

Forest Heath District Council

**DEVELOPMENT
CONTROL COMMITTEE**

5 AUGUST 2015

DEV/FH/15/030

Report of the Head of Planning and Growth

**RESERVED MATTERS APPLICATION DC/15/0324/RM – LAND TO THE REAR OF
12 HIGH STREET AND TO THE NORTH OF DUMPLING BRIDGE LANE,
LAKENHEATH**

Synopsis:

Application under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT OFFICER

Case Officer: Sarah Drane
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Committee Report

Date 17.2.2015 **Expiry Date:** 19.5.2015
Registered: (extended to 10.8.15)

Case Officer: Sarah Drane **Recommendation:** Approve

Parish: Lakenheath **Ward:** Lakenheath

Proposal: Reserved Matters Application DC/15/0324/RM - Submission of details under outline planning permission F/2010/0337/OUT - The means of appearance, landscaping, layout and scale for 13 residential units including 4 affordable units

Site: Land to the Rear of 12 High Street and to the North of Dumpling Bridge Lane, Lakenheath

Applicant: Tesco Stores Ltd

Background:

This application is referred to the Development Control Committee because it is a major application and the Parish Council object. The application is recommended for approval.

Proposal:

1. Planning permission is sought for reserved matters details (appearance, landscaping, layout and scale) of a residential development of 13 dwellings (including 4 affordable) following the approval of outline permission on the site in February 2012. The outline permission only approved the access to the site.
2. The submitted details show 3 two bed dwellings, 2 three bed dwellings and 4 four bed dwellings. The affordable housing include 3 two bed dwellings and 1 one bed dwelling. The 4 bed dwellings have parking for 3 cars, all other dwellings have parking for 2 cars (except the 1 bed unit which has 1 space). Four visitor parking spaces are also shown. All plots have a carport (except the 1 bed unit), cycle and bin store provision.
3. The application has been amended since submission to change the layout and design of the dwellings. Concerns had been raised about the close proximity of protected/retained trees on the site to some of the plots, the design – particularly of plots 1-6 and the visual prominence of car parking.

4. Plot 1 now provides a better visual feature at the site entrance. Plots 2-7 now provide a better proportioned and designed terrace with parking court to the rear and plot 9 has been repositioned further away from the trees to the south. Plots 10-13 remain unchanged.

Application Supporting Material:

5. Information submitted with the application as follows:
 - Site location plan
 - Proposed plans
 - Landscape masterplan
 - Affordable Housing Statement
 - Conservation Area Impact Assessment
 - Updated phase 1 contamination assessment
 - Tree Schedule, survey and tree protection plan

Site Details:

6. The site is situated close to the village centre, abutting the northern side of Dumpling Bridge Lane. To the west is the cut off channel with open countryside beyond. Residential development surrounds the site to the north and east. To the south of the site is the existing Matthews Nursery site where the Tesco store is proposed.
7. There is an existing bungalow on the site which is empty as well as some associated outbuildings. There is an existing vehicular access which serves the bungalow off High Street.
8. There are 4 trees protected by a tree preservation order either within or close to the edge of the site. On the western side within the site is a large Willow tree. To the south just outside the site there are 2 Ash trees. To the east of the site within the garden of 2 Dumpling Bridge Lane there is a Tree of Heaven, all of which are to be retained.
9. The Conservation Area boundary runs along the northern side of Dumpling Bridge Lane. The southern boundary of the site runs along the southern edge of Dumpling Bridge Lane, so there is small part of the site that is within the Conservation Area.

Planning History:

10. **F/2010/0337/OUT** - Outline Application:- Erection of 13 residential units including 4 affordable units and associated servicing and access (Demolition of existing dwelling and associated outbuildings) (Major Development) - approved

Consultations:

11. Highway Authority: No objection subject to conditions

SCC Archaeological Service: No objection subject to conditions

Historic England: Request the application be determined in accordance with local and national planning policy

EA: No objection subject to conditions

Environmental Health: No objection subject to conditions

Conservation Officer: No objection

Anglian Water: No comment

Representations:

12. Parish Council: Object, raising the following concerns:

- Houses should only be built after the retail store is provided.
- Concern that the retail site will revert to residential use.
- The layout has been amended and the gardens shortened to rearrange the parking facilities.
- The buildings in question are still of poor visual quality. A basic box approach has been taken.
- The density and layout of the proposed dwellings is out of character and certainly does not reinforce local distinctiveness of the area (contrary to CS3, CS5 and DM22).
- They should be asked to provide a more sympathetic building with local references as it borders the conservation area and comes off a historic High Street.
- They should not sit so close to the pavement bearing in mind that ultimately this will be a major route to the new retail store for both foot and vehicular access.
- Use of flint should be encouraged - not been included in this design.
- A good quality gault brick, which is also prevalent in close proximity, would be more appropriate for this development rather than the Marshalls Priory red multi wirecut smooth or similar proposed.
- The developer should especially consider a more varied roof form. In its current proposal it will detract from the Conservation area it abuts and the historic area of Dumpling Bridge.
- More appropriate still would be pantiles also prevalent in the older part of the village rather than the eternity Rivendale slate black / blue now proposed.
- The new building layout is still too close to the new road leading to the retail element which could eventually create a lack of privacy to the occupiers. If the houses were set further back, ie half way down the plots this would solve the problem of being too close to the road and front gardens used for parking. This would mean the communal car park would be unnecessary. According to Lakenheath's PCSO, this would prevent potential neighbourhood disputes and crimes or damage from vehicles.
- The current proposal would lead to unacceptable levels of noise and disturbance and would therefore be detrimental to the amenity of neighbouring occupiers.

- Setting the homes further back will also safeguard the character of the area and to help assimilate the development into its surroundings.
- The Planning Sub-Committee still do not believe that the rear car park will be sufficiently used, cars will park on the pavement outside the dwellings causing a nuisance and danger to residents and the wider public.
- No mention of low and zero carbon energy generation against suggestion of DM8 or Improving Energy efficiency and reducing Carbon Dioxide emissions suggested by DM7. This would reduce energy and water use and associated carbon emissions.
- It should also include adapting the new development to the effects of climate change. In addition to reduce resource consumption and promote the use of sustainable, locally sourced materials.
- An assurance should be obtained from the developer to consider installation of solar energy or ground source heating to ensure a 'Greener Estate' in accordance with the provision of CS3.
- When does the mix of affordable homes with those privately owned work. Affordable homes should be kept together in one part of the development only.
- In accordance with DM45, before any building is allowed on this site, the roundabout on the original plans should be installed as traffic is increasing all the time and this entrance is close to a bend in the High Street.

Policy:

The following policies of the Joint Development Management Policies Document 2015 and the Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:

13. Saved Forest Heath Local Plan 1995 policy:

- 4.10 – Residential Allocation

14. Joint Development Management Policies Document:

- DM2 – Creating Places
- DM7 – Sustainable design and construction
- DM17 – Conservation Areas
- DM22 – Residential Design
- DM46 – Parking Standards

15. Forest Heath Core Strategy 2010

- CS1 – Spatial Strategy
- CS3 – Landscape Character and the Historic Environment
- CS5 – Design Quality and Local Distinctiveness
- CS9 – Affordable Housing Provision

Other Planning Policy:

16. National Planning Policy Framework (2012):

- core principles
- Section 6 – Delivering a wide choice of quality homes
- Section 7 – Requiring good design

- Section 12 – Conserving and enhancing the historic environment

Officer Comment:

17. The issues to be considered in the determination of the application are:

- Principle of Development
- Impact on the Conservation Area
- Design, layout and scale
- Highways considerations

Principle of Development

18. This site is allocated for residential development within the saved Local Plan 1995 (policy 4.10). The site falls within the settlement boundary of Lakenheath and is surrounded by existing residential development. The principle of residential development on the site is established through the grant of outline planning permission. This application can therefore only consider matters of detail. It is these that will be assessed in detail below.

Impact on the Conservation Area

19. The majority of the site is located outside but adjacent to the Conservation Area. The Conservation Officer concludes that the proposals, due to the location, are unlikely to have a significant impact on the Conservation Area.

Design, layout and scale

20. The layout of the site is not dissimilar to the indicative layout shown at the outline stage. The layout proposed relates well to adjoining residential properties and does not present any overlooking issues. The amended layout shows parking to the rear of plots 2-6 and 8. This provides a significantly enhanced street scene which is no longer dominated by parking. Whilst this does reduce the rear garden sizes, most of these properties still have rear gardens of at least 10m in depth (with the exception of plot 7 which is wider and ranges in depth from 5.5m – 9m which is still considered acceptable for a 3 bed dwelling). The parking area shown is also not hard up to the boundaries, so an appropriate landscaping scheme can mitigate any potential impact of general noise / disturbance likely to be associated with such an area.

21. The layout of plot 9 now results in a larger garden no longer dominated by the trees to the south of the site. The amended design of some of the plots, particularly the terrace provides a much improved street scene; better proportioned houses with varied roof heights, of a scale which is in keeping with what surrounds the site. Materials are to be agreed as a condition of the outline permission which will ensure the development relates appropriately to what surrounds the site.

Highways Considerations

22. The access to the site is a matter which was approved at the outline stage. The Highways Authority has raised no objections to the amended site layout and an acceptable level of car parking is provided for each plot as well as 4 visitor parking spaces. The concerns of the Parish Council are noted but this application cannot consider the merits of a roundabout at

the junction as this is not what is proposed. The junction arrangement was approved at the outline stage and was considered at the time by the Highways Authority to be the most appropriate way of controlling traffic in and out of the site. This is not a matter which can be considered under this reserved matters application.

Other matters

23. The affordable housing which forms part of this scheme delivers the 30% required under Core Strategy policy CS9. This was secured by a s106 at the outline stage, so no further agreements are necessary.

Conclusion:

24. In conclusion, whilst the concerns of the Parish Council have been carefully considered, the issues raised are not matters which could change the recommendation to refusal. The principle of development is established and it is only the matters of detail which can now be considered. It is Officer's opinion that the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

25. It is recommended that planning permission be **APPROVED** subject to the following conditions:

1. Time limit
2. Compliance with approved plans
3. Access completed (AL1)
4. Provision of bin storage as shown
5. Means to prevent discharge of surface water (D2)
6. Details of estate roads (ER1)
7. Construction of roads to at least base course level (ER2)
8. New junction created prior to any other work (ER3)
9. Parking and turning provided as shown (P1)
10. Visibility (V3)

All other relevant and necessary conditions are covered by the outline permission F/2010/0337/OUT.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NJWWBWPDG OH00>