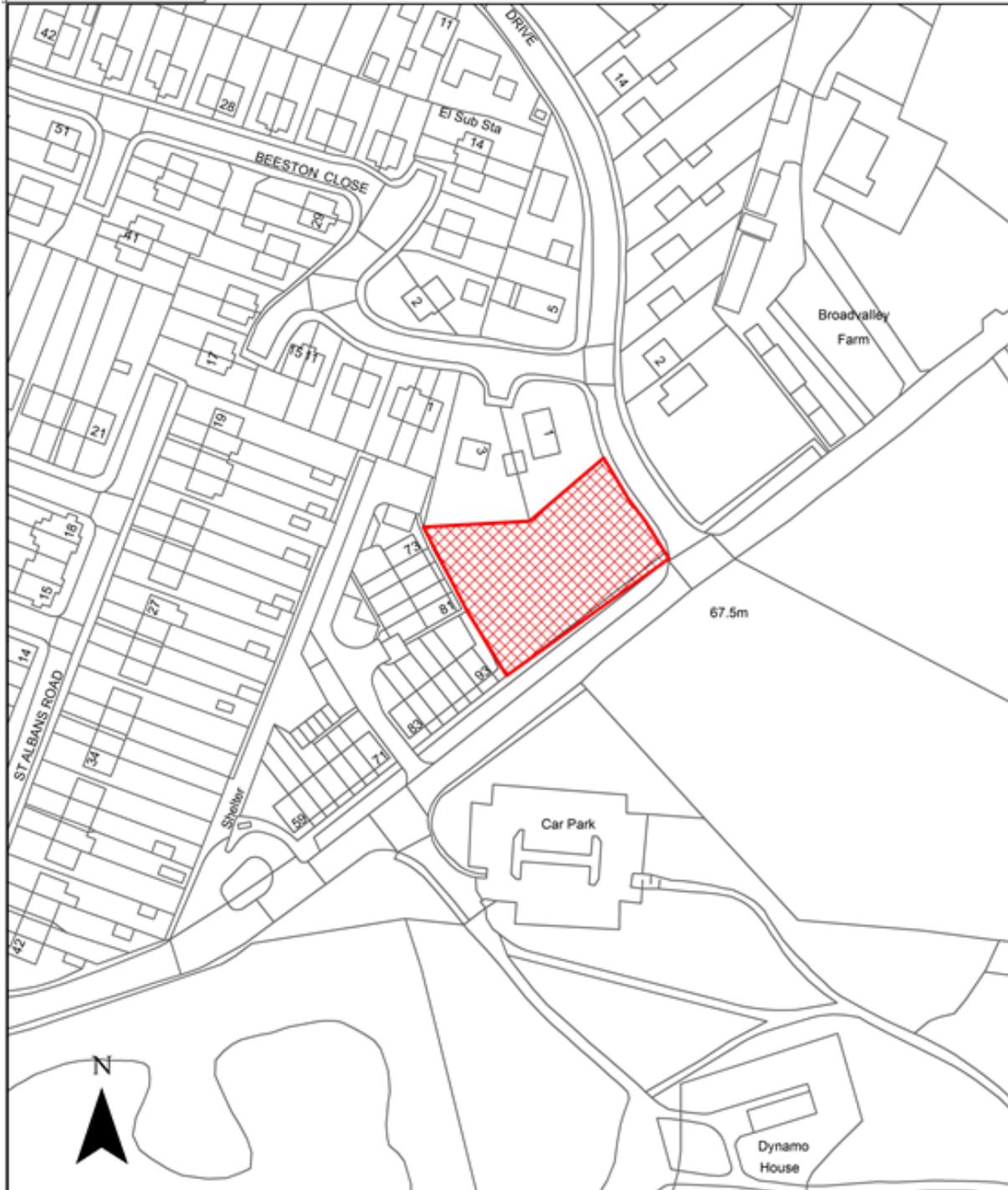


Application Number: 2016/0253
Location: Land (2) At Park Road/ Broad Valley Drive, Bestwood, Nottinghamshire.



NOTE:
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Report to Planning Committee

Application Number:	2016/0253
Location:	Land (2) At Park Road/ Broad Valley Drive, Bestwood, Nottinghamshire.
Proposal:	Residential development for 2 dwellings
Applicant:	Gedling Borough Council
Agent:	Mr George Machin
Case Officer:	Cristina Dinescu

Background

This application is referred to the Planning Committee because the land is owned by Gedling Borough Council.

Site Description

The application site lies within the established residential area of Bestwood Village, on the left hand side of the junction between Park Road and Broad Valley Drive.

The site is adjoined by two bungalows at no's 1 and 3 Broad Valley Drive and a row of terraced town houses at no's 93, 81, 79, 77, 75 and 73 Park Road.

The site covers an area of approximately 971sqm, is open and free of built form and has 4 mature trees that are located towards Park Road and the row of town houses to the west.

The site has been used by local residents for informal leisure purposes but it is not a Protected Open Space when referring to the Proposals Map of the Gedling Borough Replacement Local Plan.

Proposed Development

Outline Planning Permission is sought for the residential development of two bungalows with all matters reserved except access.

An indicative layout plan and elevations have been submitted with the application showing two semi-detached dormer bungalows with two bedrooms.

Access is proposed off Broad Valley Drive.

The submitted plans show one off street parking space to serve each dwelling.

A Design and Access Statement and an Arboricultural Report have also been submitted with the application.

Consultations

NCC (Highway Authority) – No concerns in principle subject to conditions regarding parking and turning facilities, access widths, gradients, surfacing, visibility splays and drainage. It should be noted that the waste bin and bench will require relocation to facilitate the vehicular accesses to the proposed dwellings.

Bestwood Parish Council – No comments received.

NCC (Forestry Manager) – Happy with the arboricultural report supplied but would require additional information regarding an arboricultural method statement which includes details of tree protection fencing and a tree protection plan.

Severn Trent – No comments received.

Public Protection – The site has had a history of ‘industrial’ land use (agriculture) this is a potentially contaminative use. Additionally, we are aware that assessments carried out during the re-development of the neighbouring site revealed made ground to depth. As it appears that no desktop study/preliminary risk assessment has been submitted prior to, or with the planning application, then I would request that our standard phased contamination conditions are attached to the planning consent. The assessment should be carried out in line with current guidance CLR11 and the appropriate British Standards (i.e. BS10175).

Local residents have been notified and a Site Notice posted – 2 letters of representation were received as a result of which one contains neutral comments stating facts regarding the existing situation on site.

The following concerns were raised through the letter of representation objecting to the proposed development:

- Local Green space that must be protected;
- Highway safety;
- Impact on parking;
- Flooding and drainage;
- Impact on school places;
- Fair and transparent process since Gedling Borough Council is the applicant;
- Guarantees for the plans to not be altered once Gedling Borough council sells the land;
- No detailed impact assessment on neighbouring properties has been undertaken;
- Have the neighbours been actively consulted?

The following facts were presented in the neutral letter of representation:

- Part of the gardens of the proposed houses look as to belong to the open piece of land;
- The fence adjoining no.3 Broad Valley Drive has been moved by the owner to give the owner better access to the open land, therefore the fence line does not run straight anymore.

Planning Considerations

The main considerations in the determination of this planning application are whether the proposal accords with relevant policies within the local plan, the impact of the proposal on neighbouring residential properties and on the street scene and whether there are any highway safety implications.

The most relevant planning policy guidance at the national level comes from the National Planning Policy Framework (March 2012). In particular the following chapters are relevant in considering this application: -

- 6. Delivering a wide choice of high quality homes (paragraphs 47 – 55); and
- 7. Requiring good design (paragraphs 56 – 68).

Gedling Borough Council at its meeting on 10th September approved the Aligned Core Strategy (ACS) for Gedling Borough (September 2014) which is now part of the development plan for the area. The following policies are relevant: -

- Policy 10 - Design and Enhancing Local Identity.
- Policy 8 – Housing Size, Mix and Choice.

Appendix E of the ACS refers to the Saved Policies from Adopted Local Plans. The following policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2014 are relevant: -

- ENV1 (Development Criteria);
- H7 (Residential Development on Unidentified Sites Within the Urban area and Defined Village Envelopes); and
- T10 (Highway Design and Parking Guides).

The Government attaches great importance to the design of the built environment. Section 7 of NPPF states inter alia that good design is a key aspect of sustainable development and that it should contribute positively to making places better for people. Developments should function well and add to the overall quality of the area, respond to local character and history, reflecting the identity of local surroundings and materials and be visually attractive as a result of good architecture and appropriate landscaping.

Policy 10 – 1 of the ACS states inter-alia that development should be designed to:

- a) make a positive contribution to the public realm and the sense of place;
- b) create attractive, safe, inclusive and healthy environment;
- c) reinforce valued local characteristics;
- d) be adaptable to meet changing needs of occupiers and the effects of climate change; and

e) reflect the need to reduce the dominance of motor vehicles.

Policy 10 – 2 of the ACS sets out the criteria that development will be assessed including: - plot sizes, orientation, positioning, massing, scale, and proportion. Criterion f) of the ACS refers to the impact on the amenity of nearby residents.

Criterion a., c. and d. of Policy ENV1 of the Replacement Local Plan are also relevant in this instance. These state that planning permission will be granted for development provided it is in accordance with other Local Plan policies and that proposals are, amongst other things, of a high standard of design which have regard to the appearance of the area and do not adversely affect the area by reason of their scale, bulk, form, layout or materials. Development proposals should include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles and incorporate crime prevention measures in the design and layout.

In respect to car parking, regards should be had to the Borough Council's Supplementary Planning Document 'Parking Provision for Residential Developments' (May 2012).

Visual Impact

The site is located within the established residential area of Bestwood Village where, in principle, there are no objections to its redevelopment for residential purposes.

I consider that the site is of adequate size to accommodate the proposed dwellings. I am mindful that there are a variety of styles of dwellings within the Bestwood Village area and I consider that suitably designed dwellings could be achieved that reflect the local characteristics.

I note the proposal is for two bungalows and that the neighbouring properties are also bungalows, as such I am satisfied the proposed development would reflect the character and scale of neighbouring properties.

Subject to precise design details to be dealt with under reserved matters I am of the opinion that the dwellings would be visually acceptable.

I therefore consider the proposed dwellings would accord with Policy 10 of the ACS and Saved Policies H7 and ENV1.

Impact on Residential Amenity

Policy 10 of the ACS requires consideration to be given to the impact on the amenity of neighbouring properties and occupiers of development.

I note that the application is in outline with all other matters reserved for subsequent approval except access and as such I am satisfied that subject to precise details, the proposed dwellings will have an acceptable relationship with existing neighbouring properties.

Car parking and Highway Safety

A two bedroom dwelling in a rural area requires the provision of at least one off-street car parking space in order to accord with the Council's Residential Car Parking Supplementary Planning Guidance. The development as now proposed does make provision for sufficient parking to serve the dwellings. I am mindful that the County Highways Officer has raised no objections subject to a condition regarding details of parking and turning facilities, access widths, gradients, surfacing, visibility splays and drainage, to be submitted and approved by the Borough council before development is commenced, as such; should planning permission be forthcoming I would suggest the highway condition to be attached in the interest of highway safety.

Subject to the condition recommended by the Highways Officer I consider that there would be no adverse impact on highway safety in allowing this application.

Trees and Vegetation

The redevelopment of the site for residential purposes will result in the reduction of the open land that has been used by local residents for informal leisure purposes, however, the proposed drawings show a comprehensive development that has regard to the open nature of the site and existing trees on site, leaving the rest of the site open.

Negotiations have taken place before the application was submitted and officer advice was given to reduce the number of proposed dwellings and to have regards to the open nature of the land in order to result in a more comprehensive development in keeping with the character of the area.

It is noted that the application site is not a Protected Open Space when referring to the Proposals Map of the Gedling Borough Replacement Local Plan.

I am mindful that the Arboricultural Officer has request additional information regarding an arboricultural method statement with details of tree protection fencing and a tree protection plan, however I am of the opinion that, given the significant distance from the existing trees to the proposed boundary line of the two bungalows, the requested additional information could be dealt with under a condition attached to any planning permission.

Contamination

I note the comments from the Scientific Officer regarding contamination of land, as such I would recommend all conditions recommended to be attached to any planning permission.

Other issues

I note the concerns raised by the objecting neighbour with regards to flooding and drainage, impact on school places, plans to be approved and the fairness and transparency of the planning process when Gedling Borough Council is the applicant.

The number of dwellings proposed does not meet the requirement for developer contributions for education therefore I consider the scale of the development would not have an adverse impact on education provision.

With regards to flooding and drainage, I note that no comments have been received from Severn Trent, I therefore recommend a condition be attached to any planning permission regarding details of surface water and foul drainage to be submitted before development is commenced.

With regards to the fairness and transparency of the planning process when Gedling Borough Council is the applicant, The Gedling Borough Council Constitution requires any planning application for land that is owned by Gedling Borough Council or when Gedling Borough Council is the applicant, to be automatically considered at Planning Committee. It is also noted that all adjoining neighbours have been consulted and a Site Notice has been posted.

Given the limited residential curtilage resulting to serve each dwelling I would recommend, should planning permission be forthcoming, that permitted development rights for extensions under classes A, B, C and D are removed in order to protect the amenity of adjoining residential properties and the street scene.

Conclusion

Having regard to all the above I consider that the proposal is in accordance with Policies 8 and 10 of the Aligned Core Strategy, Saved Policies H7 and ENV1 of the Gedling Borough Replacement Local Plan and advice contained within the NPPF, and would recommend that Planning Permission be granted.

Recommendation: