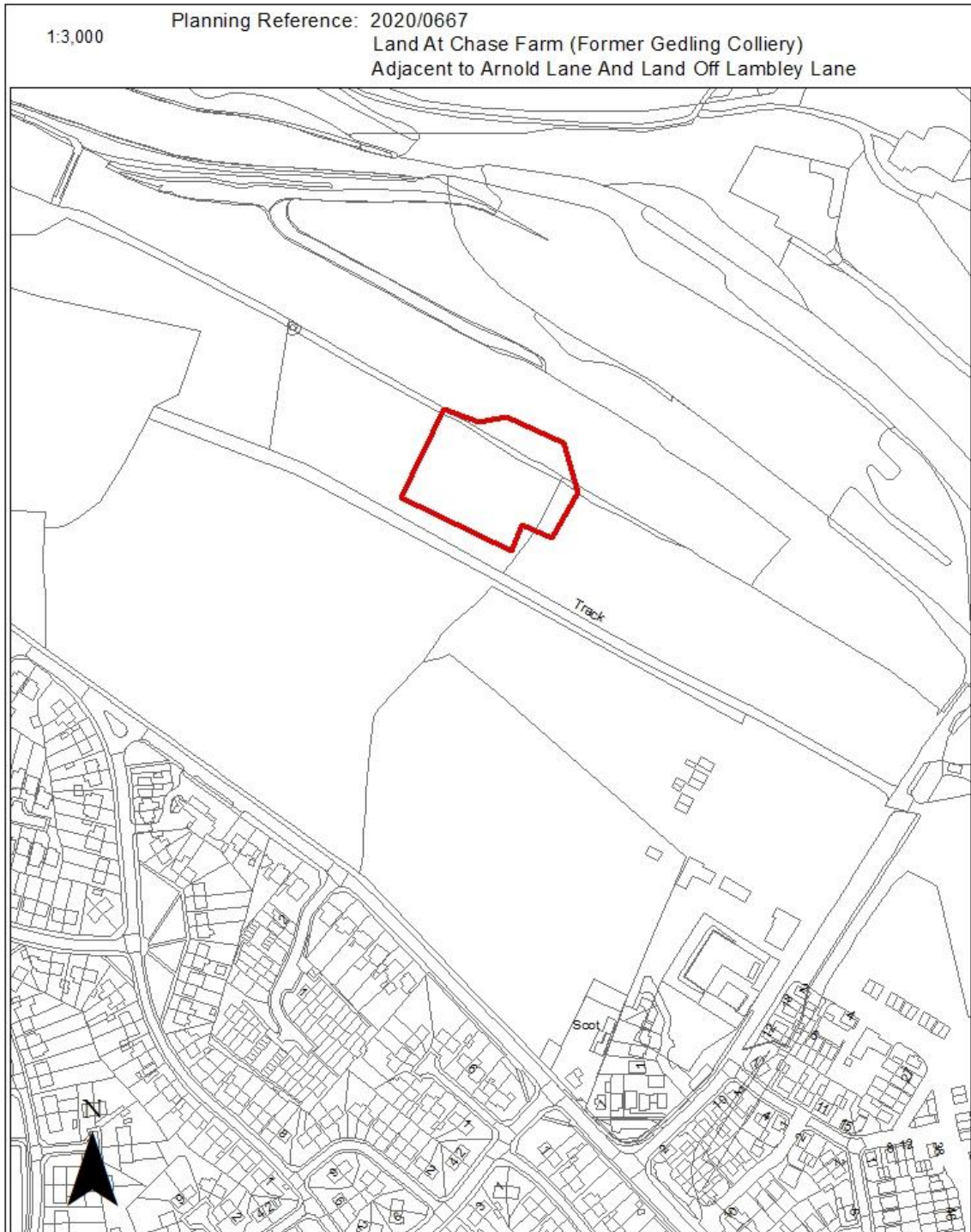




Planning Report for 2020/0667



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:	2020/0667
Location:	Land At Chase Farm (Former Gedling Colliery), Adjacent to Arnold Lane And Land Off Lambley Lane, Gedling
Proposal:	Erection of 31 dwellings.
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 it is an application for the erection of more than 9 dwellings.

1.0 Site Description

- 1.1 The application site relates to an 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 the site was not accessible to the public in that building work was underway on an adjacent parcel of land; however, no development had commenced on the actual application site itself.

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 August 2020 full planning permission was granted for replacement house types of 204 dwellings (ref: 2019/0759).
- 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 In August 2020 full planning permission was granted to 'remove condition 2 of planning permission 2015/1376 to remove the construction cap of 315 dwellings and to allow building within Phase 1B prior to the completion of the Gedling Access Road' (2020/0696).
- 2.14 In September 2020 a resolution to grant planning permission for the 're-design of the landscaping for the Urban Square' was approved (2020/0545), subject to a deed of variation to the original Section 106 agreement.

3.0 Proposed Development

- 3.1 The application currently benefits from planning permission for the erection of 29 dwellings under reference 2018/0684. The current application is for a re-plan of this particular part of the site and would include alterations to house types and the erection of an additional two units.
- 3.2 The layout would be similar to the previously approved scheme in that the majority of dwellings will be outward facing with a small number of dwellings, 6 in total, accessed from a private drive toward the centre of the site.

4.0 Consultations

- 4.1 Highway Authority – raise no objection to the application subject to the imposition of conditions.
- 4.2 A site notice was displayed near to the application site. 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:
- LPD32 – amenity
 - LPD33 – Residential density
 - LPD35 – Safe, accessible and inclusive development
 - LPD37 – Housing type, size and tenure
 - LPD 64 – Housing allocations – Urban area and edge of Hucknall
- 5.2 The Aligned Core Strategy was Adopted in September 2014, the following policies are considered most pertinent to the determination of the application; A: Presumption in favour of sustainable development; 1: Climate change; 2: The Spatial Strategy; 8: Housing size, mix and choice; 10: Design and Enhancing Local Identity.
- 5.3 With respect of the National Planning Policy Framework 2019 (NPPF) the following chapters are considered to be most pertinent to the determination of the application; 2 – achieving sustainable development; 4 – decision making; 5 – Delivering a sufficient supply of homes; 6 – building a strong, competitive economy; 11 – making effective use of land and 12 - achieving well-designed places

6.0 Planning Considerations

- 6.1 The principle development has already been established through planning application 2015/1376; alterations to the layout have also been approved and there is an extant permission in place for the erection of 29 dwellings under reference 2018/0684. Furthermore, the land falls on a site allocated for residential development under policy LPD64, therefore, the principle of development is supported with the primary considerations for the application considered to be the impact on the character of the area and residential amenity.
- 6.2 The housetypes have altered from the previously approved scheme; however, the broad layout has not fundamentally altered in that the majority of dwellings will have a frontage to the main exterior roads of the site with a small number of dwellings accessed off a private drive leading into the centre of the site. Parking will either be to the side of dwellings and some to the front. There will

also be a greater mixture of dwellings in that one of the additional units creates a terrace of three dwellings, whereas previously all units were either detached or semi's. The other additional unit would be accessed off the private drive leading to the centre of the site. Whilst the density of development has increased beyond the previous scheme to be in the region of 40 dwellings per hectare it does not visually appear significantly different to the proposal that benefits from planning permission and the northern edge of the site will overlook public open space. Furthermore, the streetscape will respect the character of the area in terms of reflecting other properties on the development. The housing mix varies in that some units will be two-storey whilst others will have accommodation over three-storeys, typically at strategic corner plots. As a result, it is considered that the development would respect the character of the area and that the changes are not overly significant when compared to the scheme that already benefits from planning permission. The application is, therefore, deemed to comply with policy ACS10 and guidance within the NPPF.

- 6.3 In terms of residential amenity each of the units would have gardens in the region of 10m in depth and adequate window to window distances would be in situ. As a result each unit would have adequate amenity space and an acceptable level of privacy. The application is, therefore, deemed to comply with policy LPD32.
- 6.4 The highway layout has not altered from that previously granted planning permission and the highway authority does not raise objection to the application. Each property will have two off street parking spaces. As a result the application is deemed to comply with policies LPD57 and LPD61.

Planning Obligations

- 6.5 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 scheme. The proposed development would alter the number of dwellings approved, albeit marginally, and there would be a need to ensure that this application is tied to the original agreement so that the triggers in it are met. To ensure this there would be a need to enter into a deed of variation linking this permission to the original legal agreement. If not linked to the original section 106 agreement, this development would require a section 106 agreement in its own right to provide for contributions towards affordable housing, education, open spaces, etc.

7.0 Conclusion

Having regard to the above it is noted that the principle of the development is supported by policy LPD64 and that there is an extant permission in place for the erection of dwellings on the site. The design, layout and scale of properties proposed would respect the character of the area and not significantly deviate from the scheme that benefits from planning permission with the proposal considered to respect the character of the area and residential amenity. Furthermore, the proposal would not be detrimental to

highway safety. As a result the application is deemed to comply with policies LPD32, LPD33, LPD35, LPD37 and LPD 64 of the Local Planning Document; policies A, 1, 2, 8 and 10 of the Aligned Core Strategy and guidance within the NPPF.

- 8.0 Recommendation: 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 hereby permitted shall commence before the expiration of 3 years from the date of this permission.
2. This This permission shall be read in accordance with the application form and following list of approved drawings:

M003-ABA-XX-DR-A-100 SITE PLAN REV A
M003-ABA-XX-DR-A-101 LOCATION PLAN
M003-ABA-XX-DR-A-102 BOUNDARY TREATMENT PLAN
M003-ABA-XX-DR-A-103 MATERIALS PLAN REV B

M003-ABA-XX-DR-A-200 STREET SCENES

M003-ABA-XX-DR-A-300 DALTON FLOOR PLANS REV A
M003-ABA-XX-DR-A-301 DALTON ELEVATIONS REV A
M003-ABA-XX-DR-A-302 STRATTON FLOOR PLANS
M003-ABA-XX-DR-A-303 STRATTON ELEVATIONS
M003-ABA-XX-DR-A-304 STRATFORD FLOOR PLANS
M003-ABA-XX-DR-A-305 STRATFORD ELEVATIONS REV A
M003-ABA-XX-DR-A-306 WARWICK FLOOR PLANS
M003-ABA-XX-DR-A-307 WARWICK ELEVATIONS
M003-ABA-XX-DR-A-308 KINGSTON FLOOR PLANS
M003-ABA-XX-DR-A-309 KINGSTON ELEVATIONS
M003-ABA-XX-DR-A-310 KINGSTON ELEVATIONS RENDER OPTION
M003-ABA-XX-DR-A-311 HARDWICK FLOOR PLANS
M003-ABA-XX-DR-A-312 HARDWICK ELEVATIONS REV A
M003-ABA-XX-DR-A-313 WINDSOR FLOOR PLANS
M003-ABA-XX-DR-A-314 WINDSOR ELEVATIONS
M003-ABA-XX-DR-A-315 SINGLE GARAGE

The development shall thereafter be undertaken in accordance with these plans/details.

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.