

<b>Agenda Item:</b>	5.1
<b>Site:</b>	Roycroft Farm, Bramshall Road, Uttoxeter
<b>Proposal:</b>	Demolition of the existing farmhouse and outbuildings to facilitate the erection of two detached dwellings and associated garages <b>(Supplementary Report further to deferral at the Committee Meeting of 16<sup>th</sup> October 2018)</b>

### Report of Head of Service (Section 151 Officer)

This report has been checked on behalf of Legal Services by Sherrie Grant

### Hyperlink to Application Details

<b>Application Number:</b>	P/2018/00505	
<b>Planning Officer:</b>	Alan Harvey	
<b>Type of Application:</b>	Full	
<b>Applicant:</b>	Brian Egerton	
<b>Ward:</b>	Heath	
<b>Ward Member:</b>	Councillor G A Allen Councillor Ms L Shelton	
<b>Date Registered:</b>	11 July 2018	
<b>Date Expires:</b>	Extension of time to 14 December 2018 has been agreed with the agent having regard to securing amendments to the scheme and reporting the application back to Committee.	

## 1. Introduction

- 1.1 This full application for the erection of two detached dwellings following the demolition of the former Roycroft Farmhouse and its remaining outbuildings was originally reported to the Planning Committee of 16 October this year whereupon members deferred making a determination *“to allow discussions with planning officers and the applicant to allow them to reconsider the design and layout to reflect the farm/agricultural heritage of the existing site.”*
- 1.2 Subsequent to the deferral of the application, officers have been engaged with the applicants in negotiations to secure a revised scheme. This amended scheme has now been submitted and it is the subject of this supplementary report. The details of the revised scheme are set out below (at paragraphs 1.3 -

1.5) and it is considered that these amendments need to be examined in terms of their impacts on visual and residential amenities given these are materially different to the scheme presented to members at the Committee meeting in October. In all other respects, the material considerations remain as set out in the officer report to the October Committee and this is attached as an Appendix to this supplementary report. The relevant visual and residential amenity policies also remain as set out in the October report and are not re-iterated herein.

- 1.3 The application remains a scheme for the erection of two No. detached dwellings following the demolition of the former farmhouse and remaining outbuildings at the site. One of the properties still remains a 5 No. bedroom dwelling (on Plot 1) whereas the other (on Plot 2) is now of 4 No. bedrooms (both were originally of 5 No. bedrooms). Both proposed dwellings are still to be served by detached double garages with access to the rear off the Barley Fields development.
- 1.4 In terms of their design, the dwelling on the easternmost plot (Plot 1) has been re-designed to be the more visually dominant (of the two) in the streetscape given it is located at the junction of Bramshall Road and Geoff Morrison Way. The two storey dwelling presents a relatively narrow gable to its eastern side elevation with two storey rear wings. The principal first floor windows on the front elevation are positioned under small gable features and the property also has an enclosed porch with pitched roof. The two storey dwelling on the westernmost plot (Plot 2) is slightly set back from the building line of Plot 2 and incorporates a projecting two storey gable to its front elevation with a ground floor bay window.
- 1.5 Both dwellings are to be constructed of brickwork (red and mixed red respectively) and are to have Staffordshire blue plain clay tiled roofs. The amended submissions have been accompanied by a revised design and access statement.
- 1.6 Members are advised that local residents have been notified of the receipt of the amended plans and to date one further representation has been received from a resident pointing out that they have already made their views known about losing the rural heritage of Roycroft Farm once the farmhouse is demolished and (re-)stating that the concern is *“that if these houses access directly onto Bramshall Road it will make an already difficult situation even worse (and) therefore it would be safer if the access to the properties was via Geoff Morrison Way.”* Members are advised that the loss of the existing farmhouse is dealt with in paragraph 1.7 below and that as stated above (in paragraph 1.3) both dwellings are to be accessed off the Barley Fields development; with a suggested condition - No. 7 - also requiring that the existing access onto Bramshall Road to be closed as set out in the recommendation below. Any further comments that are received from local residents/interested parties will be reported to Committee on the Update Sheet.

### **Impacts on Visual Amenity**

- 1.7 The existing buildings occupying the site comprising the farmhouse and a range of outbuildings are of nineteenth century date, however, it is not considered that these buildings in themselves are of any significant historical or architectural merit. Their original historical context has of course also been

significantly diminished with the development of the fields around them for residential purposes. As such it is considered that it would not in principle be reasonable to refuse the scheme on the basis of the proposed demolition of the existing structures.

- 1.8 The proposed new dwellings in terms of their design, scale and architectural details better reflect the character of new houses that have been/are being constructed around them on the 'Barley Fields' development and would present a more unified streetscape along Bramshall Road. It is also considered that the revised proposals more appropriately reflect the agricultural heritage of the site. Furthermore, given that the proposed dwellings are surrounded/are to be surrounded on all sides by built development the proposal would not have any significant impact on the wider character of the Picknall Valley. The scheme is therefore considered to comply with Policies SP1 and DP3 of the Local Plan and Policies D1, D3 and E2 of the Uttoxeter Neighbourhood Plan.
- 1.9 The sustainability approach for this development is for the new housing to incorporate improved fabric energy efficiencies. This is achieved by utilising energy efficient construction methods and water efficiency measures. The proposed development is therefore in line with Policy DP2 of the Local Plan.

### **Impacts on Residential Amenity**

- 1.10 The proposed dwellings as revised are located on a similar alignment to those existing and proposed adjoining on the 'Barley Fields' scheme and given this siting and the separation distances involved the proposed development would not give rise to any significant overbearing or overshadowing impacts. The fenestration treatments and relationship with adjoining existing and proposed dwellings would also ensure there would be no significant overlooking impacts which could give rise to any loss of privacy. The garden areas would be appropriate in size to serve the proposed dwellings.
- 1.11 In relation to activity, the scheme will necessarily generate additional traffic, however, the comings and goings of vehicles to the proposed two new dwellings will not be so significant to cause material noise and disturbance to existing and future residential amenities.
- 1.12 Therefore, with regards to neighbouring residential amenities it is considered that the scheme would not result in any significant adverse impact. The scheme is therefore considered to comply with Policies SP24, DP1 and DP3 of the Local Plan.

### **Conclusions**

- 1.13 The site and the layout as proposed integrates the principles for sustainable development. The house types proposed would also achieve a standard of appearance in built form which would complement existing and ongoing development in the locality. It is also considered that the scheme as revised reflects the agricultural heritage of the application site and thus successfully addresses the concerns raised by members which led to the deferral of the scheme at the October Planning Committee meeting
- 1.14 It is considered that the scheme as proposed would not result in any demonstrable harm upon the character and significance of the historic

environment as the statutory duties under Sections 66(1) and 72 are not engaged due to separation distances to heritage assets and there are no other material considerations which should be added to the planning balance. The scheme will not be detrimental to highway safety and it is considered it will not set a precedent for any other sites which lie beyond the settlement boundary for Uttoxeter as shown on the proposals maps in the Local Plan. A commuted sum of £3,000 is payable in relation to off-site affordable housing provision in line with paragraph 56 of the Framework and Regulation 122 of the Community Infrastructure Levy Regulations 2011 (as amended).

- 1.15 Accordingly, whilst the application site lies outside settlement limits as defined in the Local Plan the material change in circumstances (whereby the site is now enclosed by 'Barley Fields') and the particular nature of the site in question (whereby it would physically integral to the urban form of Uttoxeter) along with its planning history mean that essentially the proposed development would in principle be in compliance with the aims the policies of the Local Plan and Neighbourhood Plan and the National Planning Policy Framework 2018 in relation to the location of sustainable development.

### **RECOMMENDATION**

- 1.16 **That PLANNING PERMISSION BE APPROVED, subject to a Section 106 Agreement (providing for a commuted sum of £3,000 payable in relation to off-site affordable housing provision) and the following conditions:**

1. Standard three year commencement condition
2. Approved (Amended) Plans (Standard Condition No. 00002)
3. Sample materials (Bespoke)
4. Foul water drainage details and implementation (Bespoke)
5. Land contamination mitigation (Bespoke)
6. Notwithstanding the submitted plans precise landscape details (including boundary treatments) to be provided (Bespoke)
7. Permanent stopping up of existing access off Bramshall Road (Bespoke)
8. Landscaping to be undertaken in the first planting season following the completion of the development (Standard Condition No. 00003b)
9. Boundary treatments to be provided before each dwelling is first occupied (Bespoke)
10. Provision and retention of bins to serve each dwelling (Bespoke)
11. Parking/garaging and access provision before each dwelling is first occupied and thereafter retained (Bespoke)
12. Garage retention with the removal of permitted development rights (Bespoke)
13. There shall be no obstruction within the site at any time (including boundary treatments and planting) above 600 mm in height within the western 2.4 metre x 43 metre visibility splay at the junction of Geoff Morrison Way with Bramshall Road (Bespoke)
14. Provision and retention of visibility splays to the access drives to Plots 1 and 2 (Bespoke)
15. Protected species/bird mitigation measures to be implemented in accordance with the recommendations of the submitted ecology assessment (Bespoke).
16. The provision and retention of electrical charging points to the garaging to each dwelling (Bespoke)

**Informatives**

1. Standard Engagement informative.
2. Standard timing/cost of discharge of condition informative
3. County Highway Authority advice in relation to works on the Highway and need for consents under the Highway Acts.
4. Severn Trent Water advise that “there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.”

For further information contact: Alan Harvey  
Telephone Number: 01283 508618  
Email: [alan.harvey@eaststaffsbc.gov.uk](mailto:alan.harvey@eaststaffsbc.gov.uk)