

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 21st September 2016

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APPLICATION REF. NO:	16/00650/FUL
STATUTORY DECISION DATE:	13th September 2016
WARD/PARISH:	COCKERTON EAST
LOCATION:	Belburn Lane, Darlington
DESCRIPTION:	Erection of 40 dwellings plus internal roads, car parking and landscaping.
APPLICANT:	Keepmoat Limited

APPLICATION AND SITE DESCRIPTION

This application relates to the residential development of Council owned land. The potential development has historically been the focus of considerable public interest, and as a result the applicants conducted three public consultations suggesting three different layouts. The current submission reflects the comments received by the majority of local residents who attended the meetings and made their views known via surveys.

The development site is approximately 1.4 hectares, located at the edge of an established residential area North West Darlington. The site is approximately 1.6 miles North of Darlington town centre It is located in the Bellburn Lane / Hartington Way area of the Brinkburn & Favordale district of Darlington, East of the A68 and west of North Road A167. The North-East has nature reserve with pond and abuts an area of public right of way running parallel along the full Northern boundary.

The site is currently greenfield, accessed off Bellburn Lane and Hartington Way, with the most recent housing development to the North. Existing housing is also located to the West of the site, whilst allotment gardens are located to the Southern and Eastern boundaries.

The proposal is to redevelop the site to deliver a development of 40 homes, to incorporate private and affordable units in a variety of sizes within a layout that integrates these dwellings together. These proposals incorporate:

- 1 type of 2 bedroom, 4 person dwellings (Affordable)
- 1 type of 2 bedroom , 4 person dwellings
- 6 types of 3 bedroom, 5 person dwellings
- 1 type of 4 bedroom, 7 person dwellings

The density of the development will be 28.4 units per hectare.

PLANNING HISTORY

No relevant planning applications received for this site.

PLANNING POLICY BACKGROUND

Darlington Core Strategy Development Plan Document Polices: -

CS1: Darlington's Sub Regional Role and Locational Strategy

CS2: Achieving High Quality, Sustainable Design

CS10: New Housing Development

CS14: Promoting Local Character and Distinctiveness

RESULTS OF CONSULTATION AND PUBLICITY

Local residents were consulted and a site notice posted. Objections have been received from 7 local residents highlighting the following issues :

- Loss of well used open space
- Local people do not want this development
- Proposed density is too high
- Land will flood as it does now
- Three storey houses will dominate the locality
- Not enough bungalows

Environmental Health – No contamination issues on the site. Requests conditions relating to construction management plan which is included in the recommendation.

The Highways Engineer – Revised road layout details have been submitted in response to earlier comments and these are considered to be acceptable as they accord with the road dimensions and parking levels set out in the Tees Valley Design Guidance subject to certain conditions being imposed relating to emergency and refuse vehicle access to be confirmed via auto track plans.

CPRE – Object on grounds of loss of open space valued by local people.

Northern Power Grid – No objection.

Northumbrian Water – No objection provided development is carried out in accordance with submitted Flood Risk Assessment.

Northern Gas – No objections.

PLANNING ISSUES

The main issues to be considered in the determination of this application are: -

- Visual Amenity
- Residential Amenity
- Highway Implications : and
- Other Matters

Visual Amenity

The development will be served by two individual roads, separated by a landscaped link to Honeypot Lane. The Bellburn Lane access will serve 15 dwellings and the Hartington Way access 25 dwellings. This arrangement allows for a more visually varied layout, and the variety of house types of bungalows, short terraces, corner plots and detached dwellings help to create a visually more attractive scheme following amendments by the applicant..

The above will be supplemented by a substantial landscaping scheme which will include “extra heavy” standard trees located in the open space/SUDS basin south of the site. The external materials will be grey roof tiles with predominantly red brick supplemented by some render.

The 2.5/3 storey dwellings – 3 blocks of 2 in number – are located within the central area of the estate, and whilst they will be visible from public viewpoints, they will be seen in the context of other dwellings close by and should not appear overtly visually dominating, being some 1.2 metres higher to the ridge.

The whole development will be seen in the context of the remaining open spaces to the north and south and as such it is considered that the visual impact of the development will be positive and maintain the character of this particular locality and be in conformity with policies CS2 and CS14 of the Core Strategy.

Residential Amenity

In view of the degree of separation between the proposed development and existing dwellings, there is not likely to be any loss of amenity to existing residents from loss of light or privacy. The separation is well within the guidelines set out in the Council’s Design of New Development SPD.

Highway Implications

Given the size of the development being only 40 dwellings, this falls below the criteria for a Transport Statement being supplied as part of the application. Based on other similar developments it would be expected that the additional dwellings would generate in the order of 30 two way trips in the morning and afternoon peak hours which would equate to an average of 1 vehicle every 2 minutes during the peak hour and would not be classed as a severe impact therefore it would be difficult to object to the proposals on traffic generation grounds.

On site parking provision is considered acceptable as is the design of the internal road layout.

Other Matters.

Concerns have been raised by local residents regarding a number of other issues not covered above and these are addressed below.

The site has been prone to surface water flooding, however the Northumbrian Water Authority has studied the Flood Risk Assessment submitted with the application and is content that the drainage measures proposed for the site will restrict any flooding to acceptable levels, together with our sustainable drainage partners. A sustainable drainage basin is being provided adjacent the site. There is low risk of flooding from fluvial sources with a probability of 1 in 1000 in any one year. The proposed development is classified as '*more vulnerable*' and is located within FLOOD ZONE 1, therefore the development is suitable within this flood zone in accordance with NPPF. Employment of the mitigation measures stated in this report will ensure that the development will be safe, and is suitable in this location.

Whilst the development is proposed on what is locally regarded as important open space, about half the area was originally allocated for school development. This application therefore seeks to balance the retention of open space whilst facilitating the provision of much needed housing in the Borough in the absence of a deliverable 5 year supply of housing land.

The proposed housing density will be just over 28 per hectare which is just below the 30 – 50 dwellings per hectare recommended in the Core Strategy, therefore it is considered the proposed development is acceptable in these terms, taking into account the character of the adjacent open space.

The existing footpath which crosses the site will need to be diverted and the legal work has been undertaken. An appropriate condition is attached in the recommendation to achieve the diversion.

Section 106 Matters

As the Council owns the land, the normal S106 provisions are not being invoked in this instance. The normal contributions towards open space enhancement and play will be secured through the land contract between the applicants and the Council.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect.

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS: -

- 1) A3-Implementation Limit
- 2) B5 – Accordance with plans

3) Construction work, including deliveries to and the removal of material from the site, shall not take place outside the hours of 08.00 - 18.00 Monday - Friday, 08.00 -14.00 Saturday with no working on a Sunday and Bank/Public Holidays without the prior written permission from the Local Planning Authority.

REASON – In the interests of residential amenity

4) If piled foundations are proposed, prior to the development commencing details of the piling method including justification for its choice, means of monitoring vibration and groundwater risk assessment if necessary in accordance with recognised guidance shall be submitted and agreed in writing by the Local Planning Authority.

The development shall not be carried out otherwise than in complete accordance with the approved details.

REASON – In the interests of residential amenity

5) The development shall be carried out in accordance with the submitted Flood Risk Assessment document ensuring that foul sewage flows to manhole 0011 and that surface water discharges to manhole 1001 at 5 litres per second.

REASON – To prevent an increase in flooding.

6) Concurrent with the development of this site, the diverted footpath shall be provided in accordance with the details shown on the submitted Order map, MT2/Bellburn Lane to the satisfaction of the Local Planning Authority.

REASON – In the interests of public amenity.

The applicant is advised that contact be made with the Assistant Director : Highways, Design and Projects (contact Ms.P McGuckin 01325 406651) to discuss naming and numbering of the development

The Developer is required to submit detailed drawings of the proposed highway works to be approved in writing by the Local Planning Authority and enter into a Section 278/38 agreement before commencement of the works on site. Contact must be made with the Assistant Director: Highways, Design and Projects (contact Mr S. Brannan 01325 406663) to discuss this matter.

The applicant is advised to contact the Assistant Director : Highways, Design and Projects (contact Mrs. Brenda Bowles 01325 406708) to discuss the introduction of a 20mph zone.

An appropriate street lighting scheme and design to cover the proposed amendments should be submitted and approved in writing by the Local Planning Authority. Contact must be made with the Assistant Director: Highways, Design and Projects (contact Mr M. Clarkson 01325 406652) to discuss this matter.