

HAMBLETON DISTRICT COUNCIL

Report To: Planning Committee
15 September 2011

From: Head of Regulatory Services

Subject: **LAND TO THE REAR OF THE OLD MILL, LEVENSIDE, STOKESLEY – DESIGN,
LAYOUT AND FLOOD RISK (REF: 11/00054/FUL)**

Stokesley Ward

1.0 PURPOSE AND BACKGROUND

- 1.1 Planning permission was granted in July 2007 for the construction of 14no dwellings on land to the rear of the Old Mill off Levenside (ref: 06/01279/FUL). The approved scheme involved the demolition of the existing warehouse buildings and the construction of 5no terraced properties of traditional form and a courtyard building containing 2no apartments and 7no dwellings to the southern boundary of application site.
- 1.2 This revised application seeks permission for the construction of 14no 2 and 2½ storey terraced dwellings contained within three separate blocks. The application site boundary mirrors that of the previously approved scheme and access would be gained via Levenside from the former Armstrong Richardson site entrance. Delineation of the access road and footpath is to be clarified with the use of contrasting materials and kerbs. Car parking is to be provided in-curtilage and/or garages close to dwellings. Overall, the development equates to 45 dwellings per hectare.
- 1.3 The proposed dwellings take much of their style from common architectural features found within the nearby conservation area. Eaves and ridge heights are varied and dormers have been omitted where appropriate to give an impression of a townscape grown-up over time. The external finishing materials include red-multi facing bricks, slate-type roof coverings and a mix of traditional sliding sash and side hung casement windows. Block pavers to the shared surface are proposed in order to create an 'attractive' lane. Railings enclose the front gardens of plots 1 to 4 facing Union Mill whilst elsewhere front gardens are kept open to reflect an informal feel.
- 1.4 This part of the former Armstrong Richardson site is located approximately 400m to the south of Stokesley High Street. The application site covers 0.31ha and contains two warehouse buildings with associated concrete hardstanding areas. These buildings are of no historic or architectural merit and Conservation Area Consent to carry out their demolition was granted under delegated authority on 7 August 2006.
- 1.5 Open countryside lies directly to the east and south of the application site, a terrace of bungalows is located to the west (Lady Hullocks Court) and a mix of commercial and traditional market town dwellings stand to the north with Stokesley High Street beyond.
- 1.6 An objection to the application has been received from the Environment Agency on the grounds that a bespoke Flood Risk Assessment has not been submitted.
- 1.7 Wardell Armstrong (the applicant's consultant engineers) have confirmed that they will be able to prepare an FRA which demonstrates that the land can be developed in a manner that will mitigate against flooding but that this will necessitate some engineering works beyond the site boundary. These works will comprise;

- a) The construction of a swale or pond that can accommodate any flood water that might be displaced by the buildings in the event of a flood affecting the site, thus ensuring that there is no increased impact from the floodwater on other parts of the town.
- b) The provision of an emergency access route to allow access to and egress from the site in the event of a flood. As the flood model shows that flooding commences on Bridge Road, effectively isolating Levenside, this access route will need to be taken south to the bypass and will have then benefit of providing safe access and egress for existing properties around the application site. The route would run over the field's to the south of the site which are within the applicant's control, but the ground levels will need to be raised in the southern field to ensure that the route is above the level of any flooding. This will displace floodwater, so further ponds or swales will need to be formed to accommodate the displaced water but the creation of both the ponds and the raised access route can be combined to create a gentle remodelling of ground levels so that they will integrate naturally into the landscape.

1.8 These works are shown on the attached photomontage plan so that Members can better understand their scope and impact that they will have.

1.9 As the preparation of a fully detailed FRA will incur significant costs, the applicant has requested that Members consider whether the revised application and the additional engineering works will be acceptable before the applicant formally commissions Wardell Armstrong to prepare a new FRA specific to the application.

1.10 Officers will continue to engage with the Environment Agency in order to ensure that their concerns have been addressed by the applicant prior to the submission of the revised planning application and that the issues have so far as is practicable been resolved before the planning application is determined.

2.0 DECISIONS SOUGHT

2.1 To agree the recommendation to support to the revised application and additional off-site engineering works in principle subject to further consultation.

3.0 FINANCIAL IMPLICATIONS AND EFFICIENCIES

3.1 None

4.0 LEGAL IMPLICATIONS

5.1 None

5.0 SECTION 17 CRIME AND DISORDER ACT 1998

5.1 Subject to further consultation with the Police Architectural Liaison Officer.

6.0 EQUALITY/DIVERSITY ISSUES

6.1 The Council fully considered these issues in the preparation of this report.

7.0 RECOMMENDATION

7.1 It is recommended that the Planning Committee support to the revised application and additional off-site engineering works in principle subject to further consultation.

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Background papers: Planning Application ref: 11/00054/FUL
Planning Application ref: 06/01279/FUL

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