

REPORT OF HEAD OF DEVELOPMENT MANAGEMENT

Yeates Bus And Coach Ltd, Beechdale Road

1 SUMMARY

Application No: 13/00002/PRES4 for approval of reserved matters

Application by: Carlton Design Architecture Ltd on behalf of Oakdale Homes Ltd

Proposal: Erection of 36 dwellings and associated works (reserved matters for to 11/00785/POUT).

The application is brought to Committee because it relates to the reserved matters of an outline application that was previously considered at the Development Control Committee.

To meet the Council's Performance Targets this application should be determined by 10th April 2013

2 RECOMMENDATIONS

APPROVE subject to the conditions listed in the draft decision notice at the end of this report.

Power to determine the final details of the conditions to be delegated to the Head of Development Management.

3 BACKGROUND

- 3.1 The proposal site comprises 0.94 Ha and is located to the east side of Beechdale Road. The site was previously occupied by Dunline. The site has been vacant for several years.
- 3.2 The north eastern boundary of the site is formed by a thin strip of woodland which is now covered by a Woodland Tree Preservation Order and is partly in the grounds of EMFEC, a training and educational facility. To the rear of the site there is a culverted stream with a 7.5 metre easement to either side. The site slopes marginally towards the rear. The existing houses adjacent to the site sit level with the site at the front, falling to approximately 1 metre below the level of the site at the rear. The levels of the industrial unit and educational facility match that of the site.
- 3.3 Rear gardens and gable elevations of two storey residential properties located on Clough Court are situated to the south eastern boundary of the site. The north western boundary is formed by an industrial unit. The building is situated away from the boundary with the site, separated by an access road and car parking. Opposite the site is residential.
- 3.4 The site is within an area of mixed uses comprising residential, industrial and commercial premises, along with some community facilities.

- 3.5 It was resolved to grant outline planning permission (11/00785/POUT) for 36 new dwellings and associated works at Committee in September 2011. Permission was finally issued following completion of the S106 Agreement in November 2012. Details of access, layout and scale were included in the submission with matters relating to appearance and landscaping being reserved.
- 3.6 The approved scheme includes a new central access road into the site with rear and side gardens backing onto existing gardens. Houses are positioned fronting on to Beechdale Road in order to continue the street frontage of the adjacent housing development.
- 3.7 The approved dwellings ranged from 2 - 2.5 storeys in height and comprised a mix of semi-detached and short runs of terraced properties.
- 3.8 The permission was granted subject to a S106 Agreement requiring the provision of 20% affordable housing on site and a financial contribution towards the maintenance of existing on-site public open space. The S106 also included a clause relating to the provision of local employment and training opportunities during the construction of the development, including a payment of £10,536.

4 DETAILS OF THE PROPOSAL

- 4.1 (As amended) The current application is for the approval of outstanding reserved matters relating to appearance and landscaping.
- 4.2 The development includes a mix of dwellings including linked detached properties, semi-detached houses and some terraces. Seven different house types are proposed with all dwellings two storeys in height. The proposed dwellings would be served by two parking spaces each in a mix of parking solutions.
- 4.3 Front gardens of corner properties would be enclosed with a dwarf brick wall with railings above. The remaining properties, fronting the main spine road (and one cul de sac) would be enclosed with a mix of 1.8 metre high brick walls and 900mm railings. The rear garden areas would be enclosed with 1.8 metre close boarded timber fences unless there is an existing wall to the site boundary, which will be retained. There is rear access to all gardens, where bins are to be stored.
- 4.4 It is proposed to have a shared surface for the spine road and cul de sac. Access paths and driveways will also be blocked paved. In terms of landscaping, a number of street trees are proposed along with some trees within individual curtilages. Front and rear gardens are to be turfed and planting is proposed at the front of properties to provide separation and delineation from the highway and adjacent properties.

5 CONSULTATIONS AND OBSERVATIONS OF OTHER OFFICERS

Adjoining occupiers consulted:

The application has been advertised by site notice. The following neighbours have been consulted on the plans and the overall consultation period expires on the 18th February 2013.

Wild Clothing Staffordshire House, Trent Shopfitters Ltd Gateway House, Rentokill

Ltd Rentokil House, W T Burden Ltd, Fletcher And Company Staffordshire House, Sadlers Waste Staffordshire House, EMFEC Part Offices. 251 – 255 (Odds) 340 - 378 (evens) Beechdale Road. 21 – 35 (Odds) Chapman Court. 18 – 26 (Evens) 33 -37 (Odds) Clough Court. Offices Robins Wood House and 92 - 96 Robins Wood Road.

Additional consultation letters sent to:

Pollution Control: No comments.

Highways: There are no highway objections to the reserved matters application. However it is recommended that alterations to the main junction, the highway materials, the inclusion of tree build-outs and the scaling back of the turning head are incorporated into the scheme, to enhance the appearance of the road layout.

Severn Trent Water: No objection subject to the inclusion of a condition requiring drainage plans for the disposal of surface water and foul sewerage. *Comment: This would be addressed under Building Regulations. Furthermore, surface drainage conditions were included on the outline approval.*

Heritage and Urban Design: Welcome the amendments made to the scheme in terms of access, tree planting, means of enclosure and details. The roads are well designed to keep speeds low and give cycles and pedestrians priority. The trees lining the road will provide a gateway into the site and soften the environment. The various boundary treatments will provide a robust edge to the public and private elements of the scheme. The elevations provide enough detail to give visual interest and contribute to the character of the development. The scheme would achieve Silver Standard in terms of a Building for Life assessment.

6 RELEVANT POLICIES AND GUIDANCE

Nottingham Local Plan (November 2005):

BE2 - Layout and Community Safety. Complies.

BE3 - Building Design. Complies.

BE4 - Sustainable Design. Complies.

H3 - Appropriate Housing Types. Complies.

7. APPRAISAL OF PROPOSED DEVELOPMENT

Main Issues

Housing Design, and Landscaping (Policies H3, BE2, BE3, BE4)

- 7.1 The development comprises four x 2 bed properties, twenty seven x 3 bed properties and five x 4 bed dwellings in a range of linked detached, semi-detached and some smaller terraced properties. All properties would be two storeys in height and comply with the Homes and Community Agencies Housing Quality Indicator standards (2008), relating to their internal size. The larger dwellings have garages and off-street parking spaces, whilst the smaller house types have two dedicated in-curtilage parking spaces.

- 7.2 The dwelling types have been mixed to give a varied street scene, particularly with the varied roof styles including gables, hips and pitched forms. Dwellings occupying corner plots have been designed to address both road frontages.
- 7.3 Window proportions and arrangements are considered to be appropriate and overall provide balanced elevations to the range of house types. In terms of detailing, stone heads and cills are proposed to front and exposed side elevations, with brick heads and cills to the rear elevations. Brick 'over-sailing' verges and corbels are proposed at eaves level. Entrance porches vary from plot to plot to add variety and interest to the elevations.
- 7.4 It is proposed to use three varying red brick types with all houses in each block to be constructed of the same brick type, rather than varying between each house, thus resulting in a more cohesive approach. There would be three varying roof tile colours but with the same smooth profile being used throughout.
- 7.5 In light of the above, the appearance of the housing scheme is considered to be appropriate to the local context. Furthermore, the scheme has been assessed under Building for Life Criteria and would achieve silver standard.
- 7.6 With respect to landscaping, a number of street trees are proposed along with some trees within individual curtilages. The tree planting at the front of the site will help to create a gateway into the development. A number of tree build-outs within the shared surface will also help with traffic calming and help to soften the appearance of the scheme. Front and rear gardens are to be turfed and shrubbery planting is proposed at the front of properties to provide separation and delineation from the highway and adjacent properties. The existing wooded area to the east of the site is to be retained and a grass verge is proposed between the existing vegetation and the new kerb line.
- 7.7 In conclusion, the amount and type of landscaping is considered to be appropriate to the local context and will help to soften the scheme and provide screening in some instances.

8. SUSTAINABILITY / BIODIVERSITY

- 8.1 The scheme will de-contaminate the site and introduce a significant proportion of soft landscaping, with the sustainable drainage and biodiversity benefits that this would bring, in place of what is currently extensive hard surfacing. The development would retain the woodland and new street trees are proposed which will help contribute toward the City's green infrastructure.
- 8.2 It is intended that 10% of the developments energy supply (interpreted through carbon emissions) will be provided by way of a renewable energy supply. This matter is covered by a condition on the original outline approval. The need for a surface water drainage system based on SUDS principles is also covered by a condition on the original outline approval.

9 FINANCIAL IMPLICATIONS

None.

10 LEGAL IMPLICATIONS

The issues raised in this report are primarily ones of planning judgement. Should legal considerations arise these will be addressed at the meeting.

11 EQUALITY AND DIVERSITY IMPLICATIONS

None.

12 RISK MANAGEMENT ISSUES

None.

13 STRATEGIC PRIORITIES

Neighbourhood Nottingham – Providing a high quality and sustainable residential development, promoting housing for families.

Safer Nottingham – Maximising community safety with secure property boundaries and streets and spaces that facilitate good natural surveillance.

Working Nottingham – Securing training and employment for local citizens through the construction of the development.

14 CRIME AND DISORDER ACT IMPLICATIONS

Providing a residential development with secure property boundaries and streets and spaces that facilitate good natural surveillance in comparison to the current situation of a vacant vulnerable site.

15 VALUE FOR MONEY

None.

16 List of background papers other than published works or those disclosing confidential or exempt information

1. Application No: 13/00002/PRES4 - link to online case file:
<http://plan4.nottinghamcity.gov.uk/WAM/pas/findCaseFile.do?appNumber=13/00002/PRES4>;

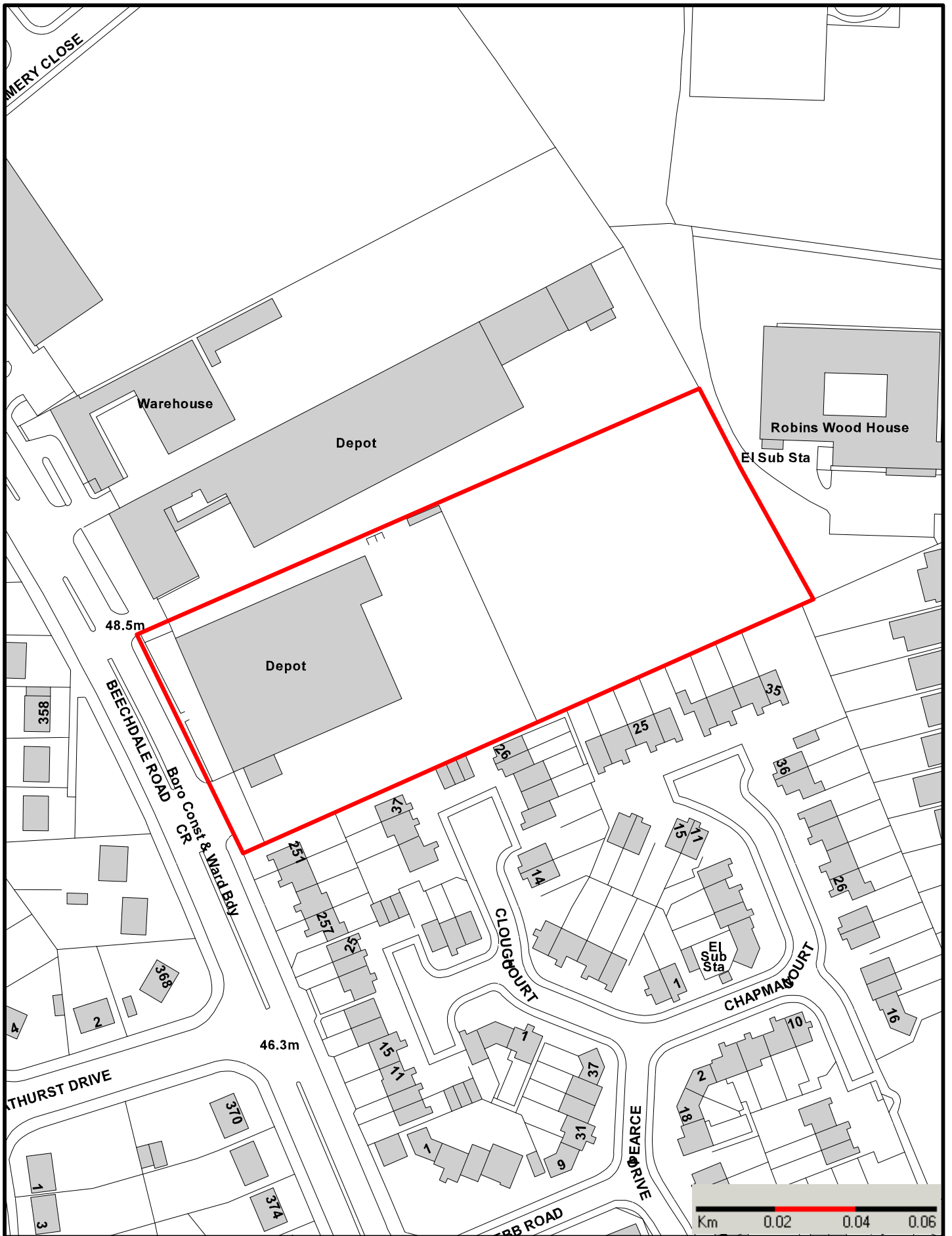
17 Published documents referred to in compiling this report

Nottingham Local Plan (November 2005)

Contact Officer:

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Nottingham
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Date of decision:

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR APPROVAL OF RESERVED MATTERS**

Application No: 13/00002/PRES4
Application by: Oakdale Homes Ltd
Location: Yeates Bus And Coach Ltd, Beechdale Road, Nottingham
Proposal: Erection of 36 dwellings and associated works (reserved matters for to 11/00785/POUT).

Nottingham City Council as Local Planning Authority hereby **APPROVES** the reserved matters described in the above application subject to the following conditions:-

Pre-commencement conditions

(The conditions in this section require further matters to be submitted to the local planning authority for approval before starting work)

There are no conditions in this section.

Pre-occupation conditions

(The conditions in this section must be complied with before the development is occupied)

There are no conditions in this section.

Regulatory/ongoing conditions

(Conditions relating to the subsequent use of the development and other regulatory matters)

There are no conditions in this section.

Standard condition- scope of permission

S1. Unless otherwise agreed in writing by the Local Planning Authority or modified by the conditions listed above, the development shall be carried out in complete accordance with the details described in the forms, drawings and other documents comprising the application as validated by the council on 9 January 2013.

Reason: To determine the scope of this permission.



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DRAFT ONLY
Not for issue

Continued...

Informatives

Where a condition specified in this decision notice requires any further details to be submitted for approval, please note that an application fee will be payable at the time such details are submitted to the City Council. A form is available from the City Council for this purpose.

Your attention is drawn to the rights of appeal set out on the attached sheet.

RIGHTS OF APPEAL

Application No: 13/00002/PRES4

If the applicant is aggrieved by the decision of the City Council to impose conditions on the grant of permission for the proposed development, then he or she can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Any appeal must be submitted within six months of the date of this notice. You can obtain an appeal form from the Customer Support Unit, The Planning Inspectorate, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Phone: 0117 372 6372. Appeal forms can also be downloaded from the Planning Inspectorate website at <http://www.planning-inspectorate.gov.uk/pins/index.htm>. Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pes.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay.

The Secretary of State need not consider an appeal if the City Council could not for legal reasons have granted permission or approved the proposals without the conditions it imposed.

In practice, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction given by him.

PURCHASE NOTICES

If either the City Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. This procedure is set out in Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain limited circumstances, a claim may be made against the City Council for compensation where permission is refused or granted subject to conditions by the Secretary of State. The circumstances in which compensation is payable are set out in Section 114 of the Town & Country Planning Act 1990.