

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

8 May 2019

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/2487/18/RM

Parish(es): Linton

Proposal: Approval of the matters reserved for the layout of the site, the scale and appearance of buildings and landscaping following outline planning permission S/1963/15/OL for up to 55 dwellings with landscape buffer and new vehicular access.

Site address: Land to the North and South of Bartlow Road

Applicant(s): Abbey Developments Ltd.

Recommendation: Approval

Key material considerations: Affordable Housing
Market Housing Mix
Character and Appearance of the Area
Design Considerations
Ecology
Trees and Landscaping
Highway Safety
Flood Risk
Archaeology
Neighbour Amenity
Heritage Assets

Committee Site Visit: Members visited the site on 9 April 2019

Departure Application: No

Presenting Officer: Karen Pell-Coggins, Senior Planning Officer

Application brought to Committee because: The officer recommendation of approval conflicts with the recommendation of Linton Parish Council and the Local Member has requested that the application is considered by committee as it is of local interest.

Date by which decision due: 10 May 2019 (Extension of Time agreed)

Update to Report

Consultation – Paragraphs 9, 10, 12 and 19

1. **Linton Parish Council** – Please see the attached comments.

2. **Landscape Design Officer** – Has the following comments:-

ACD Environmental Dwgs

Land Adjacent to Bartlow Road, Linton – Soft Landscape Proposals-
ABBEY21616 111 Sheets 1-5 Rev L

Landscape Layout

Further to the amendments shown on the above drawings, revision L, the soft landscape is acceptable and I have no further comments on the layout of Soft landscape Proposals.

Planting specification

Many of the native shrub species – Hawthorn, Dogwood, Hazel, Blackthorn, Guelder Rose, Elder- are specified as pot grown plants from 3-7.5 ltrs, and up to 3 plants per/m². I am not aware that many of these plants are available as pot grown specimens, and even if available, suggest that the cost, particularly of 5 -7.5ltr plants, would be prohibitive.

Native shrubs and hedging plants should be supplied as bare rooted whips 400-600mm or 600-800mm. These should be planted as per the matrix shown on ABBEY21616 111 sheet 3 for woodlands and scrub, and as a double staggered row at 400mm spacing as suggested for hedgerows. Where the hedgerows are at risk from trampling or cutting through by pedestrians, planting should be either side of a three strand post and wire fence as stated in the landscape specification, paragraph 3.15. All bare root plants would benefit from root dip and the addition of water retaining granules in the backfill

All Holly should be supplied as pot grown plants 2-3ltr.

All whips and trees will require protection from rabbits.

All standard trees in mown grass areas should be fitted with strimmer guards.

Landscape Maintenance

As previously commented, all grass areas, plants, whips and trees should be watered as often as is required to ensure establishment and healthy growth throughout the year. Watering should be to field capacity without waterlogging, rather than the amounts suggested at paragraph 8.15 I the soft landscape maintenance document.

3. **Urban Design Officer** – Has the following comments: -

i) Officers are generally supportive of the revisions following the Planning Committee which took place on 10 April 2019.

ii) Officers consider that there have been improvements to the overall design and layout of the scheme.

iii) The location of the garage for Plot 35 is located too close (4m) to Bartlow Road in stark contrast to the building line of the proposed and existing neighbouring dwellings on the south side of Bartlow Road, which are generally 8 to 10m distance from the road. This garage would be too prominent on Bartlow Road and inconsistent with the proposed pattern of neighbouring dwellings and garages. Officers request that the location of this garage is reconsidered or removed in order to maintain the characteristic of a continuous building line along the south side of Bartlow Road.

iv) It would still be beneficial for the scheme to be assessed by the Council's Design Enabling Panel given the scale of the proposed development falls within Category A of the DEP Referral Criteria.

The application was deferred by the Planning Committee on 10 April 2019 for the following design related reasons:

- i) Height of the dwellings in the southern parcel facing Bartlow Road
- ii) Building line of the southern parcel does not align with the existing dwellings west of the site
- iii) Built form and architectural style not-in-keeping with the rural village location
- iv) Entrance to the village requires special care

The applicant has since submitted revised drawings for further assessment. The key drawings that Urban Design Officers referred to in the assessment comprise the following:

- Site layout drawing - Ref. 1552-101 rev M
- Site layout drawing - Ref. 1552-102 rev J
- Street elevation drawing - Ref 1552-104 rev F
- Street elevation drawing - Ref 1552-105 rev D

Height of the dwellings in the southern parcel facing Bartlow Road

The applicant has replaced one of the 2.5-storey dwelling (House Type S25) on the Bartlow Road frontage with a part 1.5, part 2-storey dwelling, i.e. Plot 45 (House Type R4). This height reduction is considered to be an improvement.

Building line of the southern parcel does not align with the existing dwellings west of the site

The revised layout indicates that the garages proposed for Plots 1 and 2 and 45 and 46 are set back from the associated dwellings and Bartlow Road. Their siting and scale reflect the building line of the existing dwellings located to the west of the proposed development.

The revised layout also indicates a reduction in the number of drives off Bartlow Road, this would help create a more rural character for the proposed development.

Built form and architectural style not-in-keeping with the rural village location

The amended 'street elevations drawing' (ref. 1552-104 rev F) for elevation B-B indicates larger house types and a less dense, more spacious appearance of this built form at the west end of the south side of Bartlow Road. It also illustrates the reduction in height of the dwelling at Plot 45. This less dense arrangement of dwellings on the south side of Bartlow Road reflects the context of the site's location, i.e. close to the edge of the village and entrance to / from the countryside to the east.

In the revised layout, a new House Type R4 has been introduced to the southern parcel street frontage (Plots 1, 35 and 45) to better reflect the rural village location. House Type R4 is a 4-bedroom, Part 1.5, part 2-storey dwelling. Its dormer windows and materials i.e. clay roofing tiles, buff brick, dark timber boarding, etc are considered to be in keeping with the rural village character.

House type CL5 is now proposed instead of the C2 house type at Plot 2 along the Bartlow Road frontage. House type CL5 is a 5-bedroom 2-storey dwelling with hipped roof, clay roofing tiles and red brick. It is set within the building line of the proposed development along the Bartlow Road frontage. Its siting and appearance are considered satisfactory and is in keeping with the rural village character.

Entrance to the village require special care

In the previous layout, there were ten dwellings in the southern parcel along Bartlow Road. The amended 'Layout at GF level' drawing (ref 1552-101 rev M) indicates that there are now only eight (instead of 10) dwellings on the south side of Bartlow Road. This reduction is considered to be an improvement on the appearance of the street frontage as it better reflects the site's edge of village location.

A revised house type (FARMSTEAD 1, drawing ref. 1552-126 rev A) is proposed for Plot 36. FARMSTEAD 1 replaces House Type HAF10 (apartments). FARMSTEAD 1 is a 3-bedroom, 2 storey-dwelling with clay roofing tiles, dark timber cladding and buff brick base. The siting and appearance of this dwelling is considered satisfactory and would tie in with the other two FARMSTEAD style dwellings in the northern parcel. This traditional architectural styled -dwelling is considered appropriate for the village entrance.

Residential amenity standards

The distance of Plot 45 and its garage to Bartlow Road is satisfactory. The rear garden size, its back-to-back distances with Plots 39 to 41 and its side-to-side distances with Plots 44 and 46, are considered satisfactory and comply with the amenity standards set out in the '*District Design Guide*' (2010).

Plot 1 – the siting of this dwelling and its garage is satisfactory. The rear garden size, its back-to-back distances with Plots 9 and 10 and its side-to-side distances with 78 Bartlow Road and Plot 2 are considered satisfactory and comply with the amenity standards set out in the '*District Design Guide*' (2010).

Plot 2 – Its rear garden size and back-to-back distance comply with the minimum standards set out in the '*District Design Guide*' (2010).

Plot 35 - Its rear garden size and distances with neighbouring dwellings comply with the minimum standards set out in the '*District Design Guide*' (2010).

Plot 36 - Its rear garden size complies with the minimum rear garden sizes set out in the '*District Design Guide*' (2010). The rear of the dwelling has a window to a habitable room which is 12m distance from the side elevation (containing no 1st floor habitable rooms) of Plot 34, which complies with the minimum side to side distances between dwellings in the Guide.

Plots 30 and 31 - Officers support the replacement of the dwelling (previously house type S2 at what was plot 32) with house type C2 for 2 semi-detached dwellings at plots 30 and 31. The rear garden size of the two gardens complies with guidance about minimum rear garden sizes in the '*District Design Guide*' (2010). The minimum side to side distances for habitable rooms between the dwellings and the proposed dwellings at plots 29 and 32 are satisfactory.

Plot 47 - The applicant has accepted Officers' previous advice and reduced the long parking drive and replaced this with rear garden space, as indicated in the amended 'Site layout at roof level' drawing (ref. 1552-102 rev J). The dwelling (FARMSTEAD 1 house type) has been relocated only a short (2m) distance (to the north) away from Bartlow Road which officers accept.

Plots 49 and 50 - The applicant has replaced the CL5 house type (5 bedrooms) for one dwelling with two semi-detached dwellings that are the C2 house type at Plots 49 and 50 with carports on either side. The rear garden size of the two gardens complies

with guidance about minimum rear garden sizes in the '*District Design Guide*' (2010). There are no first floor habitable rooms facing each other between Plots 48 and 49 and so the dwellings comply with '*District Design Guide*' guidance in relation to minimum side to side distances.

Plot 52 - Officers support the appearance of new House Type R4 which is proposed for this plot to replace house type S25 which represents a reduction in height. The rear garden size complies with guidance about minimum rear garden sizes in the '*District Design Guide*' (2010). The dwelling complies with minimum side to side distances for habitable rooms between the dwelling and the proposed dwellings at Plots 51 and 53. The location of the garage to the side of the dwelling is considered appropriate.

Concerns

The new House Type R4 has been introduced to Plot 35 to replace House Type K3. Whilst the appearance of House Type R4 is supported, officers have concerns over the location of the garage proposed for Plot 35. It is located too close (4m) to Bartlow Road in contrast to the building line of the proposed and existing neighbouring dwellings on the south side of Bartlow Road, which are generally 8 to 10m from the road. This garage would be too prominent on Bartlow Road and is inconsistent with the proposed pattern of neighbouring dwellings and garages. The location of this garage should be reconsidered or removed in order to maintain the characteristic continuous building line along the south side of Bartlow Road.

4. **Local Highways Authority** – Comments on the latest drawings are awaited and members will be verbally updated at the meeting.

Planning Assessment – Paragraphs 44 and 57

5. The dwellings, as amended, now all meet the residential space standards in terms of the size of the dwellings and room sizes.
6. The proposal would therefore comply with Policy H/12 of the Local Plan.
7. The applicants have suggested a revised arrangement to remove the garage to the front of Plot 35 and relocate it to the side of the garage to Plot 36 to address the Urban Design Officer's concerns. This is acceptable and the suggested layout will be shown at the meeting.
8. The proposal would therefore comply with Policy HQ/1 of the Local Plan.

Recommendation – Paragraph 123

9. Delegated approval subject to removal of the garage to the front of Plot 35 with the planning conditions and informatives as set out in the main report, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018

- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- Planning File References: S/2487/18/RM and S/1963/15/OL

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