
Case Number	19/04594/REM (Formerly PP-08319975)
Application Type	Approval of Reserved Matters
Proposal	Erection of 14 dwellings with associated parking, landscaping works and formation of access road (Application to approve layout, scale, appearance and landscaping as reserved under planning permission no. 17/01543/OUT) (Amended Plans)
Location	49 Pot House Lane Sheffield S36 1ES
Date Received	27/12/2019
Team	West and North
Applicant/Agent	PEB Moller Architects LLP
Recommendation	Grant Conditionally

Time Limit for Commencement of Development

1. The development shall be begun not later than two years from this reserved matters approval, in line with the time limit condition imposed on outline approval 17/01543/OUT.

Reason: In order to comply with the requirements of the Town and Country Planning Act

Approved/Refused Plan(s)

2. The development must be carried out in complete accordance with the following approved documents:

Plan numbers;

09 Rev A Proposed Block Plan published 13.8.2020
08 Existing block Plan published 13.8.2020
11 Rev E Proposed Site Plan published 19.8.2020
20 Rev C 3 Bed House Type published 19.8.2020
30 Rev B 4 Bed House Type published 19.8.2020
18 Rev B Section AA published 13.8.2020
19 Section BB published 13.8.2020
21 Section CC published 19.8.2020
22 Section DD published 19.8.2020

23 Section EE published 19.8.2020
24 Section FF published 19.8.2020
17 Rev A Elevations N-E-S streetscenes published 13.8.2020
13A Axonometric 1 published 13.8.2020
14A Axonometric 2 published 13.8.2020
15A Axonometric 3 published 13.8.2020
16 Streetview published 13.8.2020
Arbouricultural Report and Method statement published 26.08.2020
Ecology report produced 07.08.2020

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

3. No development shall commence until the tree protection measures detailed in the Arboricultural method statement published 26th August 2020 have been implemented. The Local Planning Authority shall be notified in writing when the protection measures are in place and the protection shall not be removed until the completion of the development.

Reason: In the interests of protecting the identified trees on site. It is essential that this condition is complied with before any other works on site commence given that damage to trees is irreversible.

4. No development shall commence until full details of the construction method for the internal access road in the vicinity of trees T13, 15, 17, 20 and 22 as referred to in the submitted Arboricultural Report by AWA published on 26th August 2020 have been submitted to and approved in writing by the Local Planning Authority. The construction of the access road shall be carried out in accordance with the approved method.

Reason: In the interests of protecting the identified trees on site. It is essential that this condition is complied with before any other works on site commence given that damage to trees is irreversible.

Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

5. Prior to above ground works commencing, full details of the management and maintenance plan for the landscaped area to the south of the access road shall be submitted to the Local Planning Authority and approved in writing. The site shall be maintained thereafter in accordance with the approved plan.

Reason: In the interests of the visual amenities of the locality.

6. Notwithstanding the details shown on the approved plans, the design of the car ports are not approved. Full details of these shall be submitted to and approved in writing by the Local Planning Authority before that part of the development commences. Thereafter, the works shall be carried out in

accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

7. The stone boundary wall surrounding the site shall be retained. Prior to any alteration or repair works, details shall be submitted to and approved in writing by the Local Planning Authority. Any alterations or repairs shall be carried out in matching materials and construction style and in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality.

8. Notwithstanding the details on the approved plans, details of a suitable means of site boundary treatment (including the incorporation of hedgehog highways) shall be submitted to and approved in writing by the Local Planning Authority before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority and the dwellings shall not be occupied unless such means of site boundary treatment has been provided in accordance with the approved details and thereafter such means of site enclosure shall be retained.

Reason: In the interests of the visual amenities of the locality.

9. A comprehensive and detailed hard and soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

10. The Local Planning Authority shall be notified in writing when the landscape works are completed.

Reason: To ensure that the Local Planning Authority can confirm when the maintenance periods specified in associated conditions/condition have commenced.

11. Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

- i) Eaves
- ii) Feature windows
- iii) Window reveals

Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

12. A sample panel of the proposed masonry shall be erected on the site and shall illustrate the colour, texture, bedding and bonding of masonry and mortar finish to be used. The sample panel shall be approved in writing by the Local Planning Authority before any masonry works commence and shall be retained for verification purposes until the completion of such works.

Reason: In order to ensure an appropriate quality of development.

13. Details of all proposed external materials and finishes, including samples when requested by the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

14. Prior to the commencement of above ground works, details showing hard surfaced areas of the site being constructed of permeable/porous surfacing shall be submitted to and approved in writing by the Local Planning Authority. The approved porous / permeable paving shall be provided prior to the occupation of the development and retained thereafter.

Reason: In order to control surface water run off from the site and mitigate against the risk of flooding.

15. Prior to the commencement of above grounds works, full details (including siting and design) of the ecological enhancements to be provided within the site as identified in Table 5 of the approved Ecological Impact Assessment produced by Enzygo on 7th August (bat boxes, bird boxes, bug hotels and hibernacula) shall be submitted to and approved in writing by the Local Planning Authority. The approved enhancements shall be installed on site prior to the occupation of the first dwelling.

Reason: In the interests of protecting and enhancing biodiversity.

Other Compliance Conditions

16. Site clearance and construction work shall be carried out in complete accordance with the mitigation measures identified in Table 4 of the approved Ecological Impact Assessment produced by Enzygo dated 7th August 2020.

Reason: In the interests of biodiversity protection.

17. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved by the Local Planning Authority. Thereafter the landscaped areas shall be retained and they shall be cultivated and maintained for a period of 5 years from the date of implementation and any plant failures within that 5 year period shall be replaced.

Reason: In the interests of the visual amenities of the locality.

Attention is Drawn to the Following Directives:

1. The applicant is advised to have regard to the consultation response provided by South Yorkshire Police relating to Secured by Design standards which is scanned under 22.01.2020 on the online file.
2. The applicant is advised to have regard to the consultation response provided by Northern Powergrid which is scanned 17.01.2020 on the online file.
3. The applicant is advised that Sheffield City Council, as Highway Authority, require that drives/vehicular access points be designed to prevent loose gravel or chippings from being carried onto the footway or carriageway, and that they drain away from the footway or carriageway, to prevent damage or injury.
4. You are required, as part of this development, to carry out works within the public highway. You must not start any of this work until you have received formal permission under the Highways Act 1980 in the form of an S278 Agreement. Highway Authority and Inspection fees will be payable and a Bond of Surety required as part of the S278 Agreement.

You should contact the S278 Officer for details of how to progress the S278 Agreement:

Mr J Burdett
Highways Development Management
Highways Maintenance Division
Howden House, 1 Union Street
Sheffield
S1 2SH

Tel: (0114) 273 6349
Email: james.burdett@sheffield.gov.uk

5. It is noted that your planning application involves the construction or alteration of an access crossing to a highway maintained at public expense.

This planning permission DOES NOT automatically permit the layout or construction of the access crossing in question, this being a matter which is covered by Section 184 of the Highways Act 1980. You should apply for permission, quoting your planning permission reference number, by contacting:

Ms D Jones
Highways Development Management
Highways Maintenance Division

Howden House, 1 Union Street
Sheffield
S1 2SH

Tel: (0114) 273 6136
Email: dawn.jones@sheffield.gov.uk

6. Where highway schemes require developers to dedicate land within their control for adoption as public highway an agreement under Section 38 of the Highways Act 1980 is normally required.

To ensure that the road and/or footpaths on this development are constructed in accordance with the approved plans and specifications, the work will be inspected by representatives of the City Council. An inspection fee will be payable on commencement of the works. The fee is based on the rates used by the City Council, under the Advance Payments Code of the Highways Act 1980.

If you require any further information please contact:

Mr S Turner
Highway Adoptions
Highways Maintenance Division
Howden House, 1 Union Street
Sheffield
S1 2SH

Tel: (0114) 273 4383
Email: stephen.turner@sheffield.gov.uk

7. By law, this development requires the allocation of official, registered address(es) by the Council's Street Naming and Numbering Officer. Please refer to the Street Naming and Numbering Guidelines on the Council website here:

<https://www.sheffield.gov.uk/content/sheffield/home/roads-pavements/address-management.html>

The guidance document on the website includes details of how to apply, and what information we require. For further help and advice please ring 0114 2736127 or email snn@sheffield.gov.uk

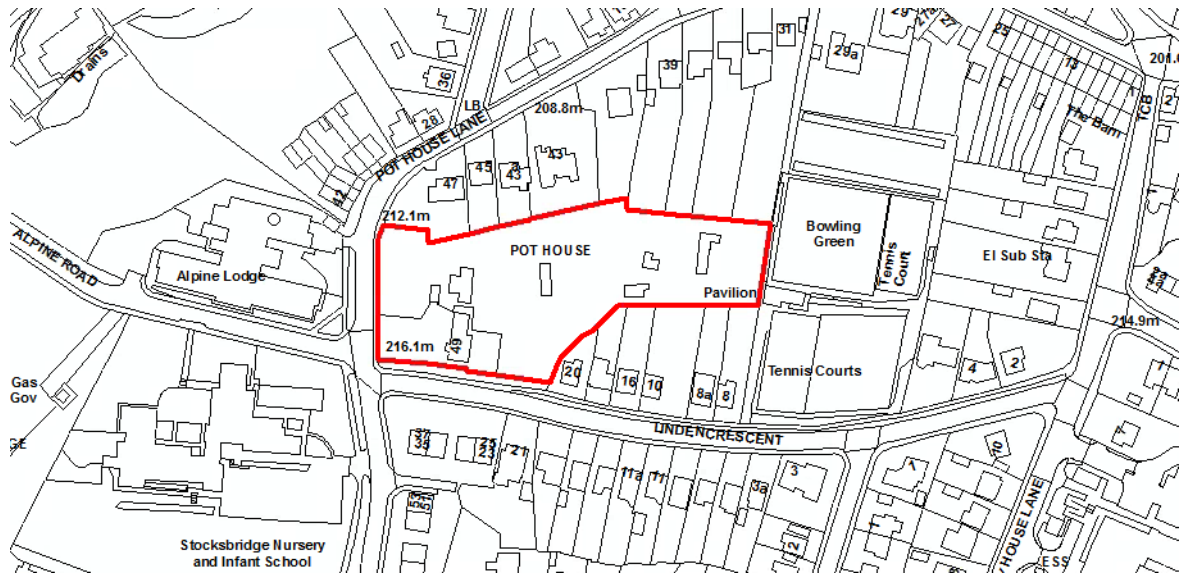
Please be aware that failure to apply for addresses at the commencement of the works will result in the refusal of statutory undertakers to lay/connect services, delays in finding the premises in the event of an emergency and legal difficulties when selling or letting the properties.

8. The applicant is advised that the proposed hard and soft landscape plan should include the following:

Topsoil specification and depths;
An accurate planting schedule and planting plan at 1:200 or 1:100 scale;
Tree-pit construction details/ spec;
A comprehensive list of species and stock specification;
Details of planting densities and spacings;
Individual location of specimen trees and shrubs;
Areas of grass/wildflowers including seed mix and sowing rates;
Maintenance schedule to ensure the successful establishment of the scheme;
Hard landscaping details, proposed levels, surfacing materials, walls, fencing and street furniture.

9. Works taking place during October to March should be carefully undertaken to avoid injuring hibernating animals by undertaking works in suitable habitat slowly, being particularly careful when using machinery within a foot of ground level or when removing brash or log piles. Piles of deadwood and brash piles can be also provided around the edges of the site for refugia to mitigate for the removal of suitable nesting habitat.

Site Location



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Proposal and Location.

This is a reserved matters application for the development of 14 houses. Outline planning permission was previously approved at Committee in July 2017 for the principle of residential development on this site, with the main vehicular access point also being approved.

The site comprises approximately 0.58 hectares of land on the east side of Pot House Lane, adjacent to its junction with Linden Crescent, in Stocksbridge. The existing site consists of a detached dwelling (no. 49 Pot House Lane which has a long garden to the front and a shorter garden to the rear), and 0.5 hectares of grassland on which are some outbuildings. Both the existing house at no 49 and the 0.5 hectares of grassland have separate vehicular accesses off Pot House Lane. A stone wall runs along the front boundaries of the site.

There are residential properties to the north and south of the site off Pot House Lane and Linden Crescent. On the west side of Pot House Lane, opposite the site, is the Alpine Lodge Care Home. Stocksbridge Nursery and Infant School sit to the southwest of the site.

To the east of the site is a bowling green (Stocksbridge Friendship Bowling Club) and tennis courts (Stocksbridge Tennis Club).

This application seeks approval of the reserved matters of scale, layout, appearance and landscaping.

The previous approval established access arrangements comprising of a new adopted access road off Linden Crescent. The proposed layout shows that this new access road would serve 12 dwellings, with 2 dwellings being accessed off Linden Crescent.

Four dwellings would front Pot House Lane and 2 would front Linden Crescent. The remainder would front the new access road within the site, with gardens backing on to existing properties on Pot House Lane. There would be no vehicular access off Pot House Lane.

Planning History

17/01543/OUT Residential development as amended 16.6.17 was granted 11th July 2017.

Representations

15 neighbours have made representation on this application with some commenting more than once. One of these representations is a letter of comment and the remainder raise concern and object.

Highways

- Concern that there is not much scope for parking other than on the driveways within the development.
- There are already issues with cars from existing properties parking on street and causing bottle necks, additional cars parking on Pot House Lane would worsen this and cause further danger for road users and pedestrians.
- The area is already too busy with traffic due to the nearby schools and bowling club.
- There are already parking issues on Linden Crescent. The loss of on street parking caused by the creation of the access road would push parking towards the junction and result in double parking, leading to highway safety implications.
- Concern is raised regarding increased traffic and parking and safety of school children.
- Request is made for yellow lines.
- Objection to the proximity of the new access to the road junction.
- Road access is poor to Manchester Road with Hole House Lane being a particularly dangerous junction.
- The road and driveways are regularly obstructed due to inconsiderate parking.
- Linden Crescent should be widened and made 1 way.
- Comment is made that the site is not well connected to Sheffield – it is queried whether the train line could be reopened for passenger travel.

Drainage

- Concern is raised about drainage problems and water in the highway.

Design

- Concern is raised regarding the design and materials proposed. They are not of sufficient quality.
- Objection to the projecting boxes on the houses, concern is raised that these would be out of character.
- The scheme should be lower density with larger gardens.
- There is a need for bungalows.

Amenity

- Request for cross sections showing levels in context with existing properties.
- Concern is raised about the impact to properties on Pot House Lane as a result of overlooking and the development being out of scale in height.
- Concern is raised regarding overlooking into property on Pot House Lane.
- Concern is raised regarding loss of light to property on Pothouse Lane, particularly in winter when the sun is low.
- Concern is raised regarding overlooking from gardens resulting from raised ground levels.
- Suggestion is made that alterations to the position of the unit on plot 8 could address some amenity concerns.

- The proposed gardens backing onto Pot House Lane should follow the natural slope of the land.

Other Issues

- There is no evidence of a coal mining risk assessment having been carried out.
- Request is made for a site visit.
- CIL money could be used to enhance a number of local amenities.
- The scheme is not addressing housing need or the demographic of the area. Supply should be smaller units of flats, 2 bedroom units and perhaps some smaller 3 bed units for families. Accessible dwellings should also be developed.
- There has been a lot of piecemeal residential development in the area but a lack of strategic investment in local infrastructure and facilities eg schools, dentists, Drs and public transport.
- Concern is raised regarding the impact of construction on gardens, wildlife and trees. Presence of wildlife in the area is highlighted, particular concern is raised regarding the impact on hedgehogs.
- It would have been preferable for the Council to buy the land and use it for parking.
- Concern is raised regarding loss and damage to the trees which are situated between the site and Nos 31-41 Pothouse Lane.
- There are more preferable sites in the area which could be developed.
- Concern is raised about the condition of the stone boundary wall to the rear of the properties on Pot House Lane, which is over 100 years old and could be compromised with land level increase within the application site.
- Query is raised regarding the responsibility of damage to this wall.

Following the receipt of amended plans the following comments were raised:

- Concern is raised about the loss of on street parking for flats opposite.
- Concern about the impact on wildlife, biodiversity and the green corridor.
- Concerns regarding highway safety were reiterated.
- Call is made for the site to remain undeveloped.
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Stocksbridge Town Council

- Raised highway safety concerns about the location of the access so close to an existing problematic junction arising from increased vehicle movements. There are problems with visibility and parking associated with the school, nursery, and the development would result in increased congestion.
- Concern is raised about increased access to Pot House Lane from plots 1-4.
- Concern is raised that the road within the site would be used for parking at busy times, which would be detrimental to future occupants.
- Request is made that coal mining and privacy concerns raised by local residents are considered.

South Yorkshire Wildlife Group

- Agree with the findings of the Preliminary Ecological Appraisal, that further bat surveys are required.
- Request that any vegetation clearance should take place outside of the bird breeding season from March to September. If this is not possible, a breeding bird survey must be undertaken by a suitably trained ecologist up to 48 hours prior to any clearance taking place. If breeding birds are observed, then the Ecology Unit at Sheffield City Council should be contacted.
- Supportive of proposals for bird and bat boxes as well as native plant species to be used within the landscape design to increase biodiversity on the site.
- Request for mitigation requirements are put in place for hedgehog.
- Works taking place during October to March should be carefully undertaken to avoid injuring hibernating animals by undertaking works in suitable habitat slowly, being particularly careful when using machinery within a foot of ground level or when removing brash or log piles. Piles of deadwood and brash piles can be also provided around the edges of the site for refugia to mitigate for the removal of suitable nesting habitat.
- Request is made for the above to be conditioned.

PLANNING ASSESSMENT

The following assessment will refer to all relevant material considerations. However, it will also be made clear when matters have already been established as part of the approval of the earlier outline planning permission, and where it isn't appropriate to revisit the fundamentals of those matters.

Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The Council's development plan comprises the Core Strategy which was adopted in 2009 and the saved policies of the Unitary Development Plan which was adopted in 1998. The National Planning Policy Framework published in 2018 and revised in February 2019 (the NPPF) is also a material consideration.

In all cases the assessment of a development proposal needs to be considered in light of Paragraph 11 of the NPPF, which provides that when making decisions, a presumption in favour of sustainable development should be applied, and that where there are no relevant development plan policies, or where the policies which are

most important for determining the application are out of date (e.g. because they are inconsistent with the NPPF), this means that planning permission should be granted unless:

- the application of policies in the NPPF which relate to protection of certain areas or assets of particular importance which are identified in the NPPF as such (for example SSSIs, Green Belt, certain heritage assets and areas at risk of flooding) provide a clear reason for refusal; or
- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

This is referred to as the "tilted balance".

In addition to the potential for a policy to be out of date by virtue of inconsistency with the NPPF, para 11 of the NPPF makes specific provision in relation to applications involving the provision of housing and states that where the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites with the appropriate buffer the policies which are most important for determining the application will automatically be considered to be out of date.

While the outline approval for residential accommodation was granted at a time when there was not a 5 year housing supply, the issue of housing supply is not critical to the current assessment, which only deals with the reserved matters.

Paragraph 213 of the NPPF makes it clear that policies should not be considered as out-of-date simply because they were adopted or made prior to the publication of the Framework. Set against this context, the current reserved matters proposals are assessed against all relevant policies in the development plan and the NPPF. The weight attributed to the most important local plan policies for determining this application must be judged upon their conformity with the NPPF.

It is considered that the main issues relevant to this application are as follows:

Housing Density and Mix
Design
Living Conditions
Highways Issues
Landscaping
Ecology
CIL
Other Issues

Housing Density

The application site already has the benefit of outline planning permission for residential use.

Core Strategy Policy CS26 (Efficient Use of Housing Land and Accessibility) requires new housing development to make an efficient use of land and stipulates a density range of 30 – 50 dwellings per hectare (dph) in urban areas such as this.

At 24 dph the proposed development sits below this, however the policy states that densities outside this range will be allowed where they achieve good design and reflect the character of an area. The character of the area is medium density and the density proposed would reflect this.

The proposed density ranges set out in Policy CS26 align with the NPPF (paragraph 122) on the basis that they both recognise the need to ensure that new development should use land efficiently and in a manner that is in-keeping with the character of the area and the supports the development of sustainable, balanced communities.

NPPF paragraph 123 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. It then identifies that policies should set minimum density standards for areas well served by public transport.

Policy CS26 can be offered significant weight as it aligns strongly with the NPPF.

It is acknowledged that the scheme proposes a relatively low density, however the site is somewhat constrained by its configuration and the need to provide an access road and turning space. Furthermore, proximity to other residential properties and land level differences affected the layout of the scheme. These factors limit the extent of development. Taking this into account in addition to the general density of the area, the proposal is considered to be acceptable in this regard.

Housing Mix and Type

Core Strategy Policy CS41 (Creating Mixed Communities) encourages housing developments to meet a range of housing needs – including a mix of prices, sizes, types and tenures. This aligns with the NPPF on the basis that a strong principle of sustainable development is the provision of a strong, vibrant and healthy community with a sufficient number and range of homes provided to meet the needs of current and future needs and support a communities' health, social and cultural well-being (paragraph 8 b).

The proposed development of 14 units contains a mixture of house types offering 3 and 4 bedroomed accommodation. Given the small size of the site, this mix is considered to acceptable. The proposal is compliant with Policy CS 41 and the NPPF.

Design

Policy BE5 of the UDP (Building Design and Siting) seeks to ensure good design and the use of good quality materials in all new buildings. Core Strategy Policy CS74 (Design Principles) sets out the design principles that would be expected in all new

developments. It states that high quality development should respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods.

Paragraph 124 of the NPPF highlights the importance of good design as a key aspect of sustainable development and creating better places to live and work.

Paragraph 127 goes on to set out a series of requirements including that development should add to the quality of the area; have good architecture, layout and landscaping; be sympathetic to local character and history; establish a strong sense of place and create welcoming and distinctive environments.

The key design principles contained within the local development plan policies relate to providing developments that are high quality, distinctive and sympathetic to local character. These principles align closely with paragraph 124 of the NPPF and as such it is considered that they can be afforded significant weight.

The site access point was established in the previous application. The scheme layout has been developed around this to provide houses fronting Pot House Lane and Linden Crescent. This is characteristic of the local area and the scheme has been subject to some amendments to achieve this. The amended scheme reinforces the existing streetscene. The remaining dwellings proposed would back onto properties to the north of the site and front the access road.

The houses are two storey which is an appropriate response to the scale of houses in the vicinity of the site.

The properties are detached and of a traditional form with first floor feature box windows. The scheme originally proposed garages however, during the course of the application, these have been amended to car ports to ensure that the space is available for parking rather than been used for storage. This has the added benefit of securing some views through the site. There is some concern about the form and materials of the car ports in that these weaken the design quality of the scheme. It has been agreed with the agent that the final design and finish of the car ports will be controlled by condition.

During the course of the application the agent has responded positively to concerns about the materials palette originally proposed. This has now been revised so the predominant facing materials would be brick rather than render. Final details of materials will be controlled by condition.

Living Conditions

Policy H14 of the UDP (Conditions on Development in Housing Areas) states that development should not cause residents to suffer from unacceptable living conditions, including noise or other nuisance or risk to health or safety.

Paragraph 127(f) of the NPPF states that development should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and

resilience'. These requirements align with local plan policy H14, as they essentially both seek a high standard of amenity for users of a development. The local plan policies can therefore be afforded substantial weight.

Impact on Existing Residents

The scheme has been altered during the course of the application to improve its relationship with existing properties.

The properties to the north on Pot House Lane are sensitive as they are sited at a lower level and to the north of the site. The closest and most sensitive properties are considered to be no's 43 – 47 Pot House Lane. Some of the units that back onto these properties have been pulled forward to provide a more generous separation distance. The separation distances is now at least 21 metres and the rear gardens of the new plots are also at least 10 metres in depth. In addition land levels have been revised to avoid these being built up and amendments to the house design have removed the elevated rear terraces which would have increased the perception of overlooking. Instead a stepped access is shown to the garden level.

It is acknowledged that the development of the site will have an impact on these residents compared to the existing very open and green nature of the site, but the separation distances are ample and the development would not have unacceptable overshadowing or overbearing implications.

The position of the unit on plot 13 was brought forward to line up with and improve its relationship with the existing house (20 Linden Crescent).

The resulting relationships are typical of what is expected in urban areas where there are topographical changes. There is adequate separation distance between the site and the surrounding properties so that unacceptable loss of privacy would not arise.

Amenity of future occupants

The scheme provides an acceptable level and quality of amenity space for each plot. The dwellings relate well to each other and would not result in unacceptable overshadowing or overbearing implication between plots.

As the scheme is considered to achieve appropriate standards of living conditions, the proposal meets the local policy's and NPPF paragraph 127(f)'s requirements.

Highways Issues

UDP policy H14 (d) seeks to ensure that development would provide safe access to the highway network and appropriate off street parking and not endanger pedestrians.

Paragraph 109 of the NPPF states that development should only be prevented on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The main access point was approved under the outline planning application. This submission provides details of a further two access driveways to serve the two plots fronting Linden Crescent. These are further away from the junction of Linden Crescent and Pot House Lane than the main development access and offer appropriate visibility. No vehicular accesses are proposed off Pot House Lane.

The access road is designed as a shared surface and the development would provide at least two off street parking spaces per dwelling which is considered adequate given the size of the dwellings. A further 4 on street parking spaces have been shown, which could be used by visitors. These have been designed to accessible standards.

The amount of parking within the scheme is acceptable.

The branch off the access road also provides as a right of way to third party land to the north of the site.

The site is in an accessible location, close to bus routes.

Whilst it is acknowledged that this is a heavily parked area at peak times due to the presence of the school, the development would not exacerbate this and it provides sufficient parking. Some on street parking would be displaced due to the provision of 2 access driveways along Linden Crescent. The level of displacement is limited and does not raise any significant highway safety concerns.

The scheme would have an acceptable impact on highway safety and be compliant with the aims of the local policy and paragraph 109 of the NPPF. These policies closely align and the local policy can be given significant weight.

Landscaping

UDP Policy BE6 expects good quality landscape design in all new developments and Policy GE15 seeks for mature trees to be retained where possible and replacement planting provided for any which are lost.

NPPF paragraph 127(b) requires developments to be "visually attractive as a result of...effective landscaping". BE6 is therefore in alignment with the requirements of the NPPF, and as a result it is offered significant weight. Paragraph 170 of the NPPF seeks to ensure that decision contribute to and enhance the natural and local environment and recognises the value of trees and woodland which aligns with the aims of GE15.

There are a number of trees within and on the boundaries of the site. The submitted tree survey identifies 6 Category B (moderate value) trees / vegetation groups with the remainder being of a lower value. Some trees and vegetation will need to be removed to facilitate the development.

There are 3 Field Maples on the Pot House Lane site frontage that are the most significant trees and good visual amenity value. Two of these would be removed. Whilst this is regrettable, their removal allows for the development to address the Pot

House Lane frontage and, in the longer term, the replacement trees which will be required in this location will mitigate this loss. The remaining trees to be removed are not considered to be noteworthy.

The tree report highlights that the creation of the access road in the root protection zone of trees beyond the site boundary (in neighbouring gardens to the south) could potentially have a negative impact on these third party tree roots. The report refers to 5 trees. For three of these the impact is likely to be restricted by the presence of the stone wall which is likely to have limited root growth in this direction. One tree is of poor value and is unlikely to be detrimentally affected by the scheme. A large sycamore may be affected, however it is suggested that this could be overcome or minimised by employing a 'no-dig' type construction method with no significant ground level changes and a porous final surface. A condition will be attached to ensure that the impact of construction to third party trees in this area is minimised.

There is opportunity within the scheme for replacement tree planting within gardens, and also within the small landscaped amenity area which is proposed next to the on-street parking spaces.

The proposal is considered to meet the requirements of NPPF paragraph 127(b) and the aims of paragraph 170 as well as the relevant local policy.

Ecology

Policy GE11 of the UDP seeks to ensure that the natural environment will be protected and enhanced. It expects development to respect and promote nature conservation and include measures to reduce any potentially harmful effects of development on natural features of value.

Paragraph 170 of the NPPF states that development should enhance and contribute to the natural and local environment. Paragraph 175 d encourages biodiversity improvements in an around development especially where it can secure measurable gains for biodiversity. The local and national policy aims align and significant weight is given to the local policy.

Ecological Surveys have been carried out, including additional surveys required during the course of the application. These have confirmed a likely absence of roosting bats within the site. Precautionary measures have been recommended during demolition and during the felling or other works to identified trees with bat roosting potential.

The survey assessed the impact on nesting birds and found limited general nesting potential and both on ground and above. Site clearance can be controlled to mitigate any harm.

The report recommends the suitable disposal of invasive flora.

Hedgehogs have been observed on the site and site clearance will need to be conducted in a sensitive manner under the supervision of an Ecological Clerk of Works as proposed in the survey.

The survey also proposes a series of measures to seek to compensate for the loss of habitat on site and provide some biodiversity gain. The measures detailed include; good quality native planting within the site, bat and bird boxes, bug hotels and hibernacula (piles of dead wood).

Subject to the development being carried out in accordance with the above measures as recommended in the surveys the scheme would avoid, mitigate and compensate for impacts on habitats and species in the area and may offer some enhancement.

The scheme complies with the aims of the NPPF and policy GE11.

Community Infrastructure Levy (CIL)

In this instance the proposal falls within Zone 3. Within this zone there is a CIL charge of £30 per square metre, plus an additional charge associated with the national All-in Tender Price Index for the calendar year in which planning permission is granted, in accordance with Schedule 1 of The Community Infrastructure Levy Regulations 2010.

Other Issues

Matters of drainage, sustainability and coal mining were addressed under the previous approval and relevant conditions were attached.

RESPONSE TO REPRESENTATIONS.

Many of the issues raised in representations have been discussed in the above assessment. Those which are not covered in the report are addressed as follows:

- Request is made for yellow lines

Whilst this is a busy area for parking at peak times, the scheme does not necessitate this.

- The road and driveways are regularly obstructed due to inconsiderate parking.

The development has sufficient parking and the scheme would not worsen this issue. Illegal or inconsiderate parking is controlled by other bodies.

- Linden Crescent should be widened and made 1 way.

Whilst this is a busy area for parking at peak times, the scheme does not necessitate this.

- It is queried whether the trainline could be reopened for passenger travel.

The scheme does not necessitate this.

- The scheme does not address the housing need and demographic of the area.

On larger developments there would be a requirement for a greater mix of housing. This site is small and does provide some mix.

- There has been a lack of investment in local infrastructure and facilities. CIL money could be used to enhance a number of local amenities.

The size of the scheme does not trigger the need to provide any specific contributions other than CIL. The CIL money is allocated outside the application process.

SUMMARY AND RECOMMENDATION

The planning application is for the erection of 14 residential properties. The application seeks approval of reserved matters, following the approval of outline permission in 2017 which reserved all matters except access.

The submitted scheme would sit comfortably with the existing street scene by reinforcing the two existing road frontages. The house designs are acceptable subject to finalising the car port design.

The layout has allowed sufficient separation distances so that unacceptable implications through overshadowing, overbearing and overlooking should not arise. The principle of the development and position of the main access has been established in the outline permission and the additional access points and parking provision within the development are acceptable in terms of their impact on highway safety.

The loss of some trees within the site would arise as a result of the development and there is concern about the health of others close to the access road. A combination of replacement planting and appropriate construction methods seeks to mitigate these impacts.

Subject to the attached conditions, impact on habitats and species within the site can be avoided, mitigated and compensated for. The impact on the natural environment is acceptable.

The scheme is compliant with the UDP Policies; H10, BE5, H14, BE6, GE15 and GE11 of the UDP and policies CS23, CS47, CS24, CS26, CS41, and CS74, and the relevant parts of the NPPF.

The outline consent was approved when there was not a 5 year housing supply, so the issue of housing supply is not critical to the current assessment. Given that the relevant local policies typically strongly align with the NPPF they are collectively considered to be up-to-date, and in accordance with paragraph 11 of the NPPF are afforded significant weight. It is therefore recommended that the reserved matters be approved subject to appropriate conditions.