

REPORT TO DEVELOPMENT CONTROL COMMITTEE – 12 OCTOBER 2005

UTT/1157/05/OP – TAKELEY

Outline application for residential development with all matters reserved
1 & 2 Broadfield Villas. GR/TL 569-211. Applicant and Agent: Mr A & I Parish.
Case Officer: Miss K Benjafield 01799 510494
Expiry Date: 20/09/2005
ODPM classification: Minor application

NOTATION: Within Takeley / Little Canfield Local Policy 3 – Prior's Green Site.

DESCRIPTION OF SITE: This site is located to the rear of a pair of semidetached dwellings to the north of the B1256 approximately 0.85km to the east of the Four Ashes crossroads. The site covers an area of 1485m² and is bounded to the west, east and north by hedging and mature vegetation. It currently forms the rear garden to nos. 1 & 2 Broadfield Villas and has a hedge dividing the gardens running north – south.

DESCRIPTION OF PROPOSAL: This outline application with all matters reserved relates to the erection of residential development on the site. The plan submitted with the application indicates an access point from the B1256 however the application form does not indicate that access is a matter to be determined and the applicants' have indicated their willingness to withdraw this part of the application and the reference to the proposed number of dwellings on the site. In order to achieve a density of between 30 – 50 dwellings per hectare (dph) on the site the number of dwellings would need to equate to between 5 – 7 dwellings.

APPLICANT'S CASE: We wish to leave off means of access.

RELEVANT HISTORY: Extensions to no. 2 Broadfield Villas in 1975 and 1982.

CONSULTATIONS: ECC Tops: It is unlikely that I will be able to respond within the time period that you request therefore I should be much obliged if you would seek the applicants' agreement to an extension of time. (Officers note: ECC Tops informed that it needs to reply before the committee meeting).

Water Authority: No objection.

Environment Agency: No objection.

ECC Archaeology: Recommends excavation. Prior to commencement.

PARISH COUNCIL COMMENTS: Object on the grounds that:

- This proposal would not comply with the existing building line along this stretch of B1256.
- 4 detached dwellings on such a site would be too intensive especially when accounting for the necessary infrastructure.
- Agreement to such a proposal would set a dangerous precedent for other properties in the vicinity and over time would contribute to the erosion of local character and countryside.

REPRESENTATIONS: One. Notification period expired 17 August. Main points: Concerned that as the occupier of a property in Broadfield Rd and directly affected by the proposed development, no neighbour notification letter has been received.

COMMENTS ON REPRESENTATIONS: The property in question is located some distance from the site and is separated by the woodland to the north and east of the site, however in response to the request for a letter a copy of the neighbour notification has been sent.

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PLANNING CONSIDERATIONS: The main issues are whether

- 1) **the development would be compatible with the Master Plan and the Council's Supplementary Planning Guidance (PPG3, ADP Takeley Local Policy 1 and DLP Local Policy 3) and**
- 2) **social, amenity and infrastructure contributions are required (DLP Policy GEN6).**

1) The Development Plan policies do not permit development of this site in isolation. Development of this site is however acceptable in principle provided it is contiguous with the development of the Prior's Green site overall.

The Supplementary Planning Guidance (SPG) emphasises that the principle of development of this and the other "island sites" is acceptable; that new development should gain access from the approved internal road network; that financial contributions should be made towards education, transport, sports, community and landscaping facilities; that affordable housing should be provided; and that no permissions should be granted on the island sites until UTT/0816/00/OP has outline planning permission. As Members will be aware that application has been approved.

2) The SPG requires that all the island sites other than the land adjacent to Takeley Nurseries should make appropriate and proportionate contributions to social, amenity and infrastructure requirements. These are based on an assessment of the costs of primary and secondary education, a contribution to transport enhancement and a contribution to the enhancement of local sports and/or community facilities, a contribution to fitting out, equipping and furnishing the on-site community centre and a financial contribution to structural landscaping and a 15-year landscape sum for its proper maintenance. The total basic financial contribution for wider and longer-term benefits excluding affordable housing and any associated additional educational payments and landscape contributions totals £5,969 per dwelling at April 2002 prices. Because this site is outside the Master Plan area these contributions will need to be made in full.

CONCLUSIONS: The development of this site is acceptable in principle provided it is developed contiguously with planning permission UTT/0816/00/OP and not in isolation. A Section 106 agreement will be necessary to ensure contributions to social, amenity and infrastructure requirements as set out above and to link this site with the larger development, preventing its development in isolation.

RECOMMENDATION: APPROVAL WITH CONDITIONS SUBJECT TO A SECTION 106 OBLIGATION REQUIRING CONTRIBUTIONS IN ACCORDANCE WITH THE TAKELEY/LITTLE CANFIELD SPG AND ALSO COVERING THE ISSUES DETAILED ABOVE

1. C.1.1. Submission of reserved matter: 1.
2. C.1.2. Submission of reserved matter: 2.
3. C.1.3. Time limit for submission of reserved matters.
4. C.1.4. Time limit for commencement of development.
5. The land the subject of this planning permission shall not be developed other than contiguous with planning permission UTT/0816/00/OP. The site shall be included within the approval of phasing and development densities set out in condition 7 of planning permission UTT/0816/00/OP.
REASON: To secure appropriate phasing and densities in a comprehensive manner.
6. The development hereby permitted shall be carried out in accordance with the Master Plan, drawing no. 1071/MP/6 Rev A dated 10.08.00 unless otherwise agreed in writing by the local planning authority.

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REASON: To ensure development proceeds in broad accordance with the principles set out in the approved Master Plan.

7. C.5.2. Details of materials.
8. C.4.1. Scheme of landscaping.
9. C.4.2. Implementation of landscaping.
10. C.4.6. Retention of trees and shrubs.
11. C.16.2. Full archaeological excavation and evaluation.
12. The land the subject of this planning permission shall not be developed other than contiguous with planning permission UTT/0816/00/OP. The site shall be included within the approval of phasing and development densities set out in condition 7 of planning permission UTT/0816/00/OP.

REASON: To secure appropriate phasing and densities in a comprehensive manner.

13. The development hereby permitted shall be carried out in accordance with the Master Plan, drawing no. 1071/MP/6 Rev A dated 10.08.00 unless otherwise agreed in writing by the local planning authority.

REASON: To ensure development proceeds in broad accordance with the principles set out in the approved Master Plan.

14. Noise construction levels/hours.
15. No development shall take place until a program of works for the provision of foul and surface water drainage has been submitted to and approved in writing by the local planning authority, following consultation with Thames Water. Subsequently the works shall be implemented as approved, including any phasing in relation to the occupation of buildings.

REASON: To ensure there adequate surface and foul drainage systems are provided for the development and there are no adverse effects on the wider community.

Background papers: see application file.
