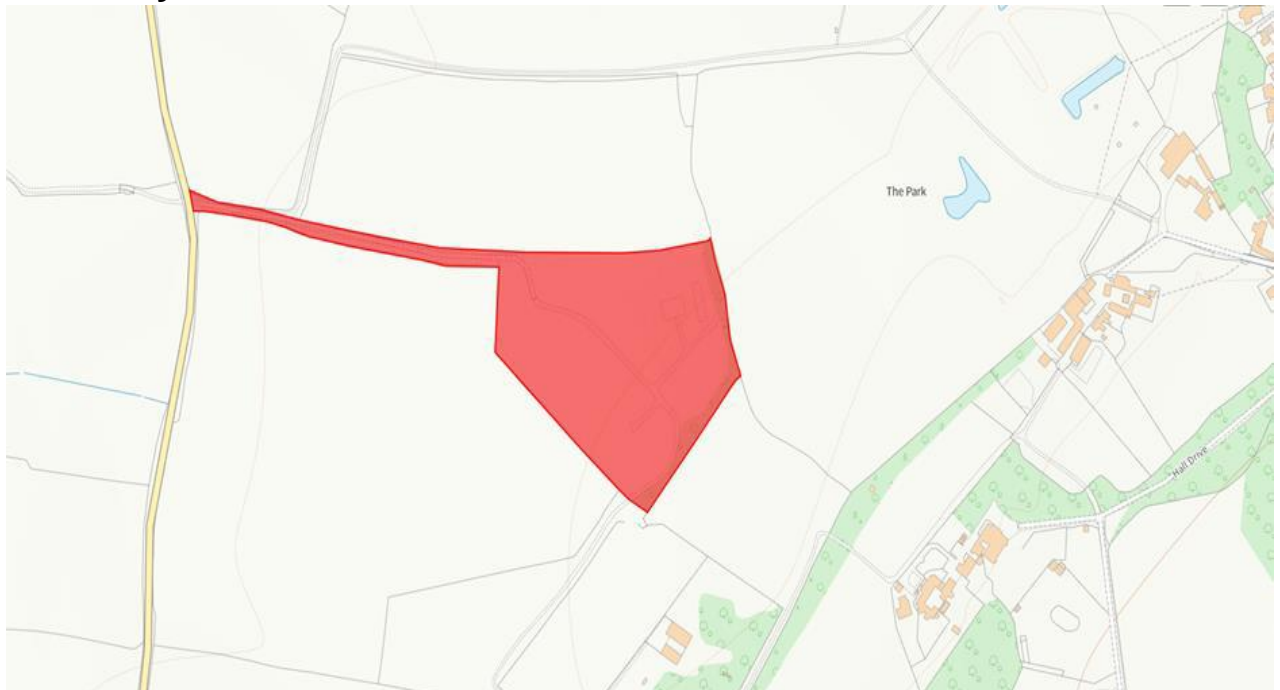




20/00438/REM on land at Sandy Lane, Melton Mowbray application for the reserved matters of Layout, Scale, Appearance and Landscaping of 29 dwellings in association with outline approval 15/00537/OUT.

Corporate Priority:	Delivering sustainable and inclusive growth in Melton.
Relevant Ward Member(s):	Cllr R Child
Date of consultation with Ward Member(s):	12 May 2020
Exempt Information:	No

1 Summary



- 1.1 The site is located in the open countryside and formerly occupied by poultry buildings as well as Nissen huts, but all buildings and structures have now been demolished. Access to and from the site is via Sandy Lane with the access road and site having established planting along their boundary. Surrounding the site are agricultural fields. Ground levels rise from Sandy Lane along the access road into the site. Within the site there is a pond area where protected species are known to inhabit. Furthermore, there are known badger sets in and around the site as well. There is a Scheduled Ancient Monument (SAM) outside of but in close proximity to the east of the site.
- 1.2 The application seeks consent for the approval of the outstanding reserved matters with these being layout, scale, appearance and landscaping only.
- 1.3 Members will recall that the submission was put before the Planning Committee at its meeting on 10 November 2022 where it was deferred to enable matters relating to the proposed housing mix and design be looked at with the applicant and agent.

RECOMMENDATION(S)

Approve subject to conditions as set out in Appendix E.

2 Reason for Recommendations

- 2.1 Outline permission with access via Sandy Lane has granted permission for residential purposes securing the principle of development and the residential use being established and acceptable. This was under reference 15/00537/OUT.
- 2.2 Following the 10 November 2022 committee officers held further discussions with the applicant and agent that have resulted in further amended plans having been provided relating to house design, housing mix and layout.
- 2.3 The development results in a variety of single and two-storey house types of differing designs, appearances and heights providing a variety within the site that relates to the development as a whole. The layout serves to provide a welcoming entry point from which the scheme develops in terms of the housing, around which, significant landscaping is proposed that enhances the development whilst also providing good levels of screening between the development and the adjacent Scheduled Ancient Monument.
- 2.4 The submission, through the receipt of amended plans and documents following productive dialogue with the agent and applicant taking account of consultee comments, represents an acceptable form of development through the reserved matters of layout, appearance, scale and landscaping. Whilst a number of objections have been received, officers consider that the development as currently proposed and taking account of the amended plans, satisfactorily addresses concerns raised.
- 2.5 It is considered that the development complies with policies within the Adopted Melton Borough Council Local Plan and the emerging Burton and Dalby Neighbourhood Plan.

3 Key Factors

3.1 Reason for Committee Determination

3.1.1 This application is required to be presented to the Committee due to receiving more than 10 letters of objection from separate households contrary to the recommendation and having been deferred from the 10 November 2022 Planning Committee meeting.

3.2 Relevant Policies

3.2.1 As per the previous Committee Report contained in Appendix A which sets out the relevant policies.

3.3 Main Issues

3.3.1 In the previous committee report contained within Appendix A, the main overarching issues are set out. The issues to be considered in this committee report relate solely to the areas for which the application was deferred from the 10 November 2022 Planning Committee. The main issues are therefore;

- a) Housing Mix;
- b) House design; and
- c) Layout.

4 Report Detail

4.1 Housing Mix

4.1.1 Following the deferral of the application from the last Committee, officers met with the applicant and agent on the application. As a result of these discussions amended plans have been provided that have reduced the number of dwellings on site from the 30 originally sought to 29 – an overall reduction of 1 dwelling – while also making alterations to the housing mix and dwelling type forming the development.

4.1.2 The table below sets out the Policy C2 optimal mix for the borough; the previously proposal and the amended proposal.

	1-bed	2-bed	3-bed	4+ bed
Policy C8 Optimum Mix	5%	30%	45 – 50%	15 – 20%
Previous Proposal	0 (0%)	0 (0%)	10 (33.3%)	20 (66.6%)
Current Proposal	0 (0%)	0 (0%)	10 (34.5%)	19 (65.6%)

4.1.3 While this table may not suggest much change, the dwellings included within the 4+ bed column comprise 12 x 4-bed dwellings and 7 x 5-bed dwellings (as opposed to 8 x 4-bed and 12 x 5-bed originally proposed) which represent 41.4% and 24.1% respectively of the overall total. The change in the housing mix also sees an increase in the number of bungalows (7 instead of 5) and the provision of a semi-detached pair.

- 4.1.4 The changes made to the original housing mix is the reduction of the number of larger 5-bed houses while increasing the number of bungalows alongside a semi-detached pair which creates provides a greater mix.
- 4.1.5 As mentioned in the previous report, Policy C8 sets out the optimum mix for the Borough as a whole. Paragraph 4.26 of the previous report sets out that the provision of 5 bungalows was considered good for a development of the number of dwellings proposed with the policy itself stating that residential developments which include bungalows will be particularly supported, while also positively contributing to the development itself and the Borough. The further increase in the number of bungalows further reinforces this positive contribution to the development and Borough of a type of dwelling that are generally sought after.
- 4.1.6 In addition to this the change to the number of dwellings, as well as the mix of dwellings to provide for increased numbers of dwellings with fewer bedrooms than previously proposed following the deferral on the site, improves the mix on the site. Further, the supporting text for policy C2 indicates that the Housing Need Study will be used to inform the determination of applications which, along with the use of the word optimal in the policy's supporting text allowing for deviation given that each application is considered on its own merits. On this basis officers consider it to be acceptable.

4.2 House Design

- 4.2.1 The proposal increases the number of bungalows while also providing a pair of semi-detached dwellings and a full set of up-dated drawings have been provided in respect of the dwellings and the associated garages.
- 4.2.2 The 2-storey dwellings provide gable ends to the roof slopes of the dwellings with there also being gables where a 2-storey front or rear projection forms part of the dwelling. Single storey front or rear elements have mono-pitched roof slopes with porches also providing a mix of mono- and dual-pitched roofs where the slope of the porch roof matches that of the main dwelling to which it relates. Internally the dwellings have also been amended so as to provide the main bedroom with an en-suite which serves to distinguish them from the other the other bedrooms in the dwellings.
- 4.2.3 With regards to the bungalows, as with the 2-storey dwellings these have been amended so as to provide the main bedroom with an en-suite bathroom which provides a distinction between it as the main bedrooms and the other bedrooms in them. They have hipped, pitched roofs and are sited in locations that allows this roof design to have a softer impact on the plots and land that they are adjacent to.
- 4.2.4 Within the up-dated drawings provided, a drawing has been provided that sets out the materials for the dwellings with annotation that sets out the proposed material palette which would be formally discharged as part of a subsequent discharge of conditions submission should approval be granted for this reserved matters. The drawing details the indicative use of multi-red bricks, render, dentil coursing, brick details, coursed stone, coursed stone plinths, concrete sills, slate style roofing, red clay style roof tiles, black fascias, timber doors and cream windows. These have, on the drawing, been indicated on the dwellings and officers considering they are appropriate to the locality.
- 4.2.5 Officers therefore consider the proposal complies with the requirements of policies EN1 and D1 of the Melton Local Plan.

4.3 **Layout**

- 4.3.1 As a result of the changes made to the dwellings including a reduction in their number by 1, there has been a resultant change to the layout of the development to reflect this.
- 4.3.2 The layout proposed through these changes is broadly the same as presented to the Committee on 10 November. The main changes comprise the replacement of the 2-storey detached dwelling visible on entry to the site with the new semi-detached pair. Further to this the 2 additional bungalows proposed in place of 2-storey dwellings are located on the site northern boundary beside the bungalow on the left visible when entering the site. The other dwellings have been moved slightly within the layout to accommodate the reduction in the number proposed by 1.
- 4.3.3 Within the amended layout, a high level of landscaping is still proposed with the internal road arrangements as set out in the previous committee report. The ponds will still be provided along with an area where the Nissen Hut is to be located with these being in the locations previously shown. The proposal does not bring any of the dwellings closer to the sites eastern boundary thus ensuring the relationship with the adjacent Scheduled Ancient Monument remains as set out in the previous committee report.
- 4.4 The proposal therefore complies with the provisions of policies EN1, EN6 and D1 of the Melton Local Plan.

5 **Consultation & Feedback**

- 5.1 Comments received this far are as set out in the original committee report presented on 10 November 2022.
- 5.2 As a result of the amended plans being received, full consultation with neighbouring / surrounding properties, the Parish and Ward Councillors has been undertaken. At the time of this report being written this consultation is still on-going and all comments received on this re-consultation will be reported to Committee.

6 **Financial Implications**

- 6.1 None

Financial Implications reviewed by: N/A

7 **Legal and Governance Implications**

- 7.1 No specific issues identified.

Legal Implications reviewed by: Tom Pickwell (Solicitor)

8 **Appendices**

- 8.1 Appendix A – Committee report from 10 November 2022 Planning Committee.
- 8.2 Appendix B – Site history.
- 8.3 Appendix C – Consultee responses
- 8.4 Appendix D – Third party responses
- 8.5 Appendix E – Conditions
- 8.6 Appendix F - Informatives

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