



Northumberland County Council

Addendum Report

Strategic Planning Committee

7 August 2018

Application 17/04547/REM - Reserved Matters in relation to application 15/00381/OUTES seeking consent for layout, scale, appearance and landscaping for 181 dwellings (as amended by plans received 27/07/18 including layout of dwellings) - land west of Milkwell Lane, Corbridge

1. Introduction

- 1.1 This Addendum Report has been prepared following the publication of the Committee Report to update Members on further comments that have been received in respect of highway safety matters, which are covered at paragraphs 7.34 – 7.37 of the main Committee Report. It also provides an update to the list of conditions to take account of additional plans received and additional recommended conditions.

2. Impact on Highway Safety

- 2.1 As set out in the main report, Highways Development Management (HDM) Officers have been considering further information submitted by the applicants to address outstanding matters identified during the application. Final comments and a list of proposed conditions to be attached to any approval of reserved matters have now been provided. The main additional comments of HDM are summarised below for information.
- 2.2 The outline application was accompanied by a Transport Assessment, which was reviewed and deemed to be acceptable as part of the outline permission. There is no requirement for additional documentation to be provided as part of this application. The impacts assessed at the outline stage were based upon a higher number of units than those proposed under the Reserved Matters layout and therefore deemed to be acceptable.
- 2.3 A number of connections have been provided through the development catering for pedestrians and cyclists throughout the layout. Connections to the Public Rights of Way network are provided along with links to Milkwell Lane, Synclen Avenue and The Riggs. Not all of the proposed internal paths are

proposed to be, or can be, adopted as public highway, so a condition is requested to secure the management and maintenance of these non-adopted links.

- 2.4 The impact of the proposed development in terms of road safety was assessed as part of the outline application. The previous concerns raised in respect to the internal layout have been adequately addressed. The proposed horizontal traffic calming features introduced to minimise vehicle speed within the development require further amendment, but this is secured by condition.
- 2.5 Car parking is provided in general accordance with Northumberland County Council car parking standards. The Jura and Buttermere housetypes, however do not conform due to the substandard length of the double garages. Some of these plots have triple width garages and additional visitor car parking added. On this basis, and on the fact that any on-street parking from these plots is unlikely to cause a significantly unacceptable impact on highway safety under the revised National Planning Policy Framework (NPPF), the car parking is deemed to be acceptable. The details of car parking are already secured under condition 25 of the outline permission. Further conditions are requested to secure the management and maintenance of visitor car parking spaces outside the adopted highway and the communal spaces used for some of the affordable plots.
- 2.6 Works are required to the existing adopted highway and these have already been agreed in principle at the outline stage, which included access for determination. These works will be undertaken as part of the Section 278 Agreement with the applicant. A Section 38 Agreement will also need to be entered into as part of the development for the adoption of the widened Cow Lane and the internal road network.
- 2.7 The school drop off area will not be adopted as public highway, and its ownership, management and maintenance is requested to be secured by condition. The internal layout of the development has been revised to reflect previous comments in relation to the layout, including those of the bus turning and holding area. HDM are now satisfied that this layout, in particular, can accommodate the needs of school transport and also ensuring that the potential for larger vehicles to meet on Priory Gardens is minimised as agreed at the outline application stage, something that was not delivered as part of the previous proposals. Conditions are requested to secure the highway works over and above those secured as part of the outline permission.
- 2.8 Following the submission of additional information and the further comments of HDM, who are now satisfied with the proposed development subject to additional conditions, the proposed development is considered to be acceptable in relation to matters of highway safety. The proposal is therefore considered to be in accordance with Policies GD4, GD7 and H37 of the Local Plan, Policy GD4 of the Core Strategy and the NPPF.

Recommendation

That Members are minded to GRANT permission subject to the expiry of the further re-consultation with adjacent residents on layout and no new material planning issues being raised, and the following:

Conditions/Reason

01. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are:-

Plans

946-MIL SD-10.02 Rev AG – Masterplan as Proposed Combined
946-MIL SD-10.03 Rev X - Proposed Masterplan West
946-MIL SD-10.04 Rev U - Proposed Masterplan East
946-MIL SD-10.06 T – Surface Treatment Plan as Proposed
946-MIL SD-10.07 Rev S - Proposed Boundary Treatment Plan
946-MIL SD-20.01 Rev B – Phasing Plan
5843-93-01 Rev I – Detailed Planting Plan Sheet 1 of 8
5843-93-02 Rev I – Detailed Planting Plan Sheet 2 of 8
5843-93-03 Rev I – Detailed Planting Plan Sheet 3 of 8
5843-93-04 Rev I – Detailed Planting Plan Sheet 4 of 8
5843-93-05 Rev I – Detailed Planting Plan Sheet 5 of 8
5843-93-06 Rev I – Detailed Planting Plan Sheet 6 of 8
5843-93-07 Rev I – Detailed Planting Plan Sheet 7 of 8
5843-93-08 Rev I – Detailed Planting Plan Sheet 8 of 8
5843-93-09 Rev I – Planting Schedule
QD-1331-03-01 Rev A (July 2018) - Engineering Layout Sheet 1
QD-1331-03-01 Rev A (July 2018) - Engineering Layout Sheet 2
QD-1331-03-03 Rev A (July 2018) - Overall Engineering Layout
QD-1331-04-05 (July 2018) - Detention Basin General Arrangement
QD-1331-08-02 (July 2018) - Flow Control Manhole S10
QD-1331-08-07 (July 2018) - Headwall Details
QD-1331-08-08 (July 2018) - Private Attenuation Typical Details
QD-1331-08-09 (July 2018) - Land Drainage Details

Miller

411DA8011 - Buchan (Dual Aspect Version)
5018013 - The Buttermere Corbridge
4518013 - The Chadwick - Corbridge
5098013 Rev A - The Chichester Corbridge
307DA8011 - Darwin (Dual Aspect Version) Corbridge
4308013 - The Fenwick - Corbridge
3048013 - The Hawthorne - Corbridge
2038013 - HT1 Bungalow - Corbridge

2038013 - HT2 - Corbridge
2038013 - HT3 - Corbridge
5038013 - The Jura - Corbridge
3508013 - The Larkin ALT Corbridge
3208013 - The Malory - Corbridge
4158013 - The Mitford - Corbridge
SEE80113 - The Seeger - Corbridge
46680A101 - Double Garage 3 x 6
A101 - Single Garage 3 x 61B - Foster 18

Bellway

SO/WF/458/std/00/01 - Sales Office with Facilities
SO/WF/458/std/25/01.1 - Sales Office with Facilities
A/plcGA/00001 Rev B - Portfolio Garages
A/969/v1/00/01 - Bungalow (detached) Planning Layouts
A/969/v1/00/02 - Bungalow (detached) Planning Elevations
A/802c/v1/00/01 Rev B - Cherry (3b semi/ter) - Planning Layouts
A/802c/v1/00/02.1 Rev A - Cherry (3b semi/ter) Planning Elevations
A/802c/v1/00/02 Rev A - Cherry (3b semi/ter) Planning Elevations
A-860-Std/00/01 - Planning Layouts Standard
A-860-Cor/00/02 - Planning Elevations Corbridge
A-959-Std/00/01 - Planning Layouts Standard
A-959-COR/00/02 - Planning Elevations Standard
A-959SP-COR/00/02 - Planning Elevations Standard - Plots 56-57 Only
A/1057/v1/00/01 Rev C - Peony (3b det) Planning Layouts
A/1057/v1/00/02 Rev A - Peony (3b det) Planning Elevations
A/1169/v1/00/01 Rev C - Hemlock (4b det) Planning Layouts
A/1169/v1/00/02 Rev C - Hemlock (4b det) Planning Elevations
A/1136/v1/00/01 Rev C - Maple – (4b det) Planning Layouts
A/1136/v1/00/02 Rev B - Maple (4b det) Planning Elevations
A/1550/v1/00/01 Rev C - Acacia (4b det) Planning Layouts
A/1550/v1/00/02 Rev B - Acacia (4b det) Planning Elevations
A/1591/v1/00/01 Rev C - Alder (4b Det) Planning Layouts
A/1591/v1/00/02 Rev B - Alder (4b det) Planning Elevations
A/1796/v1/00/01 Rev C - Plane (4b det) Planning Layouts
A/1796/v1/00/02 Rev C - Plane (4b det) Planning Elevations

Drainage Statement - Queensberry Design Reference QD-1331 Rev C

SuDS Maintenance Plan - Queensberry Design Reference QD-1331-Rev C

Land at Milkwell Lane, Corbridge Landscape Management Plan - Robinson
Landscape Design ref: 5843\LMP01 (Dec2017) (including Appendix A - Landscape
Management Form - Schedule of Management Operations Years 1 - 10)

Reason: To ensure that the approved development is carried out in complete
accordance with the approved plans.

02. Notwithstanding any description of the materials in the application, no development shall be commenced above damp proof course level of any building until precise details, to include samples, of the materials to be used in the construction of the external walls and roofs of the buildings have been submitted to, and approved in writing by the Local Planning Authority. All roofing and external facing materials used in the construction of the development shall conform to the materials thereby approved.

Reason: To retain control over the external appearance of the development in the interests of amenity and in accordance with the provisions of Policies GD2 and H32 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

03. Notwithstanding the details shown on the approved Boundary Treatment Plan, the proposed fencing scheme along the western edge of the eastern Designated Heritage Asset Buffer Zone shall be submitted for approval prior to development work commencing in that part of the application site. The development shall thereafter be undertaken in accordance with the approved details prior to occupation of the dwellings in the easternmost row and retained thereafter.

Reason: To mitigate the impact of the development on the setting of the designated heritage assets at Walker's Pottery in accordance with Policies BE22, BE27 and GD2 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

04. The landscaping scheme hereby permitted shall be implemented in accordance with timescales that shall first have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The landscaping shall thereafter be undertaken in accordance with the approved details and related landscape management requirements.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion, and in accordance with the provisions of Policies GD2, BE22 and BE27 of the Tynedale Local Plan, Policies NE1 and BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

05. The development hereby permitted shall be implemented in accordance with the drainage scheme contained within the submitted document entitled Drainage Statement - Queensberry Design Reference QD-1331 Rev B. The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 8001 and at a new manhole between existing manholes 0007 and 0905, and ensure that surface discharges to the surface water sewer at manhole 6907 at 26.5 l/s, 1902 at 5 l/s and at a new manhole downstream of existing manhole 2909 at 5 l/s. The surface water discharge rate total from site shall not exceed the available capacity of 36.5 l/s. The final surface water discharge rate and scheme shall be agreed by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved details prior to first occupation of any dwelling.

Reason: To prevent the increased risk of flooding from any sources in accordance with Policy GD5 of the Tynedale Core Strategy and the National Planning Policy Framework.

05. A programme of archaeological work is required in accordance with the brief provided by Northumberland Conservation (NC ref T13/24; 22904 dated 8/12/15) and the approved Written scheme of Investigation (Ref: P17-567 version 2 dated 7/2/18). Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

a) The archaeological recording scheme required by the brief must be completed in accordance with the approved written scheme of investigation.

b) The programme of analysis, reporting, publication and archiving if required by the brief must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of archaeological interest, in accordance with Policies BE25, BE27 and BE28 of the Tynedale Local Plan and the National Planning Policy Framework.

06. No development shall commence until details of measures to protect the route and users of Public Footpath No. 8 during the construction phase have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in full and retained for the duration of the construction works.

Reason: To maintain the routes of the existing public rights of way, in accordance with Policies TP26 and TP27 of the Tynedale Local Plan.

07. No works shall be undertaken to Public Footpath No. 8 unless details of the proposed surface treatment and future management and maintenance have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To maintain the routes of the existing public rights of way, in accordance with Policies TP26 and TP27 of the Tynedale Local Plan.

08. No buildings shall be constructed until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to a minimum CS2 standard in BS8485:2015 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), have been submitted to and approved in writing by the Local Planning Authority. The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases).

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health and amenity of the occupants of the respective properties, in accordance with Policy CS23 of the Tynedale Local Plan and the National Planning Policy Framework.

09. The development shall not be brought into use until the applicant/developer has submitted a validation and verification report to the approved methodology in Condition 8 which has been approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties, in accordance with Policy CS23 of the Tynedale Local Plan and the National Planning Policy Framework.

10. No dwelling shall be constructed until an acoustic design scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that internal noise levels of 35dB LAeq during the day and 30dB LAeq and 45dB LAMax during the night can be achieved in habitable rooms. Habitable rooms on the façade facing away from the A69 shall have windows which are not restricted from opening. The scheme shall include internal room layouts to show that the main habitable rooms # shall have access to a window which can be opened without causing the ingress of obtrusive noise above guidance levels. Thereafter, the approved acoustic design scheme shall implemented in full before the occupation of the dwelling it relates to and retained in perpetuity.

#Main habitable rooms shall be taken to mean living rooms (07:00 - 23:00) and the master bedrooms (23:00 - 07:00)

Reason: To protect residential amenity and provide a commensurate level of protection against noise, in accordance with Policy CS21 of the Tynedale Local Plan and the National Planning Policy Framework.

11. All trees and hedges within, and to the boundaries, of the site shall be retained and protected throughout the course of development in accordance with a detailed scheme of works which shall first be submitted to, and approved in writing by, the Local Planning Authority. These measures shall be implemented in complete accordance with the approved scheme and shall remain in place throughout the course of the construction of the development, unless otherwise approved in writing with the Local Planning Authority.

Thereafter the existing hedges within and to the boundaries of the site shall be retained. Any hedges removed without the written consent of the Local Planning Authority, or dying or being severely damaged or becoming seriously diseased shall be replaced with trees or hedging of such size, species in a timescale and in positions as approved in writing by the Local Planning Authority.

Reason: To ensure the protection of existing trees and hedges in the interests of visual amenity, in accordance with the provisions of Policies NE33 and NE37 of the Tynedale Local Plan.

12. No development shall commence until the following details showing the proposed highway works have been submitted to and approved in writing by the Local Planning Authority:

- Facilitate the site access from Priory Gardens and associated junction improvements with Cow Lane and Corbridge Middle School (secured under permission 15/00381/OUTES);
- Provision of bus turning/holding area and car park as defined as “Phase 1 Infrastructure” on the approved Phasing Plan SD-20.01 Rev B;
- Works to Cow Lane (secured under permission 15/00381/OUTES);
- Junction improvements to Stagshaw Road / Priory Gardens (secured under permission 15/00381/OUTES); and
- Traffic management improvements to Priory Gardens (secured under permission 15/00381/OUTES)

No dwelling shall be occupied until the highway works have been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with Policy GD4 of the Tynedale Local Plan, Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

13. No development shall commence until details of the proposed highway works to upgrade the Public Right of Way between The Riggs and the development site have been submitted to and approved in writing by the Local Planning Authority. The highway works shall be implemented in accordance with the approved plans prior to the bus holding/turning area within “Phase 1 Infrastructure” as defined in the approved Phasing Plan SD-20.01 Rev B being brought into use.

Reason: In the interests of highway safety, in accordance with Policy GD4 of the Tynedale Local Plan, Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

14. No development shall commence until details of a pedestrian walking route from the bus holding/turning area to Corbridge Middle School and, notwithstanding details submitted, pedestrian links within the proposed car park within “Phase 1 Infrastructure” as defined in the approved Phasing Plan SD-20.01 Rev B, have been submitted to and approved in writing by the Local Planning Authority. The pedestrian routes shall be implemented in accordance with the approved plans prior to the bus

holding/turning area and car park within “Phase 1 Infrastructure” as defined in the approved Phasing Plan SD-20.01 Rev B being brought into use.

Reason: In the interests of highway safety, in accordance with Policy GD4 of the Tynedale Local Plan, Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

15. Prior to the commencement of Phase 1 of the development, as defined in the approved Phasing Plan SD-20.01 Rev B, details of the proposed highway works to facilitate the connection of the pedestrian/cyclist route to the Public Right of Way on the northern boundary of the site, and a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The highways works shall be implemented in accordance with the approved plans and timetable for implementation.

Reason: In the interests of highway safety and sustainable development, in accordance with Policy GD4 of the Tynedale Local Plan, Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

16. Prior to the commencement of Phase 2 of the development, as defined in the approved Phasing Plan SD-20.01 Rev B, details of the proposed highway works to facilitate the connections of pedestrian/cyclist routes to Milkwell Lane and Synclen Avenue, and a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The highways works shall be implemented in accordance with the approved plans and timetable for implementation.

Reason: In the interests of highway safety and sustainable development, in accordance with Policy GD4 of the Tynedale Local Plan, Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

17. No development on phases other than “Phase 1 Infrastructure” as defined in the approved Phasing Plan SD-20.01 Rev B shall commence until the access road within “Phase 1 Infrastructure” has been completed up to at least base course level. Thereafter, no dwelling within any other phase shall be occupied until the works within “Phase 1 Infrastructure” have been fully completed and the bus turning/holding area and car park have been brought into use.

Reason: In the interests of highway safety, in accordance with Policy GD4 of the Tynedale Local Plan, Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

18. Notwithstanding details submitted, no works within “Phase 2 Infrastructure” or Phase 2, as defined in the approved Phasing Plan SD-20.1 Rev B, shall commence until revised details for the proposed traffic calming features adjacent to Plots B07, B24 and M71 have been submitted to and approved in writing by the Local Planning Authority. The details shall then be implemented in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with Policy GD4 of the Tynedale Local Plan, Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

19. No development on any phase shall commence until details of proposed arrangements for future management and maintenance of the proposed streets, pedestrian/cyclist paths/links, private visitor car parking spaces and communal car parking spaces within that phase have been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first dwelling on that phase, the streets, pedestrian/cyclist paths/links, visitor car parking spaces and communal car parking spaces shall be maintained in accordance with the approved management and maintenance details.

Reasons: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with Policy GD4 of the Tynedale Local Plan, Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

20. Notwithstanding details required by condition 26 of outline planning permission 15/00381/OUTES, no development on any phase shall commence until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. Thereafter, that phase of the development shall be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the amenities of the locality and users of the highway, in accordance with Policy GD4 of the Tynedale Local Plan, Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

21. No dwelling shall 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 each dwelling 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 Policy GD4 of the Tynedale Local Plan, Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

22. Prior to occupation of each phase, details of surface water drainage to manage run-off from private land within that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development in that phase is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water run-off in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with Policy GD4 of the Tynedale Local Plan, Policies GD4 and GD5 of the Tynedale Core Strategy and the National Planning Policy Framework.

23. Prior to the installation of any services (i.e. water/electric/gas/telecommunication) within each phase of the development site, details for the installation of a fire hydrant(s) to serve that phase of the development shall be submitted to the Local Planning Authority, in consultation with Northumberland Fire and Rescue Service, for approval in writing. The details shall include the location and specification of the fire hydrant facilities to be installed in accordance with the requirements of BS 750:2012 "Specification for Underground Fire Hydrants and Surface Box Frames and Covers", National Guidance on the Provision of Water for Firefighting and/or to the satisfaction of the Northumberland Fire and Rescue Service. Thereafter, no dwelling within that phase shall be occupied until the approved scheme for fire hydrant provision has been implemented in full and the hydrant(s) is/are operational in accordance with the approved details.

Reason: To ensure the development is sufficiently served by equipment for the use of the emergency services in accordance with the National Planning Policy Framework.

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other re-enacting or revoking Order with or without modification), no fence, gate, wall, or other means of enclosure other than those expressly authorised by this permission shall be erected or constructed within the curtilage of any property without planning permission being obtained from the Local Planning Authority.

Reason: In the interests of visual amenity and highway safety, in accordance with Policies GD2, GD4 and H32 of the Tynedale Local Plan, Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

25. No external refuse or refuse container shall be stored outside of the approved refuse storage area except on the day of refuse collection.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with Policy GD4 of the Tynedale Local Plan, Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

26. Prior to their construction, details of the appearance for all proposed retaining wall structures/measures, including materials, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion, and in accordance with the provisions of Policies GD2 and H32 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.