

26/06/2001

Item A1

Reg. No. 9 2000 0277 D

Applicant:
Redrow Homes Midlands Limited
Redrow House
Kinsall Green
Wilnecote
Staffordshire
B77 5PX

Agent:
Stephen Lowe
Stephen Lowe Associates
The Smithy
Deep Lane
Nether Whitacre
North Warwickshire
B46 2HT

Proposal: The proposed residential development comprising of the erection of 33 dwellings (Phase 4) on Land At Hospital Lane Mickleover Derby

Ward: Etwall

Valid Date: 30/03/2000

Joint with 9/2000/0290

Site Description

The site, the subject of this application, is located within the former Pastures Hospital site. It forms the most south western portion of the site and slopes, generally, from west to east. There is a recently constructed landscape bund just beyond the south western boundary of the site. This was put in place in the early stages of the Pastures development to ensure that a screen for this land was in place prior to the commencement of development on this land. The south eastern boundary to the open countryside is formed by a hedge that has also received additional planting in advance of this development.

Proposal

The applicant seeks consent to erect 33 dwellings on the site which forms the final phase of the development at The Pastures site. A condition attached to the outline permission prevents development commencing on this land prior to the start of 2002.

The layout has been amended on three occasions to take account of the new levels, the presence of trees on the land and the need to delete a further plot from the proposed layout as it was originally proposed within the designated landscaped area on the edge of the site.

Five of the proposed dwellings have a three-storey element to them. These are located in the middle of the site where there is a significant change in ground levels.

The applicants have confirmed that the protected trees will be fenced off prior to development commencing. The number of dwellings has been reduced from 40 to 33 in part to reflect the need to retain trees on the site.

Planning History

Outline planning permission was granted for the site in the mid 1990's. A grant of permission for the erection of dwellings followed shortly after. Several amendments to the layout have been approved in the interim period and the approved part of the development is now approaching completion.

Responses to Consultations

Burnaston Parish Council has no objection to the development as originally submitted save for the retention of the poplar trees to provide a screen and the Authority being satisfied that the regrading scheme is satisfactorily resolved.

The County Highway Authority's comments on the latest amended layout will be reported at the meeting.

Severn Trent Water has no objection subject to the submission of details of foul and surface water disposal.

The Environment Agency has no objection subject to approval of surface water drainage details and highway drainage. The Environment Agency has also included a list of informatives relating to the conservation of water.

Structure/Local Plan Policies

The relevant policies are:

Planning Policy Guidance Note 3
Local Plan: Community Facilities Policy 3

Planning Considerations

The main issues central to the determination of this application are:

- Compliance with the policies of the development plan
- The acceptability of the layout and design of the dwellings
- The impact on the trees

Planning Assessment

The site comprises part of the formally developed hospital site at Pastures. Provision for the redevelopment of the site is made in Community Facilities Policy 3 of the Local Plan. Therefore, the principle of housing development on the site is acceptable.

However, Planning Policy Guidance Note 3 "Housing" (PPG3) requires a minimum density on formerly developed land of 30 units per hectare. The proposed development would result in a density of only 15/hectare. Whilst this is less than the minimum set out in PPG3 there are

circumstances that dictate that a lesser density would be acceptable in this instance. Prime amongst these is the protected trees that lie within the site area. The location of these trees is such that the number of dwellings has had to be reduced from that originally put forward by the developers. In these circumstances, it is appropriate to relax the density requirements of the PPG.

The layout of the housing is generally acceptable. Notwithstanding this, the central area of the site, the area that includes the three storey dwellings, is currently being re-considered by the applicants in terms of its layout and design particularly as one plot has its rear and side elevation prominent from the road. Any amended design will be reported verbally at the meeting.

The layout has been examined in relation to the impact on the trees. Subject to the recommended conditions, the layout should not adversely impact on the protected trees that occupy the site.

The road layout has been considered by the highway authority. Subject to any comments to be made on the latest revised details the road system proposed is acceptable.

Recommendation

GRANT permission subject to the following conditions:

1. Notwithstanding the originally submitted details, this permission shall relate to the amended drawing no.

Reason: For the avoidance of doubt, the original submission being considered unacceptable.

2. No development shall take place until details of a scheme for the disposal of surface and foul water have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out in conformity with the details which have been agreed before the development is first brought into use.

Reason: In the interests of flood protecting and pollution control.

3. No dwellings shall be occupied until the proposed estate street has been laid out in accordance with the application drawings (as amended), to conform with the County Council's Roads in Housing design guide, and constructed to at least base course level, drained and lit in accordance with the County Council's Specification for Housing Development Roads.

Reason: In the interests of highway safety.

4. Prior to the first occupation to which it relates, private driveways shall be laid out and constructed and surfaced with a solid bound material in order to avoid the transfer of loose material on the highway.

Reason: In the interests of highway safety.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the garage accommodation/parking space to be provided in connection with the development shall not be used other than for the above stated purpose except with the prior permission of the Local Planning Authority granted on an application made in that regard.

Reason: To ensure that adequate parking/garaging provision is available.

6. A sample of both the roof tile and the brick shall be submitted for approval in writing by the Local Planning Authority before work commences.

Reason: To ensure the building/extension is in keeping with its surrounding in the interest of the character and visual amenity of the area.

7. The tree protection fencing indicated on drawing no SK9 B accompany the letter from Redrow Homes dated 17 May 2001 shall be implemented prior to any development being commenced on the site. The fencing once erected, shall be maintained in place until the plots adjacent to which the fencing is located is occupied or some other time that may be agreed in writing with the Local Planning Authority.

Reason: In order to protect trees that are subject to South Derbyshire District Council TPO 132 from harm during the development.

8. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping for the site.

Reason: In the interests of the appearance of the area.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five 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.

Reason: In the interests of the appearance of the area.

10. Prior to the first use of the development hereby permitted, parking facilities shall be provided so as to accommodate two cars within the curtilage of each dwelling, or in any alternative location acceptable to the Local Planning Authority or as may otherwise be agreed by the Local Planning Authority in accordance with its published standards. Thereafter, (notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995), two parking spaces, measuring a minimum of 2.4m x 4.8m, shall be retained for that purpose within the curtilage of each dwelling unless as may otherwise be approved in writing by the Local Planning Authority.

Reason: To ensure that adequate parking/garaging provision is available.

11. Prior to the development hereby approved commencing, details of the finished floor levels of the buildings hereby approved and of the ground levels of the site relative to adjoining land levels, shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the agreed level(s).

Reason: To protect the amenities of adjoining properties and the locality generally.

Informatives:

The developer must ensure that surface water runoff from private land, particularly driveways and forecourts is not allowed to flow onto the highway. Suitable measures such as a dished channel with outfall to the private surface water drain must be provided to the satisfaction of the Highway Authority.

The structural design of retaining walls adjacent to or supporting the highway must be submitted to the Highway Authority for approval. Walls supporting the highway will become part of the maintainable highway and are subject to a commuted sum to cover the cost of future maintenance. They also require an easement for working space within adjacent land.

You are reminded of the water conservation methods mentioned in the letter from the Environment Agency dated 14 April 2000 that was copied to you by the Agency at that time.

26/06/2001

Item A2

Reg. No. 9 2000 0290 D

Applicant:

Redrow Homes (Midlands) Ltd
 Redrow House
 Kinsall Green
 Wilnecote
 Staffs
 B77 5PX

Agent:

Stephen Lowe
 Stephen Lowe Associates
 The Smithy
 Deep Lane
 Nether Whitacre
 North Warwickshire
 B46 2HT

Proposal: Proposed residential development comprising of 40 new dwelling houses known as Phase 4 Land At Hospital Lane Mickleover Derby

Ward: Etwall

Valid Date: 30/03/2000

This report raises the same issues that appear in 9/2000/0277 and relates to the same site.

Recommendation

GRANT permission subject to the following conditions:

1. Notwithstanding the originally submitted details, this permission shall relate to the amended drawing no.

Reason: For the avoidance of doubt, the original submission being considered unacceptable.

2. No development shall take place until details of a scheme for the disposal of surface and foul water have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out in conformity with the details which have been agreed before the development is first brought into use.

Reason: In the interests of flood protecting and pollution control.

3. No dwellings shall be occupied until the proposed estate street has been laid out in accordance with the application drawings (as amended), to conform with the County Council's Roads in Housing design guide, and constructed to at least base course level, drained and lit in accordance with the County Council's Specification for Housing Development Roads.

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