

REFERENCE NO - 17/506306/REM			
APPLICATION PROPOSAL			
Approval of reserved matters application for the erection of 250 dwellings (Appearance, Landscaping, Layout and Scale being sought) and details of Conditions 5, 7, 9, and 10 relating to phasing, landscaping and ecology, pursuant to 14/502010/OUT (Outline application for the erection of residential development for up to 250 dwellings with access and garaging with access considered at this stage and all other matters reserved for future consideration.)			
ADDRESS Hen And Duckhurst Farm, Marden Road, Staplehurst			
SUMMARY OF REASONS FOR RECOMMENDATION – (APPROVE SUBJECT TO CONDITIONS)			
<ul style="list-style-type: none"> • The principle of 250 houses with access off Marden Road has been approved under the outline consent. • The submitted details of the appearance, landscaping, layout and scale are considered to be acceptable and provide a high quality development in accordance with the outline permission, site allocation policy H1(48), and other relevant policies within the Local Plan. • The submitted details are considered to fundamentally comply with the Staplehurst Neighbourhood Plan and any minor conflict with regard to the impact upon existing views is not considered grounds for refusal. • Permission is therefore recommended. 			
REASON FOR REFERRAL TO COMMITTEE			
Staplehurst Parish Council wish to see the application refused and request the application to be referred to MBC Planning Committee for the reasons outlined in the original Committee Report			
WARD Staplehurst	PARISH COUNCIL Staplehurst	APPLICANT David Wilson Homes AGENT None	
DECISION DUE DATE 15/06/18		PUBLICITY EXPIRY DATE 13/06/18	
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
18/501146	To form a temporary access onto the land formally known as Hen and Duckhurst Farm from Marden road, to allow site vehicles access in conjunction with planning application 17/506306/REM	UNDER CONSIDERATION	
14/502010	Outline application for the erection of residential development for up to 250 dwellings with access and garaging with access considered at this stage and all other matters reserved for future consideration.	APPROVED	03/02/17

1.0 BACKGROUND

- 1.1 This application was deferred at the Committee meeting on 24th May 2018 for the following reason:

“That consideration of this application be deferred to seek to mitigate the impact of the development on the privacy and amenity of existing residents at the Lime Trees estate by moving the new houses further away from the eastern boundary of the site and providing more of a landscape buffer along the edge.”

- 1.2 The original committee report is attached as an **Appendix** along with the original outline planning consent.

2.0 DESCRIPTION OF CHANGES

- 2.1 Whilst the applicant maintains that the distances are acceptable to suitably protect privacy, amendments have been made to the proposals as follows:

- Relocation of 4 plots (134, 135, 144, 145) away from the eastern boundary near houses on ‘Marfield’ to create a significant additional area of landscaping. (These plots have been relocated by replacing some detached houses with semi-detached houses and a flat in the northern part of the site.)
- Re-siting of 9 plots (plots 168-176) between 0.9m and 1m away from the eastern boundary of the site which in turn increases the landscape buffer zones behind these plots by the same distance.

3.0 REPRESENTATIONS

- 3.1 Re-consultation with the Parish Council and Local Residents has been carried out and expires on 13th June. The Parish Council have kindly agreed to hold a special meeting prior to the Planning Committee Meeting and their representations will be reported in an urgent update report prior to the Committee Meeting for consideration. Any further representations from local residents will also be reported prior to the meeting.

- 3.2 Local Residents: 4 representations received raising the following summarised points:

- The amendments still do not reflect the Neighbourhood Plan.
- Changes do not materially change conditions for residents on Lime Trees.
- More changes to the layout should/could have been carried out.
- Minimal changes made and no changes near Marden Road.
- Flood risk.
- Noise, air, and light pollution from traffic.
- Overlooking/loss of privacy.
- Lack of information provided.

4.0 ASSESSMENT

- 4.1 Whilst officers consider the proposals were acceptable in terms of their impact upon the privacy of properties on the eastern boundary of the site, the amendments have resulted in a much larger landscape buffer of up to 20m in depth to the rear of four houses on ‘Marfield’ and ‘Further Field’ to the east of the site, through the removal of 4 houses.

Other changes have moved plots 168-176 further away from the east boundary and increased the landscape buffer, which also serves to lessen any overlooking impact Members may have been concerned with. The houses are now between 16m to 18m from the boundary of rear gardens of houses on Lime Trees including a 3m-6m landscape buffer, which is considered a sufficient distance to ensure adequate privacy.

- 4.2 The 4 plots have been relocated to the northern part of the site through introducing semi-detached houses and a flat in place of detached houses, which does not cause any harm to the layout.
- 4.3 The landscaping has also been changed to include an orchard/nut platt in the north east corner which would serve to further soften any views of the development from 'Further Field' to the east.
- 4.4 In light of the above changes, I am satisfied that the amended layout, repositioning of the dwellings and increased landscape buffers addresses Members request to improve privacy and amenity to neighbouring properties on the east boundary.

5.1 RECOMMENDATION:

5.1 Grant approval of the Reserved Matters details subject to the following conditions:

1. No development above slab level shall take place until a sample panel of the ragstone for the walling shown on the approved plans has been submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be fully implemented on site.

Reason: To ensure a high quality design.

2. No building hereby permitted in any phase shall be occupied until an operation and maintenance manual for the proposed sustainable drainage scheme is submitted to (and approved in writing) by the local planning authority. The manual at a minimum shall include the following details:
 - A description of the drainage system and it's key components
 - An general arrangement plan with the location of drainage measures and critical features clearly marked (I've deleted *as built* as we can't provide as built drawings of drainage for a system that will be built in phases)
 - An approximate timetable for the implementation of the drainage system
 - Details of the future maintenance requirements of each drainage or SuDS component (including existing ordinary watercourses), and the frequency of such inspections and maintenance activities
 - Details of who will undertake the above inspections and maintenance activities, including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime

The drainage scheme as approved shall subsequently be maintained in accordance with these details.

Reason: To ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), as per the requirements of paragraph 103 of the NPPF and its associated Non-Statutory Technical Standards.

3. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report for an agreed catchment area in accordance with the implementation schedule pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with the National Planning Policy Framework.

4. The development hereby permitted shall be carried out in accordance with the boundary treatments as shown on drawing nos. 1737.03 RevG and 402 RevO before the first occupation of the building(s) or land to which they relate and maintained thereafter;

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers.

5. No development above slab level shall take place until details of the laying out and equipping of the play area have been submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be fully implemented on site.

Reason: To ensure a satisfactory external appearance to the development and/or the provision of adequate facilities to meet the recreational needs of prospective occupiers.

6. The development hereby permitted shall be carried out in accordance with the approved plans as listed on the Drawing Issue Sheet received on 05/06/18.

Reason: In the interest of visual and residential amenity and to clarify which plans have been approved.

Case Officer: Richard Timms