

PLANNING APPLICATION REPORT ADDENDUM

Case Officer: Wendy Ormsby

Parish: Sparkwell **Ward:** Newton and Yealmpton

Application No: 1303/18/OPA

Agent/Applicant:

Mr Ed Heynes
Heynes Planning Ltd
The Studio, Two Acres
Under Lane
Newmills,
Launceston
PL15 8SN

Applicant:

Place Land LLP
C/O Heynes Planning Ltd

Site Address: Land Adjacent To New Park Road, Lee Mill, Devon

Development: Outline application with all matters reserved except for access, for residential development of up to 110 dwellings with open space, landscaping, allotments, drainage infrastructure, estate road, associated development and facilitation of the provision of a village hall (either off-site or on-site)

Background

This application was considered by the Development Management Committee on 5 September 2018. Members raised questions and concerns about the social impacts of this scale of development on Lee Mill; the development did not appear to provide any infrastructure that may help it assimilate into or benefit the village.

As previously set out in the main officer report the proposed development would deliver the following social benefits:

- 110 new homes, of which 30% would be affordable.
- Allotments
- A large area of public natural green space
- Off street parking for residents of New Park Road that currently can only park on the street.
- £6000 per dwelling towards a capacity, safety, amenity and air quality mitigation scheme in and around Lee Mill. It is anticipated this will help to reduce traffic congestion within the village as a whole to the benefit of all residents.
- Occupants (to be calculated based on Table 3 of the SPD) x £595 towards 'Provision of a MUGA at Bottlepark and/or Extension of Clubhouse at Erme Valley Playing Fields, Ivybridge and/or provision of an all-weather pitch at Ivybridge Community College.'
- Occupants (to be calculated based on Table 3 of the SPD) x £380 towards 'improvements to, and ongoing maintenance of, play facilities at the adjacent Bottlepark play area'

The last two undertakings, based on the illustrative layout and housing mix would deliver a sum of approx. £370,000 cumulatively, to be used for open space sport and recreation.

The applicant has engaged with officers since the committee and a full written response has been provided and is available to read on the Council's web site. A copy of this has been provided to the Parish Council.

The applicant has explained that prior to submitting this application they engaged with the community, undertook community consultation and attended parish meetings. The applicant was aware of the land made available through the adjoining Cavanna Homes scheme for a village hall and explored options for assisting in the delivery of the village hall. They were led to believe that the Parish Council did not want to pursue delivery of the village hall so took no further action in this regard.

Having listened to the concerns of Members however the applicant has re-visited this matter.

Village Hall proposals

When the Cavanna Home application was being considered Sparkwell Parish Council were very supportive of delivering a village hall for Lee Mill and commented, *inter alia*, as follows:

The community of Lee Mill has no facilities for the future of the local residents – especially both the younger and mature generations, and the village hall would create a much needed place for community recreation notably absent at the present time

Please would you kindly add that the Parish Council sincerely regrets the reduction in number of affordable houses in the development, but there remains a need in Lee Mill village for some houses for local people. The community benefits are still vital to the long term well-being of the village. It should be pointed out that as a community the village of Lee Mill has a Post office, a busy industrial estate and a large retail store all of which offer employment within walking distance of the village. There are good transport links to Plymouth and Ivybridge and beyond. At the present time the village has much to recommend it for sustainability but has community heart. This would be a great benefit from this application

The Cavanna Home scheme delivered a site for a village hall adjacent to the Bottle Park and this is now in the ownership of the Parish Council. Cavanna Homes were obliged to provide servicing up to the site.

The Lee Mill Community Association then applied for and were granted full planning permission for a village hall on the site adjacent to the bottle park, in 2010 (ref 49/1128/10/F). It is understood that an attempt was made to raise funds to build the hall but this was not successful.

The applicants have agreed to support the provision of a village hall through the current application in the following ways:

- (i) In the first instance to agree that the sums of money identified for open space, sport and recreation can be used towards building a village hall on the site that benefits from planning permission, or the contributions offset if the developer were to build the hall directly. (It is likely that the sums of money to be paid would cover most of the cost of building a hall). As the hall is likely to be used for some forms of sport and play this could be an appropriate use of these funds.

If it is not technically possible to deliver a village hall on the current site* then:

- (ii) To provide a site within the current application site for a village hall and the open space sport and recreation Section 106 contributions used towards its construction, or the contributions offset if the developer were to build the hall directly. Illustrative plans have been submitted giving examples of how a village hall could be accommodated within the site.

(*It has been suggested that it is not possible to build the village hall on its approved site anymore as it is alleged there is a soakaway where the hall should be built. Officers have checked the approved drainage plans for the Cavanna scheme however and these indicate an approved soakaway under the area identified as a car park but not where the building should be)

The application will therefore undertake to ensure that there is a viable site for the construction of a village hall and will make significant financial contributions towards delivery of the village hall to the community. Earlier correspondence from the Parish Council would indicate that this would be a significant community benefit.

Other Matters

No build zone

Members questioned how/if the location of built development (housing) could be controlled as the masterplan was purely illustrative. The applicant has now submitted a zoning plan to indicate a 'no-build for housing' zone and this plan can form part of the application and planning conditions can be applied to ensure that any reserved matters application should not proposed housing in the 'no build zone'.

Pedestrian links

Members also questioned pedestrian links from the site into the village. There are two pedestrian link options providing convenient and safe access into the village centre using paved and lit footpaths. These will be highlighted in plan form at committee.

Highways

DCC Highways have previously requested a financial contribution of £6000.00 per dwelling towards a capacity, safety, amenity and air quality mitigation scheme in and around Lee Mill, this would equate to approximately £660,000. At that time DCC were not specific about how the money might be used.

DCC have recently confirmed a land acquisition in Lee Mill with a view to implementing highway improvements in the area. More details on this should be available as a verbal update at committee. The contribution from this application would contribute to the delivery of these improvements

Consultation

The revised proposal have been re-advertised. 9 further letters of objection have been submitted (mostly by people who have previously commented) .Issues not already raised in the main report include the following:

- Promise of a new village hall rings hollow following promises from Cavanna
- Cavanna village hall site is not able to be developed
- Alternative site is not in village centre
- No safety audit of pedestrian access
- No need for a village hall
- Village hall on Cavanna site will result in loss of public greenspace
- Adverse impact of village hall on residential amenity

The **Parish Council** have commented on the revised proposal as follows:

The re-advertised application shows two possible sites for a village hall, neither of which is really suitable or large enough to create a village centre for Lee Mill.

The Lee Mill community is neither improved, inspired nor sustained by the provision of 110 more homes accessed via the second most dangerous road in the village. There is no attempt to improve safe usage or nearby parking on new Park Road, despite the current overloading and lack of accessible parking.

The Lee Mill community needs a radical new approach to any development which includes major improvements to existing routes and possible limitation on size or weight on some routes. Until progress is made on these safety issues any additional large development would be unwelcome and probably hazardous.

Lee Mill suffers from a severe parking problem within 200 yards from the main bus stop area. Daily commuters to Plymouth and Exeter park then catch either the bus or car share to save money. However, the introduction of the Falcon coach service to Bristol and the airport has led to cars being left at the kerbside on the main housing streets for periods as long as two weeks. This is impacting on residents who have been known to find vehicles part obstructing driveways for days on end. The provision of a well-designed, park up facility, possibly charging and secure, would be a godsend to the community. A major increase in traffic from the proposed development will only aggravate a critical situation.

The Lee Mill community will only be improved by a more creative approach to new developments with a greater range of housing, of limited numbers and a new initiative to improve sustainability in Ivybridge through transport, education, sport and leisure. This housing development has been rejected by huge majorities in two public meetings.

With the publication of the JLP imminent any development of the size proposed by Place Land would be presumptuous and almost certainly inappropriate.

Sparkwell Parish has already two housing developments under construction covering 13 affordable or rental homes, 11 age related homes and 2 luxury homes. These figures comfortably exceed the requirement of the most recent housing needs survey

Conclusion

The application has been amended to assist in the delivery of a village hall in Lee Mill which would be a significant community benefit in addition to the benefits listed above. It is noted however that the Parish Council do not support the village hall and consider the proposed sites to be unsuitable and not large enough.

One of the possible village hall sites has planning permission and was strongly supported by the Parish Council during the Cavanna application and the Lee Mill Community Association pursued a detailed planning application on the site. There was no comment at that time that the site was too small. No detail has been provided by the Parish Council as to what size of hall they now consider to be necessary.

The current application also offers an opportunity to deliver a new village hall within the application site. As this is an outline application the location and size of the site could be agreed at reserved matters stage.

The recent confirmation by DCC of a strategic land acquisition in Lee Mill is likely to bring forward highway improvements to reduce congestion within the village. Such improvements however are likely to require private sector contributions; the current application would deliver a substantial contribution towards this.

A zoning plan has added clarity as to which parts of the site could be developed for housing.

Clarification on safe pedestrian links into the village has been provided

It is considered that the scheme offers significant community benefits and that these benefits outweigh any harm arising from the development. Full engagement by the Parish Council at reserved matters stage could ensure the benefits are tailored to meet the needs of the community.

Revised Officer Recommendation

Recommendation: Delegate to CoP Lead Development Management, in conjunction with Chairman to conditionally grant planning permission, subject to a Section 106 legal obligation.

However, in the event that the Section 106 legal Agreement remains unsigned six months after this resolution, that the application is reviewed by the COP Lead Development Management, in consultation with the Chairman of the Committee, and if no progress is being made delegated authority is given to the CoP to refuse to application in the absence of an agreed S106 Agreement.

The terms of the Section 106 Obligation are:

- 30% affordable housing
- £6000.00 per dwelling towards a capacity, safety, amenity and air quality mitigation scheme in and around Lee Mill. To be paid on occupation of 25 percent of the dwellings
- £15,000 towards improving the Unclassified Road 301 in Sparkwell. To be paid prior to occupation of the first dwelling.
- £300.00 per dwelling towards travel vouchers
- Travel pack
- Welcome Pack
- £338,679 towards education facilities
- £184,106 towards school transport
- Occupants (to be calculated based on Table 3 of the SPD) x £595 towards 'Provision of a MUGA at Bottlepark and/or Extension of Clubhouse at Erme Valley Playing Fields, Ivybridge and/or provision of an all-weather pitch at Ivybridge Community College and/or contribution to the provision of a community/village hall on land at Bottlepark'
- Occupants (to be calculated based on Table 3 of the SPD) x £380 towards 'improvements to, and ongoing maintenance of, play facilities at the adjacent Bottlepark play area and/or contribution to the provision of a community/village hall on land at Bottlepark'
- The identification of land within the application site that allows for the provision of a community/village hall with an agreed financial contribution that forms part of the contribution (as set out in the bullet points above) also to allow for its provision. This particular obligation only comes into effect upon the community/village hall being technically unable to be provided on land within Bottlepark.
- Public access and on-going management and maintenance of the on-site public open space in perpetuity, including allotments.
- Implementation of LEMP and SUDs

Proposed additional condition

Any reserved matters submitted pursuant to this permission shall not propose housing development within the area indicated as 'non residential build zone' on drawing number SK006.

Reason: For the avoidance of doubt and to ensure a satisfactory landscape impact.