

PLANNING COMMITTEE

7th June 2016

SCHEDULE OF APPLICATIONS

REPORT OF THE DIRECTOR (ASSETS AND ENVIRONMENT)



**BOROUGH OF TAMWORTH
PLANNING COMMITTEE
SCHEDULE OF APPLICATIONS**

7th June 2016

A	Reports for Consideration	1
B	Appeals Received	0
C	Appeal Decisions	0
D	Consultations	0
E	High Court Challenges	0
F	Issues Papers	0

BACKGROUND PAPERS

All other documents referred to in individual reports

SUMMARY OF PLANNING APPLICATIONS FOR DETERMINATION

Part A

Reports for consideration

Application Number: 0136/2016

Development: Reserved matters application for the construction of 218 dwellings and associated landscaping and open space

Location: Former Municipal Golf Course, Eagle Drive, Amington, Tamworth

Recommendation **Approval subject to the conditions**

Application Number:	0136/2016
Development:	Reserved matters application for the construction of 218 dwellings and associated landscaping and open space
Location:	Former Municipal Golf Course Eagle Drive Amington Tamworth
Target Date:	01/07/2016

1. Introduction

- 1.1 On 25th January 2016 outline planning permission was granted subject to conditions and a section 106 agreement for the demolition of clubhouse and construction of up to 1100 dwellings, primary school, local centre, parking, comprehensive green infrastructure comprising community woodland, community park, extension to local nature reserve, formal and informal open spaces, footpaths, cycleways, water areas (including enhancement to existing ponds and creating a sustainable urban drainage system), landscaping and vehicular access.
- 1.2 This application represents detailed proposals for the first phase of that development.
- 1.3 Having accepted the principle of the development, by granting outline planning permission, members are now required to consider matters relating to layout, landscaping, scale and appearance.
- 1.4 “layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development;
- 1.5 “landscaping”, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—
- (a) screening by fences, walls or other means;
 - (b) the planting of trees, hedges, shrubs or grass;
 - (c) the formation of banks, terraces or other earthworks;
 - (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
 - (e) the provision of other amenity features;
- 1.6 “scale” means the height, width and length of each building proposed within the development in relation to its surroundings;
- 1.7 “appearance” means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;

2 Proposal

- 2.1 The proposal is for the erection of 218 dwellings on a site extending to 10.27 hectares (including all open space and roads) which equates to a gross density of 21.23 dwellings per hectare.
- 2.2 The development includes 174 private houses and 44 affordable dwellings
- 2.3 The private housing comprises 85 (39%) two bedroom dwellings, 63 (29%) three bedroom dwellings, 17 (8%) four bedroom dwellings and 9 (4%) five bed dwellings. The affordable housing comprises 6 (3%) one bedroom dwellings, 15 (7%) two bedroom dwellings and 13 (6%) three bedroom dwellings. In overall terms the mix is 3% one bed, 46% two bed, 33% three bed 8% four bed and 4% five bed.
- 2.4 The dwellings will be provided in two distinct areas. The bulk of the development for the first phase incorporating 203 dwellings will be provided on an area of land stretching from Mercian Way in the

west to the Borough Boundary in the east. Access to these dwellings will be provided from Mercian Way, in the location agreed when outline planning consent was granted. The second, smaller element, of the application comprises 15 dwellings and would be accessed from Eagle Drive

- 2.5 The layout of the larger element of the scheme will incorporate a main spine road, which will also provide access to further phases to the north. The spine road will also link via later phases to Eagle Drive providing a loop road back to Mercian Way. This route will be traffic calmed to provide a safe living environment for residents
- 2.6 Off the main spine road will be cul de sac enabling access to individual dwellings. There will be limited use of private drives serving a maximum of 5 dwellings. Car parking will be provided within the curtilage of each dwelling, or in the form of communal car parking for apartments.
- 2.7 The scheme incorporates dedicated footpath and cycle links to enable direct and safe movement from east to west, and north to south. Specific cyclepath provision is made for a connection between the intended development area and the proposed school on Eagle Drive.
- 2.8 The application also proposes vehicular access points on Eagle Drive to the proposed school, and later phases of development south of Eagle Drive.
- 2.9 The application proposes buffer zones along the boundary adjacent to existing residential properties in St Andrews, Troon, Hoylake and Carnoustie. These buffer zones will retain existing landscaping features, with additional supplementary planting provided where necessary.
- 2.10 The proposal will involve the removal of a number of existing trees and shrubs, but where possible trees of high quality have been retained and incorporated into the layout.
- 2.11 Consideration has been given to the incorporation of existing drainage ditches, and the provision of Sustainable Drainage Systems into the design and layout, utilising open space to assist in the delivery of these features where possible.
- 2.12 An area of play will be provided within the open space.
- 2.13 The dwellings are 2 storey in height, with a limited number of dwellings containing a bedroom within the roof space. They are of traditional design made of brick and render, and having tiled roofs. All dwellings, with the exception of the apartments have private garden space enclosed with wall/fence. The apartments have a communal space for residents.

3 Site and Surroundings

- 3.1 The site comprises part of the former municipal golf course and has an undulating topography. The fairways to the course are mainly monoculture grass, but are edged with a mix of mature trees that predated the course and more recent planting carried out to facilitate the use of the land for golf.
- 3.2 A route of a former railway line is a recognisable feature runs north/south through the site. This is a remnant of the mining activity that took place in the locality. A number of significant trees sit on this route.
- 3.3 A ditch course runs between the former 8th and 9th fairways in an west to east direction. A ditch course also runs along the eastern boundary of the site
- 3.4 Existing trees and shrubs provide a buffer between the former golf course and adjacent properties in St. Andrews, Troon, Hoylake and Carnoustie

4 Key Issues

- 4.1 The key issues are those applied for, namely
 - Layout
 - Landscaping (including ecology and biodiversity)
 - Scale
 - Appearance
 - Flood risk and surface water drainage

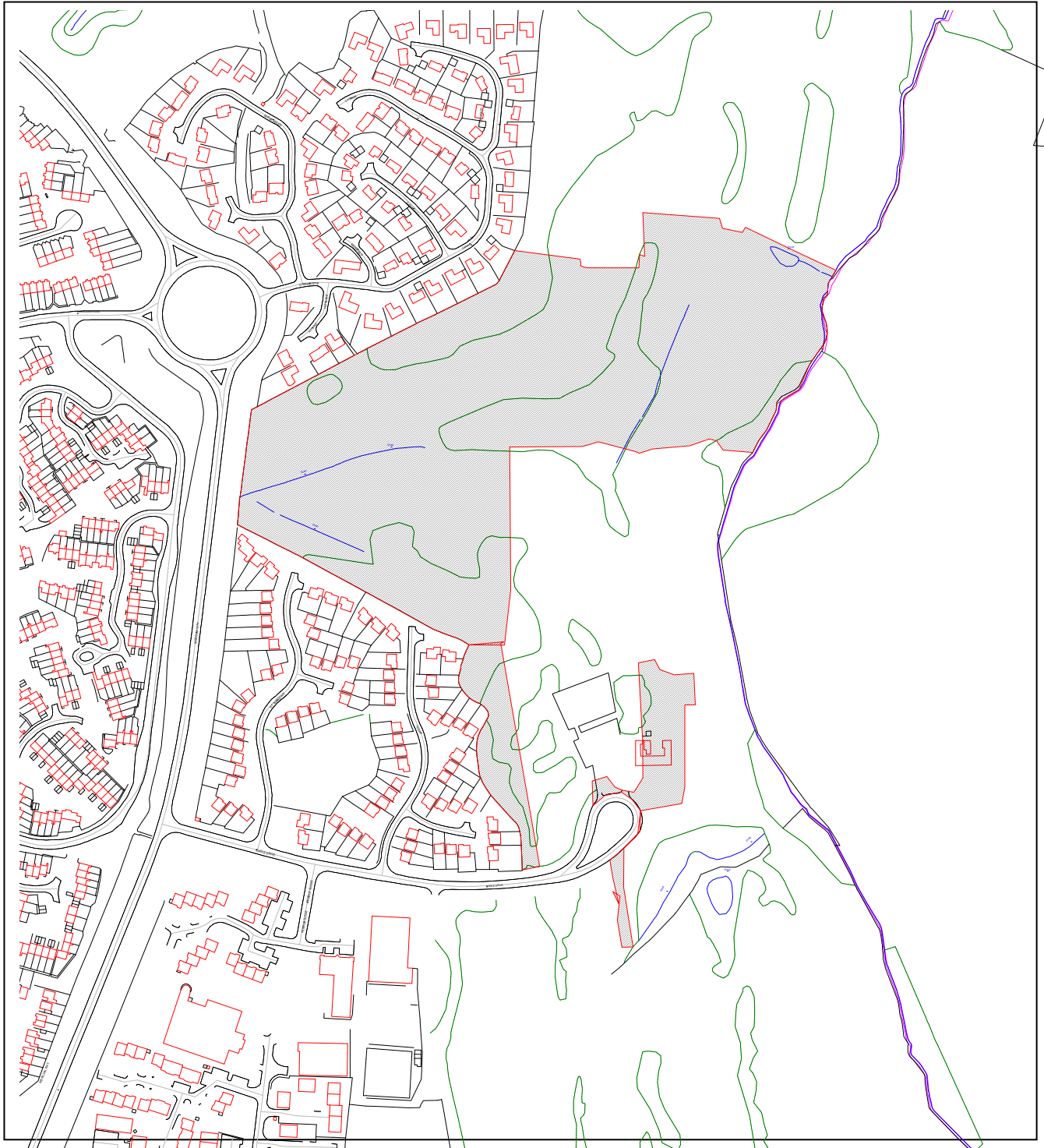
5 **Conclusion**

- 5.1 It is considered that the details of layout, landscaping, scale and appearance of phase 1 of the development meet with expectations set out within the masterplan agreed at the outline planning application in terms of the location of the housing, the associated open space and infrastructure required to support the development.
- 5.2 It is considered that the layout provides a road, cycleway and path network that fully supports the development proposed, with car parking provision adequate to meet the reasonable needs of the development in accordance with standards set out in Appendix C of the adopted Tamworth Local Plan 2006-2031
- 5.3 It is considered that the scale and appearance of the development is in keeping with the character of the area and is of a high quality in accordance with the requirements of the policy EN5 of the Tamworth Local Plan 2006-2031
- 5.4 The landscaping of the scheme has been detailed in a manner that supports the masterplan, but also recognises the importance of retaining existing trees of quality and providing the basis for a improving the habitat by choosing appropriate tree, shrub and grass species. This is in accordance with policy EN3: Open Space and Green and Blue Links and policy EN4: Protecting and Enhancing Biodiversity.

Recommendation

Approval with conditions

0136-2016



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6 Relevant Site History

6.1 0088/2015

Outline application for the demolition of clubhouse and construction of up to 1100 dwellings, primary school, local centre, parking, comprehensive green infrastructure comprising community woodland, community park, extension to local nature reserve, formal and informal open spaces, footpaths, cycleways, water areas (including enhancement to existing ponds and creating a sustainable urban drainage system), landscaping and vehicular access

Approved subject to conditions and a S106 agreement 25th January 2016.

6.2 0086/2016

Discharge of conditions 6 (Design Code), 7 (Landscape Strategy), 8 (Phasing Plan), 9 (Tree Removal/Protection Plan), 10 (Foul & Surface Water Drainage) and 11 (S.U.D.S) of planning permission 0088/2015

Current application

6.3 0116/2016

Creation of ecological pond used for the translocation of Great Crested Newts and other Amphibians within the proposed development on application 0088/2015

Current application

6.4 0202/2016

Discharge of condition 15 [Ecological Enhancement Strategy] of Planning Permission 0088/2015

Current application

7 Consultation Responses

7.1 Staffordshire County Council (Highways)

Condition 5 of the outline application 0088/2015 requires an updated Master Plan for each subsequent application. I have located a plan showing Phase 1 overlaid onto a Master Plan (within the Design & Access Statement) but the plan is a small reproduction and the following issues are unclear:

- The indicative road between Eagle Drive and the new access road for Phase 1 does not appear to link properly in the vicinity of the former clubhouse. Can I assume that the road line indicated on drawing 1671-08-02-112 (Materials Sheet 2) is the proposed road line for the link and proposed bus loop.
- How will the proposed Primary School be accessed and have drop off/pick up areas for parents been considered?

Studies/bedrooms

Several of the dwelling types (C3, C4, B2, B3, C6, and C8 & C9) indicate a first floor "study". As most of these rooms are larger than some bedrooms indicated on other sites in the Tamworth area I am inclined to count them as bedrooms for the purpose of checking parking provision. I would welcome your views on this matter – is there a minimum size for a bedroom?

Garages

I am pleased to say that the external garage dimensions are almost in line with the dimensions from Manual for Streets. However, internal garages, with one or two exceptions, are still substandard.

7.2 The Coal Authority

The Coal Authority have reviewed the proposals and can confirm that this part of the wider application site granted outline planning permission under 0088/2015 is not within the defined Development High Risk Area. The Coal Authority has no comment to make regarding this planning application.

7.3 Staffordshire County Council (School Organisation)

This development falls within the catchments of Amington Heath Community School and Landau Forte Academy- Amington.

The relevant Outline Application for this site is 0088/2015.

The REM application details a development which is scheduled to provide 221 dwellings of the 1100 dwellings expected from the original outline approval.

A Section 106 Agreement was signed when the Outline Application was granted, and the education contribution amount and terms should be calculated in line with this.

Schedule 3 of the S106 Agreement states that before the submission of the REM the details of the proposed extent and location of the school site are to be submitted to the County, and written approval of the proposed site is required to be provided by the County. The plans showing the proposed location and extent of the school site were provided to the County, and we await further details from the developer before written approval can be provided.

For ease of reference Schedules 6 of the S106 Agreement relating to the education contribution has been attached. In summary those triggered through this REM are:

Primary Contribution

The developer will pay £570,000 Index Linked prior to the Commencement of the development and £1,780.00 Index Linked prior to Commencement of the 100th Dwelling.

Secondary Contribution

The developer will pay 10% of the secondary school contribution (total £3,490,620) prior to commencement of the development and 15% prior to commencement of the 110th Dwelling.

7.4 Staffordshire County Council (Ecologist)

The proposed phasing will mean that legal requirements in regard of great crested newts are unlikely to be met. The great crested newt licence will require that, in addition to the pond proposed (application 0116/2016) terrestrial habitat will need to be provided to replace that lost to development. Therefore at least part of the "Nature Reserve" area, around the proposed great crested newt pond will need to be in place prior to loss of habitats at a minimum within 250 metres of the pond and possibly farther. This includes land within proposed Phase 1 and 2 while provision of the replacement habitat is scheduled for Phase 3. Legal requirements indicate that the Nature Reserve should be delivered in Phase 1, indeed at the start of Phase 1. In regard of the landscape buffer to the east side of the site, delivery in different phases may reduce value. It may be that Natural England requires delivery of connecting habitat for great crested newts at an early stage (this is the usual approach) and that at least the northern length of this corridor (between the existing pond and the new pond) may need to be delivered as part of Phase 1.

Landscape Design and Planting

The use of several similar greens on the landscape masterplan makes it rather difficult to make out. As commented in regard of 0086/2016 Condition 7 proposed planting of scattered trees in wildflower grassland will make management difficult (mowing is either incomplete or tends to result in tree damage from machinery) and will compromise any proposed species rich grassland which will be shaded by the proposed trees as they mature. A revised layout that reduces trees within wildflower grassland areas and concentrates tree and shrub planting in defined areas and includes open

grassland areas is recommended. The differing soil fertility requirements of trees and wildflower grassland mean that successfully maintaining the two together is difficult.

The Phase 1 Landscape Statement section 5.0 Planting suggests use of plug plants within seeded wildflower meadow to give early interest. Unless there is intensive management plug plants are very vulnerable to failure. An appropriate seed mix (locally sourced if possible) and the correct low fertility soils are essential for successful establishment of wildflower grassland, meaning expensive use of plug plants is not necessary. If early colour is desired inclusion in seed mixes of a few cornfield annuals is an option. The Landscape Statement should specify soil types for the landscaped areas.

The Planting Schedule requires amendment as it includes species that are not native to this part of the country and species not suitable for the on-site conditions in this part of the site. In regard of trees and shrubs; hornbeam is not a local tree species. Substitution with additional oak and small-leaved lime is recommended or simple removal as part of reducing trees within meadow areas. Downy birch is a tree of wet places; rowan (*Sorbus aucuparia*) may establish better in this part of the site. Wild service tree is a very rare woodland tree that should only be planted in small numbers in woodland (indeed due to its rarity different species are often planted in error or as a substitute by contractors) Substitution with crab apple (*Malus sylvestris*) wild pear (*Pyrus communis*) and perhaps bullace *Prunus domestica* would be appropriate for amenity and wildlife benefit. Hazel is listed as a small tree but is in fact a shrub with a multi-stemmed growth. Hedgerow species proposed are appropriate.

I have grave doubts regarding the concept of "Super-abundant wildflower meadow". This is not an ecologically viable concept. The value of wildflower meadows is in the species mix that they support, including grasses which support a large proportion of the insect life found in such habitats including many butterfly species. I recommend that this unnatural planting is not included and that a normal mix of wildflowers and grasses is utilised.

The proposed WF-Earth-Landscape 34 seed mix includes a list of species that are not compatible with natural habitats. There are species of wetlands and of dry habitats and species not found in this part of the country, including at least one coastal species. I note that the establishment proposed is by pre-seeded turf. I also note that the company provides bespoke turf to order. If this means of grassland establishment is required I strongly recommend that a bespoke mix be specified that fits in with local ecology. A larger number of grass species than two is recommended. Alternatively establishment of grassland from locally sourced seed or green hay is recommended as more cost effective and ecologically appropriate. A contact can be provided for this technique.

If the turf method of wildflower meadow establishment is preferred the following species are recommended as locally appropriate:

- Grasses:
 - Common bent (*Agrostis capillaris*)
 - Crested dogs-tail (*Cynosurus cristatus*)
 - Red fescue – (*Festuca rubra*)
 - Sweet vernal grass (*Anthoxanthum odoratum*)
 - Common meadow-grass (*Poa pratensis*)
- Wildflowers:
 - Lady's bedstraw (*Galium verum*)
 - Common knapweed (*Centaurea nigra*)
 - Meadow buttercup (*Ranunculus acris*)
 - Betony (*Stachys officinalis*)
 - Selfheal (*Prunella vulgaris*)
 - Red clover (*Trifolium pratense*)
 - Birds-foot trefoil (*Lotus corniculatus*)
 - Meadow vetchling (*Lathyrus pratensis*)
 - Yellow rattle *Rhinanthus minor*
 - Autumn hawkbit (*Leontodon autumnalis*)
 - Rough hawkbit (*Leontodon hispidus*)
 - Cats-ear (*Hypochaeris radicata*)

Yarrow (*Achillea millefolium*)
Field scabious (*Knautia arvensis*)
Musk mallow (*Malva moschata*)
Common sorrel (*Rumex acetosa*)
Cowslip (*Primula veris*)
Ox-eye daisy (*Leucanthemum vulgare*)

It should be specified that for wildflower areas turf should be laid on a low fertility soil.

I note that no establishment or long-term management is specified. This is required if the landscaping is to be sustainable.

No specification is included for highways drainage design. I advise that, due to the onsite presence of great crested newts, drainage design should avoid trapping these species. Traditional gully pots are a death trap for amphibians. There are designs that reduce the likelihood of amphibians becoming trapped such as the ACO Wildlife Kerb <http://www.legacy-habitat.co.uk/wildlife-kerb.html>. I recommend that this type of design be specified for all roads on site. A before-and-after study in the UK found that moving gully pots 10 cm away from the kerb decreased the number of great crested newts that were trapped by 80%.

Lighting is not specified. Specification for lighting location and design is required, taking account of bats and the need to retain dark foraging areas and routes, such as the eastern fringe and woodland edges.

Results of the invertebrate survey are awaited; this should inform landscape design. Provision for features to support invertebrates should be considered.

7.5 Staffordshire County Council (Local Lead Flood Authority)

The hydraulic modelling undertaken shows that areas of the Phase 1 proposal are shown at risk, and that land will be raised to offset this risk to the proposed dwellings. As this will increase flood risk elsewhere, we advise that floodplain compensation should be offered to avoid exacerbating risk off-site. Dwellings are to be set above the proposed minimum level of 68.2mAOD (N) to avoid flooding to properties.

There is provision within the Reserved Matters layout for ponds and attenuation features. In terms of phasing, it must be ensured that surface water is accommodated and attenuated during each phase.

Staffordshire County Council Flood Risk Management position

We note that a seasonally wet channel / ditch course crosses the Phase 1 site and that this will be rationalised during the Phase 1 development. Tamworth Borough Council should be satisfied that this will be mitigated against or accommodated within the proposal. Given the importance of the development, although we are unlikely to give our Consent to any wholesale culverting of this stretch - we can help advise and work with the Applicant, and those working on their behalf, to help inform a sustainable proposal.

Therefore, we neither object nor recommend approval of the reserved matters layout as currently submitted.

7.6 Tamworth Borough Council (Tree Officer)

Due to the retention of the majority of trees that I suggested I am happy with this amended plan.

7.7 Environment Agency

As part of the outline application both the Environment Agency and the Lead Local Flood Authority (LLFA), Staffordshire County Council provided comments regarding the ordinary watercourse that forms the Eastern boundary of the development site. We stated that we do not hold any information for this watercourse however we recommended that additional hydraulic modelling is undertaken prior to detailed design to add further detail regarding flood levels and flood extents. This was also recommended by the LLFA and incorporated into a condition included within their consultation

response, which is shown as condition 14 of planning permission 0088/2015 of the decision notice. We would strongly recommend that detailed hydraulic modelling is carried out prior to the approval of this reserved matters application to provide flood extents and flood levels to help inform the detailed layout of the dwellings. Without this it is unclear as to whether or not the proposed dwellings in the layout provided will be at risk of flooding from the watercourse on the Eastern boundary of the site. The original Flood Risk Assessment (FRA) indicated that a 20m development easement from the watercourse would be sufficient to protect against development within the floodplain. It is unclear if this has been provided, however detailed hydraulic modelling should be carried out to confirm if this is sufficient.

(NB the initial consultation response from the Environment Agency indicated that they had no comments to make on this application)

7.8 North Warwickshire Borough Council

No comments

7.9 Joint Waste Services

General requirements in relation to waste facility requirements provided

Refuse vehicles will not be taken onto private drives/roads unless indemnified to do so

7.10 Staffordshire Fire and Rescue

Roads upon which appliances would have to travel in order to proceed within 45 metres of any point within the property should be capable of withstanding the weight of a Staffordshire firefighting appliance (GVW of 17800 kg)

Domestic sprinklers are recommended

8 Additional Representations

8.1 6 letters have been received from local residents. They raise the following issues

- Proximity of the proposed dwellings to existing properties in St. Andrews
- Potential invasion of privacy from new dwellings
- Loss of existing trees and uncertainty about future planting proposals
- New planting will take time to establish
- Existing trees have caused nuisance to residents
- Existing trees, if retained will help reduce disturbance during building works
- The developers should be aware of existing utilities in the area
- The existing "ranch style" fence on the boundary between the site and neighbouring houses is inadequate
- Other properties adjacent to the site benefit from well established tree buffers
- The development will cause additional traffic problems
- The access road from Mercian Way is too close to existing properties and there will be noise and light pollution
- The development will impact on wildlife habitats and we haven't seen any ecological mitigation measures
- The plans were not available in a convenient format
- Additional fencing should be provided at the rear of properties in Hoylake to secure the rear boundaries where they abut the open space and cycleway

9 Planning Considerations

9.1 The grant of outline planning permission with conditions and a S106 agreement means that the principle has already been agreed. Notwithstanding this position there are a number of detailed matters subject to conditions imposed and these are being assessed alongside this "reserved matters" application (see section 6 above). In some instances there will be some overlap between what is being addressed in considering discharge of conditions and the current application.

9.2 The key issues to be considered at this stage are

- Layout
- Landscaping (including ecology and biodiversity)
- Scale
- Appearance
- Flood risk and surface water drainage

9.3 In considering the issues listed above reference has to be made to the provisions of the adopted Tamworth Local Plan 2006-2031. In this regard there are site specific policies and more generic policies that are applicable.

9.4 Policy HG2 is a site specific policy and its contents were fully considered at the outline planning application. Its provisions considered the wider impact of the development and the necessary infrastructure required to support the development. The requirements of this policy have led to conditions being applied to the outline planning consent and a S106 to deliver the infrastructure.

9.5 Policy HG5 Housing Mix requires that in granting planning permission for residential development, housing sizes and types that reflect local needs will be secured.

Proposals for housing development should achieve the following mix of units:

- 4% of new housing will be 1 bedroom sized units
- 42% of new housing will be 2 bedroom sized units
- 39% of new housing will be 3 bedroom sized units
- 15% of new housing will be 4 bedroom or more sized units

The proposals now before the authority provide 3% one bed, 46% two bed, 33% three bed 8% four bed and 4% five bed. It is considered that given that this proposal represents approximately 20% of the overall total of 1100 proposed at the former golf course site there is sufficient flexibility available to ensure that the overall aspirations for the Borough are achieved.

9.6 Policy HG6 Housing Density requires that new residential development will make efficient and effective use of land, while enhancing the character and quality of the area it is located in. Where viable and appropriate to the local context and character it will be expected to achieve the following densities on the sites net developable area of between 30 and 40 dwellings per hectare. The Plan indicates that the net developable area for sites over 2 hectare is 60% of the gross area. On this basis, and using a gross developable area of 10.27 hectare (net developable area of 6.162 hectare), the density would be 35.37 dwellings per hectare.

9.7 Policy EN5 Design of New Development is of particular relevance and expects that high quality buildings and places will be achieved across Tamworth with particular attention paid to the enhancement of the town centre, conservation areas, the Sustainable Urban Extensions and Regeneration Priority Areas. Poor design or design that fails to take the opportunities available to improve the character and quality of an area and the way it functions will be refused.

New developments will be expected to:

- a) Respect and where appropriate reflect existing local architectural and historic characteristics but without ruling out innovative or contemporary design which is still sympathetic to the valued characteristics of an area.
- b) Take into account the impact of the proposal on the significance of heritage assets.
- c) Be of a scale, layout, form and massing which conserves or enhances the setting of the development.
- d) Utilise materials and overall detailed design which conserves or enhances the context of the development.
- e) Be outward facing with active frontages which incorporate landscaping and boundary treatments appropriate to the local context.
- f) Be legible and allow users to navigate the area with ease by providing landmark buildings at key locations and a choice of routes to walk, cycle or drive along.

- g) Minimise or mitigate environmental impacts for the benefit of existing and prospective occupants of neighbouring land. Such impacts may include loss of light, privacy or security or unacceptable noise, pollution, flooding or sense of enclosure.
 - h) Pay particular regard to highway safety and servicing requirements, the capacity of the local road network and the adopted parking standards set out in Appendix C.
 - i) Incorporate landscaping appropriate to the site, using native species wherever possible.
 - j) Maximise health benefits through the incorporation of usable open space and footpaths and links to the wider green infrastructure network, in accordance with Policy EN3.
- 9.8 Your officers have fully considered the importance of this policy and their discussions with the applicant have resulted in a number of revisions to the original submitted scheme.
- 9.9 Notwithstanding the fact that the applicants have chosen traditional designs for the dwellings they have agreed to changes to the roof design of a number of the properties to ensure a consistency of design. In addition great care has been taken to ensure that corner plots are designed in an appropriate manner which recognises the fact they have 2 principle elevations, to create active frontages avoiding blank gables. Care has also been taken to ensure that open spaces are subject to natural surveillance, making them safer for residents and people passing through the development. Materials have also been chosen with care.
- 9.10 It is considered that the dwellings are of a scale which is in keeping with the local vernacular, being of 2 storey in height. This arrangement, with the undulating topography, will ensure that an interesting and varied living environment is created.
- 9.11 The use of prominent buildings in key locations assists with legibility, meaning that people unfamiliar with the area can navigate around without difficulty.
- 9.12 In negotiations with the applicant officers have successfully improved the quality of the boundary treatments, providing quality and character to the development.
- 9.13 Lengthy discussions have taken place with the applicants to ensure that all properties are accessible to residents, visitors and service operators. The road layout has been amended to reduce the lengths of private drives, allowing fire appliances and refuse vehicles to approach close to houses. This in turn has reduced the need for bins to be transported excessive distances for roadside collection.
- 9.14 The road network has been designed, and where necessary revised to ensure that large vehicles can pass through the estate, but at a speed commensurate with the residential area. This has involved the introduction of traffic calming measures (NB not speed bumps) in appropriate locations.
- 9.15 All properties will have car parking provision in accordance with the requirements set out in the Tamworth Local Plan. The majority of parking is provided in curtilage, but where this is not achieved it is located in convenient locations close to the front door of the property.
- 9.16 In drawing up the masterplan for the development at the outline planning application stage great care was taken to ensure that movement around the site was achievable by a variety of methods. The masterplan included a network of paths and cycleways to facilitate this movement. These features have been delivered in the first phase application with clear and negotiable routes across the site, ensuring that key facilities such as the school, community facilities and open spaces are well linked.
- 9.17 The open spaces shown on the reserved matter application reflect those sought in the masterplan, and ensure the delivery of a balanced community where the housing does not dominate the area. Notwithstanding this fact it is clear to your officers that the development of a former golf course will have a visual impact on the area and in particular those residents who live adjacent to the site and overlook it. In this regard the buffers around the edge of the site have been maintained strictly in accordance with the masterplan what was agreed at the outline planning stage.
- 9.18 Negotiations with the applicant have led to some improvements to the submitted scheme. These improvements have included the retention of mature trees, in accordance with the wishes of the Council's Tree Officer adjacent to plots 37-40, which also creates a more visually pleasing appearance when viewed from adjacent residential area.

- 9.19 Further landscape improvements have resulted as a consequence of comments from the County's ecologist with the introduction of alternative tree, shrub and grass species. This should greatly assist the development of habitats.
- 9.20 Consideration has been given to the concerns of residents adjacent the south western corner of the site. Their concerns are about the position of the access into the site, the position of the nearest proposed house and the loss/provision of trees.
- 9.21 Insofar as the access road is concerned it must be made clear that this was fixed at the outline planning application stage and in the interests of road safety cannot be moved. Having established the point of entry into the site, and the developable area fixed within the masterplan, it is not now possible to seek further changes in that regard.
- 9.22 However, it is essential that the relationship of any proposed dwelling to any existing dwelling should be fully assessed to ensure that the reasonable enjoyment of a property is not compromised. In this regard consideration has been given to the relationship of plot 21 to the existing properties at 20, 21 and 21a St Andrews. In this case the 3 properties face the side, gable wall, of plot 21 with a separation distance of in excess of 30 metres. Even with windows in the facing the elevations this is more than sufficient distance to protect privacy within the property, even if there were no intervening feature e.g. trees. It should also be noted that the properties front onto an existing public right of way where there should be an expectation of passing pedestrians. Notwithstanding this situation your officers and the applicant recognise an opportunity to further improve the situation and the revised landscaping now incorporates additional tree planting. It is accepted that trees do take time to establish, and can sometimes present problems if leaves get into gutters etc, but it is not believed that is justification for not accepting the proposal
- 9.23 Policy SU4 Flood Risk and Water Management requires all new development, to demonstrate that there is no increased risk of flooding to existing properties and shall seek to improve existing flood risk management. Officers and the applicant have been in discussion with the Staffordshire County Council (Local Lead Flood Authority) to resolve any concerns about flooding of the site as whole, an/or flooding within any part of the development. At the time of writing of this report there were a number of unresolved matters regarding the existing ditch course, which runs west – east across part of the site, and potential flooding from the ditch course that runs along the eastern boundary (see consultation responses above).
- 9.24 In response to the concerns expressed by the Local Lead Flood Authority the applicant was asked to review the layout to see what role the west-east ditch course serves and whether it could be incorporated into a revised layout. The results of that work were submitted and the statutory consultees re consulted. The formal responses of the statutory consultees are awaited and will be reported to the Committee as an update.
- 9.25 In their report the applicants make a number of points as follows
- Severn Trent Water records show there are no flows into the ditch from existing residential areas to the south, west or north
 - The provision of a drainage network for the new development will mean that water will not flow into the ditch from the housing site into the future
 - In order to facilitate the development ground levels adjacent to Mercian Way will have to be raised by approximately 2 metres, which will mean that if the ditch was to be retained at its currently level the bottom of the ditch would be 3 metres below the finished ground level. Assuming 1 in 3 slopes to the ditch this would create an 18 metre wide corridor which would be sterilised from development
 - The resultant ditch, with no flow, would have to be maintained and therefore the applicant is suggesting it should be infilled and abandoned (a culvert would be provided to pick up any limited flow that may arise)
- 9.26 Officers have noted that in times of heavy rain that there is no water flow in the western part of the ditch, but water does flow to the east of the wooden footbridge over the ditch. This flow is attributed to surface water runoff from the former golf course which will not exist once development takes place. In conclusion it is considered that the retention of the ditch course and the revision of the layout to accommodate it is not justified.

9.27 With regards to potential flooding along the eastern boundary of the site it should be noted that the hydraulic modelling requested by the Environment Agency has been carried out. The report concludes that there are only 2 properties within phase 1 (these being plots 132 and 133 that fall within 20 metres of the ditch course. The applicant's specialist drainage consultants have indicated that following the hydraulic modelling exercise, the proposed development is safe from flooding from the watercourse. Further detailed work will be undertaken to identify finished floor levels for the properties, and to assess whether land raising will increase risk to third parties. A formal response from the Environment Agency is awaited and will be reported to the Committee as an update

10 Conclusion

- 10.1 It is considered that the details of layout, landscaping, scale and appearance of phase 1 of the development meet with expectations set out within the masterplan agreed at the outline planning application in terms of the location of the housing, the associated open space and infrastructure required to support the development.
- 10.2 It is considered that the layout provides a road, cycleway and path network that fully supports the development proposed, with car parking provision adequate to meet the reasonable needs of the development in accordance with standards set out in Appendix C of the adopted Tamworth Local Plan 2006-2031
- 10.3 It is considered that the scale and appearance of the development is in keeping with the character of the area and is of a high quality in accordance with the requirements of the policy EN5 of the Tamworth Local Plan 2006-2031
- 10.4 The landscaping of the scheme has been detailed in a manner that supports the masterplan, but also recognises the importance of retaining existing trees of quality and providing the basis for a improving the habitat by choosing appropriate tree, shrub and grass species. This is in accordance with policy EN3: Open Space and Green and Blue Links and policy EN4: Protecting and Enhancing Biodiversity.

Conditions / Reasons

1. The development hereby approved shall only be carried out in accordance with the following drawings and documents including the recommendations and specifications contained therein insofar as they do not prejudice the discharge of conditions attached to the original outline permission 0105/2014 or those below.

Drawing(s)	Reference(s)
Masterplan	Version 2
Phasing plan	0000-08-02-142 Rev. A
Planning Layout	1671-08-02-100 Rev. E 1671-08-02-101 Rev. C
Site sections	Sections 1 of 4 Drg. No. 1671-08-02-116 Rev. B Sections 2 of 4 Drg. No. 1671-08-02-117 Rev. B Sections 3 of 4 Drg. No. 1671-08-02-118 Rev. B Sections 4 of 4 Drg. No. 1671-08-02-119 Rev. B
Proposed finished floor levels	Levels 1 of 2 Drg. No. 1671-08-02-134 Rev B Levels 2 of 2 Drg. No. 1671-08-02-135 Rev B
Tree removal plan	D5556.01.002C Masterplan
Landscaping	Landscape statement Landscape masterplan Drg No. 5556.02.102 Rev. 02 Arboricultural method statement 1 – Overview and operation sign off Drg. No. D5556.01.003B Arboricultural method statement 2 – Tree removal and pruning Drg. No. D5556.01.004B Arboricultural method statement 3 – Temporary tree protection Drg. No. D5556.01.005B Arboricultural method statement 4 – Construction in proximity of trees Drg. No. D5556.01.006B Landscape General Arrangement Plan Drg. No.

	<p>5556.02.200 Rev 01 Planting schedule Drg. No. D5556.02.200 Rev 02. Landscape Plan – Sheet 1 Drg, No. D5556.02.201 Rev 02 Landscape Plan – Sheet 2 Drg, No. D5556.02.202 Rev 02 Landscape Plan – Sheet 3 Drg, No. D5556.02.203 Rev 02 Landscape Plan – Sheet 4 Drg, No. D5556.02.204 Rev 02 Landscape Plan – Sheet 5 Drg, No. D5556.02.205 Rev 02 Landscape Plan – Sheet 6 Drg, No. D5556.02.206 Rev 02 Landscape Plan – Sheet 7 Drg, No. D5556.02.207 Rev 02 Landscape Plan – Sheet 8 Drg, No. D5556.02.208 Rev 02 Landscape Plan – Sheet 9 Drg, No. D5556.02.209 Rev 02 Landscape Plan – Sheet 10 Drg, No. D5556.02.210 Rev 02 Landscape Plan – Sheet 11 Drg, No. D5556.02.211 Rev 02 Landscape Plan – Sheet 12 Drg, No. D5556.02.212 Rev 02 Landscape Plan – Sheet 13 Drg, No. D5556.02.213 Rev 02 Phase 1 Landscape Management Plan</p>
Walls and fences	<p>Enclosures plan 1 of 2 Drg No 1671-08-02-121 Rev B Enclosures plan 2 of 2 Drg No 1671-08-02-122 Rev B</p>
Vehicle tracking plan	<p>Sheet 1 – Drg No. 114 Rev. C Sheet 2 – Drg No. 114-1 Rev. C Island – Drawing No.114-2 Rev. A</p>
Highway adoption	<p>Plan sheet 1 Drg No. 1671-08-02-130 Rev A Plan sheet 2 Drg No. 1671-08-02-131 Rev A</p>
Street Scenes	<p>Street scene 1 of 2 Drg. No. 1671-08-02-113 Rev B Street scene 2 of 2 Drg. No. 1671-08-02-114 Rev B</p>
House types	<p>Type A1&2 4 Block Brick Elevations Type A1&2 4 Block Floor plans Type A3, B6 & B7 Floor plans – sheets 1,2 & 3 Type A3, B6 & B7 Elevations – sheets 1,2 & 3 Type B1,2 & C5 4 block Floor plans Type B1,B2 & C5 4 block (render) Elevations Type B3 (Render) Elevations Type B3 (Brick) Elevations Type B3 Floor plans Type B4 & 5 Apartments plots 307-315 Elevations sheets 1,2,3 &4 Type B4 & 5 Apartments plots 307-315 Floor plans sheets 1.2 & 3 Type B6 & 7 Floor plan (Plots194-202) sheets 1.2 & 3 Type B6 & 7 Elevations (Plots 194-202) sheets 1,2,3 & 4 Type B8 (Brick) Floor plans and Elevations Type B8 (Brick) Floor plans and Elevations Type C1 (Brick) Floor plans and Elevations Type C1 Floor plans and Elevations (Plot 53 only) Type C2 (Brick) Floor plans and Elevations</p>

	Type C2 (Render) Floor plans and Elevations Type C3 (Brick) Elevations Type C3 Floor plans Type C4 (Brick) Floor plans and Elevations Type C4 (Render) Floor plans and Elevations Type C4 Floor plans and Elevations (Plots 7&32 only) Type C6 (Brick) Elevations Type C6 (Render) Elevations Type C6 Floor plans Type C7 (Brick) Floor plans and Elevations Type C7 (Render) Floor plans and Elevations Type C7 Corner – EF series (Brick) Floor plans and Elevations Type C7 Corner – EF series (Render) Floor plans and Elevations Type C8 (Brick) Floor plans and Elevations Type C8 (Render) Floor plans and Elevations Type C9 (Brick) Floor plans and Elevations Type C9 (Render) Floor plans and Elevations Type C10 (Brick) Elevations Type C10 (Render) Elevations Type C10 Floor plans Type D2 (Brick) Elevations Type D2 Floor plans Type D3 (Brick) Elevations Type D3 Floor plans Type D3 Floor plans (plot 3 only) Type D3 Elevations (plot 3 only) Type D4 (Brick) Elevations Type D4 (Render) Elevations Type E1 (Brick) Elevations Type E1 Floor plan Type E1 (Brick) Elevations (plots 8.11.15 & 40 only) Type E1 Floor plan (plots 8.11.15 & 40 only) Type E2 (Brick) Elevations Type E2 Floor plan Type E2 Elevations (plots 65 only) Type E2 Floor plan (plot 65 only) Type E2 Elevations (plots 57 only) Type E2 Floor plan (plot 57 only)
Garage types	Double garage Type 10 Elevations and floor plan Double garage Type 12 Elevations and floor plan Single garage Type 1 Elevations and floor plan
Materials	Materials sheet 1 Drg. No.1671-08-02-111 Rev C Materials sheet 1 Drg. No.1671-08-02-112 Rev B

Reason: To define this permission.

2. Prior to the occupation of any permitted dwelling the parking and turning areas for that dwelling shall be provided. The parking and turning areas shall thereafter be retained at all times for their designated purposes.

Reason: In the interests of Highway Safety as recommended by the Highway Authority in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031.

3. All planting, seeding or turfing comprised in the approved details of landscaping and boundary treatment approved shall be carried out in the first planting and seeding season 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 5 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 a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the setting and visual appearance of the development, and in accordance with Policy EN5 Tamworth Local Plan 2006-2031.

4. Notwithstanding the provisions of Classes A, B, C, D and E of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), no walls, fences or other means of enclosure shall be erected forward of the principal elevations of dwellings, or boundary walls or fences to those dwellings, except as authorised under the submitted application, without the prior grant of planning permission on an application made in that regard to the Local Planning Authority.

Reason: In order to maintain the character of streets and public spaces as secured under the plans hereby approved in accordance with Policy EN5 Tamworth Local Plan 2006-2031.

5. Notwithstanding the provisions of Classes A, B, C, D and E of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), The integrated garages indicated on the approved plans shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031.

Informative Note(s)

1. The applicant is advised to note that this consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. This will also include Section 142 licences for the forward visibility splays across plots 131 and 224. Please contact Staffordshire County Council to ensure that all approvals and agreements are secured before commencement of works.
2. Any soakaway should be located a minimum of 4.5m rear of the highway boundary.
3. The applicant is advised to note the comments of the Staffordshire Fire Service regarding the need to ensure that roads are capable of accommodating fire engines, and the recommended provision of sprinkler systems within the proposed domestic properties.
4. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions, seeking to resolve planning objections and technical issues, suggesting amendments to improve the quality of the proposal, and promptly determining the application. As such it is considered that the Local Planning Authority has implemented the requirement set out in paragraphs 186 and 187 of the National Planning Policy Framework.

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