

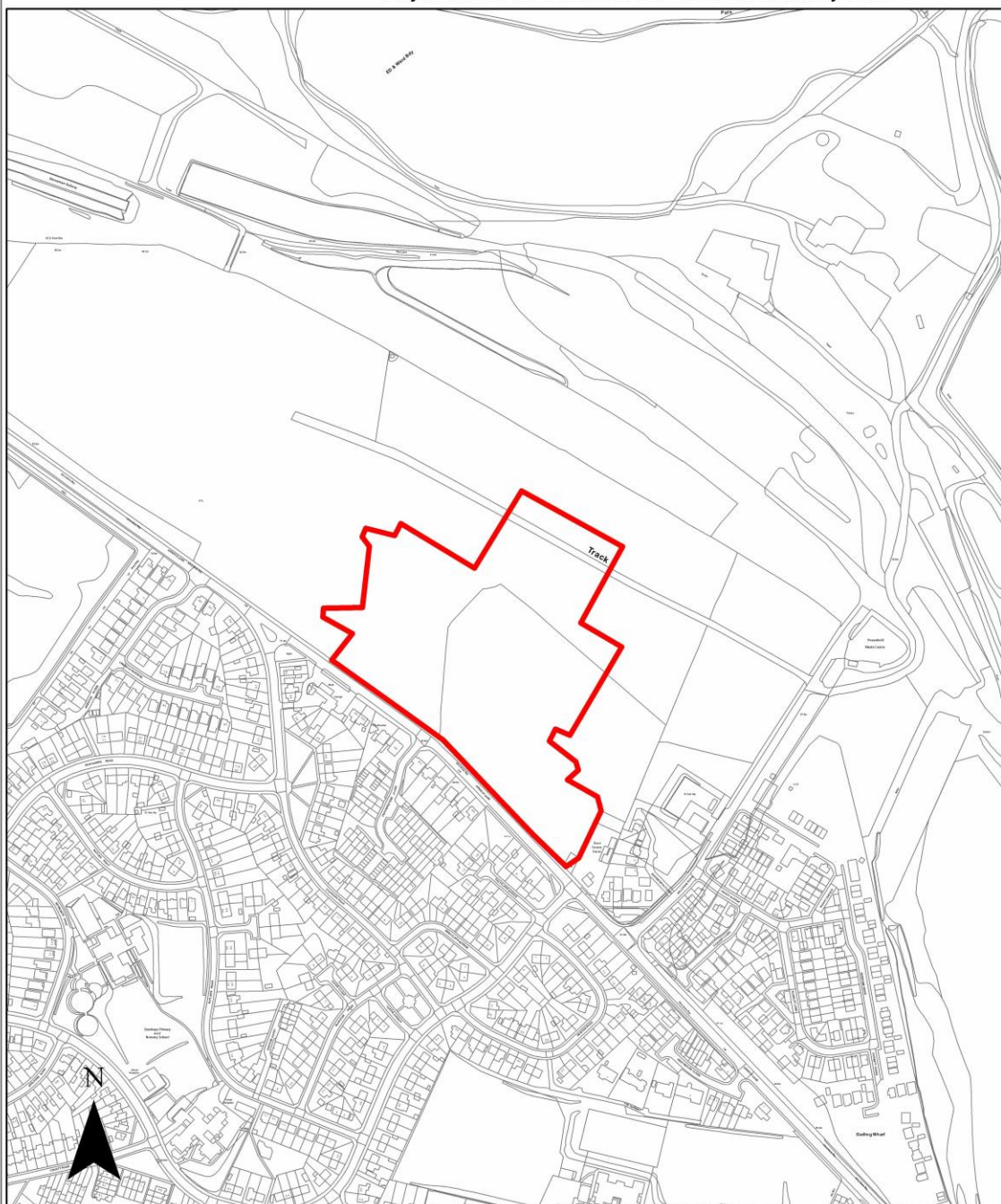


## Planning Report for 2019/0759

1:4,500

Planning Reference: 2019/0759

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



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

<b>Application Number:</b>	<b>2019/0759</b>
<b>Location:</b>	<b>Land At Chase Farm (Former Gedling Colliery), Adjacent To Arnold Lane and Land Off Lambley Lane</b>
<b>Proposal:</b>	<b>Alteration of house types (204no. dwellings).</b>
<b>Applicant:</b>	<b>Keepmoat Homes Ltd.</b>
<b>Agent:</b>	<b>Armstrong Burton Architects</b>
<b>Case Officer:</b>	<b>Kevin Cartwright</b>

### **1.0 Site Description**

- 1.1 The application site relates to an 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 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. Permission was granted on 7<sup>th</sup> January 2019.

- 2.6 In February 2018 resolution to grant Full Planning Permission was given by Planning Committee for the re-positioning of 3no. plots and a substitution of house type. Ref: 2017/1076 subject to a deed of variation on the s106. Permission was granted on 8<sup>th</sup> January 2019.
- 2.7 2018/0392 - The re-elevation of 71 no. plots subject to a deed of variation of the s106 was granted on 8<sup>th</sup> January 2019.
- 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. This permission was granted on 8<sup>th</sup> January 2019.
- 2.9 2017/1275 – Re-elevating of 110 plots. Granted Permission on 7<sup>th</sup> January 2019.
- 2.10 In June 2019 an application was submitted for amendments to the layout of three plots (229, 230 and 231) approved under planning permission 2015/1376. The house types are proposed to remain as approved. Ref: 2019/0304. Resolution to approve. Awaiting completion of S106.
- 2.11 Also in June 2019 an application was submitted to change a house type. Ref: 2019/0586. Resolution to approve. Awaiting completion of S106.

### **3.0 Proposed Development**

- 3.1 Planning Permission is sought for the façade changes to 204 Plots as approved by planning permission 2015/1376. The plots are all located within Phase 1 A of the development in the southeast corner of the application site.
- 3.2 The proposed layout, footprint and internal layout of the proposed dwellings would all remain the same as the previous approval 2015/1376.
- 3.4 The proposed alterations to the elevations of dwellings incorporate: -
- Red brickwork for the main facing material with buff brick introduced to focal and corner plots
  - White render and black cladding on certain plots to add visual interest
  - Amendments to fenestrations
  - Roof gables introduced to provide interest to the street scene in prominent locations

### **4.0 Consultations**

- 4.1 Local Highway Authority (NCC) – No objection.
- 4.2 Environment Agency – No comment on this alteration of house type application.

4.3 Local Lead Flood Authority – No comments.

4.4 Five Site Notices were displayed near to the application site – 1 no representation was received as a result. The comments are summarised below:

-The alterations are in design of the new houses and does not otherwise deviate from the original plans. As such it should not really affect us.

## **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 204 of the 506 dwellings approved under the previous application. This new application effectively amends the elevations of the 204 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 dwellings and on the immediate street scenes.

5.3 In terms of visual amenity, I consider that, the amendments to the dwellings 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 the façade changes to the approved dwellings would sit well within the new street scene 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 Aligned Core Strategy.

5.4 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. 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 204 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 Drawings submitted: Location Plan, Proposed Site Plan, Street Scenes, Materials Plan, House Type 630 (Plans & Elevations)House Type 651 (Floor Plans)House Type 651 (Elevations)House Type 651\_752 (Floor Plans)House Type 651\_752 (Elevations)House Type 764 (Plans & Elevations)House Type 764\_891 (Floor Plans)House Type 764\_891 (Elevations)House Type 849 (Floor Plans)House Type 849 (Elevations)House Type 857 (Floor Plans)House Type 857 (Elevations)House Type 867 (Floor Plans)House Type 867 (Elevations)House Type 954 (Floor Plans)House Type 954 (Elevations)House Type 955 (Plans & Elevations)House Type 1054 (Floor Plans)House Type 1054 (Elevations)House Type 1054\_1272 (Floor Plans)House Type 1054\_1272 (Elevations)House Type 1157 (Floor Plans)House Type 1157 (Elevations)House Type 1178 (Plans & Elevations)House Type 1216 (Plans & Elevations)House Type 1224 (Floor Plans)House Type 1224 (Elevations)House Type 1244 (Floor Plans)House Type 1244 (Elevations)House Type 1393 (Brick Version)House Type 1393 (Render Version)House Type 1650 (Brick Version)Garage Plans and Elevations - P240, 241 and 242.The development shall thereafter be undertaken in accordance with these plans/details.

### **Reasons**

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

### **Reasons for Decision**

The proposed development accords with the aims set out in the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy. It is therefore recommended that planning permission is granted.