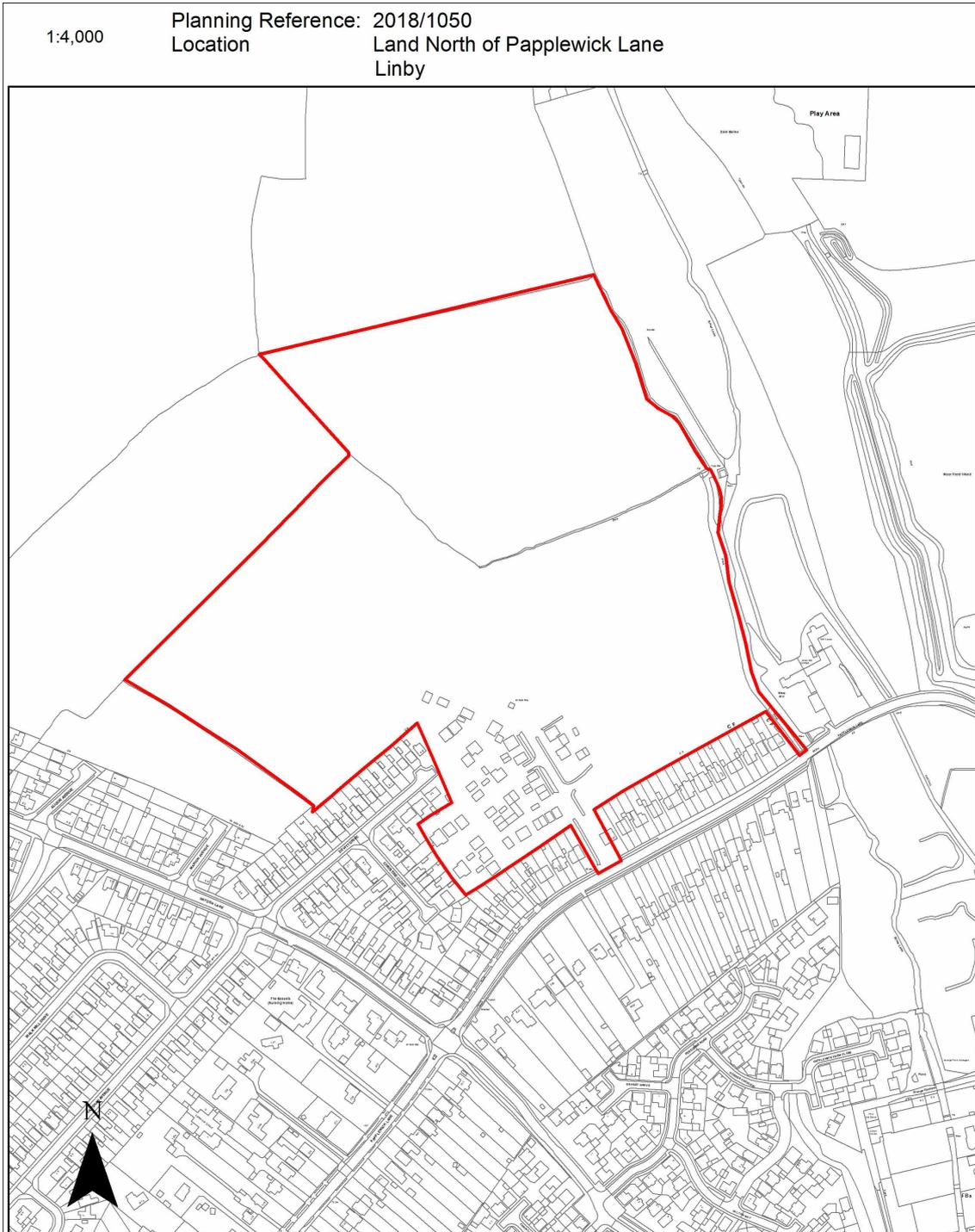


Planning Report for 2018/1050



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: 2018/1050

Location: Land North Of Papplewick Lane Linby
Nottinghamshire

Proposal: Full planning application for 5 No. plot substitutions
to planning permission 2017/0201

Applicant: Bellway Homes East Midlands Ltd

Agent:

Case Officer: David Gray

1.0 Site Description

1.1 The application site relates to 2 small areas of land which fall within the previously approved development at 'Land north of Papplewick Lane, Linby' (planning ref: 2017/0201) currently under construction.

2.0 Relevant Planning History

2.1 In July 2017 (2017/0201) an application for approval of reserved matters for 237 dwellings in relation appearance, landscaping, layout and scale was granted following outline approval ref: 2013/1406.

3.0 Proposed Development

3.1 Permission is now sought to substitute the dwellings approved under planning permission 2017/0201 in respect of 5 plots (206, 233, 234, 235, and 236).

3.2 The minor amendments would result in a more central front door, larger canopy, and minor fenestration alterations to two previously approved house types: 'Hemington and Somerby'. There would be no changes to dwelling size.

4.0 Consultations

4.1 Linby Parish Council – No comments received.

4.2 Nottinghamshire County Council (Highway Authority) – no amendments to the car parking layout. No objections.

4.3 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 outline approval (2013/1406) and reserved matters approval (2017/0201). The Council granted full planning permission for a residential development. This new application relates to 5 plots of the 237 dwellings approved under the previous application. This new application effectively amends the house type of those 5 plots from that previously granted.

5.2 The main consideration therefore in the determination of this application is the impact which the amendment would have on the approved layout and new street scenes.

5.3 In terms of visual amenity, I consider that, the amendments 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 revised elevations and layout of dwellings would sit well within the new street scene. The materials proposed are deemed appropriate and I am therefore satisfied that the development accords with Part 12 of the NPPF, policy 10 of the ASC.

5.4 I also consider this proposal would result in an acceptable relationship with the adjacent plots in terms of their siting.

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 'Land North Papplewick Lane' 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 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 5no. 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: 2013/1406 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, Junction Mitigation Measures, Public Transport, Travel Plan Monitoring, Educational and Library Facilities, Primary Healthcare,**

Affordable Housing, Open Space, an Ecology Park; and subject to the following conditions:

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: Proposed Site Plan (PC-0320-100 rev A); Location Plan (PC-0320-200 rev A); Hemington (HEM/2017/02); and Somerby (SOM/2017/02).

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

The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 38 of the National Planning Policy Framework (March 2012).

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: 20th December 2018