



Civic Centre, Riverside, Stafford
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Dear Members

Planning Committee - Site Visit

A meeting of the Planning Committee will be held in the **Craddock Room, Civic Suite, Civic Centre, Riverside, Stafford on Monday 24 June 2019** to deal with the business as set out on the agenda.

Please note that this meeting will be recorded.

The Committee will meet at the rear of the Civic Centre and depart at **9.30am** to visit the site as set out in the agenda and re-convene at the Civic Centre at approximately **10.45am** to determine the application.

Members are reminded that contact officers are shown in each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.

A handwritten signature in black ink, appearing to read "I. Curran".

Interim Head of Law and Administration

PLANNING COMMITTEE - 24 JUNE 2019

**Chairman - Councillor R M Sutherland
Vice-Chairman - Councillor A S Harp**

A G E N D A

- 1 **Apologies**
- 2 **Declaration of Member's Interests/Lobbying**

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MEMBERSHIP

Chairman - Councillor R M Sutherland

B M Cross	W J Kemp
M G Dodson	A Nixon
A P Edgeller	A N Pearce
A S Harp	M Phillips
A D Hobbs	R M Sutherland
J Hood	

(Substitutes - F Beatty, A T A Godfrey, P W Jones, R Kenney)

ITEM NO 3

ITEM NO 3

PLANNING COMMITTEE - SITE VISIT - 24 JUNE 2019

Ward Interest - Nil

Planning Applications

Report of Head of Development

Purpose of Report

To consider the following planning applications, the reports for which are set out in the attached **APPENDICES**:-

		Page Nos
18/29803/FUL	Land Sunnyside Cottage, High Street, Hixon	4 - 13
	<p>This application is referred to Committee because the Agent for the Application is the Ward Member for Haywood and Hixon and neighbour objections to the proposal have been received</p> <p>Officer Contact Samantha Borgars - Development Lead (Sarah Poxon - Small Scale) - Telephone 01785 619507</p>	

Previous Consideration

Nil

Background Papers

Planning application files are available for Members to inspect, by prior arrangement, in the Development Management Section. The applications including the background papers, information and correspondence received during the consideration of the application, consultation replies, neighbour representations are scanned and are available to view on the Council website.

Application	18/29803/FUL	Case Officer	Samantha Borgars
Date Registered	19 December 2018	Target Decision Date Extended To	13 February 2019 14 June 2019
Address	Land at Sunnyside Cottage High Street Hixon	Ward	Haywood & Hixon
		Parish	Hixon
Proposal	Detached split level dwelling		
Applicant	Mr J Langdon		
Recommendation	Approve, subject to conditions		

REASON FOR REFERRAL TO COMMITTEE

The agent of this application is a Ward Councillor for Haywood and Hixon and neighbour objections to the proposal have been received. As such, the application needs to be determined by the Planning Committee.

Context

The site consists of part of the rear garden of the dwelling known as Sunnyside Cottage. The rear garden is 'L' shaped and slopes down towards Featherbed Lane, and is bordered on three sides by mature hedging.

The proposal is for a split level dwelling with associated vehicular access, parking and landscaping. The dwelling would comprise a kitchen diner, utility and cloak room on the ground floor and two bedrooms with en-suites, lounge and study at the first floor.

Officer Assessment – Key Considerations

1. Principle of Development

The site is located within the settlement boundary of Hixon which is a Key Service Village (KSV).

The site is therefore in a sustainable location and as such the proposal is considered to be acceptable in principle.

Policies and Guidance:-

National Planning Policy Framework
Paragraphs 8 & 11

The Plan for Stafford Borough
Policies SP3 Sustainable Settlement Hierarchy, SP4 Stafford Borough Housing Growth Distribution, SP7 Supporting the Location of New Development

Hixon Neighbourhood Plan – Policy 1 Residential Development

2. Character & Appearance

The Hixon Neighbourhood Plan (Adopted 2016) states “Proposals for new housing development within the Settlement Boundary...will be supported subject to respecting local character and residential amenity. Proposals for new development within the new Settlement Boundary of up to 30 dwellings, and that are no more than two storeys in height, will be supported.”

The proposal would be a split level dwelling owing to the steep land level differences of the site. The front elevation would appear as a low level two storey dwelling whereas the rear elevation would be single storey. The dwellings to the east of the proposal are a pair of semi-detached traditional two storey cottages whilst the dwellings to the north-west are single storey bungalows. The dwelling to the south of the site is a 1.5 storey bungalow style dwelling with first floor accommodation. It is therefore considered that in this particular part of Hixon there is no set precedent for design or dwelling types.

Following objections from local residents and the Parish Council concerning the originally submitted design of the proposed dwelling, the Case Officer, Design Advisor and applicant engaged in lengthy discussions in ways in which the design could be improved. Following these discussions final amendments were submitted to the Local Planning Authority on 17 April 2019.

The proposed split level dwelling is now shown set back from Featherbed Lane by 9m and has a contemporary design with a flat roof. The first floor has a pressed steel frame and timber cladding whilst the rear single storey elevation would have a smooth render finish. The ground floor would comprise grey facing brickwork. The ground and first floor of the south-west facing front elevation would have large expanses of glazing. An enclosed balcony with glazed balustrade would also be incorporated on the first floor of the south-west elevation to take advantage of the elevated position of the site and its views. The retention of the hedges at either side of the boundary and the reinstatement of a hedge at the front of the site would also screen the flank of the proposed dwelling. Furthermore, the position of the parking spaces along the western boundary of the site would reduce any intrusion of built form, with the hedges largely obscuring the view of any parked cars.

The design, although differing from other dwellings in the area, is now considered to be of a sufficiently high architectural quality and utilises high quality materials. To ensure the use of high quality materials a planning condition shall be included should consent be granted for the submission of all external materials and finishes. The landscaping of the site would also be secured by a condition.

Overall, it is considered that the proposed contemporary split level dwelling would be in line with Parish Objective 3 of the Hixon Neighbourhood Plan which encourages new residential development to create more individual and distinctive house designs and street

scenes in Hixon parish to ensure all properties make a positive contribution to a diverse street scene.

Policies and Guidance:-

National Planning Policy Framework
Section 12. Achieving well-designed places

The Plan for Stafford Borough
Policies N1 Design, N8 Landscape Character

Supplementary Planning Document (SPD) – Design

Hixon Neighbourhood Plan
Policy 1 Residential Development, Policy 2 Housing Mix and Policy 3 Housing, Design, Access and Landscaping

3. Amenity

No breaches of the amenity guidance set out in Guideline 6 of the Council's Design Supplementary Planning Document now result following amendments to the scheme. As such, it is not considered that the proposal would result in any adverse harm to the amenity of neighbouring properties.

The occupier of Foin Grange, which is a 1.5 storey bungalow to the south of the application site, has raised concerns about loss of privacy to the garden as a result of the south-west facing balcony on the first floor of the proposed dwelling. However it is considered that the balcony would not result in a worse breach than a standard sized window in the same location. The boundary of Foin Grange's garden is approximately 13.5m away from the proposed balcony, the garden itself is on a lower land level than Featherbed Lane and is screened by an established hedge.

The occupier of Orchard Cottage to the east has also raised privacy concerns from the side facing en-suite shower room window facing their garden. Whilst an en-suite is not considered to be a habitable room, in the interests of privacy, a condition can ensure that this window is obscure glazed.

The Environmental Health Officer has raised no objection to the proposed development. However due to the close proximity of neighbouring residential properties a range of conditions are requested to control construction works. Whilst conditions relating to hours of working including deliveries, noise, no burning on site, control of demolition and removal of material are considered to be reasonable surface and foul water drainage are controlled under Building Regulations.

Policies and Guidance:-

National Planning Policy Framework
Paragraph 127

The Plan for Stafford Borough
Policy N1 Design

Design - Supplementary Planning Document

Hixon Neighbourhood Plan
Policy 3 Housing, Design, Access and Landscaping

4. Parking and Access

A new vehicular access would be formed off Featherbed Lane to which the Highway Authority has requested the provision of visibility splays. A partial visibility splay demonstrating a 2.4m set back from the carriageway and a clear, unimpeded line of visibility looking east to the junction of Featherbed Lane and High Street has been provided. However, the visibility splay shown looking west down Featherbed Lane has been drawn incorrectly and as such the Highway Authority has requested this to be amended. The Highway Authority has been re-consulted and their response will be given verbally at the planning committee.

The proposed two car parking spaces and associated manoeuvring areas satisfy the standard in the Local Plan for a dwelling with up to 3 bedrooms. The Highway Authority raise no objection subject to a condition for the driveway to have a bound and porous surfacing material.

Policies and Guidance:-

National Planning Policy Framework
Section 9. Promoting sustainable transport

The Plan for Stafford Borough
Policies T1 Transport, T2 Parking and Manoeuvring Facilities, Appendix B – Car Parking Standards

Hixon Neighbourhood Plan
Policy 3 Housing, Design, Access and Landscaping

5. Impact on Cannock Chase SAC

The site lies within the 8km zone of influence of the Cannock Chase Special Area of Conservation (SAC).

As the proposal would result in a net increase in dwellings within 15km of the SAC an appropriate assessment under the habitat regulations has been carried out. The latest evidence suggests that the SAMMMs (Strategic Access Management and Monitoring Measures) will deliver sufficient mitigation and avoidance measures to prevent any likely significant effect arising towards the Cannock Chase SAC from residential development in this area. It is considered that any likely significant effects to the Cannock Chase SAC from this proposal can be mitigated by financial contributions provided by developments of 10 or more (net) dwellings within the 0-8km zone of influence. Natural England confirm that the proposed development will not have a significant adverse impact on the SAC and raise no objection.

Policies and Guidance:-

National Planning Policy Framework
Paragraph 177

The Plan for Stafford Borough
Policy N6 - Cannock Chase Special Area of Conservation

6. Conclusion

The site is in a Key Service Village and as such is considered to be in a sustainable location with appropriate amenities and transport links. The proposed split level contemporary style dwelling is considered to be of a sufficiently high quality in terms of both its design and materials and is in line with the objectives of the Hixon Neighbourhood Plan.

Consultations

Highway Authority:

Require a line of visibility to be shown on plan to the west. Informative required for works agreement, and conditions for implementation and a bound material for the access.

Environmental Health Officer:

Please find below comments from the Regulatory Services Group regarding the above planning application.

1. All works, including demolition, site works and construction shall only take place between the hours of 8.00 am and 6.00pm Monday to Friday; 8.00am to 2.00pm Saturdays and not at all on Sundays or bank holidays.
2. Deliveries to the site shall only take place between the hours of 8.00am and 6.00pm Monday to Friday; 8.00am to 2.00pm Saturdays and not at all on Sundays or bank holidays. Delivery vehicles shall not park on the access highways to the site.
3. No burning on site during development.
4. All demolition materials shall be removed from site and properly disposed of.
5. Ensure that there is adequate surface and foul water drainage to the site and that this does not adversely affect any existing systems.
6. Any equipment which must be left running outside the allowed working hours shall be inaudible at the boundary of occupied residential dwellings.

Design Advisor:

11 February 2019 (prior to amendments):

Overall, the proposed design is not considered to be of a sufficiently high quality to warrant support. We are not adverse to a contemporary style, and in many ways this approach has the potential to deliver a very positive contribution to the architectural diversity and quality of this settlement. Unfortunately the current scheme demonstrates an unsatisfying resolution of architectural form, proportion and detail, with the articulation of the underlying simplicity of the buildings form and massing being expressed in a rather weak and indistinct manner. The banding of various materials across the elevations

creates too busy a visual impression and doesn't appear well related to the actual construction and geometry of the building...the application of materials needs to be simplified and more related to the underlying form and geometry of the building. The sloping roof appears weak and would be better articulated as an honest flat roof (which these days can be built with 30+year guarantees).

Rather than express in written form how the current scheme might be re-considered to provide an architectural expression that articulates the building in a more visually satisfying manner, please find attached a sketch illustrating an alternative approach that articulates a possible solution to some of the concerns that we have in regard to the design...it should be noted that this is provided as an example of what we might consider to be an improvement, but in no way are we saying that a revised scheme has to mimic or copy it.

Natural England:

"Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection."

Parish Council:

Hixon Parish Council considered the above application and continues to object to the application.

Hixon Parish Council confirms the objections in its letter dated 18th January and makes these additional points

- lack of visibility splay;
- severe narrowing of Featherbed Lane at this point, thus will do nothing to alleviate traffic problems;
- poor design;
- does not fit in with surrounding properties, including 16th Century cottage;
- a planning history of several failed applications.

Neighbours

(10 consulted) 7 responses received (5 x Orchard Cottage, 1 x Foin Grange and 1 x No.9 Walnut Crest): Material planning considerations summarised below:

- Design out of keeping with character of the area;
- Loss of hedge on Featherbed Lane;
- Visibility and turning out of new vehicular access;
- Amenity/Privacy of neighbouring residential properties;
- Highway safety concerns

Site Notice: 'B'

Expiry date: 07.02.2019

Relevant Planning History

- 04/03620/FUL - Proposed split-level 2b3p bungalow and garage together with associated site works/retaining walls. - Refused

- 05/04275/FUL - Proposed split-level 2b3p bungalow and garage together with associated site works/retaining walls. - Refused
- 06/05803/FUL - Proposed split-level dwelling - Refused - Dismissed on Appeal
- 14/21314/OUT - Erection of a small detached bungalow (outline application with all matters reserved) - Refused
- 15/22623/OUT - Erection of a one bed detached bungalow (outline application with all matters reserved) - Refused - Allowed on Appeal

Recommendation

Approve, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-

Location Plan Scale 1:1250
 Drawing No 19/03/05 Rev B (Proposed Floor Plans and Elevations (Amended))
 Drawing No 19/03/06 Rev B (Street View from Featherbed Lane)
 Drawing No 19/03/07 Rev B (Site Block Plan)
 Drawing No 19/03/08 (Highway Visibility Splay)
3. No above ground construction works shall commence until details/samples of the external materials to be used in the construction of the external walls and roof of the dwelling have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
4. The development shall not be brought into use until the parking and turning areas have been provided in accordance with drawing 19/03/07 Rev B (Site Block Plan) and shall thereafter be retained as such for the lifetime of the development.
5. Before the development is first brought into use the parking, access and manoeuvring areas shall be surfaced in a bound and porous material and shall thereafter be retained for the life of the development.
6. Any obstructions on land between the highway boundary and the visibility splay(s) shown on the approved drawings shall either be cleared or cut back to a height of no more than 0.6m above ground level, and thereafter maintained at a height of no more than 0.6m above ground level for the life of the development.
7. The proposed en-suite window on the south-west facing side elevation of the dwelling hereby approved shall be obscure glazed and thereafter retained as such for the life of the development.

8. Details of hard and soft landscaping, including all means of enclosure, hard surfacing and planting shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within 8 months of first occupation and thereafter retained.
9. All works, including demolition, site works, construction and site deliveries shall only take place between the hours of 8.00 am and 6.00pm Monday to Friday; 8.00am to 2.00pm Saturdays and not at all on Sundays or bank holidays.
10. There shall be no burning on site during development.
11. All demolition materials shall be removed from the site.
12. Any equipment which must be left running outside the allowed working hours shall be inaudible at the boundary of occupied residential dwellings.

The reasons for the Council's decision to approve the development subject to the above conditions are:

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission.
3. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
4. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).
5. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
6. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
7. To ensure an adequate level of privacy for occupiers of adjacent residential properties (Policy N1e of the Plan for Stafford Borough).
8. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
9. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).
10. To safeguard the area from fumes, smoke and smells (Policy N1e of The Plan for Stafford Borough).

11. To safeguard the area from fumes, smoke and smells (Policy N1e of The Plan for Stafford Borough).
12. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).

Informative(s)

- 1 The Local Planning Authority has worked in a positive and proactive manner in dealing with this application and following the applicant's amendment of the plans, the proposal is considered to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.
- 2 Please note that prior to the creation of the new vehicular access on to the public highway, you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk)
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

18/29803/FUL
Land At Sunnyside Cottage
High Street
Hixon
Stafford



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Economic Development & Planning	OS Ref: SK 0024	Not to Scale
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