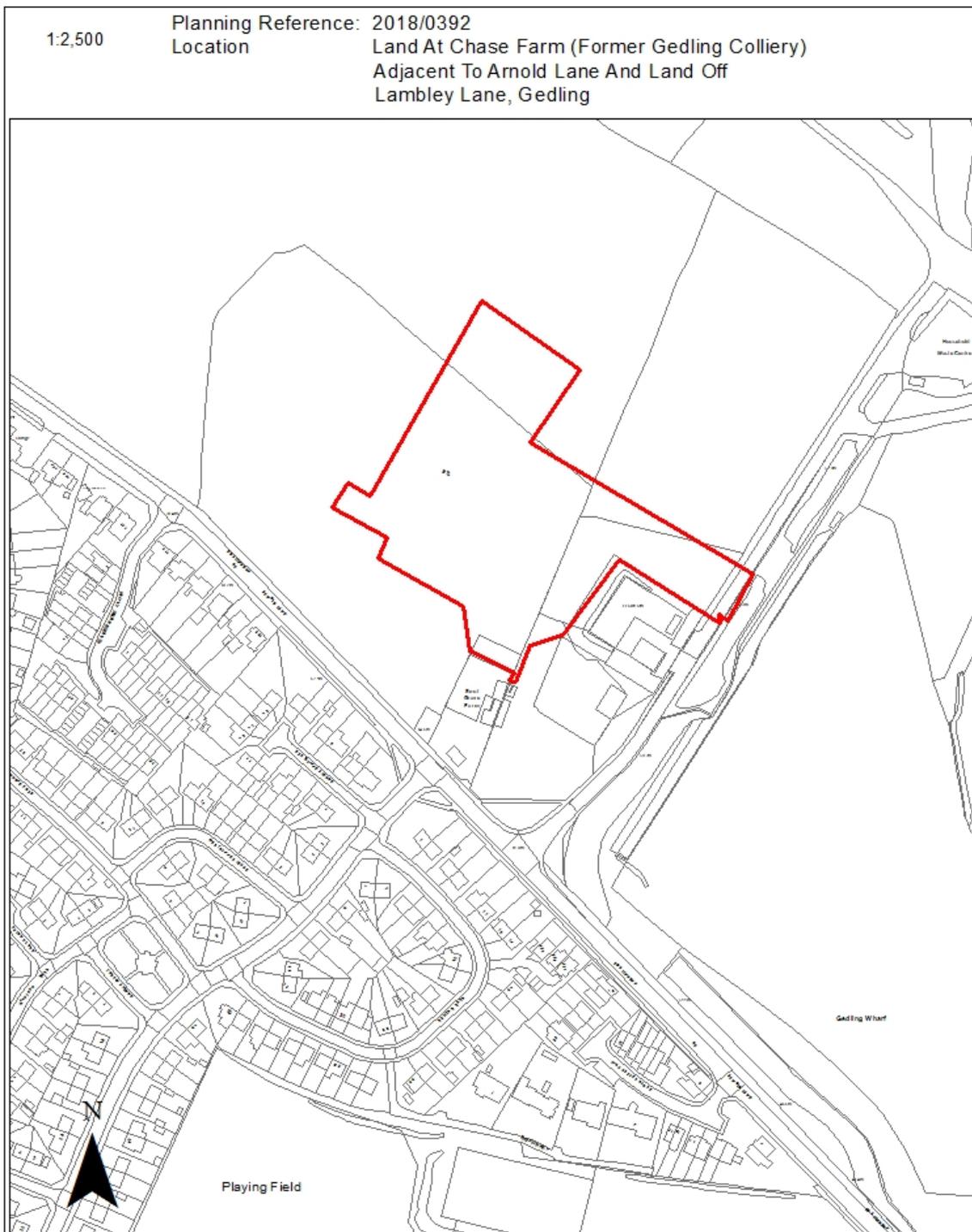


Planning Report for 2018/0392



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.
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Report to Planning Committee

Application Number:	2018/0392
Location:	Land At Chase Farm (Former Gedling Colliery), Adjacent To Arnold Lane And Land Off Lambley Lane.
Proposal:	Re-elevation of houses and apartments (71 No Plots).
Applicant:	Keepmoat Homes Ltd.
Agent:	Armstrong Burton Architects
Case Officer:	David Gray

1.0 Site Description

- 1.1 The application site relates to an area of land fronting Arnold Lane 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.*
- 2.2 In September 2017 a Non Material Amendment was granted for Plots 218 – 228 substituting brickwork and plots Plots 38 – 47 window alterations. Ref: 2017/0927NMA
- 2.3 In September 2017 a Non Material Amendment was granted for changes to external elevations of plots 112, 114 and 156. Ref: 2017/0928NMA.
- 2.4 In February 2018 Full Planning Permission was granted to replace 01, 02, 03, 169, 170 and 171 with alternative house types. Ref: 2017/1018
- 2.5 In February 2018 Full Planning Permission was granted for the repositioning of plots 5, 6 & 7(rotation through 90 degrees). Ref: 2017/1076

2.6 In February 2018 Full Planning Permission was granted for the re-elevation of 110 plots. Ref: 2017/1076.

3.0 Proposed Development

3.1 Planning permission is sought for the re-elevation of 71 plots approved by planning permission 2015/1376. The plots are all located within Phase 1A of the development located centrally on the wider application site.

3.2 The re-elevations relate to 7 house types and 3 individual blocks of flats.

3.3 The proposed layout, footprint and internal layout of the proposed houses and flats would all remain the same as the previous approval 2015/1376.

3.4 The proposed alterations to the elevations of houses incorporate: -

- Fenestration: reduction in all size of windows to those approved;
- Render and cladding of elevations changed to brick / render;
- Flat roof feature forward projections being altered to pitched roofs.

3.5 The proposed alterations to the blocks of flats incorporate: -

- Fenestration: reduction in all sizes of windows to those approved, and removal of feature window surrounds;
- Flat roofs on buildings being altered to pitched roofs (height increase).

4.0 Consultations

4.1 A Site Notice was displayed near to the application site and the application has been advertised in the Press – No objections or representations were received as a result. Should any representations be received, these would be reported verbally at the meeting.

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 71 plots of the 506 plots approved under the previous application. This new application effectively amends the elevations of the 71 plots from that previously granted.

5.2 The main consideration therefore in the determination of this application is impact which the amendments would have on the appearance of the houses / flats with new street scenes.

5.3 In terms of visual amenity, I consider that, the amendments to the houses would be in keeping in terms of design with the surrounding previously approved development. I note the development site has a number of housing designs and I consider re-elevating of the approved dwellings would sit well within the new street scenes and the previously approved external elevations. The materials proposed are deemed appropriate and I am therefore satisfied

that the development accords with Part 7 of the NPPF, policy 10 of the ASC and saved policy ENV1.

- 5.4 I note that the proposed apartment buildings would be higher than previously approved due to the inclusion of pitched roofs however I am satisfied that the buildings would assimilate with the approved house types which they are adjacent to.
- 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. It is therefore recommended that planning permission is granted.

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 varied to account for the minor changes highlighted above as the grant of this application would result in a new planning permission being issued for 71 no. 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 submitted on the 13th April 2018 drawing no's: 17057C_P101; 17057C_P102; 200 (House Types 580T and 1157T); 17057C_201 (House Type 764T and 891T); 17057C_202 (House Type 842T and 857T); 17057C_P203 (House Type 867T and 954T); 17057C_P204 (House Type 1224v3_1054); 17057C_P205 (House Type 1224v3T and 1244T); 17057C_206 (House Type 1216v1T); 17057C_P210 (Apartment Block Type 1 - 4 Storey); 17057C_P211 (Apartment Block Type 3 - 4 Storey); P212 (Apartment Block Type 5 - 4 Storey); 17057C_P300 (Streetscene 1 and 2); 17057C_P400 Materials Plan); 17057C_P100 (Location Plan); Design and Access Statement; and the letter dated 1st May 2018 amending materials in

connection with drawings 17057C_P200; 17057C_P300; 17507C_P400. The development shall thereafter be undertaken in accordance with these 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.

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

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.

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

Date Recommended: 27th April 201