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Item No 04:-

16/02049/REM (CD.9438/B)

**Land Parcel Off
Broad Marston Road
Mickleton
Gloucestershire**

Item No 04:-

Reserved Matters application in pursuance of Condition 1 of planning permission ref. no. 14/02365/OUT (APP/F1610/A/14/2228762) for the erection of 90 dwellings, and associated infrastructure and Public Open Space at Land Parcel Off Broad Marston Road Mickleton Gloucestershire

Approval of Reserved Matters 16/02049/REM (CD.9438/B)	
Applicant:	Mrs Helen Dawkins
Agent:	
Case Officer:	Claire Baker
Ward Member(s):	Councillor Lynden Stowe Councillor Mark Annett
Committee Date:	12th October 2016
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Layout (including highway matters and impact on neighbouring properties)
- (b) Scale, design and materials
- (c) Landscaping, Trees and Biodiversity
- (d) Affordable Housing
- (e) Other matters

Reasons for Referral:

The application has been referred to the Committee by Councillor Stow for the following reason:

"The outline application was determined at Appeal contrary to Planning Committee decision. I am aware of a number of concerns that have been raised by local residents, the parish council and Mickleton Primary School - some of which have not been addressed to their satisfaction - specifically in relation to Safeguarding issues. I think it is important these parties have an opportunity to present those concerns and see them properly aired in a public."

1. Site Description:

The application relates to a parcel of agricultural land, with an area of approximately 08.42 hectares, located to the north west of Mickleton, off Broad Marston Road. The eastern boundary of the site backs on to a number of small residential streets, which are accessed via Back Lane, and an existing playing field. To the south west are Mickleton Primary School and a modern housing development. To the north, west and south is agricultural farmland. An existing Public Right Way (PROW) runs through the centre of the site. The site is neither within the Mickleton Conservation Area nor the Cotswolds Area of Outstanding Natural Beauty.

2. Relevant Planning History:

14/02365/OUT Erection of 90 dwellings, and associated infrastructure and Public Open Space. Permitted at appeal 23 September 2015.

3. Planning Policies:

NPPF National Planning Policy Framework
LPR09 Biodiversity, Geology and Geomorphology
LPR10 Trees, Woodlands and Hedgerows
LPR38 Accessibility to & within New Develop

LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Deve
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

County Highway Officer: No objection

Conservation and Design Officer: Comments incorporated into the Officer report.

Biodiversity Officer: No objection: Comments incorporated into the Officer report.

Landscape Officer: No objection: Comments incorporated into the Officer report.

Tree Officer: No objection: Comments incorporated into the Officer report.

Housing Enabling Officer: Comments incorporated into the Officer report

Joint Waste Team: No objection

5. View of Town/Parish Council:

Objects: the first four plots on entering the site should be relocated to allow for a green zone at the entrance to the site; the houses so close to the school present a safeguarding issue and should be relocated; the children's playground should be relocated to the public open space to allow the Council to convert the Junior Memorial playing field into a village centre car park in the future; the roads and footpaths should be amended to allow a better access to the school to be developed and thus improve already difficult traffic issues on Back Lane during peak times, thus improving child and parent road safety; more detail should be provided on the proposed community building and associated car parking.

6. Other Representations:

9 letters of objection raising the following issues: the application is not in accordance with the Inspector's decision in respect of provision of new sports pitches; management and maintenance of the open space; the LEAP should be relocated; there is not enough landscape detail; contamination not been addressed properly; flooding not been addressed properly; loss of general amenity; adverse highway impact; already too many houses built in Mickleton; adverse impact on the conservation area and on wildlife; this is greenbelt land; house values plummet; infrastructure totally unsuitable; 12 Sovereign Fields will be overlooked; there are inaccuracies in the submitted documents; it is difficult to understand exactly what house types are to be where; there has been no proper consultation; the houses proposed are too close to 11-14 Sovereign Fields; the development would result in a traffic risk to children attending the school; the principle of the development is unacceptable as there is insufficient infrastructure, including doctor's surgery and school and employment sites; the position, design and access to the substation is unacceptable and would have an adverse impact on the conservation area.

The Governing body of Mickleton school objects for the following reasons: the proximity of housing to the school boundary is of great concern giving rise to safeguarding issues and it should be relocated; the housing development would increase the risk to the security of the school; the original plan showed a green buffer zone adjacent to the school which has partially been removed and therefore there would be overlooking of classrooms; the development would lead to traffic hazards for children attending the school.

7. Applicant's Supporting Information:

Design and Access Statement
Refuse Strategy Plan

8. Officer's Assessment:

The Proposal

This is a reserved matters application in pursuance of Condition 1 of planning permission ref. no. 14/02365/OUT, granted at appeal (APP/F1610/A/14/2228762), for the erection of 90 dwellings, and associated infrastructure and Public Open Space. The approval of the outline application following the appeal established the principle of the development. The reserved matters under consideration are: appearance, landscaping, layout and scale. The access to the site was approved as part of the outline permission. Consequently the Council is not now able to consider objections related to the principle of development including Highway impact.

(a) Layout (including highway matters and impact on neighbouring properties)

The layout follows the illustrative site master plan submitted at the outline stage and the proposed development incorporates a range of residential properties such as detached, semi-detached, terraced and flatted development. The buildings are of two storeys, of a vernacular design and use a mixture of materials including Natural stone, artificial stone, brick and roughcast render, grey slate and artificial Cotswold stone tiles. The boundary treatments consist of a mixture of Cotswold dry stone walling, estate style railings, timber knee rail fences and close boarded fences in discreet locations. The proposed landscaping includes a green corridor through the site following the line of the public right of way, a central green and informal public open spaces. A play area with equipment is also provided. The areas of open space accords with the requirements of the outline permission.

The street frontage along Broad Marston Lane has been carefully designed to retain its rural character with as much boundary screening retained as possible. Consequently there are no properties fronting the lane. Street frontages within the site are addressed satisfactorily and corners turned successfully. Officers are content that garden sizes are commensurate with the size of the dwellings to which they relate. The affordable housing required by the outline permission, (50%), has been provided and is distributed in four locations within the site.

The car parking is proposed is in accordance with existing standards. Parking is provided in a mixture of 'on plot' garages and spaces, plus small parking courts. The latter are designed to be secure, to relate well and to be functionally convenient to the units that they serve.

At the time of writing this report, the applicant is in the process of making final minor amendments to the proposed dwellings and therefore updated house designs will be made available at the Committee meeting.

Overall, in the context of the site and taking into account the requirements in terms of access, the layout is considered by Officers to appropriately reflect the Cotswold vernacular in the context of the town's existing character and surrounding development. On this basis, officers have no objections to the proposed layout, having regard to section 7 of the NPPF and Local Plan policies 10, 38, 39 and 42.

In terms of impact upon neighbouring properties, there are existing residential properties in Bearcroft Gardens, Wheatfield Court, Inverlea Court and Sovereign Fields that abut the site. Residential properties in Bearcroft Gardens, Wheatfield Court and Inverlea Court are separated from the new dwellings by areas of open space. There are four new residential properties located to the rear of the four properties in Sovereign Fields. The interface distance between the rear elevations of the proposed and existing dwellings is 21 metres. In a recent appeal decision the Inspector referred to 21 metres as being the minimum interface distance to ensure that the would

be no adverse impact on neighbouring properties from overshadowing or overlooking. Officers are therefore satisfied that sufficient distance would be provided between the new dwellings and the existing to provide appropriate levels of privacy, in accordance with Local Plan Policy 46.

(b) Appearance, Scale and Materials

The proposed dwellings are based upon the Cotswold vernacular style and would be a maximum of two storeys in height, constructed of a mix of natural stone, artificial stone, brick and render walling, and artificial stone and grey slate roofing. The dwellings would deliver a mix of 3 and 4-bed dwellings, and 1 bed apartments.

The designs of the units were discussed at a pre-application stage and Officers are satisfied with the proposed designs and materials, having regard to section 7 of the NPPF and Local Plan Policy 42. Officers consider there is a strong vernacular theme to the proposals, in terms of the architectural forms and the composition of elevations. The house types proposed are convincing and varied, and the quality of design is considered to be high. There are no objections to the unit heights shown.

(c) Landscaping, trees and Biodiversity

As the application site is an existing field Officers have endeavoured to retain and enhance existing trees and hedgerows. Therefore the existing hedgerow boundaries to the site would be retained and enhanced. Detailed landscape proposals have been submitted and the proposed landscaping includes a green corridor through the site following the line of the public right of way, a central green and informal open spaces. The landscaping is intended to enhance the visual appearance of the site and provide ecological benefits. A play area with equipment would also be provided. Ponds are included for ecological and drainage purposes. The boundary treatments consist of a mixture of Cotswold drystone walling, estate style railings, knee high rails and close boarded fences in discreet locations. The areas of open space accord with the requirements of the outline permission. A Landscape Management and Maintenance Plan has been submitted to secure the long term management of landscaping features across the site. Officers are therefore content with the landscaping proposals, having regard to section 7 of the NPPF and policies 42 and 45 of the Local Plan.

(d) Affordable Housing

In accordance with the outline planning application, the application proposes 45 affordable dwellings (50%) There would be 15 shared ownership and 30 affordable rented units. They would be a mixture of 5-bed, 3-bed and 2-bed dwellings and 1-bed flats. The affordable housing would be situated in four locations on the site. The distribution of the units is considered to be reasonable and in accordance with Local Plan Policy 21. Similarly, the design of the individual units is considered to be appropriately tenure blind in terms of form and materials.

(e) Other Matters

Parish Council, Mickleton Primary School and third Party comments and objections

Mickleton Parish Council and Mickleton Primary School have requested the following:

- Relocation of houses to the rear of 11-14 Sovereign Fields and those that abut the school for reasons of privacy and safeguarding of pupils of the school.
- Amendment to roads and footpaths to develop better access to the school.
- Relocation of the children's playground to the larger public open space

Officers advise that it would not be reasonable to require these amendments at the reserved matters stage as these are matters that should have been raised at the time of the consideration of the outline permission and/or during the appeal process. Condition 3 attached to the Inspector's decision letter requires that the development be carried out 'along the lines' shown on

the development framework plan 5932-L.01 K. The development framework plan shows the proposed location of the residential areas, the open space and the primary road. The proposed detailed layout accords with the development framework plan. In terms of security, the applicant has proposed a 1.8 m close boarded fence on the boundary with the school.

Any issues related to highway safety and access were considered by the County Highway Authority during the outline application process and again by the Inspector at appeal and there was no requirement to improve the vehicular and pedestrian access to the school.

The applicant raised no objection to the relocation of the children's playground however, the Landscape Officer has advised that, as the play area would not be overlooked in the new location, it would not meet the surveillance requirement of the general design principles set out in the Fields in Trust guidance and would not therefore be acceptable.

With regard to the proposed community building and associated car parking, the Section 106 attached to the outline permission requires the applicant to provide the land on which the building would be located and a sum of £250, 000 towards its construction only. The applicant is not required to provide any further details.

9. Conclusion:

Officers have undertaken extensive negotiations with the applicant's agent on the various aspects of the proposal throughout the application process. The various consultees are satisfied with the revised submitted plans and information. Officers are now satisfied that the proposed development is of a high quality in terms of layout and design and that the reserved matters and of outline permission 13/02391/OUT have been satisfactorily addressed. It is considered that the proposals comply with Sections 7, 11 and 12 of the NPPF and Local Plan Policies 9, 10, 21, 34, 38, 39, 42, 45 and 46. A finalised list of proposed conditions will be presented at the Committee meeting.

10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing number(s):.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

Work shall not commence on any walling or roofing until samples of the proposed walling, (including boundary walls) and roofing materials have been approved in writing by the Local Planning Authority and only the approved materials shall be used unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

Work shall not start on any walling until sample panels of natural stone, re-con stone and brick walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar have been erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

No work to the walling shall start until a sample panel of render of at least one metre square in size showing its proposed texture and colour has been erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

All door and window frames shall be recessed a minimum of 75mm into the external walls of the building unless otherwise agreed in writing with the Local Planning Authority.

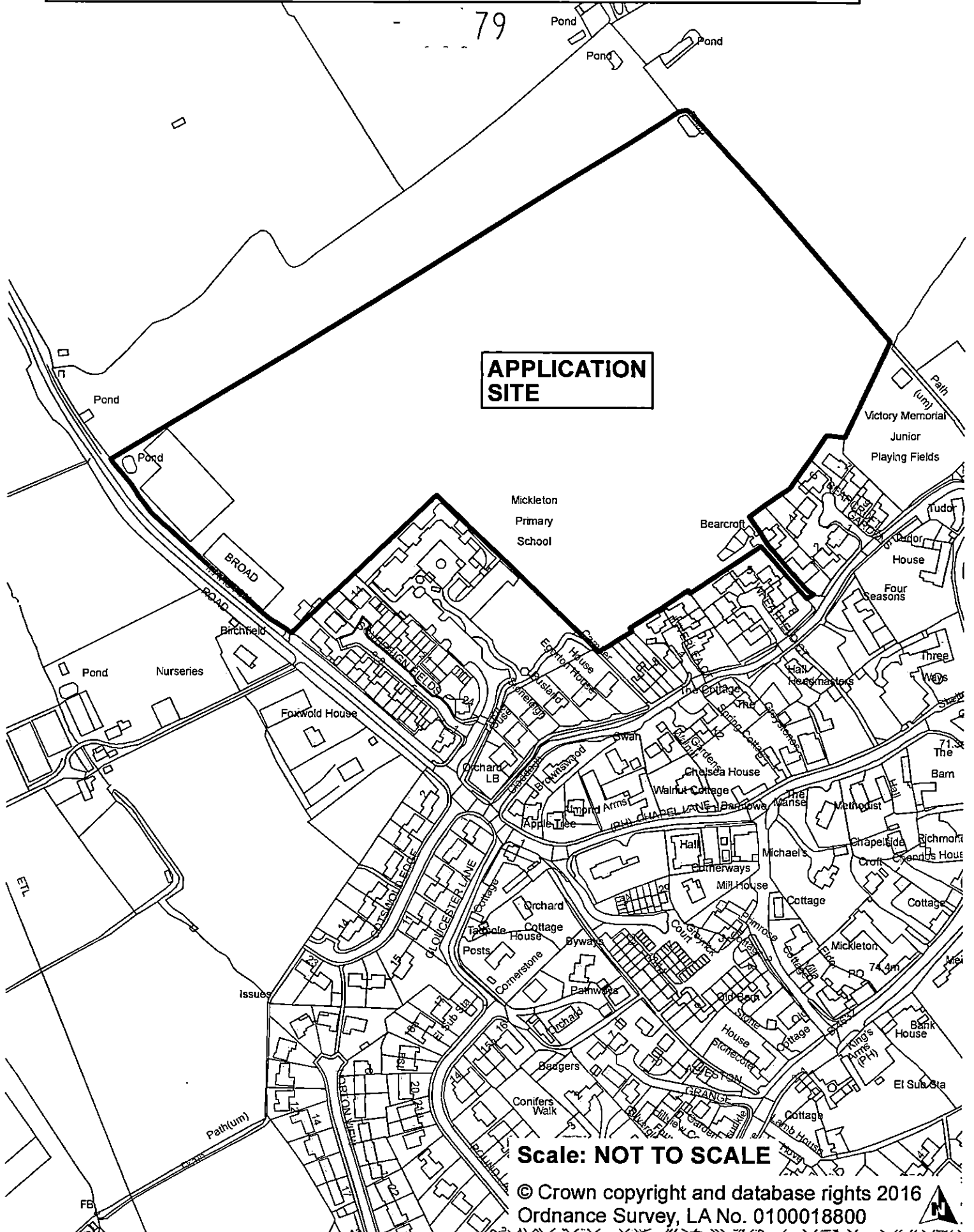
Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan.

All doors and windows shall be of timber construction and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

Land parcel off Broad Marston Road, Mickleton

16/02049/REM CD.9438/B



APPLICATION SITE

Scale: NOT TO SCALE

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KEY:

-  Application Boundary: 8.42Ha
-  Residential Area: 3.60Ha
(Up to 90 Dwellings @ 25dph)
-  Medium Density Character Area
-  Low Density Character Area
-  Land for Future Community and/or School Expansion Use: 0.33Ha
-  SuDs (Balancing Pond): 0.19Ha
-  Greenspace: 4.30Ha
-  Structural Landscape
-  Individual Trees
-  Existing Vegetation/Hedgerows
-  Indicative Primary Road
-  Primary Access
-  Greenways (Footpaths / Cycleways)
-  Existing Public Rights of Way & Access Points
-  Existing Ponds Retained and Enhanced
-  Pumping Station

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14/02365/OUT

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Gladman Developments Ltd
Land off Broad Marston Road
Mickleton

DEVELOPMENT FRAMEWORK

Scale N.T.S.
December 2014
5932-L-01 - K

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16/02/2015 REM

Area Type	Number	By Type	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
Private Dwelling	1	1	1	1	1	1	1	1	1	1	1	1
Affordable Shared Ownership Dwelling	1	1	1	1	1	1	1	1	1	1	1	1
Affordable Rented Dwelling	1	1	1	1	1	1	1	1	1	1	1	1
Public Open Space	1	1	1	1	1	1	1	1	1	1	1	1
Existing Trees to be Retained	1	1	1	1	1	1	1	1	1	1	1	1
Existing Trees to be Removed	1	1	1	1	1	1	1	1	1	1	1	1
Indicative Planting	1	1	1	1	1	1	1	1	1	1	1	1
Tegula Block Paving - Colour Grey	1	1	1	1	1	1	1	1	1	1	1	1
Block Paving - Colour Grey	1	1	1	1	1	1	1	1	1	1	1	1
Block Paving - Colour Purbeck Buff/Grey Mix	1	1	1	1	1	1	1	1	1	1	1	1
Granite Setts	1	1	1	1	1	1	1	1	1	1	1	1
1.8m Screen Wall	1	1	1	1	1	1	1	1	1	1	1	1
0.8m Dry Stone Walling	1	1	1	1	1	1	1	1	1	1	1	1
1.8m Beestone Walling	1	1	1	1	1	1	1	1	1	1	1	1
0.5m Metal Estate Railings Colour Black	1	1	1	1	1	1	1	1	1	1	1	1
0.5m Timber Knee Rail Fence	1	1	1	1	1	1	1	1	1	1	1	1
1.8m Timber Closeboard Fence	1	1	1	1	1	1	1	1	1	1	1	1

- LEGEND
- SITE BOUNDARY
 - PRIVATE DWELLING
 - AFFORDABLE SHARED OWNERSHIP DWELLING
 - AFFORDABLE RENTED DWELLING
 - EXISTING TREE/VEGETATION TO BE RETAINED
 - EXISTING TREES TO BE REMOVED
 - INDICATIVE PLANTING (SEE SEPARATE PLANT LANDSCAPING PLAN FOR FURTHER DETAILS)
 - TEGULA BLOCK PAVING - COLOUR GREY
 - BLOCK PAVING - COLOUR GREY
 - BLOCK PAVING - COLOUR PURBECK BUFF/GREY MIX
 - GRANITE SETTS
 - 1.8m SCREEN WALL
 - 0.8m DRY STONE WALLING
 - 1.8m BEESTONE WALLING
 - 0.5m METAL ESTATE RAILINGS COLOUR BLACK
 - 0.5m TIMBER KNEE RAIL FENCE
 - 1.8m TIMBER CLOSEBOARD FENCE



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Project No: BROAD MARSTON ROAD MICKLETON

Drawing No: DETAILED LAYOUT

Scale: 1:1000
 Date: 15/03/23
 Drawn: MCK/DL/01
 Checked: A