

APPLICATION REPORT - RES/346214/21
Planning Committee – 2nd September 2021 2021

Registration Date: 1st February 2021
Ward: Medlock Vale

Application Reference: RES/346214/21
Type of Application: Reserved Matters

Proposal: Application for approval of reserved matters including appearance, landscaping, layout and scale following outline planning permission ref PA/344067/19 for 24 dwellings.
Location: St Cuthberts Church, Tanners Fold, Oldham, OL8 2NN,
Case Officer: Stephen Gill
Applicant: Mr Walker
Agent : Mr Steven Winterbottom

RECOMMENDATION

It is recommended that the application is approved subject to the conditions set out below.

THE SITE

The proposal relates to a 1.23-hectare site, roughly square in shape and occupied by a modern style church with associated two storey vicarage, which have been vacant for several years and are presently in the process of demolition. Vehicular access to the site is from Tanners Fold.

The site occupies a raised position relative to surrounding land to the west, north and east and is surrounded on those sides by residential development. The site contains sporadic largely self-seeded trees and hedgerows and is enclosed by a mixture of chainlink and concrete panel fencing.

THE PROPOSAL

The proposal is for approval of the matters reserved as part of outline planning permission PA/344067/19 for 24 dwellings, which include appearance, landscaping, layout and scale.

The dwellings will be two-storey, three-bedroom, predominantly semi-detached, with two small blocks of three properties. Other than four pairs fronting Tanners Fold, the development will be served via a single new cul-de-sac access including a turning head. In curtilage parking of one or two spaces will be provided. Landscaping will be provided within the private gardens and include new tree planting.

RELEVANT PLANNING HISTORY :

PA/344067/19 - Outline application for the re-development of the St Cuthbert Church site (to include the demolition of all existing buildings) and erection of up to 24 dwellings. Access to be considered all other matters reserved. Approved 30 March 2021

RELEVANT PLANNING POLICIES

The 'Development Plan' is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham. The site is unallocated within the urban area.

The following policies are relevant to the determination of this application.

Policy 5 - Promoting Accessibility and Sustainable Transport

Policy 9 - Local Environment

Policy 20 - Design

Policy 21 - Protecting Natural Environmental Assets

Saved UDP Policy D1.5 – Protection of Trees on Development Sites

CONSULTATIONS

Highways Engineer - No objection subject to provision of the approved access and parking spaces.

Environmental Health - No objections subject to conditions in respect of landfill gas and ground contamination.

United Utilities - No objections subject to submission of a satisfactory drainage scheme.

LLFA/ Drainage - No comments received.

G M Archaeological Advisory Services - No objections.

Greater Manchester Police Design for Security - No objections subject to the measures set out in the Crime Impact Statement.

Greater Manchester Ecology Unit - No objections as ecological matters were covered by the outline conditions.

Tree Consultations - No objections subject to the proposed planting plan.

REPRESENTATIONS

The application was publicised by neighbour notification, press notice, and site notice. 4 objections were received on the following grounds:

- Concerns in relation to the proposed height of the properties.
- Concerns on the proposed drainage of the site.
- Questions on whether one access point is enough to serve a development of this size.
- Concerns in respect of the proposed levels of the development.
- The plans don't show the re-laying and adaptations of the public footpath and grass verge on Tanners Fold.
- Concerns in respect of the replanting on site.
- No details on plan to demonstrate the measurements of the public footpaths and roads

- within the site.
- No parking provision has been given to Plot 5 and not enough parking provision is proposed overall.
- Potential noise and overlooking implications.

PLANNING CONSIDERATIONS

Principle of development

In terms of the principle of development, including site access details and any impacts on local services, this has been established by the outline permission (PA/344067/19). Therefore, the main considerations in determining this Reserved Matters application, relate to whether the proposed Appearance, Landscaping, Layout and Scale of the development are acceptable.

The applicant will also need to submit a separate discharge of condition application to consider the following conditions attached to the outline planning permission PA/344067/19:

- Condition 5 - Drainage
- Condition 6 – Contaminated Land
- Condition 7 – Contaminated Land
- Condition 8 – Contaminated Land
- Condition 9 – Biodiversity
- Condition 11 – Biodiversity
- Condition 12 – Energy

Design and Appearance

As stated above, outline planning permission has been granted for 24 dwellings. The reserved matters application also proposes 24 dwellings and therefore, the scale of development sits inside that approved in principle as part of the outline planning permission. The proposed properties are very similar in size, height, and scale to those in the immediate surroundings and therefore would not look out of character in the area. Therefore, in terms of scale, the application is considered to be acceptable.

In terms of appearance, the properties are of a red brick, traditional nature. The existing stock in the area contains a mixture in terms of styling and materials. Therefore, the proposed appearance is not considered to be out of character or unacceptable in this instance. The development includes some contrasting brick coursing through the properties, cills and headers, and this adds some interest in the design. The stock will also include a mixture of pitched and hipped roof designs, which adds further interest.

The development proposes a mixture of hard and soft landscaping proposals. The boundaries of the properties will be contained by a mixture of 1.8m and 1.5m close boarded timber fencing and at the frontage 0.9m hoop top powder coated fencing, which is a common boundary treatment for this type of developments.

The soft landscaping proposals include a mixture of large tree species and shrubbery. Shrubby planting is proposed on the western, eastern and northern boundaries and also within the site fronting the new properties, mixed with tree species. The soft landscaping proposals are supported on the boundaries, as this would soften the appearance of the hard landscaping and will also help to break up the appearance of the level changes between the

existing and proposed residential properties.

The proposed planting is supported by the Arboricultural Officer. The application proposes 25 new trees, which is considered acceptable, and will improve the appearance of the development and the immediate area.

Therefore, on the basis of the above, the appearance of the development is considered acceptable and complies with Policies 20 and 21, and saved UDP Policy D1.5.

Impact on Amenity

The layout is considered acceptable in this instance. The proposal offers the following separation distances:

- Distance from the gable of 29 Hough Close to the rear of plot 16 = 11.5m
- Distance from the rear of Plot 9 to the rear of no 40 Hough Close = 21m
- Distance from rear of No 2 Chestnut Crescent to gable of plot 1 = 17.7m
- Distance from Plot 23 to no 19 Tanners Fold public street side = 21.4m

Acceptable separation distances are also demonstrated within the development, for example the distance between plot 5 and plot 20 is 22.2m and the distance between the rear of plot 3 to the gable of plot 5 is 10.2m. The area is characterised by dense residential development in an urban area and these distances are not uncommon and therefore it is not considered to be unacceptable and out of character with the area.

The layout addresses the frontage of Tanners Fold, by introducing properties facing towards the public street scene, which significantly improves the outlook of the site. General separation distances of 21-22m to the facing properties on the south side of Tanners Fold will be achieved.

In terms of levels, the site will rise gently from south to north, with levels differing by 1m. The levels for the most will remain the same as currently on site on the north, south, east, and west boundaries. The proposed properties will sit higher than those that adjoin the site on Chestnut Crescent, Hough Close & Tanners Fold and this is demonstrated on the proposed sections drawing (M4750.P.06 Rev A). The north-east, south-east section shows how the properties will relate at the frontage of the development and demonstrates that the level difference between 2 Chestnut Crescent and Plot 1 is 2.8m and on the other side plot 24 would sit approximately 1m higher than 20 Tanners Fold.

However, given the separation distances between plot 1 and 2 Chestnut Crescent, and the orientation (discussed above), and given that the orientation between plot 24 and 20 Tanners Fold would be gable to gable, the level differences are considered acceptable in this instance.

The level difference between 29 Hough Close and plot 16 is approximately 3m and as discussed above, the distance between them is 11.5m. If the orientation of both dwellings were rear facing, this distance would be considered unacceptable, however, the orientation of 29 Hough Close is gable facing and this minimises the potential overlooking and privacy implications. Notwithstanding the change in levels, given the orientation of the dwellings, this relationship is deemed acceptable.

Nevertheless, whilst the present layout would ensure a satisfactory relationship, extensions or

outbuildings to the rear of the new properties would be capable of being added under permitted development rights. For this reason, it is recommended that those rights are removed from the plots facing Hough Close.

The submitted floor plans confirm that the proposed dwellings will meet Nationally Described Spacing Standards (NDSS) and this ensures that future residents will have appropriate levels of internal amenity.

The relationships between existing properties as demonstrated in the proposed layout means that there may be impacts on neighbouring residents during the construction period, and therefore, a condition to require a Construction Management Plan is recommended in line with the previous decision of Planning Committee.

Highway issues

The Highways Engineer has reviewed the application and does not object to the scheme. The access detail and its suitability to serve 24 dwellings has been assessed and agreed as part of the outline planning permission. The parking provision has also been assessed and no objections are raised by the Highways Engineer. In addition, the internal road and footways will be built to an adoptable standard, meaning the properties can be serviced effectively from the internal road.

A concern has been raised in relation to the fact that the plans do not show what adaptations may be required to the public footpath / grass verge that fronts the site. Inevitably, there will be alterations to the public footpath and grass verge, given the proposed new access arrangement and driveways. It should be noted that the applicant will be required to enter into a Section 278 Agreement with the Highway Authority, and these details will be considered as part of that process. Therefore, no objections are raised to the layout on highways grounds and the development complies with Policy 5.

Considering all those factors together, the layout of the development is considered to be acceptable, and the development complies with Local Plan Policies 5, 9 & 20.

CONCLUSION

In conclusion, the proposed development is acceptable. Despite the proposal's proximity and siting, neighbours' amenity would not be impacted to unacceptable levels and highway and pedestrian safety will be maintained. The development will make productive use of a site within a sustainable location and assist in meeting the Council's housing land supply. Therefore, the proposal accords with both national and local planning policies.

RECOMMENDED CONDITIONS

- 1 The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice.

REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

- 2 No development comprising the erection of any external walls shall take place until a

specification for the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.

REASON - To ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area having regard to Policy 20 of the Oldham Local Plan

- 3 No dwelling shall be occupied until the access to the site and car parking space for that dwelling has been provided in accordance with the approved plan Ref:M4750.P.01 Rev B and with the details of construction, levels and drainage, which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the access and parking spaces. Thereafter the parking spaces and turning area shall not be used for any purpose other than the parking and manoeuvring of vehicles.

REASON - To ensure adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety having regard to Policies 5 and 9 of the Oldham Local Plan.

- 4 All hard and soft landscape works shall be carried out in accordance with the approved plan (Ref: M4750.P.10 Rev B) prior to the occupation of any part of the development or in accordance with a programme to be approved in writing by the local planning authority. Thereafter any trees or shrubs which die, are removed, or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size, number, and species to comply with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

REASON - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.

- 5 Prior to commencement of any development hereby approved, a scheme in the form of a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the access arrangements for construction traffic, and for the methods to be employed to control and monitor noise, dust, and vibration impacts. The approved scheme shall be implemented to the full written satisfaction of the Local Planning Authority before the construction works are commenced, which shall be maintained for the duration of the construction works

REASON - In the interests of the amenity of the area having regard to Policy 9 of the

Oldham Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A, AA, B or E of Part 1 of Schedule 2 shall be carried out within Plots 8 to 17 inclusive unless written permission is granted by the Local Planning Authority.

REASON - The excluded types of development would not be appropriate without full assessment due to the relative levels between existing and proposed dwellings having regard to Policies 9 and 20 of the Oldham Local Plan.

7. The development hereby approved shall be carried out in accordance with the physical security specifications set out in Section 4 of the submitted Crime Impact Statement Version A: 26th March 2021 - Ref: 2019/0947/CIS/01.

REASON - To ensure a safe form of development in accordance with Policy 9 of the Oldham Local Plan.

Location Plan

