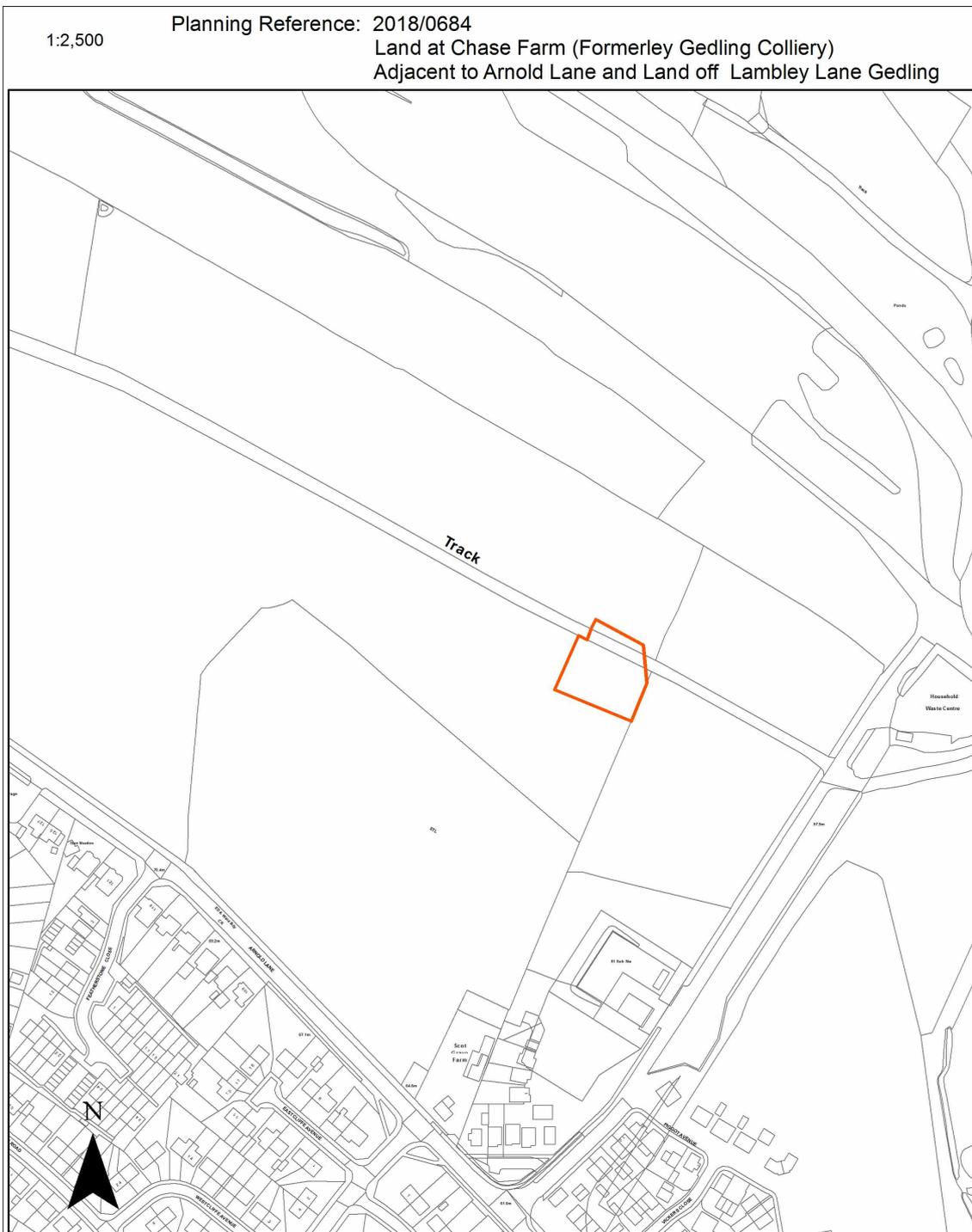




## Planning Report for 2018/0684



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. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright. Licence No LA100021248. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.



## Report to Planning Committee

<b>Application Number:</b>	<b>2018/0684</b>
<b>Location:</b>	<b>Land at Chase Farm (Formerly Gedling Colliery)</b>
<b>Proposal:</b>	<b>30 Unit Re-Plan (Ilke Types)</b>
<b>Applicant:</b>	<b>Keepmoat Homes Ltd</b>
<b>Agent:</b>	<b>Armstrong Burton Architects</b>
<b>Case Officer:</b>	<b>David Gray</b>

### **1.0 Site Description**

- 1.1 The application site relates to area of land within the large scale major residential development fronting Arnold Lane which falls within the previously approved 'Chase Farm' development (Planning Reference 2015/1376) currently under construction.

### **2.0 Relevant Planning History**

- 2.1 On the 3<sup>rd</sup> 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 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 resolution to grant Full Planning Permission was given by Planning Committee to replace 01, 02, 03, 169, 170 and 171 with alternative house types. Ref: 2017/1018 subject to a deed of variation on the s106.

- 2.5 In February 2018 resolution to grant Full Planning Permission was given by Planning Committee for the repositioning of plots 5, 6 & 7(rotation through 90 degrees). Ref: 2017/1076 subject to a deed of variation on the s106.
- 2.6 In February 2018 resolution to grant Full Planning Permission was given by Planning Committee for the re-elevation of 110 plots. Ref: 2017/1076 subject to a deed of variation on the s106.
- 2.7 In May 2018 resolution to grant Full Planning Permission was given by Planning Committee for the re-elevation of 71 no. plots 2018/0392 subject to a deed of variation on the s106.

### **3.0 Proposed Development**

- 3.1 Planning permission is sought to substitute dwellings approved under planning permission 2015/1376 in respect of 30 plots (329 – 358) with amended house types and layout. 4 new distinct house types would be utilised and the properties would be set over 2 or 2.5 stories.
- 3.2 The proposed house types would be pre-fabricated and constructed off-site to improve housing delivery rates.

### **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 30 plots of the 506 dwellings approved under the previous application. This new application effectively amends the house type and layout of those 30 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 with some including box dormer windows which are a common feature of the previously approved house types. I consider that the design of the street scene would not 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 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 30 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: House Type D101D (ILKE) (175057D - P200); House Type D104D (ILKE) (175057D - P201); House Type D105C (ILKE) (17507D - P202); House Type D106C (ILKE) (17057D - P203); Street Scene (15057D - P300); Design and Access Statement; Proposed Site Plan (17057D - P101); Materials Plan (17057D - P102); Boundary Treatment Plan (17057D - P103); and The Location Plan (P17057D - P100).

## **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, 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 paragraph 38 of the National Planning Policy Framework (2018). Negotiations have taken place during the determination of the application to address adverse impacts identified by officers. Amendments have subsequently been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

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](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

Nottinghamshire County Council operates the Advanced Payments Code as set out in sections 219 to 225 Highways Act 1980 (as amended). Payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, and /or to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible after Planning Permission is granted. Correspondence with Highway Authority should be addressed to: [hdc.south@nottscc.gov.uk](mailto:hdc.south@nottscc.gov.uk)

Details of the latest proposed highway will be subject to a Technical Appraisal and should be designed in accordance with the Nottinghamshire County Councils Highway Design Guide which can be found at; [www.nottinghamshire.gov.uk/transport/roads/highway-design-guide](http://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide)

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highway Authority the new roads and any highway drainage will be required to be provided in accordance with Highway Development Control's requirements for Nottinghamshire County Council as highway authority. The guidance can be found at; <http://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide>

Date Recommended: 17th August 2018