

ITEM NO.**COMMITTEE DATE: 27 OCTOBER 2014****APPLICATION NO:**

14/1714/02

APPROVAL OF RESERVED MATTERS

APPLICANT:

Linden Homes

PROPOSAL:

The erection of 57 dwellings, vehicular access from Pinn Lane, associated roads, parking and provision of public open space.

LOCATION:

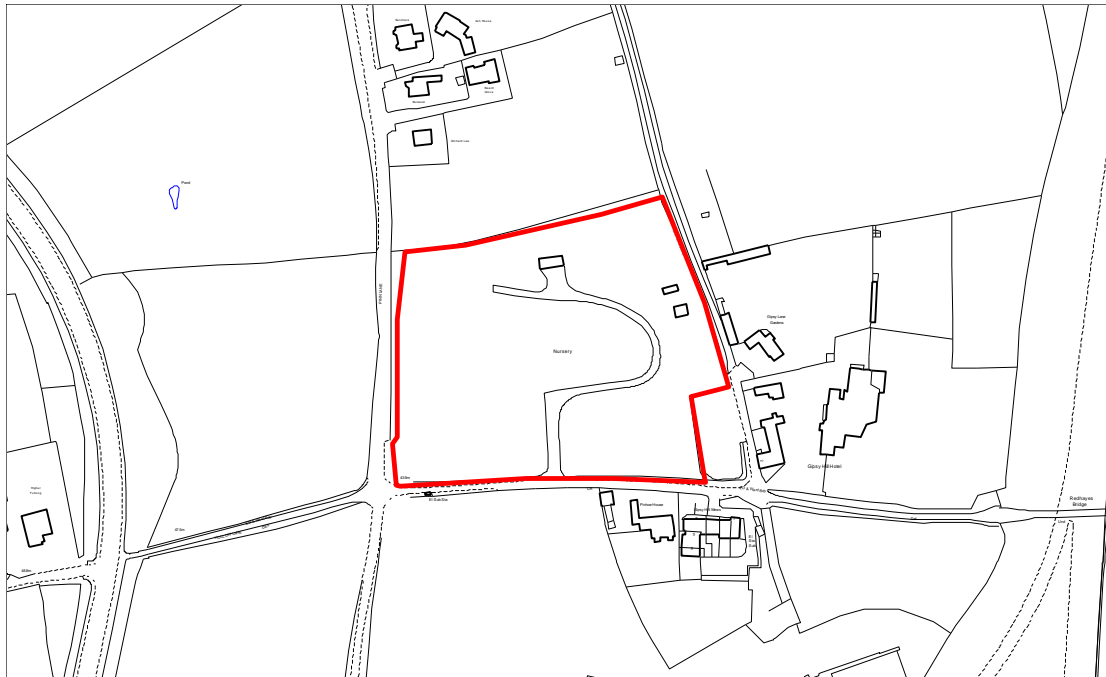
Land at Sandrock, Pinn Lane, Exeter, EX1

REGISTRATION DATE:

15/07/2014

EXPIRY DATE:

14/10/2014



Scale 1:4000

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HISTORY OF SITE

12/0854/01 -	Erection of up to 62 dwellings with associated public open space, infrastructure and landscaping (all matters reserved for future consideration).	PER	25/11/2013
14/2013/32 -	Discharge Conditions of outline permission reference 12/0854/01: Conditions 6 (Landscaping), 8 (Tree Protection), 14 (Contamination), 15 (Noise), 17 (Cycle Parking) & 23 (Wildlife Plan).	Pending	

DESCRIPTION OF SITE/PROPOSAL

This 2.16ha site is situated between Pinn Lane, Gypsy Hill Lane and Gypsy Lane, near the Gypsy Hill Hotel. Gypsy Lane to the east is only passable on foot. Access is currently from Gypsy Hill Lane which runs along a ridge at the southern boundary of the site, and the site falls away to the north, with views across to Pinhoe. The Tithebarn Link Road, which is currently under construction, bounds the site to the north. The site is partially occupied as a nursery and has some low quality coniferous trees at its highest point. A hedgerow surrounds the perimeter of the site.

Outline consent (ref. 12/0854/01) for up to 62 dwellings was granted in 25 November 2013 with all matters reserved. The outline planning consent was approved, subject to conditions and following completion of a Section 106 agreement securing: Affordable housing, Housing for disabled people, Transport contribution including provision of sustainable transportation measures, A contribution towards education provision, A contribution towards community facilities, A contribution towards off-site formal sport provision, A contribution towards provision of Suitable Alternative Natural Green Space to mitigate impact on Natura 2000 sites, Provision for future management of on-site open spaces and children's play areas, Access from Pinn Lane and a requirement to utilise district heating.

This reserved matters submission seeks approval of access, appearance, landscape, layout and scale of layout for 57 dwellings.

Vehicular access is from Pinn Lane, with the existing access being stopped up with the area of the access which is highway land and which allows passing in Gypsy Hill Lane being retained. Footpath/cycle links to Gypsy Hill Lane and the link road being constructed adjacent the northern boundary of the site are proposed. Cycle and pedestrian access to Gypsy Hill Lane is retained at the current vehicular access point and provided at the south east corner. Provision for pedestrian and cycle access to the Link Road adjacent the northern boundary is made within the site.

Layout. The layout comprises buildings set fronting the vehicular access road which enters the site from the northernmost point on the eastern boundary and joins the existing track within the site. Split level dwellings, flats and one flat over garage unit help accommodate changes in levels on the northern half of the site. Retaining walls are positioned within gardens rather than fronting the street. Two small areas of open space adjoin the northern boundary, one being for SUDS purposes and the other includes the pedestrian foot path link.

Scale. Proposals comprise some single, but principally two storey buildings. Some split level buildings are proposed to help accommodate changes in levels.

Appearance. Buildings are predominantly masonry with some use of pale render and grey tile roofs, limited use of buff brick is proposed. Detailed approval of external materials is controlled by condition of the outline consent.

Landscape. The main open space is positioned on the ridgeline, in accordance with the requirements of the S106, where it can contribute to the ridge top park area. Approval of landscape plan and detailed planting is secured by conditions 6, 7, 8 and 23 of the outline consent. Coniferous trees to the south of the site are proposed to be removed, and the hedgerows around the periphery are mainly to be retained and enhanced.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

The submitted application includes the following supporting information:

- Site plan.
- Site layout (proposed).
- Site access general arrangement.
- Illustrative Landscape Plan.
- Design and Access Statement.
- Site Sections.
- Building plans and elevations.
- Accommodation schedule.

REPRESENTATIONS

Objections and comments:

- 17 Letter of objection or comment have been received raising the following points.

- Closure of the passing place at the current entrance on Gypsy Hill Lane will make this route difficult for vehicles and dangerous for pedestrian and cyclists.
- Alternative pedestrian and cycle route parallel to Gypsy Hill Lane should be provided in the site.
- Proposals will increase traffic on Pinn Lane, this is inconsistent with the reason given for closing Pinn Lane.
- Removal of B bus route on closure of Pinn Lane.
- Direct vehicular connection to the Tithebarn link road should be provided.
- This will further restrict access to Gypsy Hill Hotel

A 156 signature petition has also been received objecting to the removal of the passing place offered by the entrance to the current site

Exeter Civic Society expressed disappointment that there is no reference to energy conservation

CONSULTATIONS

RSPB: Disappointed that no Wildlife Plan has been submitted. Recommendations made for the Wildlife and Landscape Plans.

Exeter International Airport: No objections subject to adherence to standard safety advice.

DCC Highways: Final comments awaited.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance

NPPF - National Planning Policy Framework

Exeter Local Development Framework Core Strategy

CP1 - The Spatial Approach
 CP3 - Housing Distribution
 CP4 - Density
 CP5 - Meeting Housing Needs
 CP7 - Affordable Housing
 CP10 - Meeting Community Needs
 CP11 - Pollution and Air Quality
 CP12 - Flood Risk
 CP13 - Decentralised Energy Networks
 CP14 - Renewable and Low Carbon Energy
 CP15 - Sustainable Construction
 CP16 - Green Infrastructure
 CP17 - Design and Local Distinctiveness
 CP18 - Infrastructure
 CP19 - Strategic Allocations

Exeter Local Plan First Review 1995-2011

AP1 - Design and Location of Development
 AP2 - Sequential Approach
 H1 - Search Sequence
 H2 - Location Priorities
 T2 - Accessibility Criteria
 LS1 - Landscape Setting
 H7 - Housing for Disabled People
 L4 - Provision of Playing Pitches
 EN4 - Flood Risk

EN5 - Noise
DG1 - Objectives of Urban Design
DG4 - Residential Layout and Amenity
DG5 - Provision of Open Space and Children's Play Areas
DG6 - Vehicle Circulation and Car Parking in Residential Development
C5 - Archaeology

Exeter City Council Draft Site Allocations and Development Management Development Plan Document

DD21 – Sustainable Movement.

DD30 - Valley Parks and Landscape Setting Areas.

This draft document includes a proposal for a new Monkerton Ridge Park including an area of land including the southern part of the application site.

DD33 – Local Energy Networks

Exeter City Council Supplementary Planning Documents

Residential Design Guide (2010)

Affordable Housing SPD (2013)

Monkerton and Hill Barton Masterplan Study (2010)

OBSERVATIONS

Background

The site is identified for development in the Exeter Local Development Framework Core Strategy and the Monkerton and Hill Barton Masterplan Study. The Core Strategy states that around 2,500 houses should be built at Monkerton/Hill Barton.

The Monkerton and Hill Barton Masterplan Study illustrative masterplan shows the application site land as being residential, with lower density ridgeline plots to the southern part of the site.

This reserved matters submission seeks approval of access, appearance, landscape, layout and scale of layout for 57 dwellings.

Access

The stopping up of Pinn Lane to vehicular traffic (in accordance with the approved details of the consented Tithebarn Link road) occurs at a point immediately north of the proposed access point of this site on to Pinn Lane. The vehicular route to this site will be to the south via Pinn Lane and Grenadier Road.

The adjacent site to the west, owned by DCC, will provide a link between Pinn Lane and the Tithebarn Link Road. This would provide a route that allows traffic from this site to access the Link Road and avoid the junction of Pinn Lane and Gipsy Hill Lane. That said the proposals are considered to be acceptable on their own given the reduction in traffic that will occur on Pinn Lane when the approved Link Road is constructed.

A segregated pedestrian and cycle route parallel to Gipsy Hill Lane within the site, for the whole width of the site, is not achievable. However, such a pedestrian route will be available between the south east corner and the exiting vehicular access point. The southwest corner of the site is raised above levels in Pinn Lane and Gipsy Hill Lane and pedestrian and cycle access cannot be achieved in that corner

Provision for a pedestrian and cycle link between the site and the link road is made up to the highway boundary. This will provide access to bus services stopping on that Link Road.

Details of the design of all elements of the highways, cycleways, cycle parking and footpaths are secured to be approved by conditions 17, 18 and 19 of the outline consent.

Layout and Landscape

The layout of the site is constrained by levels, the provision of open space and the position of the access. The layout comprises a legible structure with dwellings fronting the access road and limited use of parking courts. Open spaces and public routes are fronted by buildings and well overlooked. The split level buildings are a necessity given the levels across the northern part of the site and retaining structures are largely kept away from the public realm. Overall the layout is considered to be successful given the constraints described. Open space at the ridge top of 0.49 hectares, substantially similar in shape, to the requirements of the legal agreement, is provided.

Condition 9 attached to the outline consent requires that a scheme of archaeological investigation is undertaken prior to commencement. There is a small risk to the developer that the archaeological investigation informs a revision to the submitted layout. An informative is suggested to remind the applicant of the requirements of condition 9 of the outline consent.

The layout accommodates an appropriate mix of dwellings, provision of an acceptable affordable housing offer has been reached in principle and includes a suitable plot for a disabled accessible bungalow.

Whilst some rooms do fall short of the standards set in the Residential Design Guide, the primary double and first single bedroom meet the standards in all bar one dwelling and size of buildings overall mean that the proposals are considered acceptable. Communal bin and cycle stores for the flats and on plot solutions for the dwellings are identified in the layout plans.

The Council's Draft Development Delivery Development Plan Document (DPD) identifies a new Monkerton Ridge Park based around Hollow Lane and Gipsy Hill Lane and this includes land in the southern part of this application site. Provision of open space to help deliver that aspiration was included in the outline consent and this is accommodated in the proposed layout.

Approval of landscape plan and detailed planting is secured by conditions 6, 7, 8 and 23 of the outline consent.

Scale and appearance.

Building heights and materials are considered appropriate to the location allowing dwellings to sit within the existing built and natural landscape in longer range views.

The proposals are considered to be acceptable in accordance with the requirements of policy DG1 of the Exeter Local Plan.

Other matters

Local Energy Network.

There is nothing in the proposals that precludes these dwellings being connected to district heating. The applicant is in contact with E.on who are developing the network and the current timetable for rolling out that network advanced by E.on is not considered to result in any significant delay to the occupation of dwellings on this site.

Building for Life.

The reserved matters proposals have been scored against Building for Life 12 and have rated green against nine categories with no 'red card' scores.

Sustainable Building Design.

The S106 requires dwellings on this site to be constructed to Code for Sustainable Homes Level 4 standard where commenced before January 2016 and Code Level 5 thereafter.

DELEGATION BRIEFING

Members were satisfied that the application could be dealt with under delegated powers if officers concerns about the design of the 6 flats in the north east corner of the site and the wheelchair accessible unit were resolved to officers satisfaction.

The application was subsequently requested to be determined by committee by a local member.

RECOMMENDATION

Delegated authority to **approve** the application is granted the Assistant Director City Development, in consultation with the Chair of Planning Committee, provided that no objection is made by Devon County Council as Highway Authority. Any approval subject to the conditions below, or as otherwise agreed in the aforementioned manner, and an informative reminding the applicant of the requirements of condition 9 of the outline consent.

Informative:

The work required under condition 9 of the outline planning permission (no. 12/0854/01) consists of geophysical survey followed potentially by archaeological site investigation and targeted excavation. The programme for this (the written scheme) will need to be approved by the local planning authority and the site work completed **before** any development commences on site. Depending on the significance of the results, the developer may wish to consider amending the scheme to avoid the unnecessary destruction of, and cost of excavating, any particularly significant remains

- 1) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 10th October 2014 as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.
- 2) All conditions imposed on notice of outline approval (ref no. 12/0854/01) are hereby reiterated in as much as they relate to the development and have yet to be discharged in writing by the Local Planning Authority.
Reason: To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 3) Prior to occupation of any dwelling hereby permitted, secure cycle parking shall be provided for that dwelling in accordance with details previously submitted to and approved in writing by the Local Planning Authority, and the cycle parking shall be maintained at all times thereafter.
Reason: To ensure that cycle parking is provided, in accordance with Local Plan policy T3, to encourage travel by sustainable means.
- 4) Notwithstanding the approved plans. Prior to the commencement of construction of plots 42-49 and plot 53 as shown on the site layout plan, detailed plans and

elevations of those dwellings shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate standards of accessibility and amenity are achieved for these units.

Local Government (Access to Information) 1985 (as amended).
Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre,
Civic Centre, Paris Street, Exeter: Telephone 01392 265223