

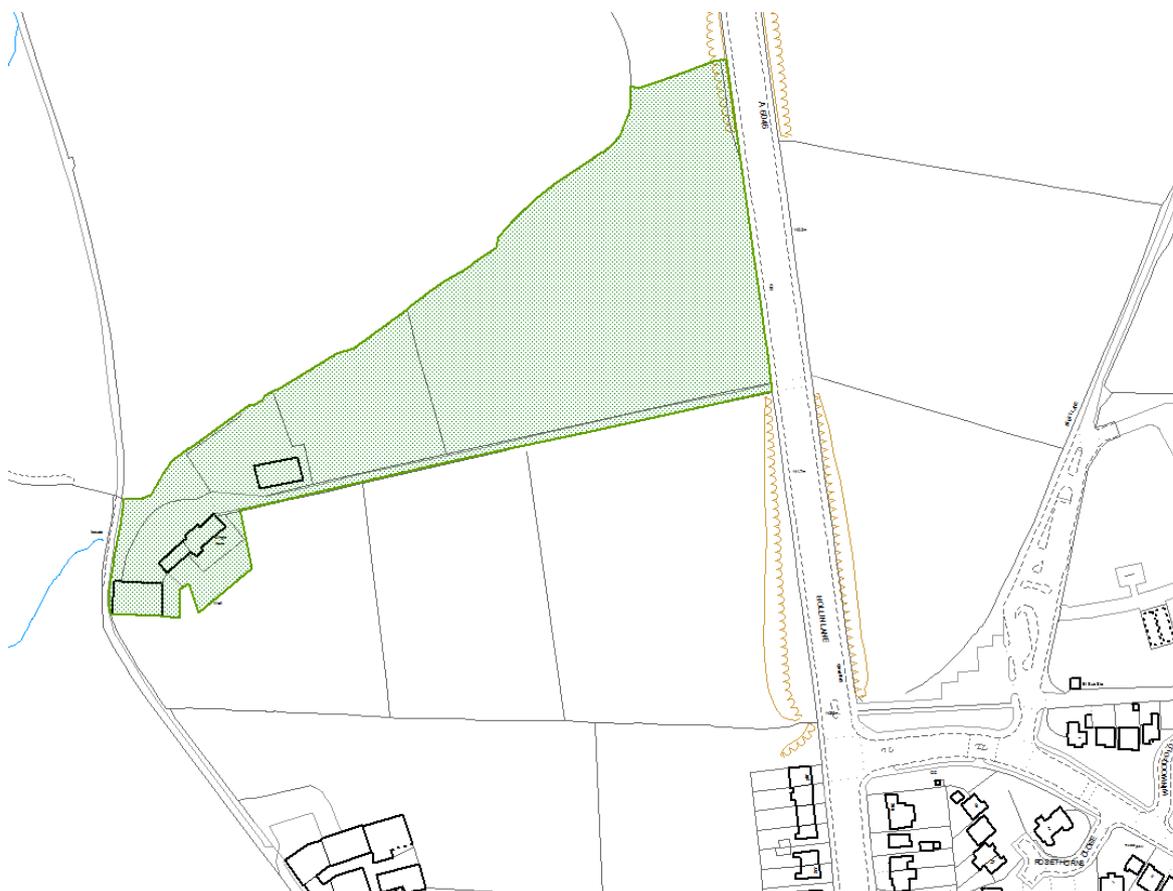
Report to Planning and Licensing Committee



Date of Meeting	9 October 2019
Portfolio	Councillor Carol Wardle, Development & Housing
Report Author	David Allen
Public/Private Document	Public

Application: 19/00826/AM	Township: Middleton	Ward: West Middleton
Applicant: Auxilia Homes Ltd	Agent: Smith & Love Planning Consultants	
Site Address: Dingle Farm, Hollin Lane, Middleton, M24 6XW		
Proposal: Section 73 application for amendments to planning permission 18/00354/FUL comprising layout changes; amendments to bungalows and community hub; removal of farm building and energy centre; addition of swale SUDs feature; and submission of additional detail pertaining to conditions		

SITE LOCATION



DELEGATION

- 1.1 The application is referred to the Planning and Licensing Committee as the development represents a departure from the Development Plan.
- 1.2 In accordance with the Town and Country Planning (Consultation) (England) Direction 2009, as the application is 'Green Belt development' (that being development which consists of inappropriate development in Green Belt constituting the provision of buildings where the floor space to be created is 1,000 square metres or more) the application must be referred to the Secretary of State if the Committee is minded to grant planning permission.

PROPOSAL SUMMARY

- 2.1 Full planning permission was granted by Planning and Licensing Committee in July 2018 for the demolition of the existing buildings at Dingle Farm and the redevelopment of the site with a comprehensive scheme for provision of supported living accommodation (comprising 15 bungalow units) for adults with autism.
- 2.2 This application seeks amendments to the consented scheme comprising alterations to the site layout, bungalow and community hub designs, removal of the farm building and energy centre, alterations to the layout and extent of car parking and the addition of a swale Sustainable Urban Drainage feature at the base of the site.
- 2.3 The application is also accompanied by additional detail seeking to satisfy the requirements of a number of conditions attached to the original planning permission, in order to expedite commencement of development in the event this permission is granted.

RECOMMENDATION

- 3.1 That planning permission be **GRANTED** subject to the schedule of recommended conditions and subject to referral to the Secretary of State.
- 3.2 If the Secretary of State is not minded to 'call in' the application for determination, the Head of Planning Services be delegated to release the decision notice subject to the schedule of recommended conditions.

REASON FOR RECOMMENDATION

- 4.1 The principle of development was established in the previous grant of planning permission (ref. 18/00354/FUL); the proposed amendments would neither significantly alter the character or impacts of the development or result in any greater harm to the Green Belt than the previously consented development, noting in particular that the amended scheme includes a reduction in the volume of buildings proposed.

- 4.2 The amended development proposal would continue to bring forward benefits of substantial scale that weigh heavily in favour of the scheme. The scheme is a direct local response to a national and local agenda which seeks to focus on the provision of joined up care and support allowing people with autism and severe learning difficulties to live in settled, secure and appropriate accommodation and be able to live full, happy and meaningful lives. The innovative, unique and sector-leading scheme will meet these needs for its residents for life.
- 4.3 Planning conditions have been amended and updated where possible to reflect the additional information submitted in order to satisfy the requirements of a number of conditions attached to the original planning permission, in order to expedite commencement of development in the event this permission is granted.
- 4.4 The proposal, as with the consented scheme, would result in harm to the Green Belt by reason of being inappropriate development and its impact on openness. The scheme would also have a limited impact on landscape character and appearance. However, as previously, it is considered overall that the benefits in this case clearly outweigh the harm. As such, when looking at the development as a whole, and in accordance with paragraph 144 of the Framework, very special circumstances are considered to exist because the harm to the Green Belt and all other harms that have been identified are clearly outweighed by other considerations. Therefore, although the proposal does not accord with the development plan when read as a whole, other material considerations indicate that planning permission should be granted.

SITE

The application relates to Dingle Farm and a portion of the surrounding open land, which lies to the western side of Hollin Lane in Middleton. Access to the existing site is from Hollin Lane itself, taking the form of a single track tarmac lane. The boundary of the site extends to approximately 2.7ha in area, and is located in the Green Belt and Protected Open Land between Middleton and Heywood. The site is roughly triangular in shape, running from Hollin Lane at the east of the site to the existing farmhouse in the west of the site, which is bounded by a public right of way (MidRupp114).

Existing buildings on the site are clustered in this south west corner and comprise the farmhouse and attached barn, an indoor manège/sand school and a large stables building. Other developed areas of the site include large areas of hardstanding, forming a link between the three main buildings and providing large areas of parking. There is an existing open-air manège to the east of the farmhouse associated with the site; however, this area of land is excluded from the application site boundary. The eastern portion of the site is formed of grazed pasture land, divided by post and rail fencing, hedgerows and trees in some places.

The site lies adjacent to a number of parcels of land off Hollin Lane and Langley Lane which are being developed for residential purposes following the grant of planning permissions in 2016.

PROPOSAL

Planning permission was granted in July 2018 for the demolition of the existing buildings at Dingle Farm and the redevelopment of the site with a comprehensive scheme for provision of supported living accommodation (comprising 15 bungalow units) for adults with autism. The purpose of the development is to house people with autism from the Borough, some with complex needs, as part of the Transforming Care Agenda (which arose as a response to the Winterbourne Review).

This Section 73 (minor material amendment) application seeks amendments to the consented scheme, as follows:

- Alterations to the layout and arrangement of car parking and circulation areas at the front of the site (adjacent to Hollin Lane);
- Reduction in scale and relocation of the community hub;
- Minor amendments to the design and footprint of the bungalows;
- Removal of the stables/farm building and 'energy centre';
- Removal of 20 car parking spaces from the western end of the site;
- Relocation of the pumping station/treatment plant;
- Creation of a detention basin Sustainable Urban Drainage (SuDS) feature.

The application is also accompanied by additional detail seeking to satisfy the requirements of a number of conditions attached to the original planning

permission, in order to expedite commencement of development in the event this permission is granted.

DEVELOPMENT PLAN

Adopted Rochdale Core Strategy (RCS):

- SP2 The Spatial Strategy for the borough
- SP3 The Spatial Strategy for the townships
- SD1 Delivering sustainable development
- DM1 General development requirements
- DM2 Delivering planning contributions and infrastructure

SO2 Creating successful and healthy communities

- C1 Delivering the right amount of housing in the right places
- C3 Delivering the right type of housing
- C6 Improving health and well being

SO3 Improving design, image and quality of place

- P1 Improving image
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development

SO4 Promoting a greener environment

- G2 Energy and new development
- G4 Protecting Green Belt
- G5 Managing protected open land
- G6 Enhancing green infrastructure
- G7 Increasing the value of biodiversity and geodiversity
- G8 Managing water resources and flood risk
- G9 Reducing the impact of pollution
- G10 Managing mineral resources

SO5 Improving accessibility and delivering sustainable transport

- T2 Improving accessibility

Rochdale Unitary Development Plan (UDP):

G/D/2 Green Belt

- D/10 Protected Open Land
- RE/6 Recreational Rights of Way

G/M/1 Protection and Prudent Use of Resources

- EM/7 Development and Flood Risk
- EM/8 Protection of Surface and Ground Water

Greater Manchester Joint Minerals Development Plan (GMJMDDP):

The ten authorities in Greater Manchester share a joint minerals DPD which sets out policies to guide further minerals development and identifies Areas of Search and Mineral Safeguarding Areas.

GMJMDDP/8

Prior Extraction of Mineral Resources

Brick Clay
Coal

Supplementary Planning Documents:

Biodiversity and Development (January 2008)

Oldham and Rochdale Urban Design Guide (September 2007)

Oldham and Rochdale Residential Design Guide (September 2007)

Residential Development (June 2016)

NATIONAL PLANNING POLICY AND GUIDANCE

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

RELEVANT HISTORY

18/00354/FUL Demolition of existing buildings and erection of 15 bungalows and carer's accommodation (Class C2), community building, farm building, open space and car parking with access from Hollin Lane – Granted STC.

05/D45841 Erection of prefabricated 'Monarch' barn to incorporate ten stables – Granted STC.

CONSULTATION RESPONSES

Adult Care – No comments received.

Conservation – [Summary] –

Condition 5 – relating to archaeological investigations –

An archaeological report has been presented within this application which has been completed by Oxford Archaeology. A WSI is provided within Appendix D of this report which comprehensively demonstrates the methodology undertaken to complete. The report clarifies that a total of 13 trial trenches were excavated and that only Trench 13 revealed potential interest in the form of a possible Post-Medieval drain was observed. This being said the evaluation demonstrates that development area is "*largely devoid of any significant or extensive historical activity*". The information presented is considered adequate to satisfy this condition.

No objections raised in relation to information presented relating to conditions 14 (materials), 15 (window & door details) and 24 (external lighting).

Drainage – [Summary] –

Foul Drainage

Since 6 April 2012, under sections 23 and 24 of the Land Drainage Act (1991), the Council has been responsible for ordinary watercourse regulation in areas that are not managed by the Environment Agency i.e. non 'main river' streams. The Applicant's Drainage drg 217/050/020 rev P1 indicates that the new development proposes to discharge sewage treated by a packaged sewage treatment plant to Whittle Brook, which falls under the remit of Rochdale Borough Council.

The Council will not agree to the discharge of sewage into Whittle Brook because this does not meet *UK Government General binding rules: small sewage discharge to a surface water*. For this site, a new packaged sewage treatment plant is only allowed if the distance of the furthest property is more than (no. of properties) x 30m from a public sewer. For this site, the distance is calculated as 15 x 30m = 450m.

The council concludes that the Applicant must provide a small sewage pumping station and rising (pumping) main to discharge sewage to United Utilities public sewer on Hollin Lane at a distance of 275m.

Surface Water Drainage

Request clarification as to whether the headwall location has been agreed with the adjacent landowner – headwall should be located to the downstream side of the public footpath rather than spilling directly onto the footpath.

In order to determine that the attenuation basin outline on the Foul and Surface Water Drainage Layout (ref. 217/050/020 rev. P1) is suitable, more details and drainage calculations (ideally MicroDrainage file) are required.

Vehicular Access Details

No objections raised to the detail submitted in relation to the access from Hollin Lane (condition 7).

Environment Agency – [Summary] – The presence of free phase hydrocarbons in BH WS3a is of concern, however there is not enough information to determine the risk to controlled waters.

Greater Manchester Archaeological Advisory Unit –

In relation to the archaeology condition no. 5, further information has been supplied in the form of a report by Oxford Archaeology North dated October 2018 on the evaluation trenching they undertook to investigate geophysical survey anomalies. This work concluded that no significant archaeological features were encountered and GMAAS are therefore happy that no further archaeological investigations are required in the fields to the east of Dingle Farm. However, there is still the historic site of Dingle Farm to consider. GMAAS understand that a historic building survey has been carried out but we have not seen a copy of this. This work should involve historic research to attempt to

define the origin and historical development of the farm. There should be an archaeological watching brief during demolition and the results of this added to the building survey report. This work will inform the need for and location of further evaluation trenches on the site of the demolished farm complex as there is a possibility of early remains being present. GMAAS would need to approve a WSI for the trenching scheme for the former farm complex.

On 10th August 2018, Emily Mercer (Archaeological Consultant from CgMs) emailed to GMAAS the following comments:

‘At this stage I have not included any trenches over the footprint of the farmhouse, which is yet to be demolished. The building survey was undertaken last week but the refurbishment of the building in recent years meant that there were few features of interest, and a watching brief during demolition will hopefully be more productive. Once the building is down to ground level then maybe we can look at the best way to investigate the potential for earlier phases?’

In conclusion, GMAAS are happy that the fields to the east of Dingle Farm require no further archaeological mitigation and that the archaeology condition has been satisfied for that part of the development site; however, there is outstanding archaeology to be undertaken for the farm complex.

Greater Manchester Ecology Unit –

Comments Received 11.09.2019

The amended layout will not make any significant difference to the ecological issues related to this development. The additional information supplied with regards the previously applied conditions mean that some of these require modification.

Bats

The previously supplied bat reports are still valid, but may require updating prior to demolition. Condition 13 of the approved permission is still valid but I also recommend an additional condition along the following lines is applied to any permission.

If the demolition hereby approved does not commence before 30th April 2020, the building will be reassessed for bat roosting potential and the finding supplied to and agreed in writing by the LPA.

Badgers

The proposal indicates that additional information has been supplied regarding condition 11 relating to the reasonable avoidance measures for badgers. I have been unable to locate any such information. I am therefore unable to make any recommendations at this point.

Nesting Birds

Condition 12 of the previous permission should be applied to any approval of the revised layout application.

Himalayan Balsam

Condition 8 of the existing permission requires submission of a method statement prior to site clearance or development. Further information has been provided as part of this application, confirming that balsam is still present around Dingle Farm. I have a number of issues with this report.

First they note that it is listed as an invasive species by the Environment Agency but there are no specific laws. This is incorrect. It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Himalayan balsam is included within this schedule. They are however correct in stating that soil contaminated with this species (specifically the seed) is regarded as controlled waste.

Second whilst the advice on avoidance is sound, the balsam will need to be controlled or removed from the site at some point as it is within the development footprint. No information appears to have been provided on the actual methodology for control, whether manual, herbicide or excavation, though I am guessing the latter is preferred given the reference to waste transfer notes.

Third under risk assessment they refer to Japanese knotweed not Himalayan balsam.

Therefore I recommend that condition 8 of the approved permission is applied to any new permission.

Contributing to and Enhancing the Natural Environment

Section 170 NPPF states that the planning system should contribute to and enhance the natural and local environment. Conditions 16 and 18 dealt with this issue. A document has been supplied that provides additional information relating to condition 16 as well as revised landscape plan to reflect the amended layout.

The Site compensation, enhancement and maintenance measures generally meets the requirements of condition 16, but I have a few minor issues with choice of species and proposed management and it may be premature to accept it as a document given the layout may change again. Issues and queries include:

Section 3.3.4/3.4.2 – duckweed. Not clear why this species has been specifically picked out for management. Whilst I accept it can be invasive and block out light in ponds that become neutrified and therefore raking out can be required, this is an extreme situation. There are also other equally invasive and less desirable species that could colonise the pond, such a floating pennywort, fringed water-lily as well as aquatics such as curly waterweed, candadian waterweed, nuttall's waterweed and new Zealand pigmyweed.

Section 3.4.6 – Snow. Again not clear why this has been specified. It is a very low risk in this country.

Table 7 – Hedge planting to infill gaps around the boundary should in my opinion be in keeping with the local landscape. Species such as wayfaring tree and spindle are not locally native and more typical of chalk and limestone areas. Wild cherry is also not a typical hedgerow species. There is also the risk with a list such as this of the less appropriate species such as guelder rose and crab apple being planted at too high a density. I therefore recommend the new hedgerows along the site boundaries are 70% hawthorn, with an additional 25% made up of thorny species i.e. holly and dog rose, though blackthorn is another option where the hedge is to be allowed to spread. (I do not recommend however in confined areas owing to its ability to sucker).

No information appears to have been supplied on proposed tree and shrub planting choices (maintenance is however covered)

Whilst not disagreeing with the locations of the bird and bat boxes more could be done in this area i.e. more provided, such as integral swift bricks to a percentage of the new dwellings.

Therefore whilst this document goes a long way towards meeting the requirements of condition 16, it would be easier to reapply to the new proposal at this stage.

The revised landscape proposal does not meet the requirements of condition 18 as no detail on species, size of plants etc. has been provided and it is unclear from the key the division between amenity grassland and wildflower grassland. For instance the large area of grassland at the eastern end is of uniform colours and either amenity grassland or wildflower grassland. I would recommend the latter as this would be easier to maintain in this form (with say mown paths).

I therefore recommend that condition 18 of the approved permission is applied to any new permission.

Comments Received 26.09.2019

[Summary] - No objection to the proposed bat survey condition. No objection to the submitted Reasonable Avoidance Measures Method Statement.

Comments Received 30.09.2019

[Summary] - No objection to the proposed lighting scheme.

Highways –

Comments Received 12.08.2019

[Summary] – No objection to Construction Method Statement. Satisfied site access has sufficient visibility and is of suitable construction.

Comments Received 30.09.2019

[Summary] - No objections raised in respect of the Construction Method Statement, Travel Plan or level of parking provision.

Highways England – [Summary] – No objection.

Landscaping – [Summary] -

The amended layout in plan view has enough similarities with the approved layout to be acceptable in principle. Concerns about the following details:

1. Boundary treatments – gaps and heights;
2. Conflict between AIA/AMS, drainage proposals, services and landscape strategy;
3. Detention pond: additional detail of the profile and gradients of the pond required;
4. Japanese knotweed identified as present on site near the north site boundary;
5. Detail of mitigation measures required for proximity to RPA of the proposed steps and ramp;
6. Full landscape planting proposals and schedules required;
7. A landscape and ecological management plan is required.

Arboricultural Method Statement and Landscape Scheme (Conditions 10 and 18)

The AMS would have been acceptable but due to the drainage proposals within the RPA and the proposed steps/ramp combination, the additional advice of the arboriculturalist RE mitigation measures for these proposals is necessary.

Public Protection (Environment) –

- Subject to agreement from the EA, the completion report should contain details including photographs of the validation of the remediation of the contamination of the groundwaters around the above ground storage tank.
- The report has recommended gas protection measures to CS3, three monitoring visits have been undertaken, timed over appropriate weather conditions, two quite high results have been obtained. Design of the protection measures have been supplied, the completion report should contain validation the measures have been installed according to specification.
- If materials are removed from the site, waste transfer notes should be included in the completion report.

Public Protection (Noise) – [Summary] – No objection to the Construction Method Statement. The acoustic report adequately demonstrates that they can achieve the correct internal and external noise levels, I would recommend conditioning they are constructed as per the report and a post completion report to be submitted. Raise concerns in relation to the air source heat pumps - they need to be quantified and included on an addendum to the acoustic report.

Rights of Way – No comments received.

United Utilities – No comments received.

TOWNSHIP PLANNING PANEL

The application was presented to the Middleton Township Planning Panel on 12th August 2019; Members made no comment on the application.

MEMBER REPRESENTATIONS

No representations have been received from individual Members.

PUBLIC REPRESENTATIONS

Objection Reps	0	Support Reps	0	Neutral Reps	0
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Letters of notification were sent by the LPA to surrounding neighbours, a notice displayed in the vicinity of the site and a notice placed in the local press. No representations have been received.

ANALYSIS

1. Since the grant of planning permission in 2018 significant further work has been undertaken by the applicant in respect of obtaining funding for the development. Given the particular nature of the scheme, the design and interior specifications are significantly higher than a regular residential development, and the proportionate cost of access and drainage works is greater when considered within the context of provision of only 15 dwellings. In light of the difficulties experienced in securing funding, several rounds of value engineering have taken place to reduce the cost of the build, whilst seeking to uphold the overall quality of the development.

Principle of Development

2. The application is made under Section 73 of the Town and Country Planning Act 1990, a mechanism by which to vary or remove conditions associated with a planning permission. Where there is a relevant condition on the planning permission to be varied (for example, the approved plans list condition) section 73 can be used to apply for minor material amendments to the approved plans, as is the case here. Whilst approval of this application would, in effect, result in the issuing of a new permission, consideration should only be given to those elements of the scheme that differ from the previous approval, together with any significant change in policy and other material factors that have occurred in the interim.
3. National Planning Practice Guidance states that *“there is no statutory definition of a ‘minor material amendment’ but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved”*. In this respect the development proposal is substantially the same as the approved scheme in relation to design, scale, layout and access.

4. There have been no changes to the status of the development plan since the grant of full planning permission 18/00354/FUL (approved July 2017). There have been revisions to the National Planning Policy Framework (February 2019), but those changes have no material impact on the assessment of the development.
5. The proposed amendments are detailed in the 'Proposals' section above and an analysis of the material considerations is set out below.

Amendments – Impact on Design, Layout, Character, Relationship with Surrounding Land Uses and Highways

Car Parking/Circulation Layout

6. The amended scheme includes for alterations to the layout of parking provision to the front of the site, at the entrance from Hollin Lane. The number of parking spaces (27) to be provided at this area of the site remains the same as previous; the layout would be altered from a one-way loop providing access to three rows of spaces to a single two-way access road with parking on either side. The arrangement follows a 'curved' layout which avoids a regimented feel to the site frontage. The indicative landscaping proposals shown on the site layout provide for the break-up of spaces with planting. It is recommended that a condition is attached requiring submission of the proposed surfacing materials for the car parking; this is to be integrated into the landscaping condition. It is not considered that the amendment would alter the impact of the scheme on surrounding land uses and, subject to the use of appropriate materials, it is not considered that the amendment would detrimentally alter the visual impact of the development.

Community Hub, Stables & Energy Centre

7. The approved proposals for the site included the provision of a 'Hub', a community building comprising a large performance space with stage and a social space including kitchen and servery. In order to address financial constraints, the scale and function of the Hub is proposed to be revised – the amended hub building ('Block A') is approximately half the size of that originally proposed and would comprise a single multi-function social space with an associated kitchen and WC facilities. The Hub is also relocated, closer to Block B. Although the reduction in the size of the Hub is regrettable, the space would still deliver a valuable community asset for residents of the site, providing a safe communal space for socialising and activities.
8. The previously proposed stables/farm building is also removed from the proposed scheme, as is the centralised 'energy centre' (substation). A reduced footprint pumping station would be retained but relocated from the western-most edge of the site to adjacent the Hub. The relocated pumping station would sit adjacent to the gable side-elevation of Plot 36 on the neighbouring Wainhomes development site – given it would comprise below-ground infrastructure and would be shielded by hedgerow planting, it is considered that it would share an acceptable relationship with the neighbouring residential development.

9. In light of the reduction in extent and scale of communal facilities, the level of car parking to be provided within the development has been revisited; the 20-space car park at the bottom end of the site is to be removed. Consultation has been undertaken with the Highways Authority, which has raised no objection to the revised arrangements.
10. The reduction in size of the Hub and the removal of the stable building & energy centre from the scheme reduces the extent of built-form on the site, allowing for the retention of an undeveloped (save for the landscaped ground-level detention pond) area of the site in the south-west corner and a reduction in the visual and spatial impacts of the development on the Green Belt.

Bungalow Design

11. The design of the homes was originally informed by guidance and standards contained within Lifetime Homes, Housing Design for People with Autism (Kingswood Trust, Helen Hamlyn Centre), Housing our Ageing Population (HAPPI) and Building the Right Home (NHS). The simple 'house type' originally proposed for the site is retained in the amended scheme, which brings an element of consistency to the overall development.
12. Minor amendments are proposed to the elevation design of the dwellings; the most substantive of the changes are the removal of porch canopy projections, a reduction in the number of cladded, projecting window/door surrounds, and the removal of rooflights. Small-scale changes to the footprint of the blocks are also proposed. The amendments preserve the traditional gable-ended building forms and the contemporary feel to the development carries through. A simple palette of materials is still proposed; a comprehensive materials schedule has been provided and is considered in the relevant analysis below. It is considered that the simplicity of the design and materials choices would result in understated dwellings which would sit comfortably within the landscape and the wider site.

Drainage

13. The original scheme for the site proposed attenuation of surface water collected within the site using a combination of attenuation conduits and tanks. In light of the high cost of provision of such infrastructure and the opportunity afforded by the formation of additional open space within the site at the western end, it is proposed to attenuate surface water discharge from the site using a detention pond Sustainable Urban Drainage (SuDS) feature. Technical analysis of the proposals is contained in the relevant section below. The visual impact of the feature would be minimal, as the pond would be excavated beneath the existing land level and would make use of appropriate planting to ensure the feature blends into the surrounding soft landscaping, subject to further detail to be required by condition. The pond would be appropriately secured using boundary treatments to separate the feature from the residential areas of the site.

Boundary Treatments

14. Concerns raised by the Authority's Landscape Design Officer are noted; in order to allow for production and consideration of appropriate proposals, the applicant has confirmed withdrawal of the submitted boundary treatments plan and has requested that submission of detail is required by condition.

Detail submitted to satisfy conditions

15. In order to expedite commencement of development on site, the developer has submitted additional detail to the LPA to satisfy requirements of conditions attached to the original permission – all condition numbers referenced below relate to planning permission 18/00354/FUL.

Construction Management Plan (Condition 3)

16. The application is accompanied by a Construction Method Statement, including detail of the layout of the site during construction stage. The layout includes for the provision of appropriate materials storage compounds, welfare and office facilities and parking for contractors. The proposals have been reviewed by the Highways Authority and Public Protection Service, which have raised no objection.

Site Investigation (Condition 4)

17. The original planning application was supported by Phase I and II site investigation reports; planning permission was granted subject to a condition requiring submission of a remediation strategy. The current application is accompanied by a Phase III remediation strategy. Consultation has been undertaken with the Council's Public Protection Service, which has raised no objection to the proposed strategy, subject to a condition requiring submission of a verification report prior to occupation.

18. At the time of publication, consultation with the Environment Agency remains ongoing; an update will be provided to Members in advance of the committee meeting.

Archaeological Investigations (Condition 5)

19. The application is accompanied by a report containing the results of evaluation trenching undertaken on site to investigate geophysical survey anomalies. The report concludes that no significant archaeological features were encountered and these results have been accepted by the Council's Conservation Officer and the Greater Manchester Archaeological Advisory Service (GMAAS). As Dingle Farm itself has not yet been demolished, the trenching to date only covers the fields to the east of the farm.

20. GMAAS notes that there should be an archaeological watching brief during demolition, which will inform the need for and location of further evaluation trenches on the site of the demolished farm complex, as there is a possibility of early remains being present. A relevant condition is recommended, requiring the implementation of the works set out in the submitted Written Scheme of Investigation (WSI).

Drainage (Condition 6)

21. A Sustainable Drainage Strategy for surface water drainage, in accordance with the hierarchy set out in the NPPF, was submitted with the application. Soakaway drainage for the site has been excluded on the basis of poor infiltration rates and the presence of shallow groundwater. Discharge is therefore proposed to a watercourse to the western edge of the development, which is a tributary of Whittle Brook.
22. The proposed system is designed such that surface water from roofs and hardstanding (water from pathways being collected in French drains parallel to the footpaths) would be collected and conveyed within the site to a large planted attenuation/detention basin. Depressions would be formed through the site as an overland flood route to an existing ditch on the northern boundary. Surface water collected in the detention basin would be discharged at a restricted flow rate to the watercourse leading to Whittle Brook.
23. An existing surface water culvert which enters the site from the adjacent Wainhomes development would be subject of replacement with a new surface water sewer, to take the flow from both development sites.
24. Detail originally submitted with the current application proposed that foul water would be collected within the site and discharged to a package sewage treatment plant within the site itself, which would then discharge treated water to the surface water detention basin. Revised draft proposals have been submitted to the LPA proposing discharge of foul water to an existing sewer on Hollin Lane, in order to comply with EA requirements on use of package sewage treatment plants.
25. At the time of publication, the Authority is awaiting submission of final revised drainage plans to address queries raised in the consultation process; an update will be provided to Members in advance of the committee meeting.

Vehicular Access from Hollin Lane (Condition 7)

26. A comprehensive scheme for the provision of an access route to the site from Hollin Lane has been submitted, including the provision of a right-turn facility into the site. The scheme has been reviewed by the Highway Authority and Highways England, which have raised no objection to the proposals. The Council's Drainage and Flooding Engineer has also raised no objections to the proposed highway design.

Invasive Plant Species (Condition 8)

27. A 'Method Statement for Himalayan Balsam' has been submitted for consideration. The report has been reviewed by the Greater Manchester Ecology Unit, which has raised a number of concerns with the content, including that there is a lack of clear proposals for the eradication of existing Himalayan Balsam on site. The submitted Arboricultural Impact Assessment also makes note of the presence of Japanese Knotweed on the northern boundary of the site, which was not addressed in the report.

28. At the time of publication, the Authority is awaiting submission of a revised method statement for removal or long-term management/eradication of both invasive plant species. An update will be provided to Members in advance of the committee meeting.

Finished Floor Levels (Condition 9)

29. The revised layout plan includes detail of the proposed finished floor levels of the development. No substantial alterations to levels are proposed across the site, with the development following the natural topography. Accordingly, the submitted detail is considered acceptable. At the time of publication, the Authority is awaiting submission of a revised site plan providing detail of the proposed level for the Hub; an update will be provided to Members in advance of the committee meeting.

Arboricultural Method Statement (Condition 10)

30. The present application is accompanied by an updated Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS). Although conflict has been identified between the submitted AIA/AMS and the drainage strategy, landscaping and lighting schemes, the substantive content of the plans are acceptable. Accordingly, it is recommended that a condition is attached requiring development to be carried out in accordance with the provisions of the AMS; the drainage strategy, landscaping and lighting proposals to be agreed by virtue of separate conditions will be required to comply with the measures within the approved AMS.

Badger Reasonable Avoidance Measures (Condition 11)

31. The application is accompanied by a Badger Reasonable Avoidance Measures Method Statement; the statement has been reviewed and approved by the Greater Manchester Ecology Unit. Accordingly, a condition is recommended requiring the implementation of the RAMMS for the duration of works on site.

External Materials & Window and Door Detailing (Conditions 14 and 15)

32. Detail of the proposed external finishing materials for the buildings has been submitted; the main body of the buildings is to be finished in Weinerberger Anglesey Weathered Buff brick set alongside Marley Eternit weatherboard cladding and blue/black fibre cement roof slates, dark grey uPVC windows/doors and charcoal fibre cement cladding to the feature elements. The buildings make use of a simple palette of materials, which would complement the contemporary design of the scheme and would sit comfortably within the landscape and wider site. A condition is recommended requiring delivery of the development in accordance with the approved materials schedule.

33. Sectional drawings and specifications have been submitted of the proposed window and door openings; all openings would benefit from deep reveals, to add an element of depth to the façade of each of the buildings, and the wrap-around nature of cladding etc. into reveals would ensure a high-quality finish. A condition is recommended requiring development to be carried out in accordance with these details.

Biodiversity Enhancement, Landscaping & Boundary Treatments (Conditions 16, 18 & 19)

34. A package of biodiversity/ecological compensation, enhancement and maintenance measures was submitted which is considered to generally meet the requirements of the condition attached to the original planning permission, however issues with choice of species and proposed management have been raised by the Ecology Unit. At the time of publication, the Ecology Unit is assessing a revised package of measures; an update will be provided to Members in advance of the committee meeting.
35. The level of detail provided in respect of the landscaping of the site and proposed boundary treatments is considered insufficient; accordingly, it is proposed that relevant conditions are reattached to the permission to require submission of detail at a later stage.

Travel Plan (Condition 20)

36. A Travel Plan has been submitted with the application which has been the subject of consultation with the Highway Authority; the Authority is satisfied that the plan contains appropriate measures to encourage travel by sustainable modes of transport.
37. An amended Travel Plan, containing corrections to administrative errors in the submitted document, has been requested by the LPA. At the time of publication, the LPA is awaiting receipt of a revised document; an update will be provided to Members in advance of the committee meeting.

Noise Mitigation Measures (Condition 21)

38. Revised noise mitigation measures have been submitted to reflect the changes to the layout of the development; the report has been subject of consultation with the Council's Public Protection Service which is satisfied that the proposed measures are acceptable. A condition is recommended requiring implementation of the mitigation proposals.

External Plant (Condition 23)

39. The revised scheme includes for the provision of air source heat pumps to each of the residential blocks within the development. Although specification of the units proposed has been provided, insufficient information has been provided to determine the suitability of the plant with respect to the amenity of surrounding occupiers. Accordingly, a condition is recommended requiring approval of the design, appearance, location and acoustic specification (including a Noise Impact Assessment) of the air source heat pumps prior to installation.

External Lighting (Condition 24)

40. A scheme of external lighting has been submitted with the application; concerns are raised in respect of the 'urban' nature of street lighting to the entrance and car parking areas of the site. In order that the matter can be considered in further detail, a condition requiring submission of a revised scheme is recommended.

Very Special Circumstances and Conclusion

41. The principle of the development was established in the previous grant of planning permission (18/00354/FUL); the proposed amendments would neither significantly alter the character or impacts of the development or result in any greater harm to the Green Belt than the previously consented development, noting in particular that the amended scheme includes a reduction in the volume of buildings to be delivered on site.
42. The proposal, as with the consented scheme, would result in harm to the Green Belt by reason of being inappropriate development and its impact on openness. The scheme would also have a limited impact on landscape character and appearance.
43. In determining the previous application, the Council concluded that very special circumstances existed which clearly outweighed the identified harm to the Green Belt. The proposed amendments would not detract from the identified benefits of the scheme and it is considered that the amended development proposal would continue to bring forward benefits of substantial scale that weigh heavily in favour of the scheme. The scheme is a direct local response to a national and local agenda which seeks to focus on the provision of joined up care and support allowing people with autism and severe learning difficulties to live in settled, secure and appropriate accommodation and be able to live full, happy and meaningful lives. The innovative, unique and sector-leading scheme will meet these needs for its residents for life.
44. As such, when looking at the development as a whole, and in accordance with paragraph 144 of the Framework, very special circumstances are considered to exist because the harm to the Green Belt and all other harms that have been identified are clearly outweighed by other considerations. Therefore, although the proposal does not accord with the development plan when read as a whole, other material considerations indicate that planning permission should be granted.
45. Planning conditions have been amended and updated where possible to reflect the additional information submitted in order to satisfy the requirements of a number of conditions attached to the original planning permission, in order to expedite commencement of development in the event this permission is granted.

RECOMMENDATION

- It is recommended that the Planning and Licensing Committee resolves to:
- a) **GRANT planning permission** subject to a schedule of conditions to be communicated in an update report to committee;
 - b) Refer the application to the Secretary of State; and
 - c) If the Secretary of State is not minded to 'call in' the application for determination, the Head of Planning Services be delegated to release

the decision notice subject to the schedule of conditions to be communicated in an update report to committee.