

## UTT/1956/07/DFO - LITTLE CANFIELD

Details following outline permission UTT/1042/02/OP for erection of 35 dwellings with associated access and parking

Location: PG23, Priors Green Land north of Dunmow Road. GR/TL 571-211

Applicant: Barratt Eastern Counties

Agent: Bidwells

Case Officer: *Mr M Ovenden 01799 510476*

Expiry Date: 04/02/2008

Classification: MAJOR

**NOTATION:** Within Takeley (Priors Green) Local Policy 3 area and the Masterplan area for Priors Green.

**DESCRIPTION OF SITE:** The application site comprises a parcel of former agricultural land (1.041 hectares in total) adjacent to the Priors Green development area, south of Phase 10 (reserved matters for which were approved by committee in September 2007). The site is roughly rectangular, with a projection at its north west corner, measures approximately 135/170m (east-west) and up to 85 metres (north-south) and forms a gap between New House to the east and Nursery Cottages to the west. To the south is the B1256, former A120 Dunmow Road. The site is gently sloping, and is slightly below the level of the B1256, with hedgerows and scattered trees forming the site's eastern, southern and western boundaries.

**DESCRIPTION OF PROPOSAL:** The application seeks the approval of the matters reserved by the outline planning permission for this addition to the overall Priors Green site approved in 2006 for 35 dwellings with associated parking/garages. That approved the principle of the development and all matters except:

- siting
- design
- external appearance
- the means of access
- landscaping

The proposed layout of the development has been largely dictated by the shape of the site and the need to access it from the north rather than direct from the B1256. The internal road layout on the site is roughly L-shaped. The size of the site and the number of units proposed complies with the requirements of the outline permission. The development has a density of 33 dwellings per hectare, meets the threshold required by a condition on the outline permission, is within the density range advised by the Government and similar to the figure that is achieved overall on the Priors Green site.

The dwellings comprise a variety of designs, which are largely traditional in appearance, mostly two storey, although some two and a half storey dwellings are included. They comprise simple cottage style dwellings, some with gable projections and dormer windows etc. Proposed materials are unknown at this stage, although the adjacent Phase 10 will be developed by the same developer and will use an agreed mix of bricks including multi red, plain red and yellows in addition to weather boarding and render, with tiles to include browns and reds and artificial slates, which the developer may seek to use here. The development comprises four 1 bedroom flats, four 2 bedroom houses; one 3 bedroom house, nineteen 4 bedroom houses and seven 5 bedroom houses. Included within the development are nine affordable units (the four 1 bedroom flats, four 2 bedroom houses and one 3 bedroom house). Parking is shown to be provided in a mixture of on plot parking, with garages, open

parking adjacent to plots and two small parking courts. For all four or five bedroom houses at least two or three spaces are proposed and the affordable units would have eleven spaces for nine dwellings.

**APPLICANT'S CASE:** This Reserved Matters application follows the decision of the Uttlesford District Council to allocate the site as part of the overall Priors Green neighbourhood (Adopted Local Plan), and the grant of outline planning permission for the site (UTT/1042/02/OP). There now exists an opportunity to create a high quality new urban environment. To compliment the new development in the locality and contribute towards the District's required housing provision in a sustainable location.

The design and layout, as proposed, have been based upon a carefully assessment of the constraints and opportunities that the site and its environment offer, and the relevant planning policies and guidance.

In particular the proposals seek to closely follow the principles laid down in the outline consent and it is considered that these proposals are compatible with the outline permission, the objectives of the Master Plan and Planning Policy to provide a high quality scheme that meets the Council's planning and design objectives for the area.

To summarise, the development will:-

- Provide sustainable development of an allocated site in line with Government guidance.
- Incorporate an approximate mix of house types and tenures.
- Provide an attractive new development with identity and sense of place through the use of quality materials, good urban design and creation of useable open space for residents.
- Respect the boundaries of the existing neighbouring properties.
- Provide for the retention of the Dunmow Road frontage hedge and provide and strengthen structural landscaping on the east and west boundaries.

**RELEVANT HISTORY:** On 23 June 2005, outline planning permission (with siting, design, external appearance, means of access and landscaping reserved) was granted for the development of a new residential neighbourhood, including residential development, a primary school site, local centre facilities, open space, roads, footpath/cycle ways, balancing ponds, landscaped areas and other ancillary or related facilities and infrastructure (UTT/0816/00/OP). This permission is subject to conditions, a Section 106 legal agreement to secure the provision of public open space, play areas, a community hall, community facilities, structural landscaping and sports and community facilities. Committee has also approved a Master Plan dated 10 August 2000 for the Priors Green site. This is the permission for the main Priors Green site. In November Members resolved to permit the increase in the number of dwellings overall on the Priors Green site by 56 units. A Section 106 is currently being negotiated prior to issuing that permission.

Various reserved matters approvals have been granted in accordance with a phasing programme required by the original permission. The site immediately to the north known as Phase 10 has received reserved matters approval for its development.

On 17 November 2006 outline planning permission with S106 agreement was granted for up to 35 dwellings on this site as an addition to the main Priors Green development. The permission is subject to the following conditions:

<b>Condition reference</b>	<b>Subject of condition</b>	<b>Comments</b>
C.1.1 – 1.4	Time limits for submissions and implementation	This submission complies with the specified timing
C90A	Maximum of 35 dwellings on this site	This submission complies with this requirement
C90B	Overall density of 30 dwellings per hectare	The proposal meets this threshold
C90C	Development to be carried out contiguously with adjacent sites	Permission has been granted for the development of adjacent sites on the main Priors Green site and this and the one to the north have been cleared ready for development.
C90D	To be carried out in accordance with the Masterplan	This proposal is in accordance with the Masterplan
C5.2	Details of materials	An outstanding requirement
C.4.1, 4.2 & 4.6	Submission and implementation of landscaping and retention of trees	Forms part of this submission
C90E	Submission of ecology strategy	Strategy received.
C.16.2	Scheme of archaeological works	Evaluation received.
C90F	Scheme of foul and surface water drainage	Being dealt with as part of the overall site.
C90G	Submission of parking layouts	Forms part of this submission
C90H	Agreement of location of bus stops at engineering stage	This requires the location to be agreed with the highways authority
C90I	Submission of street furniture details	None proposed on this phase.
C12.1	Scheme of walls and fences	Not shown on this proposal. Will require a further submission.
C90J	Control of construction noise	Requires compliance but no further submission.
C90K	Construction access details	Requires compliance but no further submission.
C90L	Hours of construction	Requires compliance but no further submission.
C90M	Agreement of haul route for construction vehicles	Will need to be the subject of a further submission.
C90N	Submission of cross sections	Will need to be the subject of a further submission extending to adjoining land
C90O	Prohibiting development until new A120 is open	The new A120 is open
C90P	Dust prevention measures	Applies to this site & requires compliance.
C90Q	Provision of 25% affordable housing	This phase contains nine affordable units (25%) which are controlled by the planning condition.

The associated S106 agreement requires the roundabout to the B1256 to be implemented prior to commencement; notice of occupation of dwellings to be given to the Head of Schools service (ECC); notify Uttlesford of implementation; Implement and transfer of structural landscaping; prohibiting access to the B1256 and construct all units via the internal estate road.

**CONSULTATIONS:** The following consultation responses have been received in respect of the applications. Any further comments received will be reported to Members.

Environment Agency: No comments.

Thames Water: No objections

Essex Police: Query details of buffer strip between plots 9 and 12; fencing should be at least 1.8 metres high.

Essex County Council Highways and Transportation:

Building Surveying: Comments about lifetime homes.

Essex County Council Archaeology: No requirements.

Environmental Health: No comments

**PARISH COUNCIL COMMENTS:** Objection

- Housing association plots 1-9 have no provision for garages and have only 1 allocated parking space per dwelling. This is insufficient and will result in parking on pavements and verges which will cause congestion and a danger to pedestrians
- There is no allocated visitor parking for plots 1-9 or plots 12-15.
- The building line of plot 15 and associated garages (14/15/16) stand forward of the existing line of Nursery Cottages and should be relocated inline with Nursery Cottages to improve the streetscene.
- Would prefer all flat roof dormers to be replaced with pitched roof dormers or tiled sloping dormers. This would improve the street scene and allow easier long term maintenance.
- 'Fielding' house type (plot 26/29/33) – note that the proposed chimneys are below the roofline. Doubt the effectiveness/efficiency of these chimneys.

**REPRESENTATIONS:** The application has been advertised and no representations have been received in respect of this application.

**PLANNING CONSIDERATIONS: The main issues are:**

- 1) **whether the above proposals are acceptable in the context of meeting the reserved matters requirements following outline permission for residential development. (ULP Policies S2, GEN1, GEN2, and GEN8) and**
- 2) **any other material planning considerations.**

1) The land subject to this application, benefits from outline planning permission for residential development (UTT/1042/02/OP). Together the outline permission and the Masterplan provide the context for considering this application. The permission for the immediately adjacent Phase 10 (UTT/0841/DFO) approved in September last year is relevant to this proposal as it covers similar issues and provides access into the site.

The issues to be considered in this application are limited to only those reserved by the outline permission i.e. siting, design, external appearance of the buildings, the means of access and landscaping. The siting is largely dictated by the need to accommodate 35 dwellings, the point of access into the site and the shape of the parcel of land. It also respects and protects the site boundaries and existing vegetation and avoids material

overlooking of adjacent properties. The designs of most of the dwellings are shared with the approved scheme for the adjacent Phase 10 and their external appearance is satisfactory. Details of materials have yet to be submitted. The means of access to the site is via the adjacent Phase 10 as required by the outline permission and is therefore satisfactory, subject to a small change agreed by the Highways authority and incorporated into revised plans. Landscaping details have been submitted and are satisfactory. Existing planting along the east, south and west boundaries is to be retained.

The parking provision is satisfactory with the exception of the eleven spaces to be shared by the nine affordable units. This is less than the one and a half spaces per unit often considered to be acceptable for small dwellings (which would require 14 spaces) and acts to increase the distinction between the affordable and open market housing and is unacceptable. This has been raised with the applicant's agent and a condition is recommended for a revised plan of this small portion of the site to increase the number of parking spaces. The location of bin storage areas is not shown other than for the four affordable flats. This too is to be addressed by condition.

2) It was acknowledged in the determination of the scheme for the adjacent Phase 10 (UTT/0841/07/DFO) that the mix of property sizes can only be controlled at the outline stage. There was no such controlling condition on the outline permission. Affordable housing is provided for on this phase in accordance with the outline permission and is acceptable.

**CONCLUSIONS:** The proposed scheme is acceptable.

**RECOMMENDATION: APPROVAL OF RESERVED MATTERS WITH CONDITIONS**

1. No development shall commence until a revised plan has been submitted to and approved in writing by the local planning authority showing the provision of at least 1.5 spaces per dwelling for the affordable units. The development shall be implemented in accordance with those revised details.  
REASON: To provide an appropriate level of parking for the needs of future occupants of these dwellings.
2. C.8.28. Energy efficiency measures.
3. C.8.33. Accessibility – further submission.
4. No development shall commence until a plan has been submitted to and approved in writing by the local planning authority showing the location of refuse facilities for each of the dwellings. The refuse facilities shall be implemented in accordance with those details prior to the first occupation of the dwellings.  
REASON: To ensure appropriate facilities are available to accommodate the three bin waste disposal system to be used at the development.

*Background papers: see application file.*

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