

MINUTES OF THE MEETING OF THE ARMTHORPE NEIGHBOURHOOD  
DEVELOPMENT PLAN STEERING GROUP HELD IN ARMTHORPE  
COMMUNITY CENTRE, WELFARE PARK, CHURCH STREET, ARMTHORPE,  
ON TUESDAY, 19<sup>TH</sup> NOVEMBER 2013

MEMBERS PRESENT:-

Parish Councillors:

L.S. Dickman, C.J. McGuinness, S. L. McGuinness and W.L. Moore.

Local Residents:

Mrs. C. Rusby, Armthorpe Women's Institute

Officers:

Mr. K. Burley of Ken Burley and Associates, Planning Consultants  
Mrs. J. Stimpson, DMBC Planning Policy Manager (Built Environment).  
Mr. G. Shephard, Clerk to Armthorpe Parish Council

APOLOGIES

Apologies for absence were received from Councillor F.J. Tyas;  
Mrs. S. Faulkner, Head Teacher, The Shaw Wood Academy.

23. MINUTES

The Minutes of the meeting of the Group held on 8<sup>th</sup> October 2013  
(copies of which had previously been circulated to each Member) be  
approved as a correct record and signed by the Chairman.

24. PROVISIONAL (PRE-REGULATION) DRAFT PLAN

RESOLVED

- (1) that the replies (copies of which had been previously circulated to Members) prepared by Mr. K. Burley to the responses received to the consultation on the Provisional (Pre-Regulation) Draft Armthorpe Neighbourhood Development Plan (the draft Plan), from the below-mentioned, be noted:-
- (a) Members of the public
  - (b) WYG Planning Consultants on behalf of Miller Homes
  - (c) O & H Properties Limited
  - (d) Iain Griffin of MLA Planning Consultants on behalf of Mr. P. Lodge
  - (e) McAteer Associates Limited on behalf of the Lazarus Group
  - (f) Andrew Rollinson, Planning Consultant, on behalf of RTTP Holdings

- (2) that the comments (copies of which had been previously circulated to Members) from Mrs. J. Stimpson, DMBC Planning Policy Manager (23rd October 2013) relating to the issues raised about conformity, evidence base etc. be noted;
- (3) that the Parish Council be recommended to publish the replies and comments referred to in (1) and (2) above on the Parish Council's website;
- (4) that the following points raised by Members of the Parish Council and the replies received from Lazarus Properties Limited, be noted:-

- (a) How many dwellings could fit into the area of land below the line of the Green Wedge shown in Appendix 1 of the Provisional (Pre-Regulation) Draft ANP?

*Reply - On our current planning application layout, 284 units are within the area south of the green wedge. This includes the bungalows adjacent to the existing properties on Mercel Avenue, which by their nature are obviously land hungry.*

- (b) How many dwellings can you get in the area of land that encroaches into the Green Wedge shown in Appendix 1 of the draft Plan?

*Reply - Based on the current planning application overall density of approx 12.5 dwellings per acre, this area of 6.87 acres (2.78 hectares) would accommodate circa 86 dwellings. Please note we have not worked up a detailed layout at this stage and so cannot give exact numbers.*

- (c) To achieve the number of dwellings required by the draft Plan, i.e. 350 - 400, what would the housing mix be within the area below the line of the Green Wedge shown in Appendix 1?

*Reply - The area south of the green wedge is approx 25 acres (10.12 hectares) and so if using the mid range at 375 dwellings a minimum density of 15 units per acre would be required or 37 units per hectare. This is a 20% increase in density and could best be described as a PPG3 density.*

- (d) More information is required on what 38 dwellings to the hectare density would mean in terms of housing mix - would you have to build 3 storey dwellings or apartments, etc.?

*Reply - In terms of housing mix a density of 38 dwellings per hectare (15.38 units per acre) would possibly require 3 storey apartments. It would definitely result in less traditional family dwellings and would incorporate a much higher proportion of 1 and 2 and 3 bedroom dwellings, many in mews format. A further consequence would be the loss of the bungalows adjacent to the existing Mercel Avenue bungalows, as due to their nature bungalows are very land hungry and so the increase in density would result in the necessary inclusion of more efficient plotting dwelling types. The increase in density from 30 units per hectare (12.14 units per acre) to 38 units per hectare is a substantial increase - a 26% increase. Our original submission in 2010 was for a much denser scheme than what we are now proposing due to the minimum density requirements that were then in force. The new government subsequently abolished minimum density requirements and suggested density should be in keeping with that of the surrounding area, which allowed a reduced density scheme to be submitted. The original scheme was 604 dwellings on a gross site area of 46.8 acres (18.87 hectares), which netted down to a net area of 42.5 acres (17.2 hectares) with the Public Open Space omitted. This equated to 35 dwellings per hectare (14.2 dwellings per acre). This scheme included a high proportion of mews courts and a much more formal layout. In order to achieve 38 dwellings per hectare, additional density of 8.5% is required over and above the high density scheme proposed originally on this site.*

- (5) that Lazarus Properties be requested to supply:-
- (a) a plan showing its revised Green Wedge on the same scale as the Green Wedge plan submitted by O & H Properties Limited, to enable Members of the Council to compare both plans side by side;
  - (b) an additional plan showing its Green Wedge "flattened out" (and excluding that part on its current plan which encroaches into the development area) to enable a better comparison with the Green Wedge on O & H Properties land;
- (6) that the amended areas of Green Wedge shown on the plan:-
- (a) produced on behalf of Lazarus Properties Limited for land at The Lings, West Moor Link Road (Site 1) referred to in Policy ANP 10 of the draft Plan be noted and the Parish Council be recommended to approve the same;

- (b) produced by O & H Properties Limited its Site 2 (land West of Hatfield Lane) referred to in Policy ANP 11 of the draft Plan be noted and the Parish Council be recommended to approve the same.

25. SITES 513 AND 514 – LAND AT NUTWELL SOUTH

RESOLVED

- (1) that the contents of two emails (with attachments) received on 4<sup>th</sup> and 19<sup>th</sup> November 2013, from Mr. I. Griffin, Associate Director of MLA, who act for Mr. P. Lodge, regarding the current position relating to the flood map challenge and the transport assessment, be noted; and
- (2) Mrs. J. Stimpson be thanked for her undertaking to seek clarification from Mr. Griffin as to:-
  - (a) whether the development could be built in advance of the delivery of the relief road; or
  - (b) would the relief road have to be completed prior to the commencement of development?

26. NEXT MEETING

RESOLVED that the next meeting of the Steering Group be held at 6 pm on Tuesday, 10<sup>th</sup> December 2013.