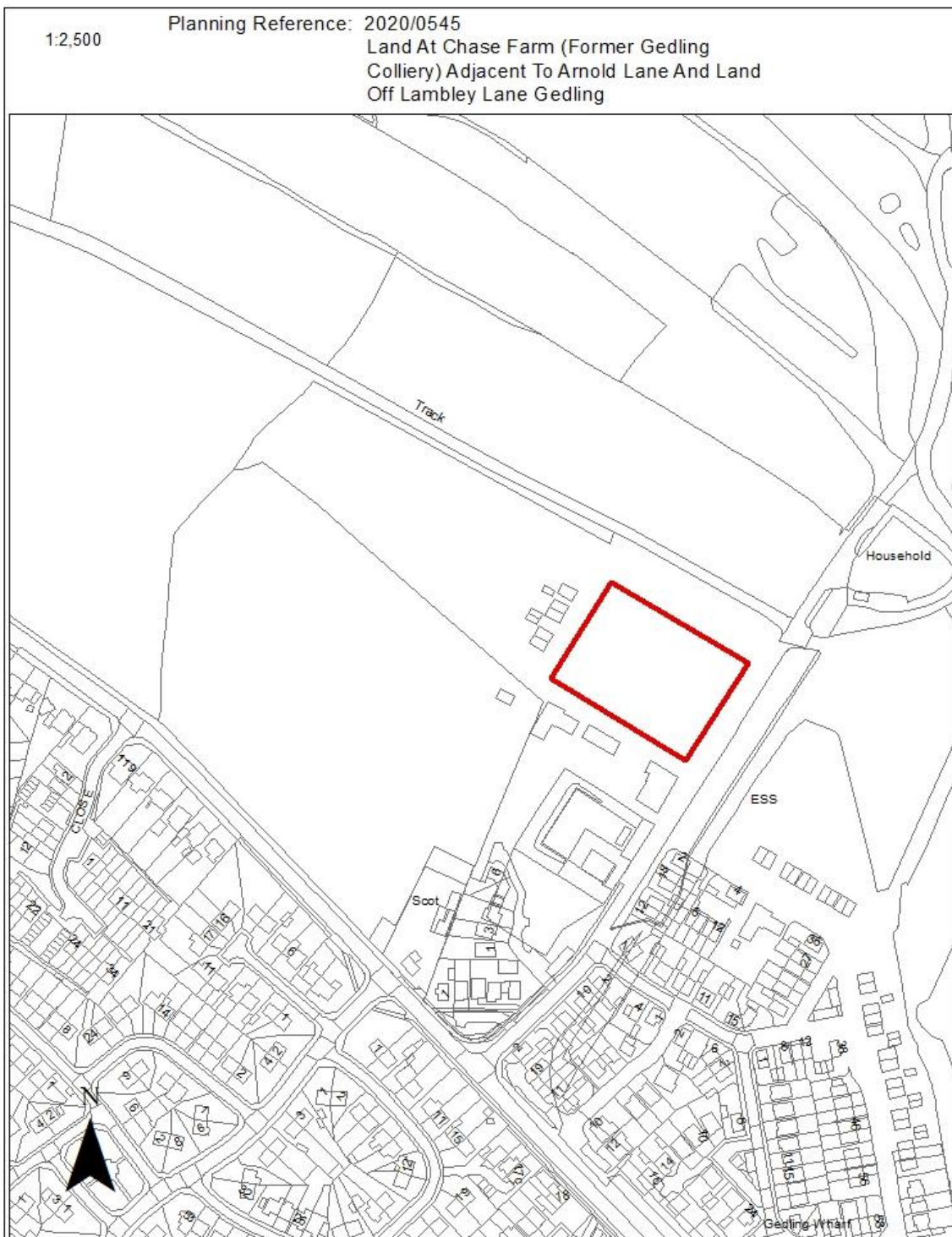




Planning Report for 2020/0545



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Report to Planning Committee

Application Number:	2020/0545
Location:	Land At Chase Farm (Former Gedling Colliery), Adjacent to Arnold Lane And Land Off Lambley Lane
Proposal:	Re-design of the landscaping for the Urban Square.
Applicant:	Keepmoat Homes
Agent:	Armstrong Burton Architects
Case Officer:	Nigel Bryan

This application has been referred to Planning Committee to accord with the Constitution as a deed of variation amending to an existing Section 106 Legal 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.
- 1.2 The site is currently vacant and largely flat land. At the time of the officer visit (30th June) dwellings to the south and west were under construction; however, none were occupied and the site was an active building site.

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 January 2019 Full Planning Permission was granted to replace plots 01, 02, 03, 169, 170 and 171 with alternative house types (ref: 2017/1018).
- 2.5 In January 2019 Full Planning Permission was granted for the repositioning of plots 5, 6 & 7(rotation through 90 degrees). (ref: 2017/1076).
- 2.6 In January 2019 Full Planning Permission was granted for the re-elevation of 71 no. plots (ref: 2018/0392).
- 2.8 In January 2019 Full Planning permission was granted for the substitution of house types in respect to 30 plots (329 – 358) with amended house types and layouts, (ref: 2018/0684).
- 2.9 In August 2020 Full Planning Permission was granted for the substitution of the house type to plot 329, (reference 2019/0586).
- 2.10 In August 2020 Full Planning Permission was granted for a 3 plot re-plan of plots 229, 230 and (reference 2019/0304).
- 2.11 In December 2019 resolution to grant full planning permission was granted for replacement house types of 204 dwellings (ref: 2019/0759), subject to a deed of variation on the S106.
- 2.12 In August 2019 Full Planning Permission was granted for 'construction of an access junction off the Gedling Access Road' (ref: 2019/0500)
- 2.13 An application for the erection of 31 dwellings, a re-plan of a previously approved scheme, is currently under consideration by the Council (ref: 2020/0667)

3.0 Proposed Development

- 3.1 The application is submitted as a standalone full application for alterations to the urban square. The urban square has been identified as a focal point for the site and is located to the north of housing currently under construction; south of the local centre, west of the school and other housing proposed to the east.
- 3.2 The primary changes to the urban square are that previously there appeared to be three distinct character areas and a greater degree of hardstanding; however, this has changed to have a central walkway with a focal point and more conventional green landscaping. Play equipment and a trim trail are proposed within the space, with similar equipment approved under the previous scheme too. The tree proposed to be to the centre of the site is small leaved lime with other lower level planting to the periphery of the site.

3.3 It should also be noted that following concerns raised by Parks and Street Care, below, amended plans have been submitted that provide more robust equipment for the site, the application is considered accordingly.

4.0 Consultations

4.1 Parks and street care – note that there is enough play equipment but make a number of observations on the suitability of the equipment, primarily with regard to future maintenance e.g. metal equipment is more durable than timber, conventional safety floors etc. However, it is noted that the space is to be maintained by a management company and not Gedling Borough Council.

4.2 At the officer site visit it was apparent that there no dwellings were occupied that overlook the application site so neighbour letters were sent out; however a site notice was erected in close proximity to the site entrance. As a result of consultation undertaken, no responses have been received from local residents.

5.0 Relevant Planning Policy

5.1 The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The most pertinent policies to the determination of this application are as follows:

- LPD21 – provision of new open space
- LPD 64 – Housing allocations – Urban area and edge of Hucknall

5.2 With respect of the National Planning Policy Framework 2019 (NPPF) it is noted in paragraph 128 that ‘design quality should be considered throughout the evolution and assessment of individual proposals. Chapter 8 of the NPPF, ‘promoting healthy and safe communities’ identifies that access to high quality public open space is important for the health and well-being of communities.

6.0 Planning Considerations

6.1 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. Furthermore, an urban square on the site already benefits from planning permission.

6.2 The size of the urban square is going to remain the same; however, the space is to be become more green in appearance with less hardstanding. Paths will cross the site in north-south and east-west direction with a central focal point based around a prominent tree. Hedging will be to the site periphery and features within the site will include a ‘trim trail’ for fitness and more conventional play equipment for children e.g. swings and roundabout. There will also be street furniture e.g. benches and bins, all of which are considered to create a diverse and usable space for occupiers.

- 6.3 Concern was expressed about the use of certain materials and their durability, particularly for the play equipment; however, following receipt of an amended plan, the majority of equipment is now proposed to be metal, which has addressed a number of concerns.
- 6.4 In terms of design and layout the alterations to the space are considered to be acceptable and will create a usable, functional and attractive space at the centre of the site, which will enhance the character of the area and is deemed to comply with aforementioned policies of the Local Planning Document and guidance within the NPPF.

Planning Obligations

- 6.5 The application site falls within the wider Chase Farm development which is subject to a Section 106 agreement. To ensure that the amended urban square design is linked to the original permission there would be a need to have a deed of variation with the current application.

7.0 **Conclusion**

Having regard to the above it is noted that the principle of the development is supported by policies LPD21 and LPD64 with an urban square forming part of the approved masterplan and having planning permission. The alterations to the square would create a more greener space but the changes would still provide a focal point for the development that is of good design. Equipment would be provided and it is noted that some of the equipment on the previously approved scheme would have been timber too, so whilst there may be issues over long-term maintenance it is considered that urban square is still acceptable as proposed. As a result it is recommended that the application be granted permission, subject to pertinent conditions.

- 7.0 **Recommendation: Grant Full Planning Permission: Subject to the below conditions and the owner entering into a deed of variation amending the original Section 106 Agreement to planning approval: 2015/1376; and subject to the conditions listed for the reasons set out in the report.**

Conditions

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the application form and following list of approved drawings: P100 - location plan 17144 rev B - play space layout - received 19 August The development shall thereafter be undertaken in accordance with these plans/details.
3. The landscaping scheme as approved shall be carried out in the first planting season following the implementation of the planning permission. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if

necessary continue to be replaced) in the first available planting season with others of similar size and species.

Reasons

1. To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
2. For the avoidance of doubt.
3. To ensure that the character of the area is respected and to comply with policy ACS10.