

Parish: Sessay
Ward: Sowerby & Topcliffe
12

Committee Date: 22 June 2017
Officer dealing: Mr T J Wood
Target Date: 29 June 2017

16/02364/REM

Reserved matters application for six dwellinghouses and associated garages (considering access, appearance, layout and scale) relating to outline planning permission 15/00408/OUT for residential development At land north of The Paddocks, Main Street, Sessay For Daniel Gath Homes

1.0 SITE CONTEXT AND PROPOSAL

- 1.1 The site lies towards the northern end of the village of Sessay. The land is currently fallow following the grant of outline planning consent and being placed on the market for residential development. The land was last used for agricultural purposes as part of a large field that extends to the north and east of the application site, the land has been used for arable production and over-wintering sheep on a fodder crop. To the south there are modern detached two storey dwellings, to the west of the site there are a mix of single and two storey dwellings of various ages. A mature agricultural hedge stands on the roadside boundary of the site.
- 1.2 The proposal seeks approval for a scheme with a single point of access from the village street to create a private drive to the 6 dwellings. The field hedge is to be retained but reduced in height to 1m to provide visibility and 1.5m elsewhere as required by condition 4 of the outline permission and with a few metres of removal to widen the point of access from the village street. Timber fencing is proposed to the boundaries of the site and between the properties.
- 1.3 The scheme proposes:

Plot number	Bedrooms	Garage
1	3	Single attached
2	3	Single attached
3	2	None
4	2	None
5	3 + first floor study	Single integral
6	3 + first floor study	Single integral

- 1.4 The scheme has been amended during the application to remove a detached double garage from the site frontage. Additional details have been provided of sewage, surface water, land drainage and overland flood flow management. A new drain to intercept water from the field to the east has been installed, the details show the drain connects with an existing system that terminates with an outfall to Old Beck about 0.9km to the north.
- 1.5 The site is outside Development Limits and beyond the area identified as a candidate conservation area.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 15/00408/OUT - Outline planning permission was granted for residential development on 22 June 2015 as the scheme fell within the scope of the Interim Policy Guidance for the provision of development in villages.

- 2.2 The conditions required the range of matters of design, layout, drainage, highways, boundary treatments and construction site management.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 - Access
Core Strategy Policy CP4 - Settlement hierarchy
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Core Strategy Policy CP19 - Recreational facilities and amenity open space
Core Strategy Policy CP21 - Safe response to natural and other forces
Development Policies DP1 - Protecting amenity
Development Policies DP2 - Securing developer contributions
Development Policies DP3 - Site accessibility
Development Policies DP4 - Access for all
Development Policies DP6 - Utilities and infrastructure
Development Policies DP10 - Form and character of settlements
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
Development Policies DP37 - Open space, sport and recreation
Development Policies DP43 - Flooding and floodplains
Interim Guidance Note - adopted by Council on 7th April 2015
National Planning Policy Framework

4.0 CONSULTATIONS

- 4.1 Sessay Parish Council – Objects. The response itemised 11 matters of concern. Three relate to matters of drainage, others relating to provision of a footway, hedging, provision of street trees, detailing of chimneys, fenestration, detailing of the garage doors, natural clay tiles, re-siting of the detached garage at plot 6.
- 4.2 Highway Authority – No objection; requires details of the specification of the access as required by condition 9 of the outline approval. Other requirements of the highways conditions are met in the submission.
- 4.3 Yorkshire Water – Objects as the details show a surface water drain discharging to a manhole that is not on the public sewer record. Additional detail relating to the drain and its discharge point is required. Also note a public water main crosses the site but a stand-off distance is observed in this case.
- (Additional details have been received directing surface water via a drain to Old Beck rather than the sewer in the village street. An updated comment from Yorkshire Water is awaited.)
- 4.4 Ministry of Defence Safeguarding – No objection.
- 4.5 Environmental Health Officer – No objection. No significant impact on the local amenity is anticipated. Notes that further testing of soils to be used in gardens is required.
- 4.6 Drainage Engineer – No objection. The information in respect of surface water, provides for management of the surface water from the new development,

information on the future maintenance of the on and off-site systems and measures in place to manage surface water overland flows.

4.7 Public comments – Correspondence has been received from six neighbours raising the following concerns:

- The surcharging of sewers during heavy rainfall and the increased loading that would be caused by the new dwellings requires additional infrastructure;
- The capacity of the attenuation system is inadequate;
- The height of the water table is a factor leading to flooding; and
- The position of a detached garage at Plot 6 is unacceptable.

5.0 OBSERVATIONS

5.1 The principle of residential development on this site was established when the outline planning permission was granted. The current proposal provides details required to meet the conditions of that outline planning permission.

5.2 The issues to be considered relate to those matters that were reserved for later approval, these are set out in condition 2 of the outline permission namely: (i) the siting, finished floor level, design and external appearance of each building, including a schedule of external materials to be used; and (ii) the landscaping of the site. In view of the comments received, it is also wise to review the matter of flood risk.

Siting, design and external appearance

5.3 No limitation of the number of dwellings that may be constructed was specified in the decision and no requirement was made for the provision of affordable housing. It is noted that the outline scheme illustrated five dwellings to be constructed. The details provide for six units of a mix of sizes as noted above.

5.4 The siting of the dwellings forms a row that continues the form of the village street, the dwellings are positioned sufficiently far back from the street to enable the provision of a private drive and retain the boundary hedge which is a significant feature of the site and the residential development to the south. The layout is consistent with the details presented in supporting documents at the outline stage and is considered appropriate to the form of the village.

5.5 The siting of a detached double garage has been deleted from the scheme, this responds to concerns raised both by neighbours and officers as it did not respect the character of developments close to the street in this part of the village.

5.6 The finished floor levels of dwellings have been set at 29.15m AOD. A survey drawing shows the levels on the centre line of the highway to range between 28.66 at the north of the site to 28.71 at the south of the site. The levels of land in the field are about 0.2m lower. The finished floor levels are therefore about 0.5m above the existing levels, higher than might normally be expected but appropriate to achieve drainage under gravity and mitigate against and residual flood risk.

5.7 The details of the dwellings are of traditional design and as incorporate chimney stacks and modestly proportioned openings. Upon completion of the development the north gable elevation of plot 1 would be the most prominent feature on arrival in the village. The provision of a single garage on the north elevation achieves as stepping up in height, to the full gable and incorporates chimney on the ridge giving both interest and avoids a large flat gable that might otherwise appear as an

overbearing feature when viewed from the north. Multi-red brick blends and pantiles are proposed for the dwellings.

Landscaping

- 5.8 The landscaping scheme relies heavily on the retention of the boundary hedge and supplementary tree planting (10 trees on the frontage and between the proposed dwellings).

Flood risk

- 5.9 The outline planning conditions 6 and 17 required the submission of the details of surface water drainage and for the foul and surface water systems to be kept separate. The details submitted have been extensively scrutinised and additional detail supplied to provide evidence of the efficiency of the scheme and the on-going management arrangements for both on site and off site drainage.

- 5.10 Recent storm events (in the last two years) have resulted in flooding in the village, in properties and on the application site. It is a matter of significant concern to residents and the Council to ensure that the development proposals do not exacerbate the problems of flooding. However, new development cannot be required to remedy pre-existing problems. Nonetheless in designing a scheme to provide surface water and foul drainage for the new dwellings the matter of land drainage and overland flows (particularly at the time of intensive rainfall) has required attention by the developer's drainage engineers. This has resulted in a proposal that has already been implemented to install a new catch drain on land to the east of the application site, to divert water that would have otherwise flowed over the application site on to the village street and in to neighbouring property. It is understood that since the drain has been installed the site, the village street and neighbouring property has not been flooded.

- 5.11 The design details have shown the surface water arising from the development site itself, as distinct from the overland flows or land drainage issues, can be attenuated and drained to Old Beck to the north of the village. There have been historic issues relating to foul drainage within the village; however this is known to Yorkshire Water, which has not raised objection in respect of the proposal to drain the site to the foul sewer. There is no evidence of a lack of capacity within the foul sewerage network or lack of capacity at treatment work. Advice from the Council's advisor is that the public foul drainage system is a combination of gravity sewer and pump stations with ultimately sewage from Sessay being treated at Dalton sewage works. During dry weather the foul drainage system functions satisfactorily managing the dry weather foul only flows. It is understood that the system is reactive to rain, so that during wet weather conditions surface water finds its way in to the foul sewerage system. This can increase the quantity of effluent in the public foul system beyond the capacity of the pumping station which can cause surcharging of effluent in the pump station and effluent backing up into the gravity elements of the sewerage system. Any upgrading work that may be planned by Yorkshire Water is a matter for the company as a statutory drainage undertaker and not a matter pertinent to the determination of this application.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations the application is **GRANTED** subject to the following conditions:

1. The development shall be commenced on or before 22 June 2020.

2. The permission hereby granted shall not be undertaken other than in complete accordance with the following drawings received by Hambleton District Council unless otherwise approved in writing by the Local Planning Authority.

Job number 1652

Site plan 105 P05 received 12 Dec 2016

Plot 1 and 2 plan 110 P01 received 2 November 2016

Plot 1 and 2 elevation 130 P02 received 2 November 2016

Plot 3 and 4 plan 111 P01 received 2 November 2016

Plot 3 and 4 elevation 131 P02 received 2 November 2016

Plot 5 plan 112 P00 received 2 November 2016

Plot 5 elevation 132 P02 received 2 November 2016

Plot 6 plan 113 P01 received 12 December 2016

Plot 6 elevation 133 P02 received 12 December 2016

Drainage details 687-09-05-D received 26 January 2017 and maintenance statement received 24 January 2017 and off-site works received 12 December 2016

The reasons for the above conditions are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies.