

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 16th October 2018

Application	4
--------------------	----------

Application Number:	18/01338/REMM	Application Expiry Date:	30th August 2018
----------------------------	---------------	---------------------------------	------------------

Application Type:	Approval of Reserved Matters Major
--------------------------	------------------------------------

Proposal Description:	Details of the appearance, landscaping, layout and scale for the erection of 211 dwellings (Being matters reserved in outline application previously granted under ref 16/00998/OUTM on 03/11/2016).
------------------------------	--

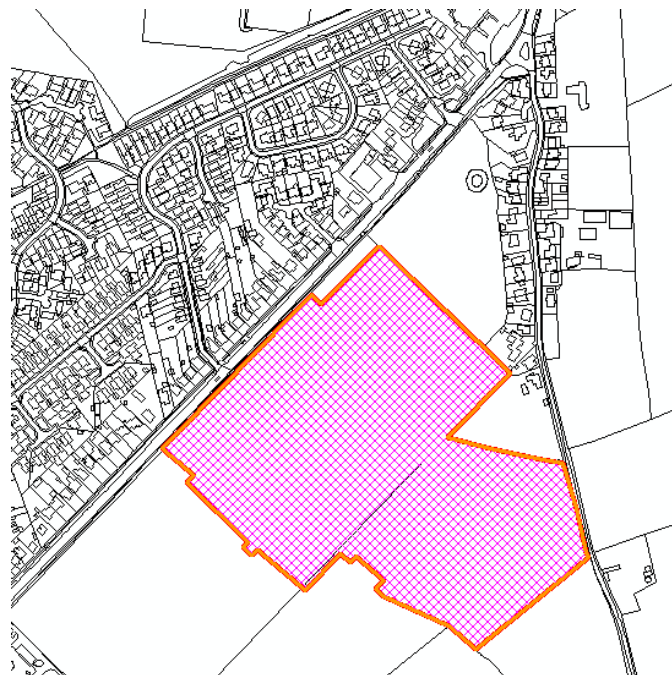
At:	Land Off Doncaster Road Hatfield Doncaster
------------	--

For:	Hallam Land Management & Linden Homes East
-------------	--

Third Party Reps:	16	Parish:	Hatfield Parish Council
		Ward:	Hatfield

Author of Report	Mark Sewell
-------------------------	-------------

MAIN RECOMMENDATION:	GRANT
-----------------------------	-------



1.0 Reason for Report

1.1 The application is being referred to the Planning Committee due to the level of local interest shown in the proposal.

2.0 Proposal and Background

2.1 The application seeks reserved matters consent for the construction of 211 dwellings on land of Doncaster Road, Hatfield. Outline planning permission was granted for the wider site by the Planning Committee in 2016 (16/00998/OUTM) for the development of up to 400 dwellings, with means of access agreed. This application represents the first phase of the development, with the remainder of the site to the south to be the subject of a further reserved matters application(s).

2.2 The wider application site is located on land currently used for agriculture, and is allocated as Countryside Policy Area under the saved Unitary Development Plan inset maps and policy ENV2. The site is roughly rectangular in shape, bounded by the A18 Doncaster Road and the urban edge of Hatfield to the north and west. The existing fields forming the development site are predominantly flat and open and defined by managed native hedgerows. The site includes some individual mature trees, these are mainly located within the site's perimeter hedgerows. Round Plantation borders the site to the south west, and a smaller belt of trees lies alongside Doncaster Road to the north.

2.3 To the western side of the application site on the opposite side of Doncaster Road are residential properties, being a mixture of bungalows and two storey dwellings and predominantly mid to late 20th century. These properties are typically set back from the road frontage in fairly generous plots. Immediately to the north of the application site is a triangular field which has been the subject of two planning applications for 60 dwellings. To the east of the site is Lings Lane, again characterised by a mixture of dwelling types on the rural edge of the settlement. A triangular shaped field on the eastern side of the site belonging to a property on the Lings has recently received planning permission for the erection of 9 detached dwellings. The Lings Windmill (Grade II Listed) is also situated on Lings Lane. Beyond Lings Lane to the east is further agricultural land and the M18 motorway. To the south west corner of the site is a water treatment works and water tower, and further to the south Hatfield merges into the settlement of Dunsville along Doncaster Road. Woodhouse Lane runs east to west to the south of the site, with Duncroft Quarry on its southern side.

3.0 Relevant Planning History

3.1 14/01789/OUTM - Outline application for residential development (Class C3) with open space, landscaping and associated access on approx 17.72 ha of land - REFUSED 02.10.2015 - APPEAL WITHDRAWN

3.2 16/00998/OUTM - Outline application for residential development (Class C3) with open space, landscaping and associated access on approx 17.72 ha of land (Approval being sought for access) (being resubmission of application ref 14/01789/OUTM, refused on 02/10/2015) - GRANTED (S106) 03.11.2016

3.3 There have been two previous applications on the site immediately to the north for 60 dwellings, both of which have been refused by the Planning Committee.

3.4 17/03067/FUL - Erection of nine detached dwellings, including the construction of detached single garages to plots 4 - 9 - GRANTED 27.06.2018 (ADJACENT SITE TO THE EAST)

4.0 Representations

4.1 The application has been publicised by way of direct neighbour letters, site notices, and a notice in the local press.

4.2 As a result of the publicity process, 16 representations have been received. A large number of the objections received were of a standard letter format, where the main points raised were;

- the loss of agricultural land
- impact upon trees and ecology
- archaeological interest of the site
- the impact upon local services (schools and healthcare)
- the impact upon the local highway network
- flood risk

5.0 Parish Council

5.1 The Parish Council would like to reiterate all their previous comments on this application site. It is considered that the land is green field land, other developments have been approved in the area on brownfield sites to accommodate the housing need in the area. It is considered that the local infrastructure, roads, sewage, schools and medical provision (GP) etc for a development of this size are not in place and the current provision is already overstretched without the addition of more housing in the area.

6.0 Relevant Consultations

DMBC Ecology - no objections

DMBC Highways - no objections in principle, amendments requested in respect of detailed highway design

DMBC Built Environment - amendments requested in respect boundary treatment, planting, surfacing of informal route and site entrance.

DMBC Trees & Hedgerows - no objections in principle, queries some species choices and planting on plot

DMBC Public Open Space - no objections

DMBC Public Rights of Way - no objections

DMBC Env Health - no objections

Environment Agency - no objections

7.0 Relevant Policy and Strategic Context

National Planning Policy Framework (NPPF):

Principle 6 Delivering a wide choice of high quality homes

Principle 7 Requiring Good Design

Principle 10 Meeting the challenge of climate change, flooding and coastal change

Doncaster Core Strategy (CS):
Policy CS1 - Quality of Life
Policy CS2 - Growth and Regeneration Strategy
Policy CS12 - Housing Mix and Affordable Housing
Policy CS14 - Design and sustainable construction
Policy CS16 - Valuing our Natural Environment

8.0 Planning Issues and Discussion

The main issues are;

- o Design and Layout
- o Highways arrangements and parking
- o Ecology
- o Trees & Hedgerows

8.1 The application seeks reserved matters consent for details of appearance, landscaping, layout and scale for the erection of 211 dwellings on the northern half of the approved development site. The means of access has been agreed under the outline permission. The principle of development has obviously been established by the granting of the outline permission, where the impacts upon traffic, ecology, trees and hedgerows have already been assessed.

Design and Layout

8.2 Policy CS 14 of the Core Strategy sets out a series of design principles and quality standards intended to ensure that all proposals are of high quality design that integrates with its immediate and surrounding local area. The design closely follows the principles agreed as part of the outline approval indicative layout, therefore on the whole the layout and scale of development is acceptable.

8.3 The main access into the site is from the northern edge of the Doncaster Road boundary, with a road with 2m footpaths to either side bringing you into the development. This road continues across the site to the east, with 2 further primary routes branching off to the south (and providing a link to the future second phase) and to the north. A series of secondary streets, cul-de-sacs and private drives serve housing from these primary roads. The initial site layout was amended to ensure a more direct and permeable road layout which would provide a better link to the future second phase of development. The carriageway width on the primary routes has also been widened to 6m to allow for on street visitor parking.

8.4. The development faces outwards on its western, northern and eastern boundaries, which is a positive design feature. The outline permission showed a green frontage to Doncaster Road, which has been provided within the submission. The space along the highway boundary retains the existing mature trees and planting along Doncaster Road, providing a significant green corridor along the frontage. An existing mature hedgerow running through the site is shown to be retained, with dwellings set back from a greened stand off area either side. A further area of open space has been provided to the eastern side of the site, which doubles up as a shallow attenuation basin. Again this is a positive feature, bringing the proposed housing away from the historic windmill on the Lings, and providing some openness to the more rural eastern edge. A more formal equipped area of Public Open Space is shown in the north western corner of the site, closer and accessible to the existing properties within the settlement, however with a more than adequate separation distance in terms of potential amenity issues. The applicants have also

provided an informal route around the site through the areas of public open space around the site edge, as well as showing a potential link to the adjacent as yet undeveloped smaller housing site to the site on the east on the Lings. Amended details have also been received following comments received to confirm the surface material of this informal footpath.

8.5 The proposed dwellings themselves are a mixture of detached and semi-detached dwellings of 2 and 2 ½ storeys, and of a traditional appearance utilising red brick and dark tiles. Internal separation distances between dwellings are acceptable, and the properties all provide for an appropriate amount of private amenity space. The original site layout provided showed many of the plots relying on frontage driveway parking to the detriment of available visitor spaces. The layout has been amended to break up the long runs of frontage parking, as well as widening of carriageway widths, to allow for more on street visitor parking. Properties also use a mix of integral and detached garages to accommodate the appropriate amount of parking.

8.6 Overall the Councils Built Environment officer considers that the scheme follows the principles established by the outline consent, however has raised a number of issues in respect of the plans as originally submitted. The internal road layout and permeability has been mentioned previously and addressed by the applicants. Amendments have been required in respect of access to rear gardens, boundary treatment, provision of dual aspect elevations to corner properties to provide natural surveillance and add interest to blank elevations at corner locations and amendments to landscaping. The applicants have also addressed boundary treatments, on plot landscaping, as well as altering the house types at the site entrance, where originally a detached garage was shown as the first built form visible in the site.

8.7 Overall, the scheme is considered to be acceptable in design terms, and in accordance with the relevant Development Plan policies.

Highways

8.8 The Highways Development Control team have been consulted as part of the application process. Initially, concerns were raised over the level of visitor parking throughout the site, as well as various technical requirements including turning areas, speed restraint and visibility. As discussed previously, the applicants have amended the site layout, including widening carriageways in order to accommodate the required level of visitor parking throughout the site. Revisions in respect of the more technical highway design issues have also been made, and the highway officers comments will be reported to members.

8.9 Whilst many of the objections received from local residents relate to excess traffic on Doncaster Road, the level of traffic generation has already been agreed under the Transport Assessment approved under the outline permission. This reserved matters application does not propose development beyond the limits already assessed at that stage.

Ecology and Trees & Hedgerows

8.10 Policy CS16 of the Core Strategy is concerned with the Natural Environment and sets out requirements in respect of the impact of developments upon ecology and trees and hedgerows. Proposals will be supported which enhance ecological networks, as well

as retaining and protecting appropriate trees and hedgerows, incorporating new tree, woodland and hedgerow planting.

8.11 The Council's ecologist has also been consulted and raised no objections to the scheme. The outline permission contained a condition that a scheme for ecological enhancement is agreed for each phase of development prior to the commencement of development, and so these details will have to be agreed separately. The site layout does retain the mature trees and planting along the site frontage and an established hedgerow running through the site, as well as providing a generous amount of green open space, whereby there is ample opportunity for habitat creation and enhancement.

8.12 The Council's Trees and Hedgerows Officer has been consulted and provided comments on the proposals. It is considered that generally the scheme is fine, especially the areas of open space. A couple of points are raised in respect of street planting within the site and plot frontage planting. The applicants have provided an updated landscaping plan in response, and any further comments will be reported to the planning committee. Overall though, there are no significant issues in terms of trees and hedgerows on the site.

8.13 Some of the objections received relate to the impact upon ecology and trees and hedgerows on the site. The outline planning application was accompanied by ecological and arboricultural information that was considered by officers and deemed to be acceptable subject to conditions. This application is in line with what was considered originally, and raises no objections. The proposed layout retains a good amount of existing features, as well as good opportunities for enhancement.

Other Issues

8.14 No objections have been received from other consultees as part of the consultation process. Numerous conditions were imposed upon the outline permission, covering issues such as drainage, archaeology, public open space, ecology, landscaping, tree protection and materials.

8.15 The issues raised by interested residents have previously been considered as part of the outline application, including traffic generation, ecology, archaeology, flood risk and local services. None of the objections raise issues related to the detailed design being considered as part of this reserved matters application.

9.0 Summary and Conclusion

9.1 On the basis of the above, the reserved matters application is accordingly recommended for approval. The main issues and principle of development have already been agreed under the outline consent, and the details contained within this reserved matters application are acceptable and in accordance with the guiding principle established by the outline permission.

RECOMMENDATION

Reserved Matters **APPROVED** subject to the following conditions.

01. ACC1 The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans and specifications.

REASON

To ensure that the development is carried out in accordance with the application as approved.

02. ENVH4 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) - the parking of vehicles of site operatives and visitors
- ii) - loading and unloading of plant and materials
- iii) - storage of plant and materials used in constructing the development
- iv) - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) - wheel washing facilities
- vi) - measures to control noise and the emission of dust and dirt during construction
- vii) - a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON

To safeguard the living conditions of neighbouring residents and in the interests of highway safety.

01. U0012844 **INFORMATIVE**
The development hereby approved shall commence before 2 years from the date of this permission

02. U0012845 **INFORMATIVE**
The development, for which the reserved matters are hereby approved, shall be carried out in complete accordance with the conditions set out above and those imposed on planning permission reference 16/00998/OUTM; granted on 3 November 2016;.

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

APPENDIX 1



APPENDIX 2



Overall indicative layout approved under outline consent

APPENDIX 3



Proposed layout

APPENDIX 4



STREETSCENE B-B



Typical Street Scenes