing properties Plot 2 and No, 158 Coates Road have approximately 14m between their side boundaries (with the site access running in between). In addition, there is approximately 40m between the existing dwelling to the south (Whitecross Farm) and the dwelling proposed on Plot 10.

9.8 In terms of the design of the dwellings, there are common features which link the development however the variations in style of dwellings adds to the visual interest of the development and the surrounding area. This part of Coates is characterised by a mix of dwelling designs, styles and scales and there is no common design present. As such the proposed dwelling designs are considered to be in keeping with the surrounding area and will not adversely impact on the visual amenities of the area. It is considered that the development will result in an attractive group of housing and will enhance the surrounding area through the design of the dwellings as well as the attractive village green and pond area. It is proposed to remove PD rights however to allow the LPA to retain control over the future extension of the dwellings in order to protect their appearance and the visual amenities of the area. As such the proposal is considered to comply with Policies LP12 and LP16 of the Local Plan in this regard.

9.9 Given the above considerations, it is not felt that the proposal would result in any harmful effects on the amenities of the surrounding area or those of existing and future residents and as such complies with the provisions of Policies LP12 and LP16 in this regard.

Highway Safety and Access

9.10 The site will be accessed off Coates Road by 2 proposed access points. One will be located centrally within the site frontage and will lead to 10 of the 12 plots with an additional access to the west of the main one to serve 2 plots (Plots 1 and 2). Within the site the access road has been proposed to be 5m in width and will incorporate a turning area for vehicles. Within the site each dwelling has a parking area and garaging to provide the required private parking levels for the development.

9.11 The proposal has been assessed by the Local Highway Authority who have made comments in relation to further information being required in relation to the access width, footways and visibility splays. The Agent has clarified that the access road is intended to be a private road and requests that the detailed road configurations be secured by condition. This information has been forwarded to the Highway Team and their further comments are awaited and will be updated to Members.

9.12 Given the previous approval on the site for 12 dwellings it is considered that an adequate access arrangement can be achieved in accordance with Policy LP15.

Section 106 Requirements

9.13 Due to the scale of the proposed development it triggers the requirement for affordable housing, public open space and education contributions.

9.14 Affordable Housing requirements will be the equivalent of 3 dwellings which would be acceptable as a financial contribution as securing registered providers to take on a small number of dwellings on small sites can be problematic.

9.15 In terms of the Education Contributions these have been calculated by Cambs County Council and are as follows:

- Early Years Education Contribution of £34,808;
- Primary School Education Contribution of £10,715;
- Secondary School Education Contribution of £93,332;
- Monitoring Fee of £150.

There are no requirements for any contributions towards Strategic Waste and Lifelong Learning.

9.16 The development will also generate the requirement for off-site public open space contributions. These have been calculated in accordance with the Local Plan and Developer Contributions SPD and result in the following contributions:

- Neighbourhood/Town Park: £3,320;
- Children's Play: £3,320;
- Natural Greenspace: £4,150;
- Allotments: £830;
- Outdoor Sports: £6,640.

9.17 It is noted that the proposal includes an area of village green and pond which may contribute towards part of the open space requirements of the scheme. Comments are awaited from the Open Spaces Team as to the implications of the village green on the above requirements and Members will be updated accordingly.

9.18 The above requirements will be secured by a Section 106 Legal Agreement.

Health and wellbeing

9.19 Policy LP2 of the Fenland Local Plan states that development proposals should positively contribute to creating healthy, safe and equitable living environments by creating environments in which communities can flourish, creating the right and sufficient mix of homes, building homes which are easy to warm, promoting high levels of residential amenity, providing access to employment and facilities and avoiding adverse impacts, amongst other criteria. It is considered that this site represents a sustainable location and will provide a range of housing and therefore complies with LP2.

Economic Growth

9.20 The proposal would result in 12 additional dwellings for Fenland's Housing Stock, which would assist in the economic growth of the District in the long term. Furthermore in the short term the site would provide for local employment opportunities during the construction phase and as such the proposal complies with Policy LP6 in this regard.

Other Considerations

9.21 Refuse Collection

The comments of the Operations and Leisure Manager have been noted and forwarded to the Agent. The Agent has confirmed that it is intended to use a private waste collection firm to empty bins and it will be ensured that the surfaces and distances for bin collection points and internal roads will meet the requirements of the private collection company. This information has been forwarded to the Operations and Leisure Manager and their comments will be updated to Members.

9.22 Drainage

The site will utilise SuDS methods to drain the access road areas to the pond. This proposal has been considered by the Lead Local Flood Authority (LLFA) who raise no objections and request conditions to secure further details with regards to the drainage of the site.

9.23 Noise and Disturbance

The comments of the objector in relation to the potential for noise and disturbance have been noted. The application has been considered by the Environmental Health Team and they raise no objections in terms of the local noise climate. Furthermore, they request that a Construction Management Plan is conditioned to protect neighbouring residents from noise, dust and disturbance during the construction period.

10 CONCLUSIONS

10.1 The proposal has been assessed against the relevant local and national planning policies and is considered to be acceptable in terms of the principle of development, the layout and design, impacts on the surrounding area and neighbouring residential amenity and drainage considerations. It is considered that an acceptable solution can be achieved with regards to the outstanding highway and refuse collection issues and as such the proposal is considered to be acceptable.

11 RECOMMENDATION

Approve

Subject to

i) Conditions

ii) Completion of a Section 106 Agreement for affordable housing, public open space and education to be completed within 4 months of the date of this Planning Committee Meeting.

1. Approval of the details of:

(i) The landscaping

(hereinafter called 'The Reserved Matters') shall be obtained from the Local Planning Authority prior to the commencement of development.

Reason – To enable the Local Planning Authority to control the details of the development hereby permitted in accordance with Policies LP2, LP12, LP15, LP16 and LP19 of the Fenland Local Plan, 2014.

2. Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

Reason – To ensure compliance with Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.

Reason – To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

4. No works shall commence on site until such time as a Construction Management Plan shall be submitted to an approved in writing by the Local Planning Authority. The Construction Management Plan shall include (but not exclusively), the following:

- Hours of on-site working;

- Parking, turning and loading/unloading areas for all construction/contractors vehicles;
- Site compounds/storage areas;
- Wheel cleansing facilities capable of cleaning the underside of the chassis and wheels of all vehicles entering and leaving the site during the period of construction;
- A noise management plan including a scheme for the monitoring of construction noise;
- A scheme for the control of dust arising from building and site works;
- Details of remedial measures to be taken if complaints arise during the construction period;

Thereafter the details shall be implemented in accordance with the approved plan.

Reason - In the interests of highway safety and residential amenity in accordance with Policy LP15 and LP16 of the Fenland Local Plan 2014.

5. 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.

6. No development shall commence on site until such time as details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of visual amenity in accordance with Policy LP16 of the Fenland Local Plan 2014.

7. No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local

Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.

Reason - To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy LP18 of the Fenland Local Plan 2014.

- 8. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.**

The scheme shall be based upon the principles within the agreed Sustainable Drainage Strategy prepared by MTC Engineering (ref: 1770 – DS dated August 2016 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, Q30 and Q100 storm events**
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as Q100 plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;**
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers**
- d) Full details of the proposed attenuation and flow control measures**
- e) Site Investigation and test results to confirm infiltration rates;**
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;**
- g) Full details of the maintenance/adoption of the surface water drainage system;**
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water;**

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason

To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development in accordance with Policy LP14 of the Fenland Local Plan, 2014.

- 9. Details for the long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted (including all**

SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason

To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

- 10. No development shall commence on site until such time as a refuse strategy has been submitted to and approved in writing by the Local Planning Authority. The agreed strategy shall be implemented in full upon first occupation of the dwellings and thereafter retained in perpetuity.**

Reason: To ensure a satisfactory form of refuse collection in accordance with Policy LP16 of the Fenland Local Plan, 2014.

- 11. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. (The streets shall thereafter be maintained in accordance with The approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).**

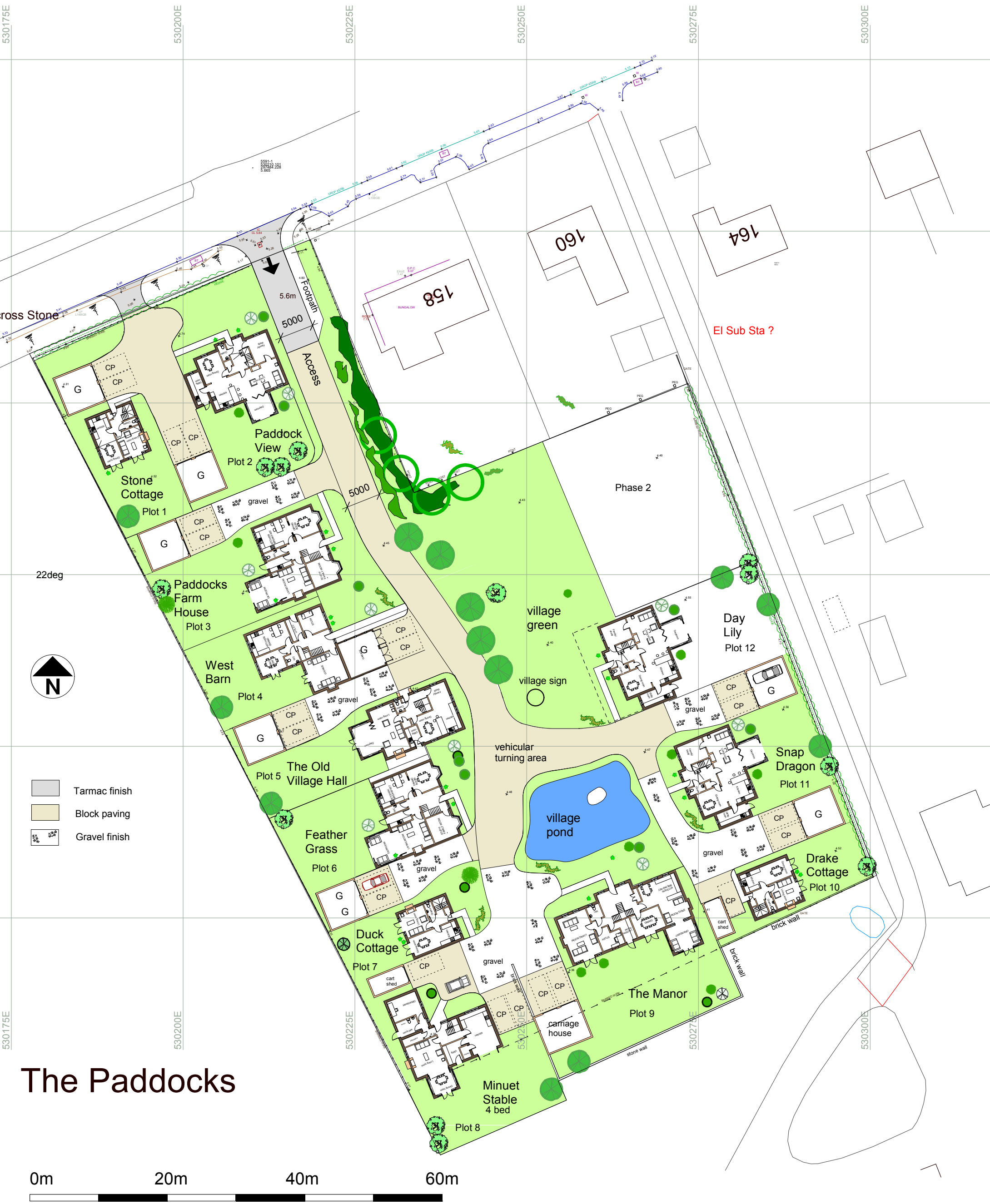
Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with policy LP15 of the Fenland Local Plan 2014.

- 12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:**
- i) The erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E);**
 - ii) The erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and B);**
 - iii) Alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);**
 - iv) The erection of any walls, fences or other means of enclosure to**

all boundaries (as detailed in Schedule 2, Part 2, Class A).

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development and the visual amenity and character of the surrounding area in accordance with Policies LP12 and LP16 of the Fenland Local Plan, 2014.

- 13. Any Highway Conditions required following the further comments from the Highway Team.**
- 14. Approved Plans.**



The Paddocks



SCALE BAR

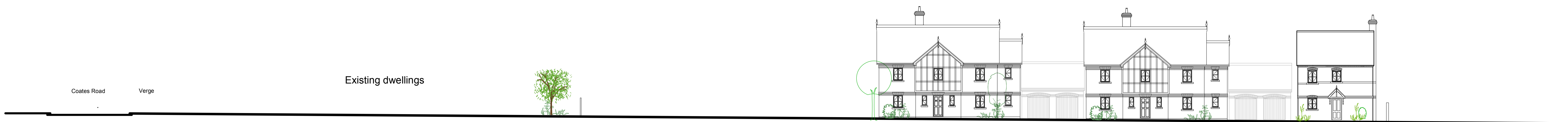
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| Scale | Date | Job No. | | |
| 1:100 | May 16 | 4516 | | |
| Category | CS&B Element | Sequential No. | Revisions | |
| D | (-) | 01 | C | |

Revisions:
 B - July 16 - Ground surface finishes added, plots 15&16 renumbered
 C - Nov 16 - Plots 13-16 omitted



EAST ELEVATION FROM GREEN

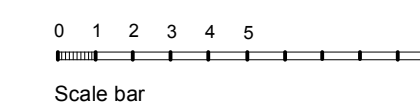


WEST ELEVATION FROM GREEN



NORTH ELEVATION FROM GREEN

Revisions:
A- Nov 16 - Plots 13-16 omitted



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| Title | | ELEVATIONS FROM CENTRAL GREEN | | | |
| Scale: | 1:200 | Date: | May 16 | Job No: | 4516 |
| Category: | D | Sequence No: | (-) | Revision: | 16 A |