

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

<b>COMMITTEE DATE</b>	<b>19 September 2018</b>
<b>APPLICATION REF. NO:</b>	<b>18/00460/RM1</b>
<b>STATUTORY DECISION DATE:</b>	<b>4 September 2018</b>
<b>WARD/PARISH:</b>	<b>HURWORTH</b>
<b>LOCATION:</b>	<b>Land at OSGR E430566 N510791 Roundhill Road Hurworth Moor Darlington</b>
<b>DESCRIPTION:</b>	<b>Reserved matters relating to scale, layout, appearance and landscaping pursuant to outline planning permission 17/01194/OUT dated 30 May 2018 for residential development for up to 95 dwellings</b>
<b>APPLICANT:</b>	<b>MILLER HOMES</b>

---

**APPLICATION AND SITE DESCRIPTION**

The application site, which extends to some 5.5 hectares and lies to the north of Hurworth village, consists of previously undeveloped agricultural land. Further agricultural land bounds the site to the north, with the Bellway Housing site, currently under construction, to the south. Existing hedgerows and trees form the main boundaries to the site, with an existing watercourse, Cree Beck, located on the eastern boundary of the site. On the western side of Roundhill Road is an existing farm. There are no historic or statutorily protected buildings or scheduled ancient monuments on or near the site.

Outline planning permission was granted, subject to a Section 106 agreement, in May 2018 for the development of the site for up to 95 dwellings, with details of access submitted. This application seeks detailed approval specifically for Reserved Matters for details of appearance, layout, scale and landscaping relating to the whole development.

The proposal has been the subject of pre-application discussions with the Local Planning Authority.

**Application documents including Planning Statement, plans, consultation responses, representations received and other background papers are available on the DBC website.**

**PLANNING HISTORY**

The planning history most relevant to this application is as follows:

17/01194/OUT – In May 2018 outline planning permission was granted for residential development for up to 95 dwellings.

## PLANNING POLICY BACKGROUND

The relevant national and local development plan policies are:

### **National Planning Policy Framework 2018**

### **Borough of Darlington Local Plan 1997**

E12 – Trees and Development

### **Darlington Core Strategy Development Plan Document 2011**

CS2 – Achieving High Quality, Sustainable Design

CS14 – Promoting Local Character and Distinctiveness

CS15 – Protecting and Enhancing Biodiversity and Geodiversity

CS16 – Protecting Environmental Resources, Human Health and Safety

CS17 – Delivering a Multifunctional Green Infrastructure Network

CS19 – Improving Transport Infrastructure and Creating a Sustainable Transport Network

### **Other Documents**

Design of New Development Supplementary Planning Document, July 2011

## RESULTS OF CONSULTATION AND PUBLICITY

Letters were sent to occupiers of neighbouring properties advising of the proposal, site notices were displayed and a press advert was issued.

**Six** letters of objection were received, raising the following concerns:

- *Mix of housing not suitable, affordable housing should reflect the type of housing most needed in the village, which is not three, four and five bedroom detached houses; One and two bedroom houses for both older residents to downsize into and for younger people to purchase as starter homes is needed;*
- *Adaptable housing is needed to allow those with mobility problems to live independently;*
- *The amount of housing being built in the village is far in excess of the needs of the village and it is therefore important that the mix of housing in this development is correct;*
- *Disappointed that a healthy large tree is marked for removal; This tree is close to the through road to the first development site, and could make a lovely feature for a central outdoor space for both developments, e.g. where children could safely play; Currently the only green communal space proposed in the development is to the east of the development site, in the flood zone, between the SuDs pond and the beck – this is not suitable for children; These plans include the needless destruction of trees;*
- *Highway safety concerns on Roundhill Road;*
- *Traffic will increase through the village and the children are already concerned that they will no longer feel safe walking to school; There will more traffic on the roads commuting to work, and this will have a detrimental impact on the environment;*
- *Recent heavy rainfalls have emphasised the potential for flooding on the roads as well as the gardens due to an inadequate drainage scheme; Houses along Westfield Drive have already been affected by the first set of houses the council approved;*
- *There will not be enough spaces in the primary school; The school holds 215 pupils; It is already oversubscribed; Where are all the extra pupils going to go?; Is the Council's*

*answer to this portakabins?; This is not an environment to thrive and learn in and this will have a detrimental effect on learning;*

- *The sewage system will not be able to cope with additional waste;*

### **Consultee Responses**

The Council's **Highway Engineer** has raised no objections to the proposed development subject to some minor amendments.

The **Environmental Health Officer** has raised no objections to the proposed development.

**Northumbrian Water** has raised no objections to the proposed development.

**Northern Gas Networks** has raised no objections to the proposed development.

The **Police Architectural Liaison Officer** has raised no objections to the proposed development.

**Hurworth Parish Council** has raised no objections to the proposed development.

### **PLANNING ISSUES**

The main issues to be taken into consideration are:

- Planning Policy
- Layout
- Scale
- Appearance
- Landscaping
- Residential Amenity
- Highway Safety
- Other matters

#### **Planning Policy**

This application relates to the approval of reserved matters following the grant of outline planning permission under application reference 17/01194/OUT. The principle of this development has been accepted by the previous outline planning permission.

#### **Layout**

Layout in planning legislation is defined as the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside of the development.

The outline planning permission included an illustrative layout and a Design and Access Statement setting out some development principles, which included the location of a SuDs basin to the east of the site, and the position of an access road from Roundhill Road in a southerly position on the west of the site with a series of secondary internal roads. This reserved matters application follows those original principles.

Dwellings are situated around the sites access road, comprising a series of service roads derived from the main access from Roundhill Road. This internal road layout incorporates shared surfaces and private drives with the aim of ensuring that the development is not dominated by motor vehicles.

The dwellings are orientated to address the road network, with areas of garaging / parking to the front / side and amenity areas extending to the rear of properties. The orientation of those dwellings towards the western edge of the site address Roundhill Road, to maintain an appropriate road frontage. These dwellings would be accessed by private drives, which, combined with satisfactory landscaping and boundary treatment will reflect the semi-rural nature of this route into the village.

Open space and SuDs infrastructure is provided to the east of the site with the eastern boundary avoiding backing onto the open area, instead using side elevations to maintain an appropriate level of natural surveillance over this area.

In terms of connectivity, the proposal provide a pedestrian link to the Bellway development site which is currently under construction to improve permeability, in facilitating non-vehicular links to the wider neighbourhood.

In conclusion, officers consider the layout of the development is acceptable, and promotes a high quality design that responds appropriately to the character of the area, in accordance with Policy CS2 (Achieving High Quality, Sustainable Design) of the Core Strategy and paragraph 127 of the National Planning Policy Framework.

## **Scale**

Scale, in planning legislation, is defined as the height, width and length of each building proposed within the development in relation to its surroundings.

The scale of the proposed development is generally in accord with the illustrative layout provided at outline stage. Proposed density, dwelling and plot disposition is consistent with that of the neighbouring development and that of the older housing further south.

The development comprises two-storey detached dwellings throughout with a mixture of either single storey detached, or integral garages, which is again consistent with other neighbouring development and the principles of the Design SPD.

In conclusion, officers consider the scale of the development is acceptable, and promotes a high quality design that responds appropriately to the character of the area, in accordance with Policy CS2 (Achieving High Quality, Sustainable Design) of the Core Strategy and paragraph 127 of the National Planning Policy Framework.

## **Appearance**

Appearance, in planning legislation, is defined as the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

The proposed buildings are similar in appearance to some of the more modern developments to the north of the village. The proposal incorporates focal buildings at key vistas, whilst the appearance of dwellings is suitably varied with respect to roof forms, materials and detailing, including render to selected plots, contributing to high quality design and promoting legibility through the development. Whilst details of external finishes in terms of brick types have not yet been provided, this can be agreed by planning condition requiring submission and agreement of this detail prior to commencement.

Boundary treatment to the entrance to the site and in the vicinity of the footpath link to the south would incorporate steel railings and the enclosed rear gardens which front highways would be constructed in masonry with timber panel detailing and piers to protect amenity whilst retaining a high quality street scene.

In conclusion, officers consider the appearance of the development is acceptable, promoting a high quality design that responds appropriately to the character of the area in accordance with Policy CS2 (Achieving High Quality, Sustainable Design) of the Core Strategy and paragraph 127 of the National Planning Policy Framework.

## **Landscaping**

Landscaping, in planning legislation, is defined as the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: screening by fences, walls or other means; the planting of trees, hedges, shrubs, or grass; the formation of banks, terraces or other earthworks; the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and, the provision of other amenity features.

An Arboricultural Impact Assessment undertaken by Innovation Group Environmental Services (December 2017) was submitted with the outline application. Also submitted was a Landscape Masterplan. None of the trees within the site are protected but the intention is to retain existing trees and hedgerows where possible.

The report identified that there are 10 individual trees, 7 groups and 2 hedgerows within the site. The development would necessitate the removal of a total of 7 No trees within the site, together with one section of hedgerow. The majority of these fall within category U which are those in poor condition and should be removed regardless of development. One tree and section of hedgerow is considered to be of moderate quality but would require removal due to accommodate the development. The proposals within the Landscape Strategy incorporated new and existing landscaping. This was considered to be acceptable at outline stage and as such, a planning condition was attached to the outline approval securing implementation of the landscaping scheme which is the subject of this application.

The proposed landscaping scheme includes the provision of additional trees, shrubs, wildflower planting and grassland planting, including the following:

- Retention of the hedge along the western boundary of the site, aside from at the approved access point to the development agreed at outline stage;
- A combination of trees and lower level grassland planting to supplement the western boundary to provide an attractive frontage to Roundhill Road;

- A woodland planting belt to the northern edge of the development, to provide compensatory planting and to enhance the ecological value of the existing hedgerows and trees on this boundary;
- Planting of semi-mature trees lining the main internal access roads together with additional incidental areas of greenspace within the development; and,
- To the east, in the area of the open space and SuDs basin, the scheme would include a combination of specimen tree planting, floodplain meadow grassland and amenity grassland.

The proposed landscaping helps to soften the built form and provides suitable landscape mitigation, whilst promoting a development of a general higher quality design.

The proposed boundary treatments comprise low level mild steel railings to the areas that form a frontage to the site on Roundhill Road. Enclosed rear gardens which front highways would be constructed in masonry with timber panel detailing and piers. The remaining boundary treatment throughout the site would be a mixture of post and rail and close boarded fencing to individual property boundaries. The proposed boundary treatments offer suitable variation, whilst the less intrusive treatments to the more sensitive frontages onto the highway and surrounding countryside help mitigate the impact of the development on the landscape.

The proposed hard landscaping includes tarmac to the main access road and a number of service roads. The surfacing is broken up by the inclusion of asphalt with red chippings and concrete block paving to the individual and shared private drives, applying some variety to the proposed hard landscaping.

In conclusion, Officers consider the landscaping of development is acceptable, offering suitable mitigation and promoting a high quality design that responds appropriately to the character and of the area, in accordance with Policy CS2 (Achieving High Quality, Sustainable Design) of the Core Strategy and paragraph 127 of the National Planning Policy Framework.

### **Residential Amenity**

Officers consider, given the position and orientation of the proposed dwellings, and the degree of separation between properties, including between the proposed development and the site currently under construction to the south, the proposal would not result in harm to the amenity of neighbouring occupiers or future occupiers of the proposed dwellings, in accordance with the Policy CS2 (Achieving High Quality, Sustainable Design) of the Core Strategy, The Design of New Development Supplementary Planning Document, and paragraph 127 of the National Planning Policy Framework.

### **Highway safety**

Whilst the Council's Highways Officer has indicated that the design is considered to be fully compliant in terms of geometric standards, and that the development complies with the Tees Valley Design Guidance in terms of parking spaces, he has requested that an amendment be considered in respect of the private drive which serves plots 52/55, as he considers this to be excessively long at 45m. The Highways Officer has advised that this could be improved by extending the 5.5m, road and 2.0m footway on the developed site or the provision of a bin store. Also requested is a change to house types between plots 75 and 91 which are located on the radius kerbs on the T junction – swapping the two houses moves the drives of the junction radii.

Finally, it was requested that consideration is given to some form of robust vehicle restraint or fencing in the vicinity of the SuDs basin and that further consideration is given to the surface treatment for the footway link to the south. The applicant is considering how these issues can be addressed in the detailed layout and will provide a modified plan as appropriate to be considered further by the Highways Officer and reported verbally to planning committee.

More detailed issues of highway design and layout are covered by planning conditions attached to the original outline permission, and will be dealt with through discharge of the appropriate planning condition.

It is noted that a number of objections raise the issue of the impact of an increase in traffic in the village, however the principle of development of this site for 95 dwellings has been established through the outline planning permission.

## **Other matters**

### **Flood Risk and Drainage**

As identified, the layout of the proposal incorporates a SuDs basin to provide drainage for the site, and this is positioned to the east of the development site. Whilst a number of matters raised by objection include concerns regarding the increase in flooding as a result of the development, the detailed design of the drainage is to be submitted and agreed through discharge of the appropriate planning condition at the appropriate time in conjunction with the Local Lead Flood Authority.

### **Affordable Housing**

Planning permission at outline stage was approved subject to a S106 which included the requirement for the provision of 20% affordable housing. A number of concerns raised by objection relate to the size of the dwellings proposed and the lack of need for dwellings of this size in the village.

Whilst this issue is not for consideration as part of this Reserved Matters application (it is a detail required by planning condition) as the concerns raised relate to house types proposed, this is included for completeness.

The proposal includes 20% affordable housing dispersed through the site to ensure that they are integrated fully with the wider development, consisting of 11 3-bed homes and 8 4-bed homes. These dwellings will meet the definition of affordable housing set out in the National Planning Policy Framework as 'Discounted Market Sales Housing'. As such, each of these plots will be sold at 80% of the open market value, which is controlled through the terms Section 106 agreement. All of the 19 affordable dwellings will be constructed prior to the occupation of the 60<sup>th</sup> open market dwelling.

Objectors have indicated that the type of housing most needed in the village is for two bedroom homes needed for both older residents to downsize into and for younger people to purchase as starter homes. Also requested is adaptable housing to allow those with mobility problems to live independently.

Whilst the matters raised by objection are noted, a qualifying person for the purposes of the affordable housing provision, is, amongst other criteria, someone who lives or has lived within

the administrative area of the Council or has immediate family currently living in the administrative area of the Council, or works within the area or has any other reasonable connection to it such that in the reasonable opinion of the Council they should be eligible for affordable housing. It is not restricted to or intended to provide solely for the needs of residents of the village. As such, the mix of housing provided within this development relates to family housing, and the affordable element of this also relates to family housing at a discounted rate. Officers are satisfied that the mix of housing is appropriate for the site and that the affordable housing meets the definition set out in national guidance.

## **Education**

A matter raised by objection is how the local school will cope with the additional demand from the development. As the principle of the development has been established through the granting of outline planning permission, this issue is not for consideration through this reserved matters application. Nevertheless, the S106 agreement attached to the outline planning permission included the requirement for a payment of £290,225 towards enhanced educational infrastructure within Hurworth to assist with the increased numbers of pupils at either Hurworth Primary School or Hurworth Secondary School.

## **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.

## **CONCLUSION**

The proposed details in respect of layout, scale, appearance and landscaping, are considered to be acceptable and in accordance with the relevant policies as set out above.

## **RECOMMENDATION**

That reserved matters relating to details of scale, layout, appearance and landscaping pursuant to outline planning permission 17/01194/OUT dated 30 May 2018 for residential development of up to 95 dwellings **BE APPROVED** subject to the following conditions:

1. PL Accordance with Plan
  - Enclosure Layout Sheet 1 QD1393-332-01 Rev B
  - Enclosure Layout Sheet 2 QD1393-332-02 Rev B
  - Planning Layout QD1393-311-01F Rev H
  - House type Plan 350 Larkin ALT
  - House type Plan 350 Malory 18
  - House type Plan 474 Stevenson 18
  - House type Plan 474 Stevenson 18 – Render
  - House type Plan 476 Fenwick 18
  - House type Plan 476 Fenwick 18 – Render
  - House type Plan 477 Chadwick 18
  - House type Plan 522 Buttermere 18
  - House type Plan 523 Jura 18

House type Plan 523 Jura 18 – Render  
House type Plan 530 Chichester 18  
Detailed planting proposals 1 of 8 T93-01  
Detailed planting proposals 2 of 8 T93-02  
Detailed planting proposals 3 of 8 T93-03  
Detailed planting proposals 4 of 8 T93-04  
Detailed planting proposals 5 of 8 T93-05  
Detailed planting proposals 6 of 8 T93-06  
Detailed planting schedule 7 of 8 T93-07  
Detailed planting schedule 8 of 8 T93-08  
Surfaces finishes plan Sheet 1 of 2 07-01  
Surfaces finishes plan Sheet 2 of 2 07-02  
Enclosure Details 333-01

2. B4 Details of Materials