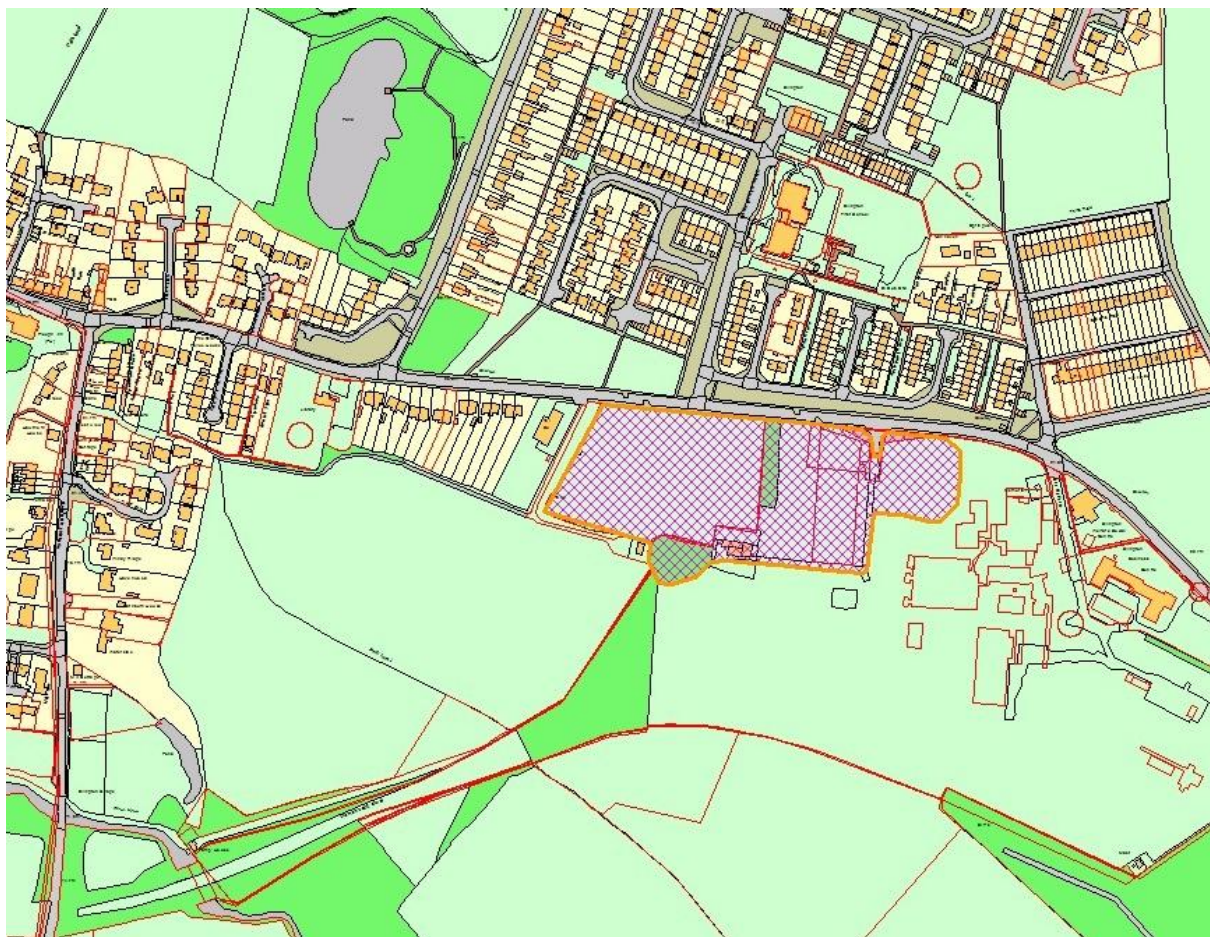


NORTHUMBERLAND

Northumberland County Council

Castle Morpeth Local Area Council Planning Committee 8 January 2018

Application No:	17/03723/VARYCO		
Proposal:	Variation of condition 1 (approved plans) pursuant to planning permission (16/02972/REM) in order to introduce additional Type 4 houses in lieu of Type 2 houses. In addition to provide final versions of the houses to be used.		
Site Address	Land South Of Aiden Grove And Lynemouth Road, Lynemouth Road, Ellington, Northumberland		
Applicant:	Mr Turnbull Land South Of Lynemouth Road, Ellington, NE61 5HR,	Agent:	Mr Terry Palmer Heriot House , 12 Summerhill Terrace, Newcastle Upon Tyne, NE4 6EB
Ward	Lynemouth	Parish	Ellington And Linton
Valid Date:	16 October 2017	Expiry Date:	09 January 2018
Case Officer Details:	Name: Mr Tony Carter Job Title: Senior Planning Officer Tel No: 01670 622701 Email: tony.carter@northumberland.gov.uk		



1. Introduction

1.1 This application is being reported to Committee as the proposal has been submitted by Arch, the Council's regeneration company.

2. Description of the Proposals

2.1 The application seeks the variation of condition 1 (approved plans) attached to the planning approval granted on 7th December 2016 under planning reference 16/02972/REM. This application allowed for the reserved matters application for the submission of details of appearance, landscaping, layout and scale for the erection of circa 400 no. dwellings in respect of outline application 14/03016/FUL dated 20/08/2015.

2.2 Condition 1 is required to be varied in order to account for a minor remix of the development which would see the introduction of additional Type 4 houses in lieu of Type 2 houses. These house types fit the same footprint but are 2.5 storeys, rather than 2 storeys. Additionally, the house types submitted for approval were preliminary proposals and those now attached are final versions of the houses to be used.

3. Planning History

Reference Number: 14/03016/FUL

Description: Hybrid planning application comprising - Outline application for residential development of up to 400 dwellings, small scale retail provision (up to 350m² gross), associated access details. Full planning approval sought for football pitches and access via Lynemouth Road.

Status: Permitted

Reference Number: 16/02972/REM

Description: Reserved matters application for the submission of details of appearance, landscaping, layout and scale for the erection of circa 400 no. dwellings in respect of outline application 14/03016/FUL dated 20/8/15

Status: Permitted

Reference Number: 16/03101/NONMAT

Description: Non Material amendment of application 14/03016/FUL to amend the wording of conditions 13 (Method Statement) and 14 (Noise assessment).

Status: Permitted

Reference Number: 14/03016/FUL

Description: Hybrid planning application comprising - Outline application for residential development of up to 400 dwellings, small scale retail provision (up to 350m² gross), associated access details. Full planning approval sought for football pitches and access via Lynemouth Road.

Status: Permitted

Reference Number: 14/03016/FUL

Description: Hybrid planning application comprising - Outline application for residential development of up to 400 dwellings, small scale retail provision (up to 350m² gross), associated access details. Full planning approval sought for football pitches and access via Lynemouth Road.

Status: Permitted

4. Consultee Responses

Ellington And Linton Parish Council	No response received.
Highways	No objection.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	152
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

Site Notice - General site notice – Posted 30th October 2017

Press Notice - Morpeth Herald – Published 26th October 2017

Summary of Responses:

None received.

6. Planning Policy

6.1 Development Plan Policy

Castle Morpeth District Local Plan 2003

ELE1 Ellington Colliery site

H15 New housing developments

C11 Protected species

RE5 Surface water run-off and flood defences
RE6 Service infrastructure

6.2 National Planning Policy

National Planning Policy Framework (2012)
National Planning Practice Guidance (2014, as updated)

7. Appraisal

7.1 The key considerations in assessing the proposed alterations have been the visual impact of the proposed dwellings and on the area within which the development is located and the impact on the surrounding highway which currently serves the site and the proposed highway works to serve the new dwellings.

7.2 As detailed within the description of the report, the changes are relatively low key and have been accepted by both the council's Highways Officers and the Case Officer.

7.3 The original reserved matters proposals comprised of phase 1 of the overall development of 400 dwellings to provide 99 dwellings with a range of house types as listed below:

- 30 x 3 bed townhouse
- 18 x 4 bed detached
- 15 x 3 bed detached
- 15 x 2 bed terraced/semi
- 14 x 2 bed apartments
- 4 x 2 bed bungalows
- 3 x 3/4 bed detached

7.4 Details of access were approved as part of the outline permission and the applicant intends to submit a separate Reserved Matters application in due course regarding the further phases of this development.

7.5 The revisions still show a well designed scheme which offers good amenity for both new and existing residents in the area and the layout of the proposed development follows the general principles of the indicative layout plan submitted with the outline application. Vehicular access to the site would still be from a new primary access and a secondary site access from Lynemouth Road, as approved at outline stage.

7.6 This layout has been formed having regard to site constraints and the local area and the need to reflect local distinctiveness, whilst still delivering a modern residential development with a strong identity. The site layout has also been developed having regard to the necessity to create a legible development which demonstrates a well designed layout providing connections to spaces and routes for

pedestrians, cyclists and vehicles, in addition to maintaining access through to Phase 2 of the site.

7.7 The dwellings are all sited and orientated so there would be no adverse overlooking, loss of privacy, outlook, overbearing impact or overshadowing impacts upon existing or future residents. The proposed dwellings would still range from 1 to 3 storeys and would be a mix of bungalows, detached, semi-detached and terraced dwellings. The scale and orientation of the dwellings would ensure they accord with the nearby residential properties and create an attractive new development in the area.

7.8 The development would therefore respect neighbouring amenity and be in accordance with saved Local Plan Policy H15 and Parts 4 and 7 of the NPPF.

7.9 Whilst the changes do make some alterations which were approved in the previous application, these are not considered to be to the visual detriment of the proposed dwellings or to the surrounding area.

7.10 In respect of affordable housing provision, a Section 106 legal agreement has been secured at outline stage, confirming agreement to the provision of affordable housing as part of the proposed development. It was highlighted at the outline application stage that due to the current economic conditions it was concluded that the site could only support the delivery of a small number of affordable houses, in the region of 2.5% across the whole site. The Section 106 legal agreement, following viability assessments, established across the site that 3.5% affordable housing, which represents 14 houses, would be provided. The Section 106 legal agreement states a trigger whereby affordable units must be provided before the occupation of the 100th unit. As Phase 1 proposes less than 100 units the affordable units are to be provided through the following phases, subject to viability.

7.11 The proposed changes to the approved plans are considered to be acceptable in context with the rest of the surrounding buildings and would not be detrimental to the surrounding area. The proposal is therefore considered to be acceptable in planning terms.

8. Conclusion

8.1 The principle of developing the site is established through a previous planning permission. Significant weight has been given to this recent and relevant planning history in the decision making process. Subject to appropriate conditions, it is considered that the proposed alterations to the scheme would not be sufficient to render the development unacceptable.

8.2 The proposal to vary the condition is considered to be acceptable. The proposed changes would accord with Government guidance set out in the NPPF that seeks to support sustainable development. Further, the development would still respect the site's setting.

8.3 A section 106 agreement secured the provision of affordable housing. This section 106 agreement has been carried over and would still be in force for a new permission under this application. The development would, subject to the imposition and implementation of conditions accord with the requirements of the relevant legislation and national and local plan policies.

8.4 The variation of condition would not have any implications in terms of greater harm to the amenities of local residents or to highway safety and so would not conflict with Castle Morpeth Policies.

9. Recommendation

9.1 That this application be GRANTED permission subject to the following:

Conditions/Reason

01. The development hereby permitted shall not be carried out other than in complete accordance with the detail contained within the application form, and the following approved plans unless alternative details are approved as a non-material amendment or in accordance with other conditions attached to this permission:

16030/P02 rev R - Planning Site Layout
16053-02-001 rev E - House type 2 floor plans
16053-02-002 rev D - House type 2 elevations
16053-04-001 rev F - House type 4 floor plans
16053-04-002 rev F - House type 4 elevations
16053-05-001 rev A - House type 5 floor plans
16053-05-002 rev A - House type 5 elevations
16053-06-001 rev C - House type 6 floor plans
16053-06-002 rev B - House type 6 elevations
16053-07-001 rev C - House type 7 floor plans
16053-07-002 rev C - House type 7 elevations
16053-08-001 rev D - House type 8 floor plans
16053-08-002 rev B - House type 8 elevations
16053-10-001 rev C - House type 10 floor plans
16053-10-002 rev C - House type 10 elevations
16053-11-001 rev B - House type 11 floor plans
16053-11-002 rev B - House type 11 elevations
16053-12-001 rev D - House type 12 floor plans
16053-12-002 rev C - House type 12 elevations
16053-CT1-001 rev B - House type CT1 floor plans
16053-CT1-002 rev B - House type CT1 elevations
16053-CT2-001 rev C - House type CT2 floor plans
16053-CT2-002 rev C - House type CT2 elevations
16053-CT3-001 rev A - House type CT3 floor plans
16053-CT3-002 rev A - House type CT3 elevations
16053-BU2-001 rev B - House type BU2 floor plans (renamed from BU3)
16053-BU2-002 rev B - House type BU2 elevations (renamed from BU3)

Reason: To ensure the development is carried out in accordance with the approved plans in the interests of proper planning.

02. The development shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety and sustainable development, in accordance with the National Planning Policy Framework.

03. The development shall not be occupied until details of refuse storage facilities and a refuse storage strategy have been submitted to and approved in writing by the Local Planning Authority. The approved refuse storage facilities shall be implemented before the development is occupied. Thereafter, the refuse storage facilities and refuse storage strategy shall operate in accordance with the approved details.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework.

04. Prior to the erection of any dwelling above ground floor level, a scheme for the provision of integrated bird boxes shall be submitted for the written approval of the LPA. The scheme shall detail the location, height, orientation, numbers and specification of bird nesting provision. The approved scheme shall be implemented in full prior to the dwellings being occupied.

Reason: to protect and enhance the biodiversity of the site in accordance with Local Plan Policy C11 and the National Planning Policy Framework.

05. Prior to the erection of any dwelling above ground floor level, a scheme for the installation of any permanent and temporary external lighting on the site shall be submitted to and agreed in writing with the LPA. The lighting scheme should be designed so that lighting levels are minimised in accordance with the document 'Bats and Lighting in the UK', Institute of Lighting Engineers and BCT, 2009. The approved scheme shall be implemented in full prior to the dwellings being occupied.

Reason: to prevent the risk of harm to protected species from the outset of the development in accordance with Local Plan Policy C11 and the National planning Policy Framework.

06. All trenches and excavations deeper than 0.30m left open overnight should have a ramp installed at an angle of no more than 45 degrees to allow the escape of entrapped mammals.

Reason: to enhance the biodiversity of the site for a UK BAP priority species in accordance with Local Plan Policy C11 and the National Planning Policy Framework.

Background Papers: Planning application file(s) 17/03723/VARYCO