

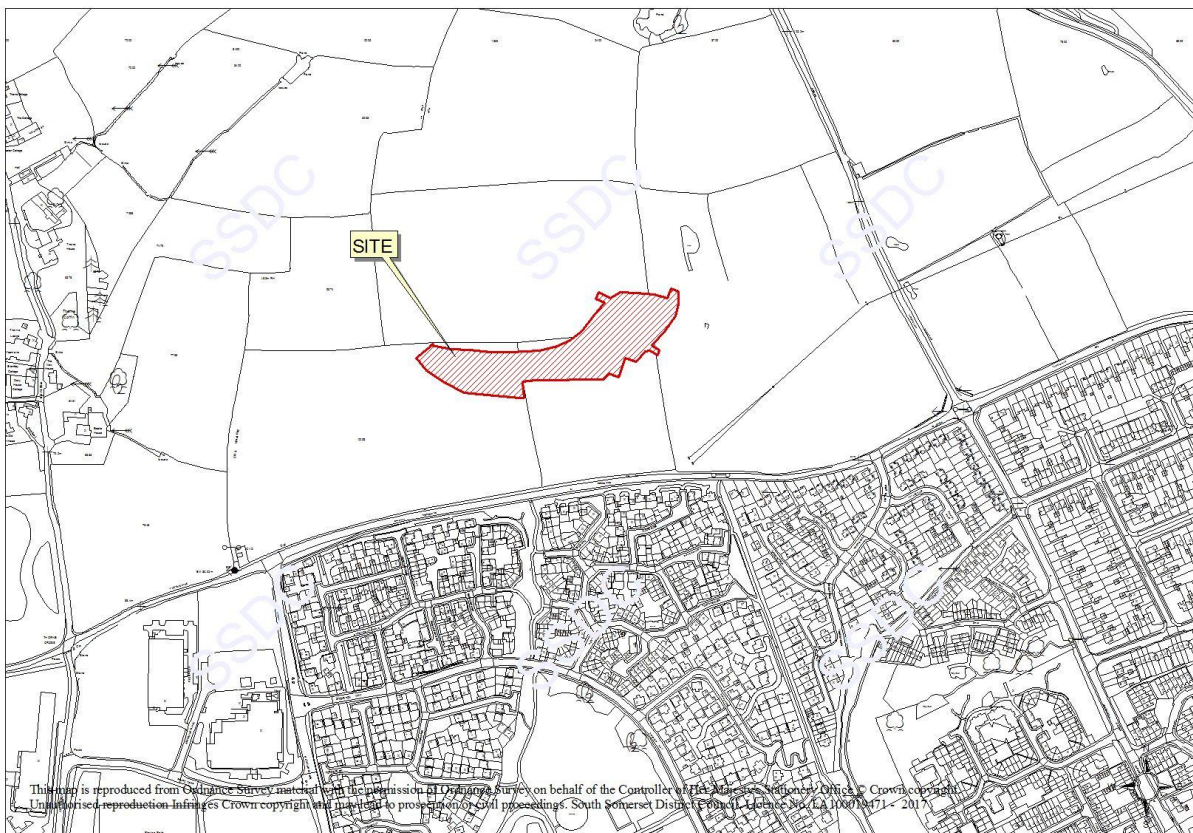
Officer Report on Planning Application: 17/03214/REM

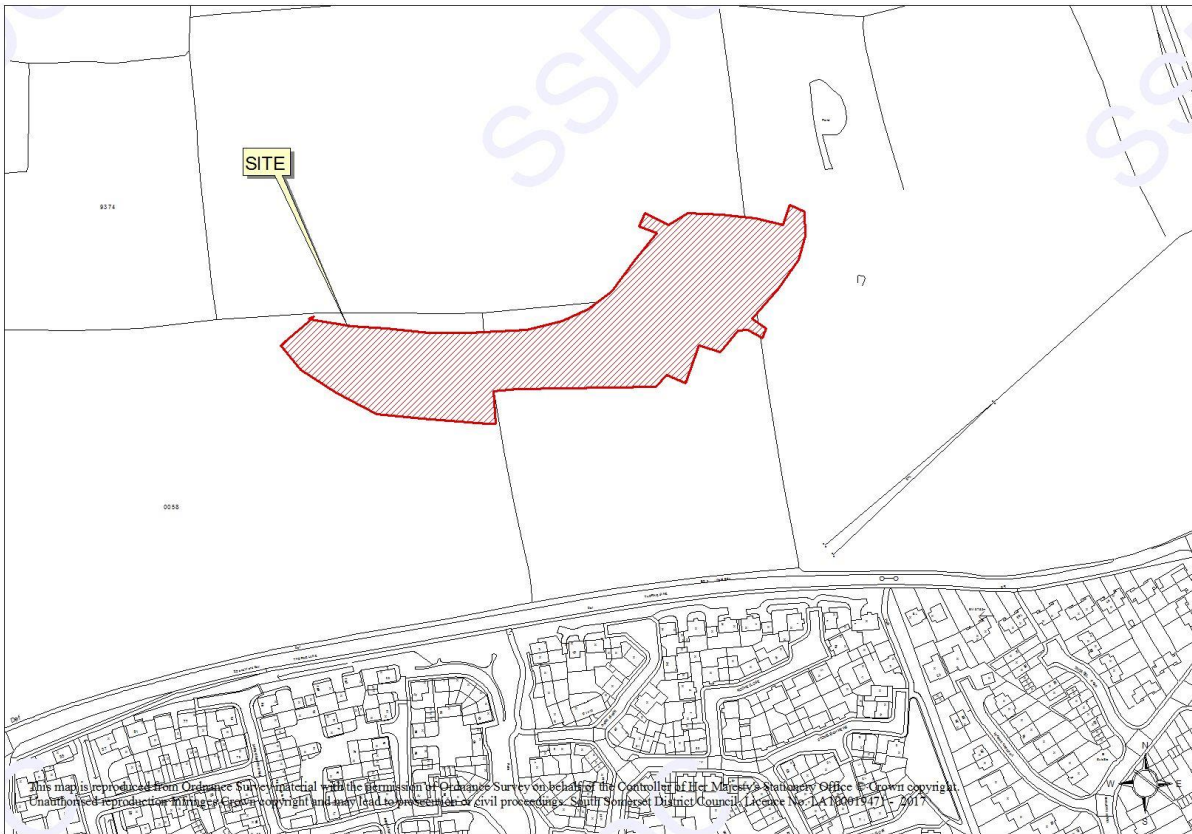
Proposal:	Reserved Matters: The erection of 31 dwellings, garages, associated access, drainage and landscaping.
Site Address:	Land to the North of Thorne Lane, Yeovil
Parish:	Yeovil Without
WARDS OF YEOVIL WITHOUT Ward (SSDC Member)	Cllr G Dibben Cllr M Lock Cllr G J Oakes
Recommending Case Officer:	Simon Fox
Target date :	23rd October 2017
Applicant :	Brimsmore Landowners
Agent: (no agent if blank)	Lewis Wyatt (construction) Ltd 1 Parkstone Road Poole Dorset BH15 2NN
Application Type :	Major Dwlgs 10 or more or site 0.5ha+

REASON FOR REFERRAL

This application is referred for Committee consideration as it comprises part of a larger scale major residential key site.

SITE DESCRIPTION AND PROPOSAL





The application site, commonly known as the Brimsmore Key site, lies on the northern edge of Yeovil's built limits off Thorne Lane. The site is subject of a Local Plan allocation and related outline planning permission for approximately 830 dwellings, primary school, a local centre with shops, community hall, sports provision, open space and community woodland. Significant related off-site highway improvement works are secured by means of a planning obligation.

An initial application for Reserved Matters was submitted in February 2011 and approved April 2012. This concerned the southern part of the site and included 298 dwellings and the east-west internal link road from Tintinhull Road to Western Avenue. The application was split into identifiable parcels A-F.

The submission of a new application for Reserved Matters approval to supersede the 2011 application and encompass/regularise the amendments made to Area A and Area B was submitted and approved during 2016 (16/00978/REM). Area A is now substantially complete and Area B is under construction pursuant to that permission.

This application seeks Reserved Matters Approval (Appearance, Landscaping, Layout, Scale) for a further 31 dwellings to the north of Areas A and B. The units would sit within parts of Areas OS and W.

The accommodation schedule comprises:

- 13 x 3 bedroom
- 16 x 4 bedroom
- 2 x 5 bedroom

The majority of dwellings are two-storey with just six having accommodation in the roof constituting two-and-a-half-storey. The materials palette includes brick and render as a continuation of the existing development.

Save for three dwellings each property has two on-plot parking spaces and a garage. The other three properties have one on-plot parking space and a garage.

The application has been made as an interim submission to maintain a continuation of building work on the site after the completion of Area B pending the submission of a Reserved Matters application for the balance of the site (circa 642 homes).

HISTORY

The key site is allocated in the Local Plan as Policy KS/YEWI/2.

The outline planning permission granted in 2007, is in line with the Local Plan allocation. Given the scale of the development the normal time limit for the permission was extended to allow development across the site over a 10-year period. There are however, triggers within the various S106 legal agreements to ensure that the provision of affordable housing, community infrastructure, open space and highways are provided for alongside the new development.

The reserved matters approval granted in 2012 - 11/00361/REM, covers the southern section of the outline approved site and permits the erection of 298 houses and works to secure highway improvements over the junction with Thorne Lane and Western Avenue. The approved housing is all open market with the affordable provision set for a later phase further to the "triggers" of the planning obligation.

13/02934/S73 - Application to vary condition No.1 of planning approval 11/00361/REM to change details of design (approved plans): Approved 29 October 2014.

14/03596/S73 - Application to vary condition No.1 of planning approval 11/00361/REM to change details of design (approved plans): Approved 03 November 2014.

The last three applications were effectively superseded by application:

16/00978/REM - The erection of 298 dwellings, access to new primary school, link road between Western Avenue and Brimsmore House, improvement works to the local highway network, public open space, structural landscaping and alterations to Brimsmore Tree Cottage (Revisions to superseded 11/00361/REM, 13/02934/S73 and 14/03596/S73 in relation to Area 'B'): Approved: 06 June 2016

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

On 5th March 2015 South Somerset District Council, as Local Planning Authority, adopted its Local Plan to cover the period 2006 to 2028.

On this basis the following policies are considered relevant:-

South Somerset Local Plan (2006-2028):

SD1 - Sustainable Development
SS1 - Settlement Hierarchy
SS4 - District-wide Housing Provision
SS5 - Delivering New Housing Growth
SS6 - Infrastructure Delivery
EQ2 - Design & General Development

EQ4 - Biodiversity
EQ5 - Green Infrastructure
EQ6 - Woodland and Forests
EQ7 - Pollution Control
HG3 - Provision of Affordable Housing
HG5 - Achieving a Mix Market Housing
TA3 - Sustainable Travel at Chard and Yeovil
TA4 - Travel Plans
TA5 - Transport Impact of New Development
TA6 - Parking Standards
HW1 - Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development.

Of particular relevance is the proposed allocation of land at Brimsmore (Thorne Lane) under proposal KS/YEWI/2 in the previous Local Plan and in this connection regard should be had to the Brimsmore Development Framework February 2005 (which accompanied the Outline Application).

National Guidance - National Planning Policy Framework:
Chapter 6 - Delivering a Wide Choice of High Quality Homes
Chapter 7 - Requiring Good Design
Chapter 11 - Conserving and Enhancing the Natural Environment

Other
Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

Yeovil Without Parish Council:
No comments received at the time of writing this report. An oral update will be given.

Brympton Parish Council (neighbouring PC):
Recommends approval.

Highway Authority (Somerset County Council):
No comments received at the time of writing this report. An oral update will be given.

REPRESENTATIONS

Neighbouring householders within Area A have been notified and invited to comment on the application.

No comments had been received at the time of writing this report. An oral update will be given should any be received.

CONSIDERATIONS

The principle of developing the Brimsmore Key Site is well established. This application seeks a modest parcel of units to maintain onsite building continuity in the absence of the as yet to be submitted, but imminently expected, Reserved Matters approval for the balance of the site. The consequences of not having onsite building continuity is that ground workers may be lost to other sites meaning no activity, and no sales which drives further development and infrastructure.

Matters concerning ecology, public transport, education, community facilities, highways, noise and pollution, archaeology, ground conditions, play and open space were all considered at the outline stage and in connection with Areas A and B which these parcels

bolt onto.

The conditions from the outline application persist and the same Reserved Matters conditions as imposed on the 2016 permission will be brought forward and updated in light of current circumstances.

Design and Layout

This will be the next area that the current developer, Wyatt Homes, will continue to build out after completing Areas A and B. The intentions contained within the Local Plan allocation and Development Framework document dated February 2005 are maintained. The proposed layout and dwelling types are considered acceptable. The wider issues of the overall dwelling mix/accommodation schedule will be borne out by the significantly larger Reserved Matters Approval for the balance of the site.

Highways

The Highway Authority has not yet commented on the proposal. However, the proposal is not considered to impact upon traffic flows over and above those considered at the outline stage.

The layout also continues to provide more useable on-plot parking compared to the original intentions of the outline consent.

Drainage

The arrangements regarding surface water drainage remain controlled by condition and are an extension of the strategy agreed for Areas A and B (07 and 08 of the Outline).

Foul drainage is covered by Condition 11 of the Outline permission.

Other Matters

The new REM approval allows matters regarding bin storage and land conveyancing to be more firmly controlled via conditions 08 and 09.

Due to the distance of the plots from Thorne Lane it is considered additional noise mitigation from traffic is required.

Conclusion

The proposal will maintain build continuity on this award-winning residential key site in a manner that does not raise any planning issues that have not previously been thoroughly assessed or are not covered by conditions of the section 106 agreements.

RECOMMENDATION

Grant permission for the following reason:

01. This application for Reserved Matters approval follows the grant of Outline permission ref no 05/00753/OUT and the details accord with the principles set out in the outline application and in the Local Plan allocation for this site and with the relevant planning policies, including the NPPF.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the plans as set out on the schedule dated 24th August 2017.
Reason: For the avoidance of doubt and in the interests of proper planning.

02. Prior to the commencement of any dwelling full details of the following shall be submitted to and approved in writing by the Local Planning Authority for each plot in the phase, or part thereof, to be constructed:-
- specific external wall materials, finishes and colours including sample panels for approval on site to show masonry coursing, jointing, bond and pointing and render finishes.
 - details of any proposed parapets, string courses, plinths and mouldings
 - specific window and door design details including sections and wall opening details including arch. lintel, cill, window/door surround and reveal depth.
 - details of any porches and door hoods
 - position and details of meter boxes and any external flue, vent and extract terminals
 - roof materials, including samples
 - roof ridge, hip, eaves, verge and rainwater goods details
 - any chimney, dormer and roof light details.
 - external works details of any steps, walls and copings, railings and fencing.
 - details of any permanent external lighting proposed on building including any street lighting to be mounted on buildings (not including individual security lighting).
- Reason: To ensure that attention to detail is given to provide quality of design in the proposed development in accordance with the Design masterplan and planning statement in accordance with Policy EQ2 of the South Somerset Local Plan.
03. Prior to the commencement of any dwelling full details of hard and soft landscape proposals for that phase (or part thereof) of the development shall be submitted to and approved in writing by the local planning authority. Such details shall include:
- maintenance prescriptions for existing landscape features to be retained e.g; trees and hedgerows,
 - attenuation and swale elements within public open space,
 - full details of all tree and hedgerow planting including street trees/shrubs.
- Reason: To ensure a meaningful contribution to the urban design and open space elements in accordance with Policy EQ2 and EQ5 of the South Somerset Local Plan.
04. All existing trees, hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All trees, hedges and hedgerows on and immediately adjoining any phase or part thereof of that part of the site being developed shall be protected from damage for the duration of works on that area to the satisfaction of the Local Planning Authority in accordance with the recommendations in British Standard 5837 1991. Any part(s) of trees, hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within ten years following contractual practicable completion of the approved development shall be replaced as soon as is reasonably practicable and, in any event, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed in writing with the Local Planning Authority.
- Reason: In the interests of the amenity of the area and to ensure proper planning of the development in accordance with Policy EQ2 and EQ5 of the South Somerset Local Plan.
05. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment as amended and surface water drainage strategy, particularly limiting the surface water run-off discharge from Catchments A, B or C to be no greater than the Qbar rate as shown in Table 4 in Appendix C of that report.
- Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with the NPPF.

06. Prior to the commencement of the surface water drainage scheme, for each phase or part thereof, a full operation and maintenance strategy shall be submitted to and formally approved in writing by the Local Planning Authority. The strategy shall identify all future land use limitations; identify the ownership, operational and maintenance arrangements for the works over the lifetime of the scheme.
Reason: To ensure that the works provide the necessary mitigation against flooding for the lifetime of the existing and proposed development in accordance with the NPPF.
07. The internal ground floor levels of the buildings to be erected shall be set as shown on Drawing No. DLS-2681/207(0717) RevB, unless any variation is first obtained in writing from the Local Planning Authority.
Reason: To ensure that attention to detail is given to provide quality of design in the proposed development in accordance with the Design masterplan and planning statement in accordance with Policy EQ2 of the South Somerset Local Plan.
08. Prior to the commencement of any dwelling a strategy for the storage and collection of domestic recycling and refuse shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the locations of collection points (communal if necessary).
Reason: To promote sustainable construction as advocated by the National Planning Policy Framework.
09. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The agreed landscape management plans shall be carried out as approved.
Reason: In the interests of visual amenity and to accord with Policies EQ2, EQ4, EQ5 and EQ6 of the South Somerset Local Plan.

Informatives:

01. You are reminded that four legal Agreements under S106 of the Town and Country Planning Act accompany this application and remain applicable in addition to the two Supplemental S106 Agreements agreed relating to community and highways.
02. You are reminded that there are informatives on the Outline Planning Permission 05/00753/OUT which remain of relevance for this and future phases of development.
03. There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.
04. You are reminded of the Duty of Care for dealing with waste which is set out in detail in the response from the Environment Agency from whom additional guidance can be gained.
05. You are reminded to ensure that any works carried out do not adversely affect third party properties particularly when working in close proximity to existing houses or boundaries to residential properties.
06. With regards to Condition 09 the Local Planning Authority is seeking a plan that shows the intended land to be conveyed to private households, to the Highway Authority, to the Local Authority and/or Management Co. if applicable.