

Application Number:	2019/0623/FUL
Site Address:	Phase 4, LN6 Development, Westbrooke Road
Target Date:	4th October 2019
Agent Name:	None
Applicant Name:	Mr Will Nuttall
Proposal:	Relocation of plots 77-79 to move 1.2m south and erection of additional plot between plots 75 & 76.

Background - Site Location and Description

Application is for full planning permission for revisions to the approved development at Phase 4 Westbrooke Road.

The original application 2018/0458/FUL approved 23 dwellings. This current application proposes an additional dwelling to bring the total on this phase to 24 and the minor repositioning of the dwellings at plots 77-79.

The site was previously under the ownership of Lincolnshire County Council having been the site of the former Usher School, now demolished.

The site is allocated for residential in the Local Plan CL4652.

This application relates to Phase 4 of the Westbrooke Road development. Phases 1, 2 are complete and phase 3 is currently under construction.

Site History

Reference:	Description	Status	Decision Date:
2018/0458/FUL	Erection of 23 dwellings with vehicular access from Westbrooke Place.	Granted Conditionally	17th August 2018

Case Officer Site Visit

Undertaken on 23rd September 2019.

Policies Referred to

- National Planning Policy Framework
- Policy LP1: A Presumption in Favour of Sustainable Development
- Policy LP11: Affordable Housing
- Policy LP12: Infrastructure to Support Growth
- Policy LP26: Design and Amenity

Issues

- Local and National Planning Policy
- Highway Safety
- Effect on Visual Amenity
- Effect on Residential Amenity
- Landscaping

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Environment Agency	Comments Received
Natural England	Comments Received
Lincolnshire Police	Comments Received
Anglian Water	No Response Received
Upper Witham, Witham First District & Witham Third District	Comments Received
Education Planning Manager, Lincolnshire County Council	Comments Received
Lincoln Civic Trust	Comments Received
Highways & Planning	Comments Received
Environmental Health	Comments Received

Public Consultation Responses

Name	Address
David And Sharon Jolly	65 Western Crescent Lincoln Lincolnshire LN6 7TA
Mr Gary Fountaine	35 St Helens Avenue Lincoln Lincolnshire LN6 7RA

Mr Neville Coupland	27 St Helens Avenue Lincoln Lincolnshire LN6 7RA
Mr Marc Thornton	19 Westbrooke Place Lincoln Lincolnshire LN6 7GS

Consideration

The Proposal

The application proposes the addition of one further dwelling on the site. The new dwelling would be located adjacent to the existing plot 75, close to the sites western boundary. The additional dwelling would be created by changing the approved pair of semis in this location, to a terrace of 3 dwellings (plots 75, 75a and 76).

The second revision is to amend the position of the 3 dwellings at plots 77, 78 and 79 marginally southwards (1.2m) within the site.

Effect on Residential Amenity

Both the slight repositioning of plots 77, 78 and 79 and the additional dwelling at plot 75 are both located either adjacent to the sites western boundary or the centre of the phase 4 site. The proposed changes are therefore located well away (minimum of 50m) from existing residential properties on St. Helen's Avenue. The changes will therefore only affect adjacent new dwellings within the phase 4 site. The proposal is therefore considered to be in accordance with policy LP26 of the CLLP.

Effect on Visual Amenity

The effect on visual amenity will be limited. The relocation of plots 77-79 is a minimal change to the original layout, whilst the addition of a new dwelling results in the change of house types from a pair of semis to a terrace of 3 units. As previously approved on the original phase 4 permission, the new terrace of 3 will again be a 2 storey structure.

4 no. objections have been received from neighbours. Concerns relate to highway safety particularly the resulting increase in traffic, congestion and safety of the junction at Boultham Park Road and the condition of the road surface at Westbrooke Road, residential amenity, loss of trees and boundary treatments. Many of the comments relate to issues which were considered previously under the original application or the subsequent non-material amendment (2018/1368/NMA).

This current application should be considered with regard to the changes proposed which are revisions to the layout approved under the original planning permission. Therefore the considerations for this application relate to the introduction of one additional dwelling and minor reposition of 3 other plots. Both revisions being located centrally within the site and therefore away from existing residential development.

Highway Safety

Two objections received relate to highway matters and specifically the increase in traffic and effect on the safety of the junction with Boultham, Park Road and Western Avenue.

The Highway Authority has been consulted on this application and raises no objections. The application proposes an increase in overall housing numbers on the site by just 1, from 23 to 24 dwellings and will therefore have a minimal additional impact on the highway network.

The condition of the road surface at Westbrooke Road has been discussed previously. The Highway Authority is aware of the concerns regarding the condition of the road however, as with the previous phases, no request has been made by the County Council as part of the application for improvement works to this existing road, which is located outside the site.

Proposed Landscaping and Trees

Unlike the previous 3 phases, phase 4 only extends part way across the former school site. The development is therefore located away from the boundary with Tritton Road and the existing tree landscape buffer located along this western boundary of the site.

No further existing trees are lost as a result of the additional dwelling or repositioning of the dwellings at plots 77-79 to that previously agreed under the original planning permission for Phase 4.

With regarding to the proposed tree planting and landscaping, the original site layout for Phase 4 (2018/0458/FUL) showed more trees than is currently proposed. However, the landscaping shown on the site layout for the original application was indicative only and therefore conditioned, with the details of the landscaping and new tree planting to be formally considered at the later Reserved Details stage.

The proposed landscaping for the site is as per the landscaping shown under the recent NMA (2018/1368/NMA) approved February 2019. The NMA plan showed provision for 17 new trees on the site, as is proposed on the current application.

The provision of 17 trees on a site for 24 new dwellings, is considered an acceptable response in terms of landscaping of this site, with many of the new plots receiving one tree. Along with the additional areas of planting, grassed amenity/ swale areas, the landscaping provision on the site is considered to be an appropriate response for a new housing site.

Contributions

The original permission for the site for the erection of 23 dwellings, included both a CIL charge and also 106 provision for off site playing field and amenity space.

Affordable housing was also required at 25% providing 6 units on the site.

The contributions have therefore been revised to include an additional 3 bed dwelling. The 106 agreement is currently being revised to include the additional requirements. Planning permission should therefore be approved subject to the signing of the revised section 106

and revision of the CIL liability.

NHS and Education provision were not requested for this phase.

Application Negotiated either at Pre-Application or During Process of Application

No.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The proposed revisions to the layout and inclusion of 1 additional dwelling on the site, will not be detrimental to either residential or visual amenity. No objections are raised by the Highway Authority. The proposal is therefore in accordance with local and national planning policy.

Application Determined within Target Date

Yes.

Recommendation

That authority is delegated to the Planning Manager to grant conditionally planning permission further to the signing of the revised section 106 and CIL liability.

Conditions

1. 3 years
2. Drawings no's
3. Materials
4. Landscaping
5. Land Contamination Remediation Scheme
6. Estate Street Phasing and Completion Plan (Highways)
7. Future Management and Maintenance of Proposed Streets (Highways)
8. Engineering, Drainage, Street Lighting and Constructional details of streets for adoption (Highways)
9. Boundary treatment to pumping station
10. Electric vehicle charging points
11. Maintenance of non-adopted areas
12. Roads/ footpath adoption specification (Highways)
13. Estate Streets Development Plan(Highways)

14. Removal of pd for plots 64 and 65
15. Archaeology (WSI)
16. Hours of construction works on site
17. Removal of scrub or hedgerows during nesting season to be appropriately supervised
18. No hardstanding areas to be constructed until the works have been carried out in accordance with the surface water strategy