

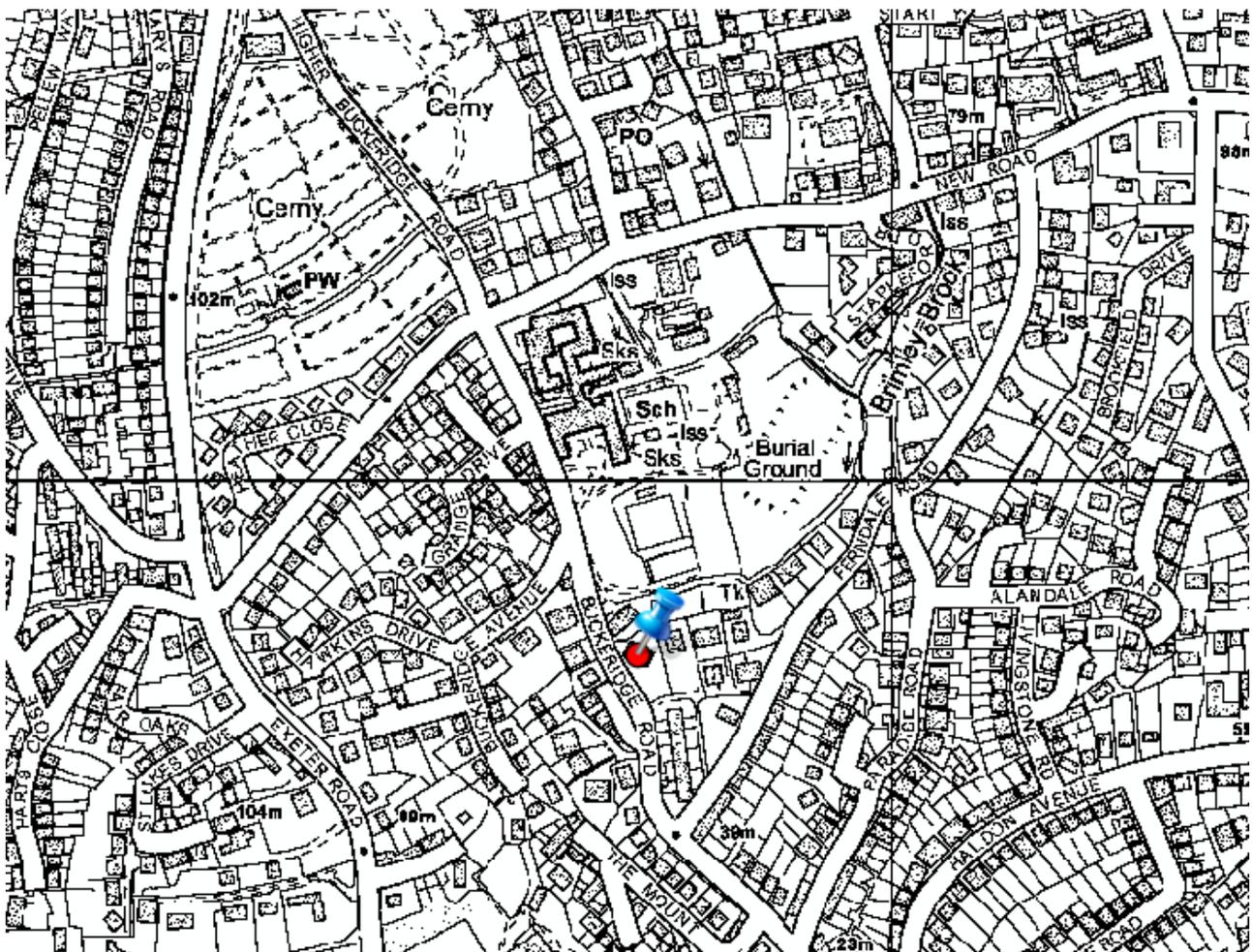
PLANNING COMMITTEE REPORT

Tuesday 18 December 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	TEIGNMOUTH - 18/01383/FUL - Trinity Lodge , Buckeridge Road - Demolition of existing building and replacement with six dwellings	
APPLICANT:	Bunny Homes	
CASE OFFICER	Claire Boobier	
WARD MEMBERS:	Councillor Eden Councillor Orme	Teignmouth Central
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01383/FUL&MN	



1. REASON FOR REPORT

Councillor Orme has requested that this application be referred to Planning Committee if the Case Officer is recommending approval. The reasons given for this request are problems with the proposed density and design of the illustrated dwellings. It is considered that there will be considerable overlooking from the top floor living areas particularly affecting properties in the adjoining Terrace. There is little amenity space and visibility from the access onto Buckeridge Road is compromised.

2. RECOMMENDATION

Subject to: a Section 106 agreement to secure an off-site contribution of £87,977 towards affordable housing provision, AND the satisfactory completion of an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017, PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for commencement of development;
2. In accordance with approved plans;
3. Submission and implementation of a remediation scheme about contaminated land and reporting of any unexpected contamination;
4. The works, including demolition and site clearance, shall proceed in strict accordance with the precautions and measures described in the preliminary ecological appraisal report and mitigation and enhancement measures shall be provided as described in this report;
5. No external lighting shall be installed on, or in association with, the new building, except for low-intensity, PIR motion-activated lights on a short timer (maximum 2 minutes), directed/cowled downwards and away from the site boundaries. The luminaries should produce low-intensity, UV-free light, with a warm colour-temperature (3,000K or less) unless otherwise agreed;
6. Prior to first use samples or details of the materials to be used on the external surfaces of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority;
7. Prior to the brick work to the south elevation of the terrace being installed a sample panel of brickwork shall be constructed on site and shall be inspected and approved in writing by the Local Planning Authority;
8. Parking facilities for each unit shall be provided and shall thereafter be permanently retained for the parking of vehicles in accordance with the approved plans prior to first occupation of each unit;
9. Refuse and recycling facilities with the exception of collection days shall be stored either in the garage of each unit or where available in the rear garden in the interests of visual amenity;
10. Prior to first occupation of any of the dwellings full details of hard and soft landscaping works including boundary treatments and an implementation and management plan, shall have been submitted to and approved in writing by the Local Planning Authority;
11. Removal of Permitted Development Rights for extensions, and enlargements to the roof of the dwellings;
12. Construction Management Plan to be agreed prior to development commencing;
13. Drainage shall be provided in accordance with the submitted drainage strategy unless otherwise agreed.

3. DESCRIPTION

The Site and Proposal

- 3.1 The application site relates to the former nursery at Trinity Lodge on Buckeridge Road which has closed. The existing building on site is currently vacant. The building is not listed, and the site is not located in a Conservation Area or in a designated landscape area including Area of Great Landscape Value and Undeveloped Coast.
- 3.2 Planning consent is sought for the demolition of the existing building 'Trinity Lodge' on the site and its replacement with six dwellings. A terrace of three dwellings (plots 1, 2 and 3) and three detached dwellings (plots 4, 5 and 6).
- 3.3 Due to the topography of the site the properties would be two storey facing north and three storey facing south.

Principle of Development

- 3.4 Trinity Lodge was formerly used as a nursery: before consideration can be given for another use of the site, the loss of the nursery facility needs to be considered. Policy WE12 (Loss of Local Facilities) of the Teignbridge Local Plan 2013-2033 sets out that to maintain a range of accessible services within an area, the redevelopment or loss of community facilities for another use will not be permitted unless one of the following criteria apply:
 - a) There will continue to be a sufficient choice of that type of provision within the local area;
 - b) The existing use is causing a significant problem which can only be resolved with relocation and which outweighs the loss of that type of provision;
 - c) The proposed replacement use has significant benefits which outweigh the loss of that type of provision; or
 - d) It can be demonstrated that the use is no longer necessary or viable in the long term.
- 3.5 Trinity School decided to close the nursery facility attached to the school and relocate to another site in Teignmouth. It is therefore considered that there will continue to be a sufficient choice of nursery provision within Teignmouth and the proposal would therefore accord with criterion (a) of Policy WE12 and would not conflict with this policy.
- 3.6 Given that the loss of the facility is accepted by Policy WE12 there would be no objection to the loss of this use at this site, whilst concern has been raised in the representations received about the loss of the existing building. The existing building is not a Listed Building nor in a Conservation Area and the demolition could be carried out under permitted development, and therefore the Local Planning Authority would have little grounds to resist its demolition as part of this planning application.
- 3.7 With regard to the principle of the proposed development, the site is located within the settlement limit of Teignmouth and therefore Policy S21A (Settlement Limits) of

the Teignbridge Local Plan supports development in this location in principle where it would be consistent with the provisions and policies of the Local Plan.

Affordable Housing Considerations

- 3.8 This application is being considered at this Planning Committee meeting at the same time as application reference 18/01384/FUL for residential development at the car park site accessed off Buckeridge Road. It has been queried whether these two sites should be considered as one site rather than the two sites as submitted for the purposes of affordable housing considerations.
- 3.9 However, having considered the relationship between the sites carefully, it is Officer opinion that the sites should be treated separately. Whilst it is recognised that the car park site was also previously owned by Trinity School, the same former owner of Trinity Lodge, and gained consent for use as an ancillary car park to Trinity Lodge under application reference 15/00605/FUL and that the two applications before Planning Committee are submitted by the same applicant, the sites are capable of being delivered separately and the physical connection is not such that they rely on one another for delivery.
- 3.10 In terms of affordable housing therefore for this site, the proposal is to create six dwellings on the site. Policy WE2 (Affordable Housing Site Targets) of the Teignbridge Local Plan 2013-2033 requires sites with a capacity of more than four dwellings to provide affordable housing in accordance with the targets set out in this policy. The proposal for six dwellings therefore triggers the threshold for affordable housing provision.
- 3.11 The Council's Housing Enabling Officer as set out in the response contained within the consultee section below has advised that a contribution of £87,977 for one affordable dwelling would be required in this case.
- 3.12 The applicants have agreed to enter into a Section 106 agreement to provide this as a contribution to delivering affordable housing off-site and, if minded to approve, this would need to be secured before the planning decision is issued.
- 3.13 With this agreement in place it is concluded that the development would accord with its obligations under Policy WE2 of the Teignbridge Local Plan 2013-2033.

Impact on the character and appearance of the area

- 3.14 Concern has been raised in representations received about the density of the proposed development and that the design of the dwellings lacks architectural merit and is out of keeping with neighbouring properties.
- 3.15 It is considered that the site can take the density of development proposed and meets the requirements of Policy S2 criterion (b) of the Teignbridge Local Plan which requires new development to make the most effective use of the site.
- 3.16 Whilst clearly the properties are of a modern design compared with the Victorian and Edwardian properties found in the locality, there is some variation in dwelling types with some more modern bungalows also found on the west side of Buckeridge Road. It is important that the proposed dwellings portray their own individual character rather than developing a pastiche of surrounding development.

The design does not need to replicate existing surrounding design in order to provide a high quality development in accordance with Policy S2 of the Teignbridge Local Plan 2013-2033.

- 3.17 The existing building Trinity Lodge is three storey facing south and two storey facing north and is an imposing building in the built environment.
- 3.18 The proposed development takes a similar approach with both the detached dwellings and terrace block being two storey facing north and three storey facing south working with the topography of the site.
- 3.19 Furthermore, the terrace block units have balconies on the upper floor as is the case with Trinity Lodge currently which has a raised terrace to its upper floor.
- 3.20 The proposal through revisions during the course of the application has sought to incorporate ties to the surrounding built environment through the incorporation of brickwork to the terrace block. It is advised that if recommending approval that a condition be imposed for a sample panel of this brickwork to be approved on site in order to ensure that the brick used will tie in with the surrounding brickwork of neighbouring properties.
- 3.21 The location of the detached dwellings also follows the building line created by neighbouring residential properties (albeit the depth of the dwellings is less than of the immediate neighbour Oakbear House to ensure that it fits in with the established urban grain in the area.
- 3.22 Conditions are recommended if minded to approve for samples or details of materials to be agreed prior to installation; for a sample brick panel to be agreed and for hard and soft landscaping works to be agreed to ensure that the development will assimilate with its surroundings.
- 3.23 Overall, whilst of a modern design and making maximum use of the site, it is considered that the development can be accommodated without having an adverse impact on the character of the area. It is, however, also recommended that Permitted Development Rights be removed for further extensions including roof extensions in the interests of visual amenity and to retain control over any further enlargement of the dwellings proposed.

Residential Amenity Considerations

- 3.24 Concern has been raised in representations received about the impact of the development on the occupiers of neighbouring residential properties particularly with regard to the development being overbearing and intrusive and the proposed dwellings resulting in overlooking and loss of privacy to the occupiers of neighbouring residential properties.
- 3.25 The application site is a sloping site with Grosvenor Terrace to the south being stepped down from the application site and Convent Lodge to the north being stepped up from the application site.
- 3.26 The existing building is an imposing building and has views from its upper floors across neighbouring gardens and over the roof top of Grosvenor Terrace and other properties to the south. The proposed development would have similar views from

its upper floors looking south and it is not therefore considered that the proposal would result in a significant increase in the level of overlooking or loss of privacy to neighbouring properties to the south than would have occurred when Trinity Lodge was used as a nursery or that would have occurred had this application been for conversion of the existing building. Whilst clearly the terrace block being brought further to the south will have the perception of increased overlooking to neighbouring properties to the south the separation distances and change in levels between the site and properties to the south are such that it is not considered that a refusal on the grounds of an unacceptable level of overlooking/loss of privacy could be justified in this case.

- 3.27 With regard to impact on Convent Lodge divided into flats to the north, Trinity Lodge is currently two storey facing these properties and likewise the proposed detached dwellings would be two storey facing Convent Lodge and would be no closer to Convent Lodge than the existing Trinity Lodge building. It is not therefore considered that the scale and massing of the detached units would adversely impact on Convent Lodge compared with the existing spatial relationship between Convent Lodge and Trinity Lodge. Furthermore, there is an existing soft landscaped boundary between Trinity Lodge and Convent Lodge which largely screens the site from Convent Lodge and it is recommended that, were planning consent to be granted, a condition be imposed to agree a soft landscaping scheme to bolster this boundary in the interests of further protecting the amenity of Convent Lodge. With this in place, it is considered that adequate mitigation can be put in place to address any perceived overlooking/loss of privacy to Convent Lodge.
- 3.28 To protect the amenity of Oakbeer House to the east from overlooking a strong boundary treatment will also be needed along the eastern boundary. There is currently a path leading between Oakbeer House and the site which as part of this application would be removed and incorporated into the gardens of units 3 and 6. This path is currently bounded by a close-boarded fence: it will be important as part of the incorporation of this area into the gardens of the units to secure an appropriate replacement landscaping feature as part of the recommended landscaping scheme both in the interests of visual amenity and to protect the residential amenity of Oakbeer House and its neighbours to the east from overlooking and loss of privacy.
- 3.29 There are no overlooking/loss of privacy concerns to the west given the separation distance from the site to the bungalows on the west of Buckeridge Road.
- 3.30 Given the imposing nature of the current building and stepped down nature of development on Buckeridge Road, it is not considered that a refusal on the proposed development being overbearing or unduly imposing on neighbouring residential properties given the difference in levels and separation distances, and spatial relationship between the existing Lodge and neighbouring properties could be justified.
- 3.31 Overall, it is considered that the development can be accommodated on this site without causing an unacceptable level of harm to the residential amenity of neighbouring occupiers.

Highway Safety Considerations

- 3.32 Concern has been raised in the representations received about the impact of the development on increased traffic on Buckeridge Road, the suitability of Buckeridge Road to serve the site and the lack of pavements currently on Buckeridge Road with no pavements immediately adjacent to the site and concern is also raised that the application does not propose a new pavement to serve the development and the impact that this would have on families from the site having to walk in the road to access the neighbouring school.
- 3.33 The site is accessed from the existing entrance to the site which has been adjusted to provide an improved visibility splay and from the entrance the dwellings are accessed via a shared surface estate road with each dwelling being provided with a garage and additional parking.
- 3.34 Devon County Highways have been consulted on these matters and they advise that Buckeridge Road is an unclassified County Road which is restricted to 30 m.p.h. with no footways in the area. This area has had permission for the nursery in Trinity Lodge which has a number of parking spaces at the front entrance and before the ancillary car park was constructed on the site being considered under application reference 18/01384/FUL was the only car park serving the nursery. It is considered that this application for six dwellings on the site would create fewer trips than the previous use of the site as a nursery and there has only been one personal injury collision reported to the police in this area between 1 January 2013 and 31 December 2017 which was recorded as slight. The County Highways Authority therefore advise that they have no objections on highway safety grounds to the application.
- 3.35 The test in the NPPF is severe harm and it is not considered that there is the evidence to suggest that the proposal would cause severe harm particularly given that the police records only record one incident and given the intensity of likely vehicle movements for the previous use compared to this one.
- 3.36 Whilst the concerns are noted it is not considered, given the planning history of the site, that a refusal on highway safety grounds could be justified particularly given the improved access visibility splay proposed.
- 3.37 Furthermore, it is considered that the level of parking to serve the development is acceptable.

Impact on biodiversity

- 3.38 A Preliminary Ecological Assessment has been submitted with this application which found some limited wildlife value in the grounds. No signs of bats were found in the existing building to be demolished as part of this application.
- 3.39 The Preliminary Ecological Assessment recommends a suite of measures to limit impacts and provide net biodiversity gain, as required by the NPPF which includes limiting light spill onto adjacent trees and hedges.
- 3.40 The Council's Biodiversity Officer has assessed the findings and has raised no objection to the application on ecological grounds provided that conditions are attached to secure the mitigation and enhancement measures set out in the report and to ensure that no external lighting is installed on, or in association with, the new buildings, except for low-intensity, PIR motion-activated lights on a short timer

(maximum 2 minutes), directed/cowled downwards and away from the site boundaries. The luminaires should produce low-intensity, UV-free light, with a warm colour-temperature (3,000K or less) unless otherwise agreed in writing by the Local Planning Authority.

- 3.41 The application site is also within 10km of the Exe Estuary SPA and Dawlish Warren SAC and is therefore subject to the requirements of the 2017 Conservation of Habitat and Species Regulations. More information about these regulations as they apply in this area can be found here <https://www.teignbridge.gov.uk/planning/biodiversity/exe-estuarydawlish-warren-habitat-mitigation/> .
- 3.42 To mitigate against impacts of the development on these habitats the applicant has elected to enter into a Unilateral Obligation to pay the Habitat Mitigation Contribution of £4,800 before development commences.
- 3.43 With this in place, the Local Planning Authority will be able to conclude that there will be no likely significant effect on the European site. However, as mitigation is required to reach this conclusion, an Appropriate Assessment is required as to whether the proposal will affect the integrity of the European site. As such, it is necessary for Natural England to be consulted on this application and therefore the recommendation of approval is to the satisfactory outcome of this process. Furthermore, with the recommended conditions to secure the measures in the ecological assessment and to limit the type of lighting that can be installed the Local Planning Authority is satisfied that the proposal can progress without adverse harm being caused to the ecology of the area.

Land Drainage/Flood Risk

- 3.44 The application site is in Flood Zone 1, however the Environment Agency records show that parts of the site have a 1 in 100 and 1 in 1,000 chance of surface water flooding per year.
- 3.45 A drainage strategy has been submitted during the course of the consideration of this application and the scheme details are considered acceptable as shown on drawing no. C-GA-100 Rev P2. A condition is recommended to ensure that the drainage strategy as submitted is implemented to ensure a satisfactory drainage system is provided.

Contaminated Land

- 3.46 A contaminated land assessment has been submitted with this application.
- 3.47 The Environmental Health Team have assessed this and in accordance with the findings of the Contaminated Land Assessment they recommend conditions for the submission and implementation of a remediation scheme regarding contaminated land and the reporting of any unexpected contamination as set out in the consultee section of this report.
- 3.48 If minded to approve it is recommended that these conditions be applied in the interests of protecting the health of future occupants of the dwellings.

Summary and Conclusions

3.49 It is considered that the development accords with the relevant provisions and policies of the Local Plan and with the NPPF and therefore officer recommendation is for conditional approval.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S21A (Settlement Limits)

WE2 (Affordable Housing Site Targets)

WE12 (Loss of Local Facilities)

EN8 (Biodiversity Protection and Enhancement)

EN9 (Important Habitats and Features)

EN10 (European Wildlife Sites)

EN11 (Legally Protected and Priority Species)

EN12 (Woodlands, Trees and Hedgerows)

National Planning Policy Framework

National Planning Policy Guidance

5. CONSULTEES

Environmental Health - I refer to the above application and the Contaminated Land Assessment submitted. In accordance with the findings of the Contaminated Land Assessment I recommend conditions as follows:

Submission of Scheme, Implementation, Verification, Reporting Unexpected Contamination.

1. Submission of Remediation Scheme

No development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority

The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

2. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to occupation or the development being brought into use

3. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and site investigations shall be carried out. Where required by the Local

Planning Authority, remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to occupation, or the development being brought into use, on the site affected.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors

Biodiversity Officer - The Preliminary Ecological Assessment found some limited wildlife value in the grounds. No sign of bats was found in the building. It recommends a suite of measures to limit impacts and provide net biodiversity gain, as now required by the NPPF. These include limiting light spill on the adjacent trees and hedges. If minded to approve please attach conditions to secure these measures.

Arboricultural Officer - There are no arboricultural objections to the proposal as no significant trees within or adjacent to the site will be adversely affected by the development.

Drainage Engineer - The applicant has not provided any information in relation to the disposal of surface water from the site to enable me to make observations on the proposal. The applicant must therefore submit a surface water drainage management plan which demonstrates how surface water from the development will be disposed of in a manner that does not increase flood risk elsewhere, in accordance with the principles of Sustainable Drainage Systems. The applicant is therefore advised to refer to Devon County Council's Sustainable Drainage Design Guidance, which can be found at the following address: <https://new.devon.gov.uk/floodriskmanagement/sustainable-drainage/>.

(Case Officer Note: This has since been provided and details deemed acceptable)

Devon County Council Education - The proposed 6 family-type dwellings will generate an additional 1.5 primary pupil and 0.9 secondary pupils.

Teignbridge District Council have set out that they intend school facilities to be funded through CIL. It should be noted that this development will create the need for funding of new secondary school places. It is anticipated that these will require funding equivalent to £19,728 for secondary school facilities (based on the current DfE extension rate £21,921 of per pupil). These figures have been calculated in accordance with the County Council's education infrastructure plan and Section 106 approach and takes into account existing capacity in the surrounding schools. It is anticipated that these contributions could be provided for through CIL.

There is currently capacity at the designated primary school for the number of pupils likely to be generated by the proposed development and therefore a contribution towards primary education would not be sought.

If the application is approved we will deem the houses to be built and the number of school spaces considered to be available in Teignmouth will be reduced accordingly - this will be taken into account when calculating contributions from future applications.

Devon County Council Highways - The site is accessed off an unclassified County Route which is restricted to 30 m.p.h.

There is one personal injury collisions which has been reported to the police in this area between 1 January 2013 and 31 December 2017 which was recorded as slight.

There are no footways in this area.

This area has permission for the Trinity Lodge Nursery which had a number of parking spaces at the front entrance and before the ancillary car park was constructed at the rear, this was the only car park. This application for 6 dwellings would create fewer trips than the nursery.

Therefore the County Highway Authority would have no objections.

Housing Enabling Officer - Quantums – with 6 dwelling units proposed, this means that Policy WE2 adopted and up to date Local Plan threshold for affordable housing provision is triggered.

Recently-published National Planning Policy Framework advice also needs to be balanced in consideration of whether an affordable housing contribution would be required in this case and for small residential proposal such as this, the NPPF position of affordable housing thresholds conflicts with that of the Affordable Housing policy in the up to date adopted Development Plan.

Housing Enablers can advise on local evidence of housing need and pipeline of housing delivery to assist these considerations.

The Affordable Housing threshold set out in WE2 would require 25% affordable housing provision for Teignmouth (net of 4 dwellings because the proposal is effectively a windfall residential development).

Adopted LP Policy WE2 sets out a table of provision at para 4.7, which in this case would require the scheme to provide the equivalent of 1 Affordable Housing units. On balance Housing Enabling consider that it would be acceptable (although not the preferred option under Local Plan policy) for this development to make an off-site Affordable Housing contribution.

The development proposal shows a mix of 3 x 2 bed and 3 x 3 bed houses. An off-site contribution be calculated based on an average between a 2 and 3 bed house contribution as follows:

£78,976 for 2 bed houses,

£96,979 – for 3 bed houses.

Average between the two rates of contribution would be - £87,977

** Figures quoted from the updated 6 September 2016 Executive report whereby contribution amounts are subject to regular BCIS review (now updated October

2017). This would put the Local Plan-compliant affordable housing contribution rate in this case at £87,977 for 1 affordable dwelling liability in this case.

Evidenced shows that affordable housing need for Teignmouth is increasing rapidly and in these circumstances even small contributions to affordable housing provision can cumulatively make a big difference to providing for affordable housing needs. Recent data from Devon Home Choice shows there were 147 households from Teignmouth in housing need. In relative terms this is higher than the number of Dawlish households registered, with only Newton Abbot exceeding this for the numbers in housing need. Meantime the allocated housing site in Teignmouth does not have necessary consents in place, and is not scheduled to start construction.

Teignmouth Town has a high level of affordable housing need – making all affordable housing provision valuable – especially if this provision (via an off-site financial contribution) can be targeted to deliver specific aspects of evidenced local need, especially step-free or more accessible dwellings.

It is therefore suggested that an affordable housing contribution could be targeted to deliver affordable housing to meet this specific priority housing need for an affordable dwelling at Level 2 (former Lifetime Homes) standard. The key features of a level 2 property are highlighted below:

- Level or gently sloped approach plus parking nearby
- Lighting over primary entrance – 850mm clear opening width
- Manoeuvring space in main hall for wheelchair
- Entrance door to flat 850mm clear width/internal door width min 800mm
- Bedrooms – allow 750mm to sides and foot of bed
- Bathroom – walls strengthened for future fittings – minimum size to allow 1500mm turning circle
- Glazing no higher than 800mm and one handle no higher than 1200mm
- Service controls – within specified height range

Nationally Britain has an ageing population profile and Housing needs to make better provision for elderly residents. Looking at population predictions for Teignbridge, ONS statistics/predictions show that by 2020 the District will have 36,100 residents aged 65 and over (28% of the total population of the district). The provision of accessible/adaptable homes (level 2 in Building Regulations Part M4) is an important affordable housing priority for Teignmouth.

Conclusion – I trust that the advice outlined above will be of use to you in forming an assessment of the application. The Housing Enabling team objects to this planning application because it fails to provide much needed affordable housing contrary to Development Plan policy. The Enabling Team considers that in light of high levels of local housing need, the provision of affordable housing for non-major residential applications in the Teignmouth urban area, where the delivery of affordable housing is not coming forward, should remain a Development Plan priority.

(Case Officer Note: The applicant has agreed to provide off-site affordable housing contribution which would be secured by Section 106 agreement if minded to approve).

6. REPRESENTATIONS

Twenty-nine letters of objection received to the application, raising the following summarised concerns/objections (see case file for full representations):

1. Concern area does not need more densely populated housing;
2. Proposal does not provide adequate parking arrangements and this will affect the road making it more dangerous for road users;
3. Concern that there is no pavement at this point on Buckeridge Road and will put pedestrians at greater risk of harm;
4. Concern about loss of land for educational purposes;
5. Road safety concerns about increased traffic and suitability of Buckeridge Road to serve additional housing;
6. Concern proposed building will overlook almost all surrounding buildings, and will result in loss of privacy;
7. Concern density of development will be overbearing and intrusive;
8. Concern that building design lacks architectural merit and is out of keeping with immediate neighbouring buildings;
9. Concern lack of affordable housing;
10. Concern about loss of existing classic Victorian architecture through the demolition of the existing building to facilitate the proposal;
11. Concern about increased risk of flooding from run-off from the proposed scheme;
12. Concern about impact on privacy to Convent Lodge, particularly from second floor proposed living room windows and concern also raised about loss of light to this property;
13. Concern that proposal is overdevelopment of the site;
14. Concern about loss of privacy to Grosvenor Terrace;
15. Concern about lack of outside space to provide distance between dwellings and existing neighbouring properties;
16. Concern about impact of construction vehicles on pipes along Buckeridge Road;
17. Concern development will cause overlooking and loss of privacy to Tremelling Lodge, Ferndale Road;
18. Feel proposals should be limited to chalet bungalows to reduce impact;
19. Proposals would give new owners nice views of the sea, but does not take into account the impact on the other houses in the vicinity.

7. TOWN COUNCIL'S COMMENTS

The Committee strongly recommends refusal of this application because of the proposed density and design of the illustrated dwellings. It is considered that there will be considerable overlooking from the top floor living areas particularly affecting properties in the adjoining Terrace. There is little amenity space and visibility from the access onto Buckeridge Road is compromised. If the Case Officer is minded to approve the Ward Member is requested to place this application onto Category B.

8. COMMUNITY INFRASTRUCTURE LEVY

The proposed gross internal area is 875.55. The existing gross internal area in lawful use for a continuous period of at least six months within the three years immediately preceding this grant of planning permission is 340.90. The CIL liability

for this development is £87,803.40. This is based on 534.65 net additional m² at £125 per m² and includes an adjustment for inflation in line with the BCIS since the introduction of CIL.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place