

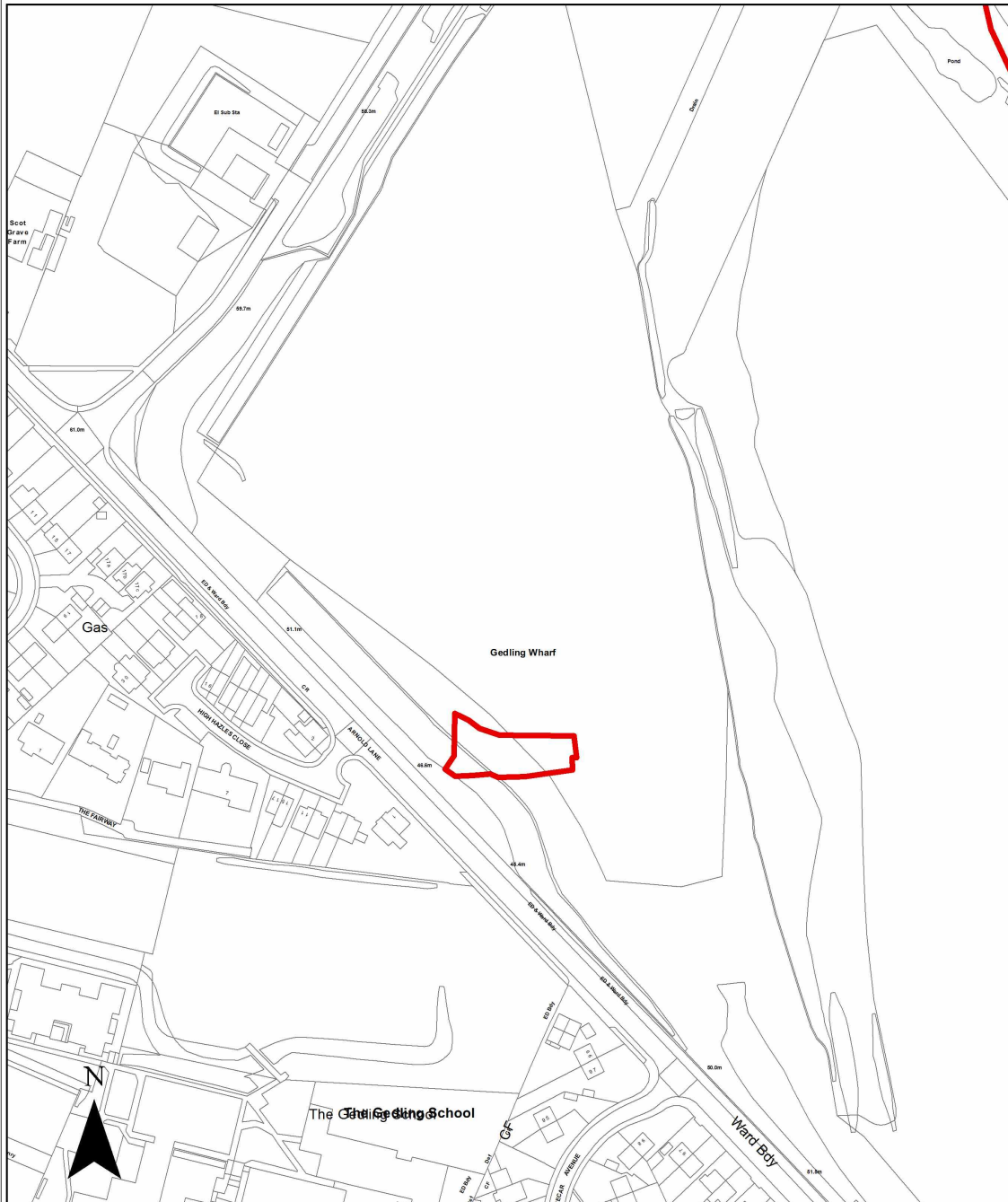


Planning Report for 2017/1018

1:2,000

Planning Reference:
Location

2017/1018
Land at Chase Farm



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Report to Planning Committee

Application Number:	2017/1018
Location:	Land At Chase Farm (Former Gedling Colliery), Adjacent To Arnold Lane And Land Off Lambley Lane
Proposal:	Replacement of plots 01, 02, 03, 169, 170 and 171. Replace existing house type 764 and 651 with house type ILKE
Applicant:	Keepmoat Homes Ltd
Agent:	Armstrong Burton Architects
Case Officer:	Lewis Widdowson

1.0 Site Description

- 1.1 The application site relates to a small area of land which falls within the previously approved Chase Farm development (planning ref: 2015/1376) currently under construction.

2.0 Relevant Planning History

- 2.1 On the 3rd March 2017 Conditional Permission was granted for the *"Demolition of existing structures and phased development of 1,050 dwellings, local centre with retail units and health centre, and new primary school. Full planning permission for phase 1 to comprise the erection of 506 no. dwellings (2, 3, 4 and 5 bedroom houses and flats), vehicular access from Arnold Lane, internal roads and all associated infrastructure. Outline planning permission for subsequent phases, all matters reserved except for indicative access to the sites from phase 1, and future accesses from Gedling Access Road."* app ref: 2015/1376.

3.0 Proposed Development

- 3.1 Permission is now sought substitute the dwellings approved under planning permission 2015/1376 in respect of 6 plots (01, 02, 03, 169, 170 and 171) with amended house types.
- 3.2 The amendments would result in lower ridge heights, shallower roof pitches and amendments to external fenestration and rendering.

- 3.3 The proposed house types would be pre-fabricated and constructed off-site to improve housing delivery rates. The applicant has advised that this small area within the wider development site is being utilised to test and develop new construction techniques.

4.0 Consultations

- 4.1 A Site Notice was displayed near to the application site – No objections or representations were received as a result.

5.0 Planning Considerations

- 5.1 The principle of the development has already been established through planning application 2015/1376. The Council granted full planning permission for the erection of 506 dwellings in phase 1 of the Chase Farm development. This new application relates to 6 plots of the 506 dwellings approved under the previous application. This new application effectively amends the house type of those 6 plots from that previously granted.
- 5.2 The main consideration therefore in the determination of this application is the impact which the amendments would have on the approved layout and new street scenes.
- 5.3 The design of the dwellings would be amended to include shallower roof pitches and in my view fewer features of architectural merit. Whilst I consider that the design of the street scene would be compromised to accommodate these house types, the location of the new dwellings would be on a less prominent position within the development and would not impact significantly on key views and vistas within the development. I therefore consider the development would have a less than substantial impact on the overall design of the scheme and in this instance; on balance, I consider the design is acceptable and would not warrant a refusal of this planning application on this small section of the wider site.
- 5.4 I also consider this proposal would result in an acceptable relationship with the adjacent plots in terms of overbearing, overlooking and overshadowing impacts.
- 5.5 For the reasons set out above, the proposed development accords with the aims set out in the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy, Saved Policies ENV1 and H10 of the Gedling Borough Replacement Plan and Policy 32 of the Local Planning Document.

6.0 Planning Obligations

- 6.1 The application site falls within the wider Chase Farm development which is subject to a Section 106 agreement. The triggers for the obligations are dependent on completion of a specified number of dwellings on the approved Chase Farm development. The proposed development would not alter the number of dwellings; however, the original Section 106 agreement would need to be amended to account for the minor changes highlighted above as

the grant of this application would result in a new planning permission being issued for 6 dwellings.

7.0 Recommendation:

- 7.1 Grant Full Planning Permission: Subject to the applicant entering into a deed of variation amending the original Section 106 Agreement to planning approval: 2015/1376 with the Borough Council as Local Planning Authority and with the County Council as Local Highway and Education Authority for the provision of, or financial contributions towards affordable housing, open space, healthcare facilities, highways, educational, air quality, a local labour agreement and library facilities; and subject to the conditions listed for the reasons set out in the report.**

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 This permission shall be read in accordance with the details within the Application Form and Drawings 17056 P300 "Street Scene" and 17056 P200 B "House Type IIKE" submitted on the 15th August 2017 and the Site Location Plan 17056 P102 Rev A submitted on the 17th November 2017. The development shall thereafter be undertaken in accordance with these approved plans / details unless otherwise agreed in writing by the Local Planning Authority.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and to define the terms of this permission.

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring residential properties and amenities and would not have any impacts of Highways Safety. The proposed development therefore accords with Policy 32 of the Local Planning Document, Saved Policies ENV1 and H10 of the Gedling Borough Replacement Plan, Policy 10 of the Aligned Core Strategy, and the aims set out in the National Planning Policy Framework.

Notes to Applicant

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including,

amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. During the processing of the application there were considered to be no problems for which the Local Planning Authority had to seek a solution in relation to this application.

Date Recommended: 29th January 2018