

LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE: 1ST DECEMBER 2020

ITEM 5 – LAND EAST OF HEMPSTED LANE – 20/00600/REM

Updated plans

Boundary treatments

Boundary treatments have been updated to replace several rear garden fences in prominent positions with brick walls. This is welcome for aesthetic and security reasons. The associated plans need updating in the approved plans condition as a result.

Levels changes

The levels changes proposed in the north east corner have been amended to graduate down more gently into the existing. This is the part of the site where the levels changes would probably have been most noticeable given the extent of the change originally proposed and the prominence of that part of the site. This changes the analysis of this matter in the officer report.

For example the proposed levels at the turning head at the north east are now reduced by over 1.5m. The officer report mentioned that the original proposal involved an increase of around 2m up to the turning head; this is now around a 40cm increase.

Turning into the northern edge of the site the proposed level for plot 28 is reduced by c15cm and the private drive in front at the northern edge of the site reduced by c20-50cm. Further along this northern boundary towards the east the proposed levels would remain as previously proposed.

The proposed levels for plot 29 in the north east corner are reduced by 0.5m from that previously proposed, and adjacent plots fronting the open space reduced by 10-20cm. The officer report mentioned that at this east side by the existing open space the site would rise up about 1.3m between the site boundary and the adjacent road (across a c.4-5m span). This would now be a rise of c30cm up to the road level adjacent to plot 29 in the north east corner.

Overall, while the buildings would still be prominent in views at this edge, this was always going to be the case to some degree with developing this site, and now the levels at the north east corner would graduate more gently into the existing and the appearance of the development would be much less striking here than with the originally-proposed levels. As noted in the report there would still be other noticeable changes in levels e.g. along the northern edge.

It is considered that the changes now made significantly improve the relationship of the site to its surroundings in the north east corner.

Overall it is considered that the levels changes proposed are acceptable in terms of the impact on the appearance of the site and surroundings.

Again the associated plans need updating in the approved plans condition as a result.

Affordable Housing

Discussions have continued with the applicant and the Housing Strategy team to seek to establish if the layout can accommodate an acceptable affordable housing mix under the requirements of the s106 agreement.

In respect of the numbers of affordable rent and shared ownership units, the units appear to have been changed back to that set out in the s106 agreement, although the associated table on the amended site layout plan is inconsistent and requires clarifying. As such it appears that the layout could be compliant with this aspect.

Also, two affordable rent family houses have been separated at the request of the Housing Strategy team. The Category 3 wheelchair user flats have been increased in size to comply. The outstanding matter of dispute remains that of the type of Category 3 wheelchair units, whereby two are offered as flats, but the Housing Team requires one to be a larger house, citing the need for such properties on the Council's waiting list.

Meeting the detailed requirements of the Housing Strategy team in respect of the Affordable Housing Scheme might necessitate tweaks to the plots and/or internal layouts/footprints of the units. As such the officer recommendation has been updated to clarify the scope for officers to agree plot and/or unit type substitutions to meet the affordable housing requirements.

Overall this matter is not yet resolved. As such the request to delegate this matter to officers is not changed.

Revised recommendation of the City Growth and Delivery Manager

That delegated powers be given to the City Growth and Delivery Manager to GRANT reserved matters approval (subject to the following conditions), subject to;

Receipt of information that demonstrates that the proposed layout and unit types are able to satisfy the requirements of the s106 agreement for the site (or any amended requirements agreed pursuant to the provisions of the s106 agreement) in respect of the mix, tenure and form of the affordable housing. Furthermore also to delegate the agreement of any plot and/or unit amendments necessary to achieve this and the imposition of any additional or amended conditions necessary to secure the agreed arrangement.

Condition

The development hereby permitted shall be carried out in accordance with the following drawings:

Site location plan ref. 1889 SLP-01

Application site layout plan ref. 1889 ASL-01 Rev. K

External works layout plan ref. 1889 EWL-01 Rev. H

External finishes layout ref. 1889 EFL-01 Rev. F

Site entrance layout plan ref. 3852-101 Rev. B

Detailed planting plan 1 of 2 plan ref. 2078701 SBC00 XX DR L 401 Rev. PL10

Detailed planting plan 2 of 2 plan ref. 2078701 SBC00 XX DR L 401 Rev. PL10

Landscape structure plan ref. 2078701 SBC 00 XX DR L 402 Rev. PL10

Landscape specification (received by the Local Planning Authority on 13th October 2020)

5 year landscape maintenance/Management Plan September 2020 Rev. PL03 (dated 9.11.20)

Tree pit & hedge details plan ref. 2078701 SBC 00XX DR L 201 Rev. 01

The Silversmith floor plans ref. SI-4B-2S-P1

The Silversmith elevations plan ref. A/1234/00/CB/02 Rev. B

The Silversmith elevations plan ref. A/1234/00/CT/02 Rev. B

The Luthier floor plans ref. A/1392/00/AT/S01 Rev. C, A/1392/05/AT/S01 Rev. C, A/1392/05/AT/S02 Rev. C

The Luthier elevations plan ref. A/1392/00/CB/02 Rev. B

The Luthier elevations plan ref. A/1392/00/CT/02 Rev. B

The Luthier elevations (plots 5 & 18) plan ref. A/1392/00/TB/S02 Rev. C

The Philosopher floor plans ref. PH-4B-2S-P1

The Philosopher elevations plan ref. A/1507/00/CB/02 Rev. D

The Philosopher elevations plan ref. A/1507/00/CT/02 Rev. D

The Goldsmith floor plans ref. GO-4B-2S-P1

The Goldsmith elevations plan ref. GO-4B-2S-CB-E

The Goldsmith elevations plan ref. GO-4B-2S-CT-E

The Weaver floor plans ref. WE-4B-2S-P1

The Weaver elevations plan ref. A/1688/00/CB/02 Rev. F

The Watchmaker floor plans ref. WA-5B-2S-P1 Rev. A

The Watchmaker elevations plan ref. A/1901/00/CB/02 Rev. E

The Watchmaker elevations plan ref. A/1901/00/CT/02 Rev. E

The Baker floor plans ref. BA-2B-2S-P1

The Baker elevations plan ref. BA-2B-2S-CB-E

The Ploughwright floor plans ref. PW-3B-2S-P1

The Ploughwright elevations plan ref. A/1026PW/00/CT/02 Rev. A

The Tillman floor plans ref. TI-3B-2S-P1

The Tillman elevations plan ref. A/1026TI/00/CB/02 Rev. C

2P-1B Apartment – Design sheet plan ref. 1889 2P1B/F/01 Rev. B

2P-1B Apartment – floor areas plan ref. 2P1B-FA-01 Rev. B

3P-2B Flat – Design sheet plan ref. 1889 3P2B/F/01 Rev. B

3P-2B Flat – floor areas plan ref. 3P2B-FA-01

Apartments – Sections plan ref. 1889 SEC/01

6P-4B House – Design sheet plan ref. 1889 6P4B/H/01 Rev. A

6P-4B House - floor areas plan 6P4B-FA-01

7P5B – Plots 18 & 28 A/7P4B/00/AT/S01

7P5B – Plots 18 & 28 Elevations A/7P5B/00/TB/S02

7P5B - Plots 18 & 28 Ground floor accessibility A/7P5B/05/AT/S01

7P5B – Plots 18 & 28 First floor accessibility A/7P5B/05/AT/S02

Single garage plan ref. A/218/00/CB/R2/01

Double garage plan ref. A/436/00/CB/R1/01

Double garage plan ref. A/436/25/CBH/R1/00
Sales garage plan ref. SG-TF/01 1903
Proposed sub station elevations Plan ref. 1889 PE/SS01

Enclosures details 1.2m estate railings plan ref. 1889 ED-12
Enclosures details 1.8m screen wall plan ref. 1889 ED-01
Enclosures details 1.8m close board fence plan ref. 1889 ED-02
Enclosures details 1.8m timber personnel gate plan ref. 1889 ED-03
Enclosures details 0.45m timber knee rail plan ref. 1889 ED-05

Development cross sections plan ref. 3852-123 Rev. F

Engineering layout 3852-11- Rev. G

Junction visibility splays 3852-106-1 Rev. F

Pedestrian and emerging visibility splays 3852-106-2 Rev. G

Reason

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

Condition

Prior to occupation of any unit, a scheme to remove the septic tank/cess pit within the site serving the adjacent Manor Farm House property and remediate the land of any residual contamination shall be implemented in full on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority in advance.

Reason

In the interests of public safety and environmental health to ensure the septic tank/cess pit is removed alongside the implementation of the drainage scheme to ensure the open space is safe to use.

Condition

The estate railings shown on the External works layout plan ref. **1889 EWL-01 Rev. G** parallel with units 29 to 33 shall be installed prior to making the surface water drainage system of the proposed development operational, and shall thereafter retained for the duration of the development.

Reason

To ensure the safety of the public in relation to the adjacent drainage pond proposals