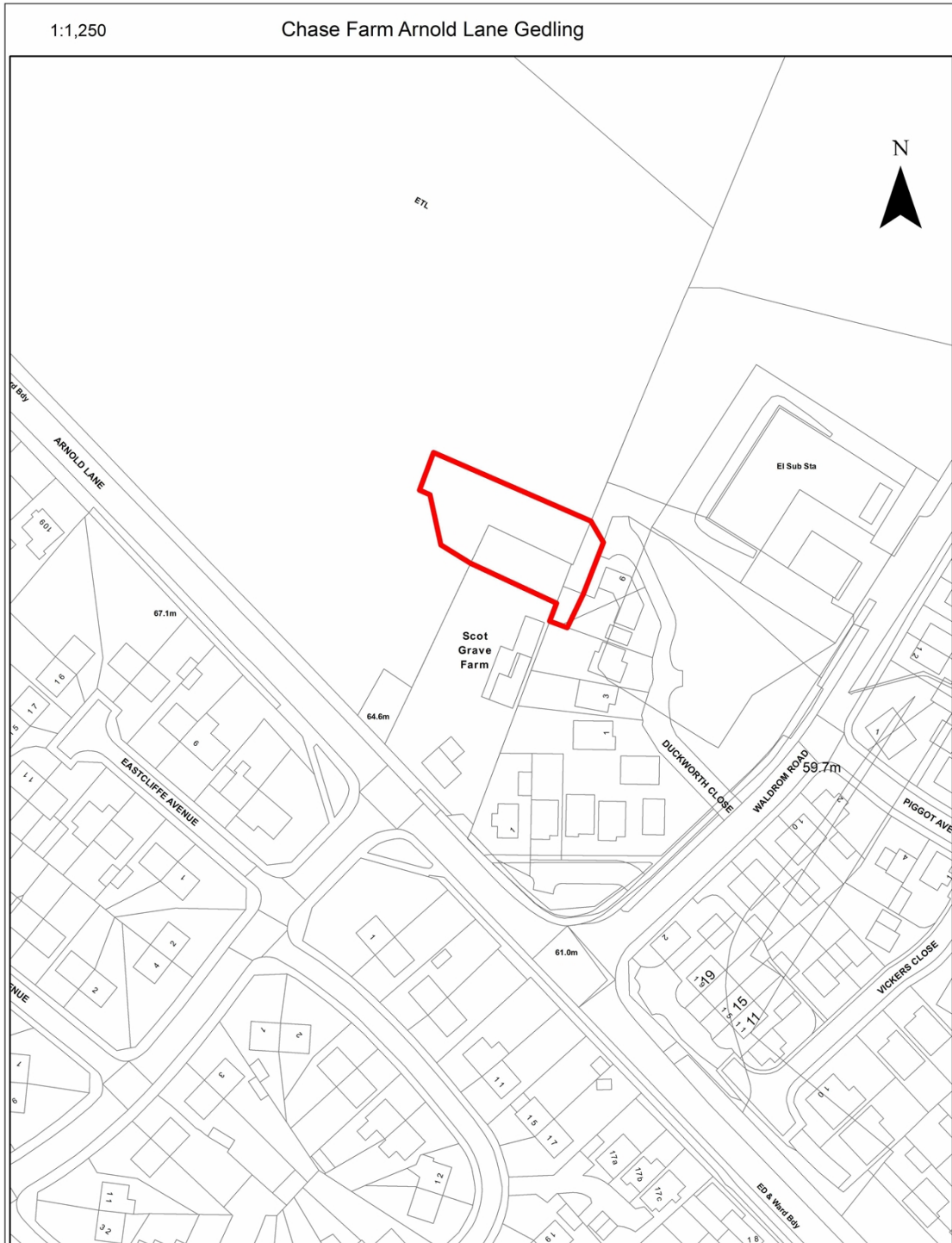




Planning Report for 2019/0304



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Report to Planning Committee

Application Number: 2019/0304

Location: Land At Chase Farm (Former Gedling Colliery),
Adjacent To Arnold Lane And Land Off Lambley Lane

Proposal: 3 plot re-plan of plots 229,230 and 231.

Applicant: Keepmoat Homes Ltd.

Agent:

Case Officer: Alison Jackson

This application has been referred to Planning Committee to accord with the Constitution as a deed of variation amending an existing Section 106 Agreement is required.

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 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 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.
- 2.8 In September 2018 resolution to grant Full Planning permission was given by the Planning Committee for the substitution of house types in respect to 30 plots (329 – 358) with amended house types and layouts, Ref: 2018/0684 subject to a deed of variation on the s106.
- 2.9 In June 2019 an application was submitted for the substitution of the house type to plot 329, reference 2019/0586. This application is pending consideration and appears elsewhere on the agenda.

3.0 Proposed Development

- 3.1 Planning permission is sought for amendments to the layout of three plots (229, 230 and 231) approved under planning permission 2015/1376. The house types remain as previously proposed.
- 3.2 The dwellings to plots 229 and 230 under planning permission 2015/1376 were a pair of semi-detached properties, it's is now proposed that the dwellings to these plots would be two detached properties with plot 230 benefitting from a detached garage adjacent to the dwelling and plot 229 retaining a pair of tandem parking spaces. The dwellings to these plots would be slightly re-positioned but the house types would remain as previously proposed (842 and 1216 house types).
- 3.3 The dwelling to plot 231 would remain as a detached dwelling with the same house type (1216) as previously proposed with the dwelling being repositioned within the plot and retaining a single garage.
- 3.4 The private drive serving plots 229 and 230 would be re-designed to accommodate the parking for plot 230. A turning facility has been provided in the private drive to enable both plots manoeuvring space to exit the private drive in a forward gear.

4.0 Consultations

- 4.1 Nottinghamshire County Council Highways – no objections.

4.2 Local residents were notified by letter and a site notice was posted 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 3 plots of the 506 dwellings approved under the previous application. This new application effectively amends the layouts of these 3 plots from that previously granted.

5.2 The main considerations therefore in the determination of this application are the impact of the revised layout and re-positioning of dwellings on neighbouring properties and their appearance within the streetscene.

5.3 I consider that the revised layout of these three plots together with the re-positioning of the dwellings would not impact on key views and vistas within the development and there are no parking or highway safety implications arising.

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 revised layout of 3 plots.

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 received on the 17th April 2019, the Design and Access Statement received on the 27th March 2019 and the plans received on the 27th March 2019, drawing numbers P100, P101, P102, P103, P104 and P105.

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 impact on highway safety. The proposed development therefore accords with Policy LPD32 of the Local Planning Document, Policy 10 of the Aligned Core Strategy 2014, and the aims set out in the National Planning Policy Framework 2019.

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 paragraph 38 of the National Planning Policy Framework (2019).