



Planning Committee

Date: 20th June 2019

Report of:

Assistant Director of Strategic
Planning and Regulatory
Services

PLANNING COMMITTEE : REPORT UPDATE

18/01111/FUL: Field OS2713 and 2100, Longcliff Hill, Old Dalby

Proposed residential development on land off Longcliff Hill, Old Dalby that currently benefits from three outline approvals – 16/00911/OUT, 16/00184/OUT and 17/00743/OUT.

1.0 Summary:

- 1.1 The purpose of this report is to update members following the application being previously heard at the Planning Committee of 30th May 2019. The application was deferred in order to seek various amendments to the application and to provide clarification on various issues raised at that meeting.

2.0 Recommendations

- 2.1 **It is recommended that members not the content of the report and proceed to determine the planning application at the Committee meeting on 20th June 2019.**

3.0 Report Detail

- 3.1 The application was presented to the Planning Committee of 30th May 2019 where it was deferred. The previous report is repeated below.
- 3.2 As a point of clarification, the site the subject of this current application has extant approvals as follows:
16/00184/OUT – up to 20 dwellings
16/00911/OUT – 8 dwellings
17/00743/OUT – 7 dwellings
- 3.3 This provides a total of 35 dwellings. However, part of the site under application 17/00743/OUT has been separated and falls outside of the current application. That part of the site has a separate permission under 18/00571/FUL for 3 dwellings. Therefore, the site within the current application has extant permission for 32 dwellings. The proposal seeks to replace these permissions under one application for a total of 36 dwellings, an increase of four dwellings.
- 3.4 Following the discussion on 30th May 2019, the Agent has provided the following clarification on the proposed development:

3.5 Impact of development on adjacent ditch

The ditch is off site and we have submitted a drainage strategy which clearly outlines the routes of new foul drainage to existing sewers. The ditch is not part of the application for foul drainage and it is suggested that the appropriate authority be contacted by the residents if this is problematic at present.

3.6 Density issues

The density of the proposed layout is 22.9 dwellings per hectare. This is within the normal applicable limits for this type of location and there is no specified density requirement or limit. It is not considered that any other aspect of comparison is valid as this is a full application in its own merits. The additional 4 dwellings are 2 and 3 bedroomed houses as required by the Local Plan and the Neighbourhood Plan policies. In addition the mix includes for 3 bungalows.

3.7 Highways Consultation response (final amended scheme)

The response from LCC Highways dated 29th May clearly states that the site would be suitable for adoption with 3 minor adjustments to the layout – conditions are stipulated to be attached to the planning approval. The adoption process is to be undertaken by a separate s38 process (should the client so desire). The items raised by LCC will be dealt with under the s38 process and no objection is raised on the grounds of highway safety or parking.

3.8 School Places

S106 agreements are already been put in place to cover primary & secondary school provision. This current application includes enhanced financial contributions on the increased numbers (3) as requested by the Education Authority to facilitate the expansion of the capacity of the relevant schools

3.9 Maintenance of hedgerows

The applicant has agreed to set up a management company to look after open spaces (including hedgerows).

3.10 Provision of Play areas

The adopted MBC Local Plan does not require equipped play areas unless the current provision is inadequate. The existing provision in Old Dalby is considered to be adequate. The proposal provides a continuous footpath link from the site to the existing village footpaths connecting it to the play area located on Main Road.

3.11 Levels (in comparison to adjacent land)

The site slopes away from Longcliffe Hill in a north-east direction and rises in a north-west direction up towards the farmhouse at North Lodge. The levels are similar when compared to the Longcliffe Close properties, and the separation distances are noted on the drawings – in excess of 27m from the rear of plot 5 with a hedge and a drive to East Lodge in between.

3.12 Dwelling Heights

There are 2 storey dwellings and 2 storey dwellings with rooms within the roof (two and half storey) and some bungalows. The existing dwellings on Longcliffe Close have Plots 5-8 to the rear at 2.5 storeys high with a separation distance of at least 27 metres. Elsewhere on the site plots 11-16 and 19-20 are two & half storey. All of these properties have a dormer window to the front (street facing elevation) and a roof light to the rear garden facing elevation to reduce overlooking.

3.13 Ecology

The Council's specialist advisors, County Ecology has been consulted on the latest revision (Revision O) and raised no objection as this layout retains some of the hedgerow running east-west across the site. They state whilst it would be preferable for the hedgerow to be retained in its entirety the proposed layout does retain the overall corridor and sits the hedgerow in an area of open space rather than adjacent to plot boundaries.

This will help to protect the feature long-term, allowing adequate room for the hedgerow to grow whilst allowing access for maintenance. They recommend that any additional planting in this open space comprises locally native species.

3.14 They also commented on previous layouts and remain of the view that the ecology survey submitted in support of this application (CBE Consulting, September 2018) includes a brief walkover of the site to update previous surveys. This indicates that the site has not substantially changed in value. The most significant habitats of value were assessed as being the existing hedgerows. It appears that the existing hedgerows on the southern boundary, eastern boundary and the hedgerow crossing the site are being retained (albeit with some removal for access) and buffered from the development. They welcome the proposed buffer and would request that these comprise a minimum of a 5m buffer of semi-natural vegetation, in order to retain the corridor throughout and adjacent to the site.

3.15 However, the existing western and the proposed northern hedgerow appear to be immediately adjacent to plot boundaries, with no buffer zone and they recommend that the layout is rearranged to include buffers adjacent to the hedgerow.

3.16 Whilst such a buffer would be preferable a 5 metre buffer cannot always be accommodated within a site layout. Condition 17 requires the submission of a landscaping scheme which includes identifying those hedges to be retained. County Ecology raised no formal objection to the latest revision and it is considered this layout, together with conditions, adequately addresses the ecological issues on the site. A condition can be added if required to request boundary treatments to provide access for wildlife through the site.

3.17 To clarify, condition 2 should be amended to reflect the following:

- 7737-03-13 should be revision C
- 7737-03-11B should be omitted
- 7737-03-03 should be revision A
- 7737-03-17 should be omitted

4.0 Consultation and Feedback (including Scrutiny Committee)

4.1 The application has not been amended and no further consultation has been carried out.

5.0 Next Steps

5.1 The next steps are for members to consider the responses to previous questions at the Committee meeting of May 2019 that have been set out in this report.

6.0 Financial Implications

6.1 There is minimal financial implication in connection with the provision of Section 106 provision that has been recalculated and increased as part of this proposal.

7.0 Legal and Governance Implications:

7.1 The purpose of this paper is to ensure a planning decision is made based on correct information and therefore legally sound upon a decision being issued.

8.0 Equality and Safeguarding Implications:

8.1 No Equality or Safeguarding implications have been identified.

9.0 Community Safety Implications:

9.1 No Community Safety implications have been identified

10.0 Other Implications

10.1 No wider implications have been identified

11.0 Risk & Mitigation:

11.1 Identify what the risk is and how you will mitigate this risk.

11.2

L I K E L I H O O D	A	Very High				
	B	High				
	C	Significant		1		
	D	Low				
	E	Very Low				
	F	Almost Impossible				
			Negligible 1	Marginal 2	Critical 3	Catastrophic 4

IMPACT

Risk No	Risk Description
1	Decision making based on incorrect information, or matters that are unclear.

Background Papers:

Committee report of 30th May 2019.

Appendices
None

Report Timeline:
Assistant Director Sign Off: 8 th June 2019

Exempt Reports
N/A

Date of Review to make public (Exempt Reports only)
N/A

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