

UTT/1342/07/DFO - LITTLE DUNMOW

Erection of 41 No. 2, 3 and 4 bed dwellings with associated roads, footpaths, drives parking/courts, garages and access paths

Location: Area 5D Oakwood Park (the Former Sugar Beet factory) Little Dunmow GR/TL 661-205

Applicant: Persimmon Homes (Essex) Ltd

Agent: Jon Associates Ltd

Case Officer: Mr M Ovenden 01799 510476

Expiry Date: 22/10/2007

Classification: MAJOR

NOTATION: ULP: Part of Oakwood Park development (Oakwood Park Local Policy 1).

DESCRIPTION OF SITE: The proposal forms part of Phase 5 of the overall development of the site for 828 dwellings, in accordance with the latest Masterplan, revised in June 2004. The site has an area of 1.15 hectares and is located along the western edge of the development, south of Phase 4, north of Phase 3 and to the west of the rest of Phase 5 currently under construction under a previous permission. To the west of the site is a significant change in levels up to the structural landscaping belt and farmland beyond.

DESCRIPTION OF PROPOSAL: This scheme is the third reserved matters scheme for this phase. It seeks to reduce the number of dwellings on the phase to 110 in comparison to the first approval for 97 and the more recent approval for a total of 122 dwellings. The density of the scheme is approximately 36 dwellings per hectare and the scheme comprises two, three and four bedroom houses, including 16 affordable units (two and three bedroom houses). This provides a balance to some of the flats previously permitted elsewhere within this phase and each property has its own private garden. The designs are traditional and include detached, semi detached and some terraces. They are predominantly two storey designs with one of the house types being 2½ storeys (17), with rooms in the roof, which are spread around the site in small groups. The house types are in keeping with those used elsewhere in the development. Materials include a mix of brick, render, weather boarding, slate and interlocking tiles. The affordable units are arranged in a group of seven and a group of nine units located at opposite ends of the phase. These are smaller groups than permitted elsewhere at Oakwood Park and in the context of the overall site represent good integration. All dwellings have at least 200% car parking plus some units have garages. The scheme responds well to adjacent built development, provides attractive vistas and some incidental open space and includes traffic calming. The dwellings comply with the Council's accessible homes requirements.

APPLICANT'S CASE: A detailed Design and Access statement explains the proposal and can be viewed at the offices or on the website.

RELEVANT HISTORY: Outline application for reclamation of despoiled land and demolition of redundant structures approved 1998. Redevelopment up to 655 dwellings, being a net addition of 170. Approval of additional 160 dwellings, approved 2003. The outline permission granted in 2004 contained a condition which restricted the submission of reserved matters to the first three years (i.e. before 23 June 2007) and has therefore expired. The original outline permission was not limited in this way.

The 1998 permission had conditions covering the following items:

- Submission of details
- Time limit for submission of details

- The limit for commencement of development
- Compliance with Masterplan
- Submission of details of reclamation works
- Submission & implementation of landscaping scheme
- Retention of trees
- Submission & implementation of landscape/management plan
- Provision of protective fencing of Felsted fen (site of nature conservation)
- Limit on erection prior to new A120
- Control of hours of construction/delivery
- Noise protection
- Archaeology
- Drainage details

The provision of affordable housing is covered by the S106 agreement.

Reserved matters were agreed in 2005 on Phase 5 for the erection of 97 2-5 bedroom dwellings with garages and associated ground works. Permission was granted in 2006 for additional dwellings to take the overall number to 122 dwellings. This application seeks to scale the numbers down to a total of 110 to comply with the developer's contractual arrangement not to exceed the allocated numbers at Oakwood Park.

CONSULTATIONS: ECC Highways: No objections subject to conditions.

ECC Archaeology: The area has been previously assessed and no recommendations are made.

Environment Agency: No objections

Anglian Water: Request drainage condition.

PARISH COUNCIL COMMENTS: Little Dunmow Parish Council: (Original and revised plans) The Masterplan shows that this area should be extra low / low density housing, this application is clearly not low density. The Design and Access Statement (page 10) indicates that there will be two open spaces / squares, however on the plans one has been replaced by plot 89, and the other is for parking bays 69-72. Would also like to suggest building should not commence until Enodis comply with their Section 106 commitments regarding community facilities.

Felsted Parish Council: (Original and revised plans) Proposed details are acceptable but work on this phase must not commence before the agreed community facilities and landscaping are implemented.

REPRESENTATIONS: This application has been advertised and 5 representations have been received. Period expired. 14 August 2007. Comments as follows:
Application not in accordance with Masterplan. In this plan it is indicated that the perimeter of the development would consist of low-density housing. UTT/1342/07/DFO makes provision for high-density housing on the perimeter of the development. The planning application should be revised to show that a services entrance is not available from Perry Road.

COMMENTS ON PARISH COUNCIL COMMENTS AND REPRESENTATIONS: The density of the proposal is less than that of the extant approval (approved last year). The comments about the two small open spaces are noted. The overlooking from the side elevation can be addressed by planning condition (condition 7). The retention of the existing fence at Perry Road would represent a departure from the previously approved schemes on this site and undermine the integration of this development into Oakwood Park as a whole. The main point raised in many representations is that permission should be withheld pending

the provision of the outstanding community facilities. While this might appear to be tempting there is no legal basis for doing so and Members are advised against this course of action.

PLANNING CONSIDERATIONS: The main issue is whether the proposed layout and design is appropriate in accordance with the current Masterplan for the site (June 2004), the Oakwood Park Design Guide and Oakwood Park Local Policy 1 and provides a high standard of site layout design, appropriate affordable housing and car parking provision (ULP GEN2, GEN8)

The principle of the development of this phase has been accepted by the outline permission(s) and the approved Masterplan for the site. Furthermore the two previous reserved matters approvals provide the context for considering this scheme. The broad layout of this scheme is similar to its two predecessors. Given that this application proposes fewer dwellings on the phase than the last approved scheme the density is lower.

In comparison to the first scheme this proposal introduces some smaller units into an area approved for predominantly large detached and semi detached houses, in part by relocating some of the affordable housing from the north eastern edge of the phase (where all 31 units were originally proposed as flats in one group). This scheme has fewer big dwellings, a less formal regimented layout, better integration of affordable housing, provides the same proportion of affordable housing as in previous schemes, avoids the provision of further flats and improves the parking provision.

CONCLUSIONS: The revised scheme is an acceptable way of developing this site.

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. C.3.3. In accordance with approved drawings.
2. C.6.2. Removal of permitted development rights.
3. C.7.1. Cross sections of site (slab levels)
4. C.8.29. Details of sustainable construction for new residential development
5. C.8.30. Provision of bin storage
6. C.10.5. Construction of roads up to base level prior to commencement.
7. There shall be no first floor side elevation window to plots 70 and 92.
REASON: To avoid overlooking of the adjacent property.
8. No development shall take place until a scheme of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.
REASON: To ensure there is no pollution of the surface water environment.
9. No gates, windows or doors that form part of the approved development shall open over the highway.
REASON: In the interests of highway safety.
10. Notwithstanding the provisions of Condition C.4.1, any trees to be planted within the highway must have previously been agreed with the Highways Authority and sited clear of all underground services and visibility splays, and laid out to compliment the street lighting scheme.
REASON: To avoid compromising street lighting efficiency and to ensure that trees planted adjacent to the carriageway do not obstruct passing vehicular traffic.
11. Prior to the first occupation of each property, each vehicular access shall be provided on both sides with a 1.5 metre x 1.5 metre pedestrian visibility splay as measured from the highway boundary. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility splays thereafter.

REASON: To provide adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access

- 12. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

REASON: To avoid the displacement of loose material onto the highway in the interests of highway safety

- 13. All electrical and telephone services to the development shall be run underground. All service intakes to dwellings, apart from gas, shall be run internally and not visible on the exterior. All meter cupboards shall be positioned on the dwellings in accordance with details, which shall have been previously submitted to and approved by the local planning authority. All buildings containing flats shall be equipped with a communal TV and radio aerial and satellite dish in positions, which shall have been previously submitted to and approved by the local planning authority (unless the development is in an area served by cable distribution). On all buildings satellite dishes shall be of dark coloured mesh unless fixed to a light coloured, rendered wall, in which case a white dish should be used. Satellite dishes shall not be fixed to the street elevations of buildings or to roofs. All soil and waste plumbing shall be run internally and shall not be visible on the exterior. Rainwater goods shall be black, and shall be indicated on submitted elevations. All windows and doors in masonry walls shall be inset at least 100mm and shall be fitted with sub-cills. All windows and doors shall be of designs which shall have been submitted to and approved by the local planning authority prior to their installation. Details of all ground surface finishes, including kerbs and manhole covers shall be submitted to and approved by the local planning authority prior to their installation. The rights of utility companies to deemed consent under the General Permitted Development Order to construct electrical substations and gas governors within the development are withdrawn and planning consent will be required.

REASON: To ensure a satisfactory standard of development.

- 14. Prior to the commencement of the development hereby approved, precise details of the number, type and location of security lighting units to the parking courts shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and the requirements of condition C.90J attached to this permission unless otherwise agreed in writing with the local planning authority.

REASON: To protect public safety and amenity in accordance with Policy GEN2(e) of the 2005 Uttlesford Local Plan.

- 15. All security lighting to public parking and garaging courts shall be of white light.

REASON: To protect public safety and amenity in accordance with Policy GEN2(e) of the 2005 Uttlesford Local Plan.

- 16. C.28.1. Accessibility – Implementation of approved scheme.

Background papers: see application file.
