DELEGATED DECISION REPORT

SMD/2017/0504 **Valid 08/08/2017**	**TURNERS PASTURE** **CHURCHILL ROAD** **CHEADLE**	**REPLACEMENT OF 3 NO. DWELLINGS (PLOTS 22-24) WITH 4 NO. DWELLINGS AND RE-SITING OF PLOTS 25 AND 26 UNDER PREVIOUSLY APPROVED APPLICATION SMD/2015/0050** **(FULL - MINOR)**

MAIN ISSUES

- The impact on the character and appearance of the area.
- The impact on the residential amenities of the future occupiers of the surrounding housing development.
- The impact on highway safety.
- Whether or not additional contributions are required towards community facilities.

DESCRIPTION OF SITE

The site is within the development boundary of Cheadle and lies within a mile to the north of the town centre. It comprises part of a new housing development currently under construction (which will provide 36 bungalows). This is accessed via Ness Grove and lies on previous farmland to the west of this road. Ness Grove is part of an existing housing development (built in 1970's/1980's) and there are also similar houses to the north of the new development off Kempton Grove. There is open land to the west and south of the new housing development (including a playground further to the west) and there is a footpath crossing the open land to the south. The site itself is in the south-east corner of the new development, lying at the end of the proposed cul-de-sac distribution road which connects onto Ness Grove. There were five dwellings proposed to be built within this part of the new development comprising three 1-bed terraced bungalows and two detached bungalows.

PROPOSAL

The application is to increase the number of dwellings on this part of the housing development from five to six. The approved dwellings were a terrace of three 1-bed bungalows as part of an end of cul-de-sac courtyard layout and two detached bungalows. Now proposed under this new application is a terrace of four 2-bed bungalows and two detached bungalows, the latter two remaining the same house type/design and positions as those previously approved but with a slightly different siting. The design and layout of the terraced bungalows is similar to the previously approved G-type of dwelling. The number of parking spaces both within the red line

site boundary and blue line same ownership land boundary, within the courtyard, has increased, from 14 to 17 (serving the terraced bungalows in the courtyard only as the detached bungalows have their own parking/drives).

This is a resubmission of an earlier scheme for this part of the site which replaced the three approved terraced units with five terraced units (a mix of 1-bed and 2-bed) but this was withdrawn as this was considered to amount to an overcramped form of development and also the additional dwellings would have led also to a requirement (under Policy H2) to increase the number of affordable units (which would also have led to a new S106 legal agreement needing to be formed).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport
SS5c – Cheadle Strategy
H1 – Housing
SD4 – Pollution and Flood Risk
C1 – Creating sustainable communities
C2 – Sport, recreation and open space
NE1 – Biodiversity

National Planning Policy Framework

Sections 5 (Communities), 6 (Housing), 7 (Design) and 10 (Climate Change and flooding).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2012/1079 : 36 dwellings. Refused. Appeal dismissed.
SMD/2015/0050 : 36 dwellings. Approved.
SMD/2017/0231 : Revision to approved scheme replacing three dwellings with five. Withdrawn.

CONSULTATIONS

Publicity

Site Notice expiry date: 19.10.17
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection.

Environmental Health

No objection.

Staffordshire County Council Highways

No objection.

Consultation responses from previous withdrawn application :

SMDC Housing Officer : The proposal would increase the number of houses on the development from 36 to 38 and there is a requirement for 13 affordable units for the development, more than the 12 approved.
Senior Arboriculturist (Public Open Space comments) : Despite the increase in the number of bedrooms (in relation to the previous approval) for the overall housing development, no contribution is required.
SCC Flooding : As the proposed houses would be on the part of the site that is most at risk from flooding, Environment Agency would need to be consulted.
Environment Agency : No objection (earlier objection removed on receipt of further information from applicant).
SCC Schools – No education contribution required.

OFFICER COMMENTS

The principle of providing additional houses, particularly small units of accommodation, in this sustainable location within the town, is acceptable.

This revised scheme for this end part of the housing development (at an advanced stage of construction), which reduces the number of terraced units proposed from 5 to 4, overcomes the concerns with the previous application (which was withdrawn) as mentioned above. The proposal has the benefit of providing an additional small unit of accommodation and bungalow both of which are in demand in Cheadle. With regard to parking provision, the courtyard parking area which provides the spaces for the end part of the development has been enlarged and provides three more parking spaces. The replacement of the three 1-bed bungalows with four 2-bed bungalows would normally require an additional five spaces needing to be provided. However, there are no adopted parking standards for the District and in any case, it is not considered likely that the perceived shortfall of two spaces would lead to significant parking congestion in the area to the detriment of the appearance of the development or highway safety. Besides, to increase the parking courtyard further would be more likely to harm the appearance of this part of the development and add to an overcramped nature of development.

The proposed layout change for this part of the development by virtue of adding an extra dwelling to the approved plans would lead to a slight re-configuration of the overall layout of the development, particularly to the south side of the access road. However, the proposed changes would not lead to harm to the appearance of any other part of the development. A separate Non Material Amendment application has been submitted to authorise the slight layout changes elsewhere in the development outside of the red line boundary (ref : NMA/2017/0024).

There are no additional contributions required towards play areas and play pitch facilities due to the increase in the number of bedrooms being only slight. Also, education contributions were not required for the original approved 36 dwellings due to their one or two bedroom form (the dwellings are aimed at the elderly, single people or couples and would not attract families).

The approval of the 36 dwellings was accompanied by a S106 Agreement to provide a policy-compliant number of twelve of the units as affordable social-rented units. There is no requirement to increase this number due to the total number of units being increase by just one from 36 to 37 (the affordable quota still remaining at 33% of the total number of units). However, the legal agreement has needed amending to reflect the new amended overall development and this has been completed and signed.

CONCLUSION/PLANNING BALANCE

To conclude, the increase in number of units on this part of the development does not lead to any further problems in relation to design and layout of the overall development, residential amenity (of either existing residents outside of the development or proposed residents of the development either inside or outside of the red line boundary), highway safety/parking provision or the surrounding environment in general.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 25.5.18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council