

AGENDA ITEM NO: 6 (c)

Report to: PLANNING COMMITTEE

Date: 05 April 2017

Report from: Assistant Director of Housing and Built Environment

Application Address: **Mayfield J, Mayfield Lane, St Leonards-on-sea**

Proposal: **Proposed revision to approved housing scheme (HS/FA/15/00039 as amended by HS/FA/16/00223 and HS/FA/16/00563) - 4 x four bed units on Plots 19 - 22**

Application No: **HS/FA/16/00998**

Recommendation: **Grant Full Planning Permission**

Ward: HOLLINGTON

File No: CR80000X

Applicant: Park Lane Homes (South East) Ltd. per Town & Country Planning Solutions Sandhills Farmhouse Bodle Street Green Hailsham BN27 4QU

Interest: Owner/Developer

Existing Use: Vacant land with residential permission

Policies

Conservation Area: No

Listed Building: No

Public Consultation

Adj. Properties: Yes

Advertisement: No

Letters of Objection: 0

Petitions Received: 0

Application Status: Not delegated - Applications for site previously reported to committee

Site and Surrounding Area

The site, known as Mayfield J, comprises a large, triangular shaped expanse of vacant land (approx. 0.78ha) located between Mayfield Lane, Robsack Community Centre and Bodiam Drive to the north and the wide roadside margin adjacent to Crowhurst Road/Queensway to the west. The rear of the residential properties in Etchingam Drive, Mayfield Heights lie to the east of the application site. The site is heavily screened by a wooded tree belt within a 4

metre high fence. The site is not visible from the street.

Plots 19-22 form part of the overall site and are located on the western side of the site, away from existing residential properties.

Constraints

Flooding Surface Water 1 in 1000
Flooding Surface Water 1 in 30
Flooding Groundwater
Flooding Surface Water 1 in 100
High Pressure Pipeline 2km Buffer SGN
Local Plan Planning Strategy Policy T3
Local Plan Planning Strategy Policy FA1
Historic Landfill Site 250m Buffer
Low Pressure Pipeline SGN
Local Plan Development Management Plan Policy GH4
Tree Preservation Order
Land Owned Leased Licensed or held by Tenancy at Will by HBC

Proposed development

The application comprises the erection of 4 X four bed houses on plots 19-22 of the site known as Mayfield J. Although this is being assessed as a fresh application on its own merits, it will also be considered as a revision to the previously approved application for a 35 unit residential scheme on the Mayfield J site, granted 22 October 2015, subsequently amended 30 June 2016.

These plots (19-22) within the approved schemes (HS/FA/15/0000039 and HS/FA/16/00223) were assessed and approved as 4 X 2 Bed properties then further as 4 X 4 Bed properties under reference HS/FA/16/00563.

This application includes the following revisions:

- Alterations to internal layouts
- External materials - vertical tile hang on plots 19 to 20 changed to weatherboarding to match plots 21 and 22.
- Change of external ground floor facing from brickwork to render.
- The ground floor projection cloakroom roof will change from pitched roof to flat roof.
- The ridge height will remain the same but the ridge line will move closer to the front elevation 0.3m (from 4.1m to 3.8m). As a consequence the roof pitch will change at the front to 50° from 45°. There will be no change in the roof pitch to the rear.
- The eaves to the front will be raised from 4.9m to 5.5m
- Sun pipes changed to velux
- Dormers pitched roof to flat roof

Relevant Planning History

- HS/FA/15/00039 Erection of 35 two and three bedroom houses together with access, parking and open space
Granted 22 October 2015
- HS/CD/15/00955 Discharge of conditions 5 (i) foul and surface water) and 19 (surface water)
Granted 24 March 2016
- HS/CD/16/00008 Discharge of condition 12 (Archaeology) of planning permission FA/15/00039
- HS/FA/16/00223 Variation of condition 3 (approved plans) of planning permission HS/FA/15/00039
Granted 30 June 2016
- HS/CD/16/00583 Discharge of condition 4 (materials), 5(i) (drainage), 6 (hard landscaping), 8 (soft landscaping) and 10 (boundary treatments) of Planning Permission HS/FA/16/00223
Granted 01 September 2016
- HS/FA/16/00563 Proposed erection of 4 X four bed houses (proposed revision to approved 35 unit housing scheme-HS/FA/15/00039 as amended by HS/FA/16/00223 - to replace 4 X two bed units with 4 X four bed units on plots 19-22)
Granted 16 November 2016

National and Local Policies

Hastings Local Plan – Planning Strategy (2014)

- Policy FA1 - Strategic Policy for Western Area
- Policy T3 - Sustainable Transport
- Policy H2 - Housing Mix
- Policy H3 - Provision of Affordable Housing

Hastings Local Plan – Development Management Plan (2015)

- Policy LP1 - Considering planning applications
- Policy DM1 - Design Principles
- Policy DM3 - General Amenity
- Policy DM4 - General Access
- Policy DM5 - Ground Conditions
- LP2 - Overall Approach to Site Allocations
- GH4 - Mayfield J, Mayfield Lane Site Allocation

Other Policies/Guidance

- Sussex Air Quality and Emissions Mitigation Guidance 2013

National Planning Policy Framework (NPPF)

The NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Para 14 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the development plan should be approved without delay.

Three dimensions of sustainability given in paragraph 7 are to be sought jointly: economic (by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst paragraph 10 advises that plans and decisions need to take local circumstances into account, so they respond to the different opportunities for achieving sustainable development in different areas.

Consultations comments

Highways - **No Objection**

Ecology Officer - **No Objection**

Lead Flood Authority - **No Objection**

Representations

There have been no objections in response to a site notice posted outside the site.

Determining Issues

Principle

Policy LP1 of the Hastings Local Plan - Development Management Plan (2015), paragraph 4.3 of the Hastings Local Plan – Planning Strategy (2014) and paragraph 14 of the NPPF set out a presumption in favour of sustainable development. The site is within a sustainable location with reasonable/good access to public transport, shops, services and facilities and as such the development is considered acceptable in principle subject to other local plan policies.

The whole site, Mayfield J, of which these plots 19-22 form part, is allocated in the Development Management Plan for 36 dwellings. As planning permission was granted for the whole site and amended on 30 June 2016 to 35 dwellings, the principle of residential development has been established on the site.

Layout/Design/Impact on Neighbours

Overall, the approved scheme for 35 houses remains largely unaffected by the alterations to plots 19-22. There will be no increase in the footprint or ridge height of the proposed houses, however, the height of the eaves will be altered at the front by 60cm.

The proposed external materials for plots 19-20 will now match those approved for plots 21-22. This change is considered acceptable.

The amended design of the dormers on the front elevations sits well within the roof space. The addition of one rooflight to the rear will not have a detrimental effect given the screening to the rear of the proposed properties.

The proposed internal works alterations are in order to provide a bathroom with a bath instead of the proposed en suite. There is no objection to this minor change.

The alteration to the position of the ridge will result in a more symmetrical appearance and this element of the application and will allow more head room, the change is therefore acceptable.

The proposed change to the roof of the cloakroom from pitched to flat roof will mirror the proposed change in the design of the dormers.

Ecology

The ecological issues were assessed under the approved scheme for 35 houses. The proposed changes will not affect the implementation of mitigation measures approved as part of planning permission HS/FA/15/000039, as set out in the Ecology Statement submitted by The Ash Partnership 2015. Nevertheless, all conditions relevant to the original consent are followed through and attached to this recommendation.

Trees

The arboricultural issues were assessed under the approved scheme for 35 houses. The proposed changes will not affect the implementation of mitigation measures approved as part of planning permission HS/FA/15/000039, as set out in the Ecology Statement submitted by The Ash Partnership 2015. Nevertheless, all conditions relevant to the original consent are followed through and attached to this recommendation.

Highway Safety/Parking

When assessing the previous application for 4 no. houses ref. HS/FA/16/00563, the Highways Authority raised concerns regarding the amount of parking proposed but ultimately, having regard to the parking for the development as a whole, they raised no objections.

Conclusion

Although this proposal has been submitted as a standalone application, it must still be considered as part of the overall approved scheme for 35 dwellings. It is considered that the proposals do not compromise the overall design and layout of the approved scheme nor will they affect the amenity of existing and proposed residents. The proposed dwellings are therefore considered to be acceptable and compliant with policies contained within the Local Plan and the NPPF.

These proposals comply with the development plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

The Human Rights considerations have been taken into account fully in balancing the planning issues.

Recommendation

Grant Full Planning Permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

4307/19-22/1/A, 2A, 7, 8, 9.
PLG/1252/15D
bx/1405781/200 S6
bx/1405781/201 C4
3. With the exception of internal works the building works required to carry out the development allowed by this permission must only be carried out within the following times:-

08.00 - 18.00 Monday to Friday
08.00 - 13.00 on Saturdays
No working on Sundays or Public Holidays.
4. No building hereby permitted shall be occupied until the approved drainage system has been implemented as per drawing no. bx/1405781/200/S6
5. All hard landscape works shall be carried out in accordance with drawing no. bx/1405781/201 C4. The works shall be carried out prior to the occupation of any part of the development.
6. Soft landscaping shall be carried out as per drawing PLG/1252/15D, prior to the occupation of any part of the development, in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner. 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 the Local Planning Authority gives written consent to any variation.
7. No occupation of the dwellings hereby approved shall take place until the boundary fences shown on drawing PLG/1252/15D, have been erected.
8. The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been completed in accordance with the programme set out in the Written Scheme of Investigation from Chris Butler

Archaeological Services, January 2016 approved under CD/16/0008 to the satisfaction of the Local Planning Authority.

9. No development shall take place until temporary protective fences to safeguard the trees and/or hedges to be retained on the site have been erected in accordance with the current BSI 5837 standards and to the satisfaction of the Local Planning Authority. All such fences shall be kept in a sound, upright and complete condition until the development has been completed and/or the Local Planning Authority confirm in writing that the works have been sufficiently completed for the fencing to be removed.
10. All ecological measures and/or works shall be carried out in accordance with details contained within the submitted report Mayfield J, South of Mayfield Lane Report seeking discharge of Conditions 17 to 20 Planning Consent HS/OA/07/00895 by the Ash Partnership January 2015.
11. The new access shall be in the position shown on the submitted plan number bx/1405781/201 C4 and laid out in accordance with details submitted prior to occupation of the dwellings. All work shall be completed in accordance with the approved plans.
12. Prior to occupation of the approved dwellings, the new estate road shall be designed and constructed to a standard approved by the Local Planning Authority in accordance with ESCC standards with a view to its subsequent adoption.
13. During any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided within the site, to the approval of the Planning Authority, to prevent contamination and damage to the adjacent roads.
14. The development shall not be occupied until parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reasons:

1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and in the interests of proper planning.
3. To safeguard the amenity of adjoining residents.
4. To ensure that no property is occupied until adequate access and drainage facilities have been provided.
5. To ensure a satisfactory form of development in the interests of the character and amenity of the area.
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8. To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.
9. In the interests of the health of the trees and to protect the visual amenity.
10. To protect features of recognised nature conservation importance and protection of trees.
11. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway
12. In the interest of public safety.
13. In the interests of highway safety
14. To ensure adequate parking for the development

Officer to Contact

Ms K Phillips, Telephone 01424 783250

Background Papers

Application No: HS/FA/16/00998 including all letters and documents