

DELEGATED FILE NOTE

CASE OFFICER: ...Naomi Reynard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00291/NMA	Minor changes to some approved materials (as non-material amendment to reserved matters application reference 23/00743/RM granted on 18.06.2024).	Land Adjacent To Oaklea And South Of Cowards Lane Codicote Hertfordshire SG4 8UN

Submitted Plan Nos

7265 PL-100 P17 7265 PL-102 P09 7265 PL-200 P05 7265 PL-201 P05 7265 PL-202 P05 7265 PL-203 P08 7265 PL-204 P07 7265 PL-205 P05 7265 PL-207 P06 7265 PL-208 P05 7265 PL-209 P07 7265 PL-210 P05 7265 PL-211 P05 7265 PL-212 P05 7265 PL-213 P05 7265 PL-214 P06 7265 PL-215 P06 7265 PL-216 P05 7265 PL-217 P06 7265 PL-218 P05 7265 PL-219 P05 7265 PL-219 P05 7265 PL-221 P08 7265 PL-225 P04 7265 PL-226 P04 7265 PL-227 P03 7265 PL-229 P03 7265 PL-230 P03 7265 PL-231 7265 PL-300 P08 7265 PL-301 P07

1.0 Policies

Not applicable

1.0 Relevant History

1.1 16/02750/1PRE - Residential development to provide up to 88 dwellings (C3) – Response provided.

1.2 17/00975/1SO - Screening Opinion: Proposed outline application for residential development of up to 88 dwellings (all matters except access reserved) – Decision: Environmental Impact Assessment not required. (26.05.2017)

1.3 17/01464/1 - Outline application for a residential development for up to 83 dwellings (all matters reserved except access) (as amended by plans and documents received 4th January 2019 and 21st January 2022). Granted on 2nd November 2011.

1.4 23/00743/RM - Reserved Matters application for approval of the details of the appearance, landscaping, layout and scale of the development for 80 dwellings including streets, car parking, open space and associated works (pursuant to outline application 17/01464/1 granted 02.11.2022) (as amended by plans and documents received 30th October, 29th November, 20th and 22nd December 2023 and 4th January, 7th February, 7th March and 18th April 2024). Granted on 18th June 2024

1.5 The applicant has also submitted applications for approval of details reserved by condition in relation to various conditions to the outline planning permission ref. 17/01464/ and the Reserved Matters ref. 23/00743/RM. Some of these applications have been determined. Of relevance is 24/00860/DOC – Application for approval of details reserved by Condition 30 (Materials) of planning permission reference 17/01464/1 approved on 02.11.202.

2.0 Policies

N/A

3.0 Representations

No consultation

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The application site is located to the south of the village of Codicote. The site is arable farmland and currently comprises a field of predominantly grassland which is defined by hedgerows, trees and vegetation on the boundaries and has an area of approximately 3.63 hectares.

4.1.2 The B656 and Cowards Lane bound the north of the site. The site is bounded by existing residential development to the north and east in Cowards Lane and The Riddy. The site is bounded by the adjacent property, Hollards Farm to the east and south of the site. Part of the southern boundary abuts the Hollards Farm Meadow Local Wildlife Site. The site slopes up from the B656 to the centre of the site and then drops down to the south.

4.1.3 There are not any public footpaths crossing the site. However, there is a public footpath (23) that runs south from the B656 to the east of Hollards Farm and a public footpath (36) that runs south from Cowards Lane to the west of the site.

4.1.4 Since the adoption of the Local Plan the site has been taken out of the Green Belt and is located within the village boundary of Codicote. The Conservation Area is in the northern part of the village and some distance from the site. There are Listed Buildings in the High Street closer to the site than the edge of the Conservation Area.

4.2 Proposal

The proposed amendments are as follows:

- ☐ Introduction of a second red multi-tone brick 'First Quality Multi' brick by Freshfield Lane to provide further variety across the scheme.
- ☐ A small reduction to the extent of Hardieplank (black boarding) to some of the house plots whilst retaining the character of the street scenes to the scheme.
- ☐ Removal of Hardieplank to Apartment block elevations to create an all-brick building with introduction of a brick dental course detail at first floor level.
- ☐ Change to the roofing tile specification to Forticrete Gemini 'Sunrise Mix' due to the previous Redland 'Heatherland Manor House Mix' concrete roof tile being discontinued.

Below is a list of the drawings submitted as part of the NMA application:

7265 PL-100_P17 - Proposed Site Layout

7265 PL 102_P09 - Materials Plan

7265 PL-200_P05 – Housetype G4031M

7265 PL-201_P05– Housetype G4032M (Sheet 1 of 2)

7265 PL-202_P05 – Housetype G4032M (Sheet 2 of 2)

7265 PL-203_P08 – Housetype G4033M

7265 PL-204_P07 - Housetype G5037M

7265 PL-205_P05 – Housetype S3019 (Sheet 1 of 2)

7265 PL-207_P06 – Housetype S3022 (Sheet 1 of 2)

7265 PL-208_P05 – Housetype S4023

7265 PL-209_P07 - Housetype S4025 (Sheet 1 of 2)

7265 PL-210_P05 – Housetype S4027M

7265 PL-211_P05 – Housetype B2008M

7265 PL-212_P05 – Housetype B3015

7265 PL-213_P05 – Housetype B3016M

7265 PL-214_P06 – Housetype B3017 (Sheet 1 of 2)

7265 PL-215_P06 – Housetype A2708M (Sheet 1 of 2)

7265 PL-216_P05 – Housetype A3710M

7265 PL-217_P06 – Housetype A3711M

7265 PL-218_P05 – Housetype A4714M

7265 PL-219_P05 – Housetype A4714M M4(3)

7265 PL-221_P08 - Apartment Elevations Plots 56-64

7265 PL-225_P04 – Housetype S3022 (Sheet 2 of 2)

7265 PL-226_P04 – Housetype B3017 (Sheet 2 of 2)

7265 PL-227_P03 – Housetype G4031M (Sheet 2 of 2)

7265 PL-229_P03 – Housetype S3019 (Sheet 2 of 2)

7265 PL-230_P03 – Housetype S4025 (Sheet 2 of 2)

7265 PL-231 – Housetype A2708M

7265 PL-300_P08 - Proposed Street Scene (Sheet 1 of 2)

7265 PL-301_P07 - Proposed Street Scene (Sheet 2 of 2)

4.3 Key Issues

The key issue for consideration is whether the proposed amendments would constitute a material alteration to the previously granted scheme. In my view the changes proposed are minor in nature and would not materially impact upon the overall appearance of the scheme to an extent that this NMA should be rejected.

I discussed the proposals with the Council's Principal Urban Design and Planning Officer and we are of the view that the proposed amendments would represent an improvement to the scheme in any case.

In my view the proposed alterations to the scheme would not materially alter the nature of the previously granted permission. I am therefore satisfied that the amendments presented under the NMA would be acceptable in planning terms.

The amendments relate to 64 of the 80 plots. Below is a list of the plots that have had changes made to them as part of the NMA application:

Plots 1, 5 – 7, 9 – 10, 12 – 18, 19 – 27, 29, 32, 35 – 38, 40 – 49, 50 – 51, 54 – 64, 67 – 75, 78 – 80

The applicant did not need to resubmit plans for 16 of the plots. However, they have submitted plans for all the plots. In my view this is helpful as this provides a full set of approved house type plans on this application and is not in conflict with the Reserved Matters approval. For the avoidance of doubt it is recommended that the decision letter will list all the drawing numbers of the plans approved as non-material amendments.

4.4 Conclusion

4.4.1 The proposed changes to the scheme are not considered to be 'material' alterations to the previously granted planning permission. It is therefore my view that the non-material amendments are AGREED.

5.0 Recommendation

5.1 That the Non Material Amendments are AGREED.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 March 2025	