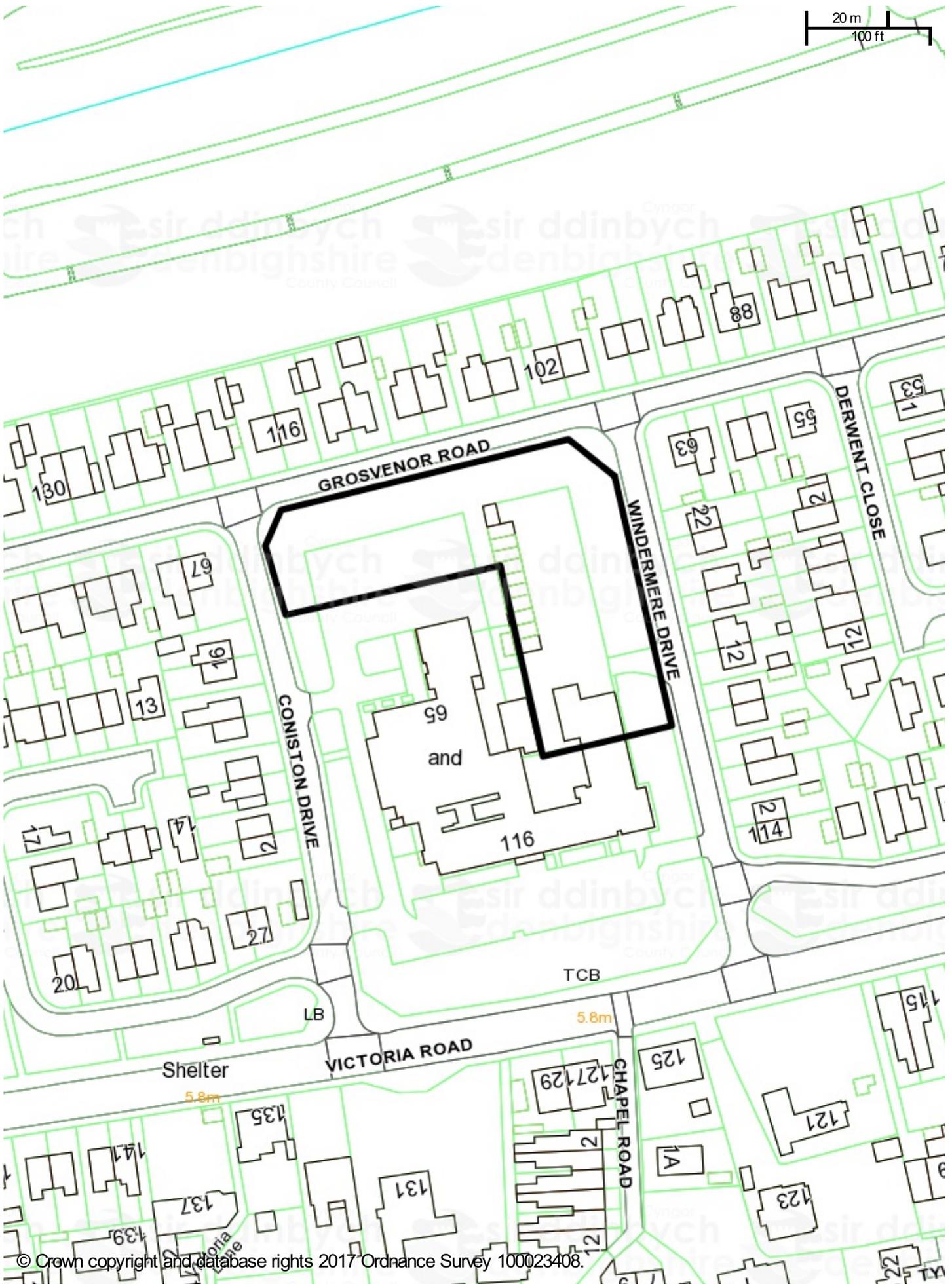


20 m
100 ft



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43/2017/1100

Scale: 1:1250

Printed on: 30/1/2018 at 12:07 PM



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WARD : Prestatyn North

WARD MEMBER(S): Cllr Rachel Flynn
Cllr Tony Flynn
Cllr Paul Penlington

APPLICATION NO: 43/2017/1100/ PR

PROPOSAL: Details of access, appearance, landscaping, layout and scale of 20 no. residential units submitted in accordance with Condition 1 on outline planning permission ref 43/2015/1241/PO (Phase 1 reserved matters application); Details of the range of house sizes and types submitted in accordance with condition 10 and Details of finished floor levels of 20 no. dwellings submitted partly in accordance with condition 11.

LOCATION: Land adjacent to Magistrates Court Victoria Road Prestatyn

APPLICANT: Mr Haigh

CONSTRAINTS: C1 Flood Zone
PROW
CouncillorName
Article 4 Direction

PUBLICITY UNDERTAKEN: Site Notice - Yes
Press Notice - No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – 4 or more objections received
- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

PRESTATYN TOWN COUNCIL

Original response

“Object: Whilst residents accepted that some development was inevitable it was considered the present application was not acceptable: -

- Adverse visual impact of proposed buildings due to height and building intensity
- Properties lack adequate onsite vehicular parking that may lead to on street parking and congestion
- Apartment block out of character with surrounding residential properties
- Visual illustration might not reflect final development
- Highway concerns about delivery to proposed retail units, traffic impact, timing and congestion
- Potential highway concerns for emergency vehicle access
- Potential noise, nuisance and anti social behaviour from retail units
- Strong residents objection to retail units and potential adverse impact upon existing shops
- Development may impact upon neighbouring property values
- High density residential units and over intensification of site.
- Lack of open green space and play facilities
- Poor landscaping, small property gardens and some without gardens
- Flood risk, sewage and drainage issues
- Lack of infrastructure to support development e.g. school provision, medical facilities
- Development contrary to local development plan”

A further response is awaited from the Town Council following revisions to the submission, removing reference to the retail units. Comments received will be reported in the late information sheets.

NATURAL RESOURCES WALES

NRW are satisfied that the minimum finished floor level requirements for the proposed residential units meet the requirements of condition 11, therefore have no objection to the discharge of this condition.

DWR CYMRU / WELSH WATER

No objection

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

- Highways Officer

No objection subject to a condition requiring further details of accesses and associated highway works.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Sue Christou, 2 Nant Drive, Prestatyn U Thomas, Consiton Drive, Prestatyn Leanne Ollosson, 14 Windermere Drive, Prestatyn

Bernie Haniewicz, 118 Grosvenor Road, Prestatyn Sheena Young, 16 Windermere Drive, Prestatyn Lorraine White, 127 Victoria Road, Prestatyn

Ian Ernest Herd, 94 Grosvenor Road, Prestatyn Stephen Fenner, 21 Berwyn Crescent, Prestatyn

Karen Lees, 92, Grosvenor Road, Prestatyn

G. Lumsden, 68, Grosvenor Road, Prestatyn S.L. Lumsden, 68, Grosvenor Road, Prestatyn J.

Overton Jones, Grasmere Close, Prestatyn Anne Jones, 98 Victoria Road, Prestatyn Debra & Nigel Hughes 100 Grosvenor Road, Prestatyn

Leigh Ollosson, 14 Windemere Drive, Prestatyn Courtney Ollosson, 14, Windermere Drive, Prestatyn Mike Price, 16 Coniston Drive, Prestatyn Lynn Price, 16 Coniston Drive, Prestatyn Ian

E Herd, 94 Grosvenor Road, Prestatyn Mr Ian Price, 102 Grosvenor Road, Prestatyn

Christopher Emptage, 123 Victoria Road, Prestatyn Lewis Price, 50 Glan y Gors, Prestatyn

Jennifer Murnane, 52 Grosvenor Road, Prestatyn Wynne Cheetham, 10 Windermere Drive, Prestatyn

Paul Duffy, 14 Grosvenor Road

Summary of planning based representations in objection:

Highways:

Concerns in relation to additional traffic generation; cars parking on the streets causing conflicts; not enough off street car parking proposed;

Visual Amenity:

Height and scale of the buildings is out of keeping with the area;

Residential Amenity:

The height of the buildings will impact negatively on existing residents by blocking light; overbearing; loss of privacy due to height;

General comments:

Over development of the site; flats not in keeping with the area; properties do not have enough garden space;

A number of comments have been raised in relation to the retail unit element of the development, which was included in the original submission, but this has been removed from the application in January 2018. The submission is therefore for approval solely of

those matters relating to the detailing of the proposed dwellings. The details of the retail units would have to form the subject of a separate (Phase 2) application which would be subject to a separate consultation process, allowing the Town Council and local residents opportunity to make representations.

A number of 'In Principle' objections have been raised in representations, which were considered at outline planning application stage (flood risk, loss of open space, drainage etc) . These are not matters which can now be reassessed as the Council has granted outline planning permission. The Committee can only deal with the acceptability of the particular details specified in the description of the application.

EXPIRY DATE OF APPLICATION: 14/02/2018

REASONS FOR DELAY IN DECISION: N/A

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 The report relates to a reserved matters application seeking approval of details of access, appearance, landscaping, layout and scale of 20 residential units submitted in accordance with Condition 1 on outline planning permission ref 43/2015/1241/PO on land adjacent to the Magistrates Court on Victoria Road in Prestatyn. The application also seeks approval of house sizes and types submitted in accordance with condition 10 and details of finished floor levels of the dwellings submitted in accordance with condition 11.

1.1.2 Outline planning permission was granted in July 2017 for the development of 0.51 hectares of land for the erection of 3 retail units and 20 residential units. The application was made in outline with all matters reserved . This application is now seeking approval of a 'Phase 1' development in respect of the access, appearance, landscaping and layout of the dwellings. A separate reserved matters application will have to be submitted for the retail element of the development.

1.1.3 In addition to detailed plans, the submission also includes an updated Design and Access Statement and updated Flood Consequences Assessment. The submission refers to the following:-

*10 dwellings fronting and accessed off Grosvenor Road.

All dwellings are 2 storey consisting of detached and semi detached 2 bed (82sqm) and 3 bed (93sqm) properties.

Each property will be provided with 2 car parking spaces to the front, with private gardens to the rear and are shown to be fully wheelchair accessible.

The ridge heights of these properties when measured from the existing ground floor level would be approx. 8.5m.

The finished floor levels of these properties to be 6.0m AOD.

* 6 apartments located on the corner of Windermere Drive and Grosvenor Road.

The apartment block proposed is 2 storey in height consisting of 3 no. 1 bed apartments at ground floor level and 3 no. 2 bed apartments at first floor level, all measuring 62sqm in floor area, excluding a communal area on both floors in excess of 20sqm's. The apartments would be accessed off Windermere Drive.

Externally a total of 10 car parking spaces are proposed. Some landscaped areas are

proposed around the block.

The ridge heights of this block when measured from the existing ground floor level would be approx. 9.5m.

The finished floor levels of these properties to be 6.0m AOD.

* 4 dwellings accessed off Windermere Drive.

2 pairs of semi detached 2 bed properties (82sqms) are proposed with a side gable on to Windemere Drive. These properties would front on to a permeable turning area.

Each property will be provided with 2 car parking spaces to the front, with private gardens to the rear and are shown to be fully wheelchair accessible.

The ridge heights of these properties when measured from the existing ground floor level would be approx. 8.4m.

The finished floor levels of these properties to be 6.0m AOD.

- 1.1.5 In relation to materials, all dwellings are shown to be constructed of brick and render with tiled roofs, final colours and specifications would need to be controlled by condition.
- 1.1.6 In relation to soft landscaping, detailed proposals have been provided with planting specifications. In relation to hard landscaping and boundary treatments, all properties would have paved parking areas, the dwellings will be provided with 1.8m high timber fencing inbetween the rear gardens, 800m high boundaries to the front garden spaces and on the corner properties of plots 1 and 10 and plot 17 on to Windermere Drive a 1.8m high stone wall with timber fencing above will be provided to screen the private rear garden spaces.

The illustrations below have been provided within the Design and Access Statement:



Grosvenor Road Properties (Proposed)



Windemere Drive Properties (Proposed)

1.2 Description of site and surroundings

- 1.2.1 The site currently comprises largely vacant land adjacent to the Magistrates Court. The site was previously occupied by a Police Station. The Police Station was demolished in 2015.
- 1.2.2 The site is located off Victoria Road which is a main west – east traffic route in Prestatyn.
- 1.2.3 Excepting the Magistrates Court use, the predominant use in the locality is residential. There is a small parade of shops approximately 150m to the east of the site on Victoria Road.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of Prestatyn as defined in the Local Development Plan.
- 1.3.2 The site is located entirely within the C1 Flood Zone as identified on the Development Advice Maps published by Natural Resources Wales.

1.4 Relevant planning history

- 1.4.1 Outline planning permission was granted in July 2017 for the development of the land for the erection of 3 no. retail units and 20 residential units.

1.5 Developments/changes since the original submission

- 1.5.1 The original submission included the details of 2 proposed retail units located on the corner of Victoria Road and Windemere Drive, but this element of the scheme has been removed, so consideration is now limited to the acceptability of the detailing of the residential element. A separate application for the 'Phase 2 reserved matters' in relation to the retail proposals would therefore be necessary.

1.6 Other relevant background information

- 1.6.1 There are other conditions imposed on the outline planning permission which require approval of drainage details, flood mitigation, affordable housing and open space.

These have been submitted separately and do not form part of this application.

2. DETAILS OF PLANNING HISTORY:

2.1 43/2015/1241/PO Development of 0.51 hectares of land for the erection of 3 retail units and 20 residential units (outline application with all matters reserved) GRANTED 13th July, 2017 at Planning Committee.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy RD5 – The Welsh language and the social and cultural fabric of communities

Policy BSC1 – Growth Strategy for Denbighshire

Policy BSC3 – Securing infrastructure contributions from Development

Policy BSC4 – Affordable Housing

Policy BSC11 – Recreation and open space

Policy PSE1 – North Wales Coast Strategic Regeneration Area

Policy PSE9 – Out of centre retail development

Policy PSE10 – Local shops and services

Policy VOE5 – Conservation of natural resources

Policy VOE6 – Water management

Policy ASA2 – Provision of sustainable transport facilities

Policy ASA3 – Parking standards

3.2 Supplementary Planning Guidance

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Recreational Public Open Space

Supplementary Planning Guidance Note: Access for all

Supplementary Planning Guidance Note: Affordable Housing in New Developments

Supplementary Planning Guidance Note: Residential Development Design Guide

Supplementary Planning Guidance Note: Nature and Protected Species

3.3 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016

Development Control Manual November 2016

TAN 1: Joint Housing Land Availability Studies

TAN 5 Nature Conservation and Planning

TAN 12: Design

TAN 15: Development and Flood Risk

TAN 18: Transport

3.4 Other material considerations

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 2016 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (PPW section 3.1.3). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned (PPW section 3.1.4).

Development Management Manual 2016 states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (DMM section 9.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Access
- 4.1.3 Appearance
- 4.1.4 Landscaping
- 4.1.5 Layout
- 4.1.6 Scale
- 4.1.7 House Sizes and Types
- 4.1.8 Finished Floor levels

4.2 In relation to the main planning considerations:

4.2.1 Principle

The main Local Development Plan Policy relevant to the principle of the development is Policy BSC 1. This policy seeks to make provision for new housing in a range of locations, concentrating development within development boundaries of cities, towns and villages, and it states developers will be expected to provide a range of house sizes, types and tenure.

The site is located within the development boundary of Prestatyn and the site has the benefit of outline planning permission. The principle of residential development has been established through the grant of outline permission, and is not for deliberation at this stage.

It is therefore suggested that the determination of this reserved matters application should rest on the acceptability or otherwise of the details presented, and in terms of the local impacts of the proposal.

4.2.2 Access

“Access” in relation to reserved matters, means the accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network “Site” means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such permission has been made.

Local Development Plan Policy RD 1 supports development proposals subject to meeting tests (vii) and (viii) which oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and require consideration of the impact of development on the local highway network. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards.

These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development. Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The highway impacts of a development proposal are a material consideration.

Concerns have been raised in relation to the traffic generated in the area, general conflicts on the local highways with on street parking and also lack of parking

provision proposed.

The plans have been reviewed by the Highway Officers, and there has been dialogue between Officers and the applicants in relation to the highway aspects of the proposal.

Each residential property off Grosvenor Road would be provided with an access with 2 off street car parking spaces. The proposed apartments would have 9 car parking spaces proposed for 3 no. 1 bed units and 3no. 2 bed units with some of the parking accessed directly off Windermere Drive and the remaining car parking areas accessed from another access point off Windermere Drive. The remaining 4 properties to the southern boundary of the site would be accessed off Windermere Drive and would have 2 car parking spaces to the front of each property. A permeable turning area is also shown.

In Officers' opinion, the proposal demonstrates that the access arrangements for the proposed 20 dwellings is acceptable and that the existing highway infrastructure is capable of accommodating the development. The general layout of the proposed site access arrangements demonstrate compliance with the visibility standards set out in TAN 18. In relation to the site layout and parking, having regard to the details provided and guidance identified above, it is considered that the highways arrangements and parking provision are acceptable.

4.2.3 Appearance

"Appearance" means 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.

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

Concerns have been raised locally in respect of the visual impact of the proposal in relation to surrounding development.

In terms of design detailing for the new dwellings, the proposals involve use of a 3 different house types with pitched tiled roofs with gables with brickwork and render on the external faces of the walls.

The details proposed in relation to the dwellings is considered acceptable and in keeping with surrounding development. Final colours and specifications of the external materials have not been provided and a planning condition is therefore required to ensure they are appropriate.

Subject to approval of final colours and specifications it is considered that the appearance of the development would be respectful of the location.

4.2.4 Landscaping

"Landscaping" in relation to a site or any part of a site for which outline planning permission has been granted to, as the case may be, in respect of which an application for such permission has been made, means 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:

- (a) screening by fences, walls or other means;
- (b) the planting of trees hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the layout out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features.

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

No concerns have been raised specifically in relation to landscaping issues.

In relation to soft landscaping, detailed proposals have been provided for each plot and the spaces around the properties with planting specifications.

In relation to hard landscaping all properties and parking areas would be paved with rear gardens provided with grass and patio areas.

In relation to boundary treatments, the dwellings would be provided with 1.8m high timber fencing in between the rear gardens of properties with 800m high boundaries to the front garden spaces. On the corner properties of plots 1, 10 and 17 a 1.8m high stone wall with timber fencing above will be provided to screen the private rear garden spaces of these properties.

All hard and soft landscaping details proposed are considered acceptable and appropriate for the area to soften the visual appearance of the development, to protect the amenities of existing residents and provide a sufficient level of amenity for future occupiers of the dwellings proposed.

It is therefore considered that the landscaping of the development would be respectful of the location.

4.2.5 Layout

“Layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to building and spaces outside the development.

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

Concerns have been raised locally in respect of the number of dwellings and generally that the proposals are over-intensive.

The site area of the proposed residential development is approximately 0.32ha which equates to 62.5 dwellings per hectare. The 35 dwellings per hectare referred to in

Policy RD 1 is a **minimum** and there is no maximum suggested.

The proposal is for 14 detached and semi detached properties and 6 apartments. All of the properties exceed minimum floorspace standards contained within SPG guidance and the detached and semi detached properties are all provided with rear garden spaces in excess of 40 square metres, in compliance with SPG guidance.

The proposed apartments do not have dedicated amenity spaces, however as they are 1 and 2 bed units they provide a type of accommodation that is low maintenance for those who do not want a private amenity space.

In relation to spacing and separation distances inbetween proposed dwellings and existing dwellings, the development proposals meet or exceed the standards set out within SPG guidance.

Overall, the mix is considered acceptable and would provide provision of smaller properties but also offer family accommodation which are in high demand within the area.

The layout of the site has been carefully considered in the context of surrounding development and the dwellings have been sited in a way to respect the pattern of development in the area.

It is therefore considered that the layout of the development would be respectful of the location.

4.2.6 Scale

“Scale” means the height, width and length of each building proposed within the development in relation to its surroundings.

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

Concerns have been raised locally in respect of the visual impact of the proposal in relation to the scale and height in the context of surrounding development.

Whilst acknowledging the concerns raised over the visual impact of the units in terms of scale and height, unfortunately there appears to have been some general misunderstanding of the plans. These indicate a ridge height ‘Above Ordnance Datum’ (AOD) which is not the actual ridge heights of the properties above surrounding ground levels. The proposal does involve the raising of levels/finished floor levels to comply with flood risk requirements, but it is apparent from the plans that the actual ridge heights of the dwellings would be comparable to those of existing development, and only approximately 1m higher than nearby properties.

In relation to surrounding development, overall it is considered that the submitted detail demonstrates an acceptable scale of development which in Officers’ view is in keeping with the area.

With respect to the concerns raised, it is Officers opinion that the proposal would not have an unacceptable impact upon the character of the area.

It is therefore considered that the scale of the development would be respectful of the location

4.2.7 Housetype and Size

Condition 10 on outline planning permission 43/2015/1241/PO required the approval of the range of housetypes and sizes.

Local policy BSC1 sets out that 'Developers will be expected to provide a range of house sizes, types and tenure to reflect local need and demand and the results of the Local Housing Market Assessment.' This requirement goes beyond the provision of market and affordable houses, and includes the mix of houses addressing the findings and results of the latest local housing market assessment (LHMA).

The application proposes:

3 x 3 bed detached houses

10 x 2 bed semi detached houses

6 apartment – 3 x 1 bed apartments and 3 x 2 bed apartments.

It is considered that the proposed mix of dwelling types is acceptable and would make a positive contribution to, and takes into account need identified within Prestatyn.

It is therefore considered that Condition 10 can be approved.

4.2.8 Finished Floor Levels

Condition 11 on outline planning permission 43/2015/1241/PO requires the approval of finished floor levels of the development.

It is proposed to set the finished floor levels of all 20 properties at 6.0m AOD. Natural Resources Wales have been consulted and have raised no objection to the proposed details.

It is therefore considered that Condition 11 can be approved.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

5.1 The access, appearance, landscaping, layout and scale of the dwellings are considered acceptable.

5.2 The housetypes and sizes of the 20 dwellings are considered acceptable.

5.3 The finished floor levels of the dwellings are considered acceptable.

RECOMMENDATION:

RECOMMENDATION A: PART APPROVAL OF RESERVED MATTERS IN RELATION TO 20 DWELLINGS - subject to the following conditions:-

1. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Plans and elevations Type A (Drawing No. P02A) received 17 November 2017
 - (ii) Plans and elevations Type B (Drawing No. P03) received 17 November 2017
 - (iii) Plans and elevations apartments (Drawing No. P04A) received 17 November 2017
 - (iv) Plans and elevations apartments (Drawing No. P05A) received 25 January 2018
 - (v) Street scene elevations (Drawing No. P07S) received 25 January 2018
 - (vi) Existing site plan (Drawing No. EX01) received 17 November 2017
 - (vii) Proposed site plan (Drawing No. P01B) received 25 January 2018
 - (ix) Location plan (Drawing No. EX00A) received 25 January 2018
 - (x) Landscaping details received 30 November 2017
2. Prior to the application of any external materials full details of the wall and roof materials of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in strict accordance with such approved details.
3. The dwellings on plots 17,18,19 and 20 shall be designed in accordance with the recommendation contained in BS 8223:2014: Sound Insulation and Noise Reduction.

RECOMMENDATION:

RECOMMENDATION A: PART APPROVAL OF RESERVED MATTERS IN RELATION TO 20 DWELLINGS - subject to the following conditions:-

1. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Plans and elevations Type A (Drawing No. P02A) received 17 November 2017
 - (ii) Plans and elevations Type B (Drawing No. P03) received 17 November 2017
 - (iii) Plans and elevations apartments (Drawing No. P04A) received 17 November 2017
 - (iv) Plans and elevations apartments (Drawing No. P05A) received 25 January 2018
 - (v) Street scene elevations (Drawing No. P07S) received 25 January 2018
 - (vi) Existing site plan (Drawing No. EX01) received 17 November 2017
 - (vii) Proposed site plan (Drawing No. P01B) received 25 January 2018
 - (ix) Location plan (Drawing No. EX00A) received 25 January 2018
 - (x) Landscaping details received 30 November 2017
2. Prior to the application of any external materials full details of the wall and roof materials of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in strict accordance with such approved details.
3. The dwellings on plots 17,18,19 and 20 shall be designed in accordance with the recommendation contained in BS 8223:2014: Sound Insulation and Noise Reduction.
4. All planting comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the commencement of development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing
Reason: In the interests of visual amenity

5. No highway works shall take place until the written approval of the Local Planning Authority has been obtained in relation to the details of the vehicular accesses and associated highway works including the detailed design, layout, construction, drainage, street lighting. The development shall proceed strictly in accordance with the approved details before the dwellings are occupied.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity
3. In the interest of residential amenity
4. In the interest of visual amenity
5. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.

RECOMMENDATION B:

APPROVE CONDITION 10 (house types and sizes) subject to the following condition:

1. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Plans and elevations Type A (Drawing No. P02A) received 17 November 2017
 - (ii) Plans and elevations Type B (Drawing No. P03) received 17 November 2017
 - (iii) Plans and elevations apartments (Drawing No. P04A) received 17 November 2017
 - (iv) Plans and elevations apartments (Drawing No. P05A) received 25 January 2018

RECOMMENDATION C:

PARTIAL APPROVAL OF CONDITION 11 (finished floor levels) IN RELATION TO 20 DWELLINGS: subject to the following condition:

1. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Plans and elevations Type A (Drawing No. P02A) received 17 November 2017
 - (ii) Plans and elevations Type B (Drawing No. P03) received 17 November 2017
 - (iii) Plans and elevations apartments (Drawing No. P04A) received 17 November 2017
 - (iv) Plans and elevations apartments (Drawing No. P05A) received 25 January 2018
 - (v) Street scene elevations (Drawing No. P07S) received 25 January 2018
 - (viii) Proposed site plan (Drawing No. P01B) received 25 January 2018

NOTES TO APPLICANT:

Please be aware that Conditions 1 and 11 have only been partly discharged and can only be fully discharged upon approval of the relevant details of the proposed retail units.

Please be aware there are a number of other conditions in relation to the development in accordance with planning permission ref 43/2015/1241/PO.

Highway Advisory Notes

- (i) Highway Supplementary Notes Nos. 1,3,4,5 & 10
- (ii) New Roads and Street Works Act 1991-Part N Form

(iii) Highways Act 1980 Section 184 Consent to Construct/Alter a Vehicular Crossing over a Footway.

Please advise the applicant that a suitable legal agreement will be required for the adoption of the new footway/bellmouth on Windermere Drive and to Contact Gail McEvoy on 01824 706882.
Please send a copy of the decision note and correspondence to Development Control (Highways)

NOTES FOR ADMIN.

Highway Notes

**PLANS AND
DOCUMENTS SUBJECT
TO THE DECISION:**

- (i) Plans and elevations Type A (Drawing No. P02A) received 17 November 2017
- (ii) Plans and elevations Type B (Drawing No. P03) received 17 November 2017
- (iii) Plans and elevations apartments (Drawing No. P04A) received 17 November 2017
- (iv) Plans and elevations apartments (Drawing No. P05A) received 25 January 2018
- (v) Street scene elevations (Drawing No. P07S) received 25 January 2018
- (vi) Existing site plan (Drawing No. EX01) received 17 November 2017
- (vii) Proposed site plan (Drawing No. P01B) received 25 January 2018
- (ix) Location plan (Drawing No. EX00A) received 25 January 2018
- (x) Landscaping details received 30 November 2017