

PLANNING COMMITTEE – 6 AUGUST 2019

Application No:	18/00799/FUL	
Proposal:	7 no. New Dwellings with garages and access road utilising existing vehicular access off Main Street	
Location:	Land Off Main Street, Coddington	
Applicant:	Ablehomes Limited - Mr David Shaw	
Registered:	26/04/2018	Target Date: 21/06/2018
		Extension of Time: 09/08/2019

This application is being presented to Planning Committee given that Members have previously considered the scheme and deferred the application for revisions to be made.

Update to Planning Committee

Members at December 2018 Planning Committee agreed to defer the application in order for Officers to negotiate a reduction in the size and scale of the scheme more in line with Coddington Parish Councils suggestions.

As a result of revisions to the scheme since this time, the number of dwellings proposed on site has reduced from 9 to 7 no. dwellings and the description of development has therefore been amended accordingly. A full reconsultation with consultees, neighbours and interested parties has taken place. Coddington Parish Council support the amended plans (albeit with concerns set out in full below).

For the avoidance of doubt, the report remains the same as previously presented at December Planning Committee other than updates arising from the amended scheme and additional consultation responses received (shown in bold and italic text).

The Site

The 0.31ha site relates to land to the rear of Post Office Row on the north side of Main Street within the settlement of Coddington. The site is located within a Conservation Area and is currently vacant land containing overgrown shrubs and weeds. The Grade II* Listed Building of All Saints Church is visible from the site and located approximately 80 metres to the east.

Access to the site is from the south to the west side of Post Office Row between No. 18 Post Office Row and No. 19 Brownlows Hill. Both of these properties (in addition to No. 20 Post Office Row) also use this access for private rear parking/driveways areas to the rear of each property with their side gardens containing hedgerow bordering the access to the site.

Post Office Row contains a number of two storey terraced dwellings backing onto the site. The rear of these properties is not uniform and benefit from a mixture of rear extensions and curtilage buildings. No. 9-13 Valley View are two storey terraced dwellings located to the north west of the site with the back/side of these dwellings backing onto the application site. The Scout Hall and associated curtilage is located immediately to the east of the site, with the Village Hall just

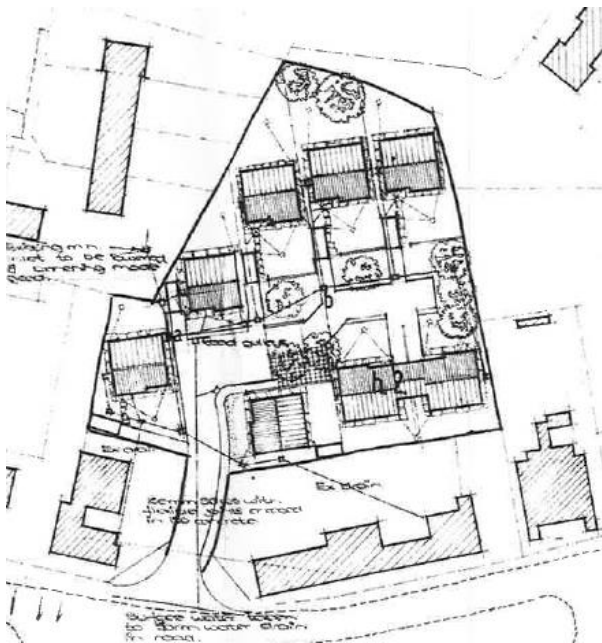
beyond. No. 1 - 3 Church Cottages (Almshouses) and the Old Vicarage are also located to the north east of the site.

Boundary treatments bordering the site contain a mixture of close boarded fences, solid walls, trees and hedgerow.

The topography of the land is generally flat although there appears to be a slight drop in gradient in a south to north direction.

Relevant Planning History

7/693/75/574 Residential development (six detached and two semi-detached bungalows – 8 units in all) – permission granted on 10.12.1975. There is evidence on file that the Local Planning Authority confirmed in 2008 that there has been a lawful commencement of development on site pursuant to this permission. An extract of the approved site layout is below:



7/693/75/574 Proposed Site Layout

The Proposal

The application seeks full planning permission for the erection of **9 7** no. dwellings. ~~Six~~ **Two** of the dwellings would have detached garages, **three dwellings would have integral garages and two dwellings would have no garage.**

All but two of the dwellings Each dwelling would be detached and have between 2-4 bedrooms and an area of private garden space. The housing mix proposed is set out in the table below:

House type	No. of units
2-bed bungalow	1
3-bed bungalow 1.5 storey	1
3 bed 2 storey dwelling	5 2
4 bed 2 storey dwelling	2 3
Total	9 7

The plans have been amended during the lifetime of the application to overcome the concerns of the both the Case Officer and Conservation Officer, in relation to both residential amenity and heritage impacts. Revised plans were received on 06.09.2018 with alterations to the proposed layout, increasing the number of units proposed from 8 to 9, reducing the no. of larger 4-bed dwellings proposed and substituting Plots 2 and 3 with bungalows. An ecology survey was also submitted on 17.10.2018 at the request of the Case Officer.

Proposed materials set out in the application form comprise facing brickwork and pantile or flat interlocking tiled roofs.

The proposed access would utilise the existing access off Main Street and off street parking would be provided for each dwelling.

Submission Documents

The application is accompanied with the following:

- Supporting Statement Incorporating Heritage Impact Assessment
- Ecology Survey
- ***Design Revision Document June 2019***
- ***P01 Site Location Plan***
- ***812.1113.6.PL02 Proposed Site Plan***
- ***812.1113.6.PL03 Plots 1 and 2***
- ***812.1113.6.PL04 Plot 3***
- ***812.1113.6.PL05 Plot 4***
- ***812.1113.6.PL06 Plot 5***
- ***812.1113.6.PL07 Plot 6***
- ***812.1113.6.PL08 Plot 7***

Public Advertisement Procedure

24 neighbours notified individually by letter and re-consulted on amended plans. A site notice has been posted and a press notice published in the local press.

Planning Policy Framework

The Development Plan

Newark and Sherwood District Council *Amended* Core Strategy DPD (adopted March 2011~~19~~)

- Spatial Policy 1 – Settlement Hierarchy
- Spatial Policy 2 – Spatial Distribution of Growth
- Spatial Policy 3 – Rural Areas
- Spatial Policy 7 – Sustainable Transport
- Core Policy 3 – Housing Mix, Type and Density
- Core Policy 9 – Sustainable Design
- Core Policy 10 – Climate Change
- Core Policy 12 – Biodiversity and Green Infrastructure
- Core Policy 14 – Historic Environment
- NAP1 – Newark Urban Area

Allocations and Development Plan Development Plan Document (DPD) Adopted July 2013

- Policy DM1 - Development within Settlements Central to Delivering the Spatial Strategy
- Policy DM5 Design
- Policy DM7 Biodiversity and Green Infrastructure
- Policy DM9 Protecting and Enhancing the Historic Environment
- Policy DM12 Presumption in Favour of Sustainable Development

Other Material Planning Considerations

- National Planning Policy Framework (NPPF) 2018~~9~~
- Planning Practice Guidance (PPG) 2014
- ~~Newark and Sherwood Amended Core Strategy DPD 2017~~
- ~~Spatial Policy 3 Guidance Note 2013~~
- NSDC Housing Market & Needs Assessment – Final Report 2014 – Reported to Homes & Communities Committee 26th January 2015
- Planning (Listed Buildings and Conservation Areas) Act 1990

Consultations

Coddington Parish Council –

Comments received 23.07.2019:

The Parish Council voted in support of the revised plans by a majority of 4 in favour with 3 against. The amended plans are seen as an improvement, but the Council still has major concerns which should be addressed:

- 1. Safety at the exit from the development. Visibility is severely limited by cars parking on Main Street and Brownlow's Hill, and the new access road will create a staggered crossroads at an already busy junction.***
- 2. The height of the development overlooking Valley View is exaggerated by the change in ground level which creates issues of perspective and privacy for existing dwellings.***
- 3. The proposed fencing should be replaced by softer boundaries and landscaping in keeping with the Conservation Area.***

Comments received 05.10.2018:

Coddington Parish Council would like to add the following comments to the original submission sent in May - all of which still apply.

Coddington Parish Council does not object to the principle of residential development on this site. However, it does share the Conservation Officer's view that the proposed development does not enhance the Conservation Area. Bearing in mind the location of the site at the heart of the old village, the highest standard of design and respect for that character should be required. The layout represents over-development and in no way has regard to the contribution of the openness of the site to the immediate character of the area. The "landscaping" is derisory with space only being available for the smallest of shrubs. The small detailed dwellings do not reflect the traditional built form of the village.

The Parish Council makes two proposals which it considers could improve the design and make it more agreeable, though by no means ideal:

- Firstly, properties 8 and 9 should be omitted. This would allow for an open, grassed area to be provided, planted with substantial trees. This would enhance the quality of the development itself and also create an attractive view from Main Street.
- Secondly, properties 5, 6 and 7 should be combined into a two-storey terrace of small starter homes (towards the Eastern boundary of the site) which would be far more in keeping and character established on Post Office Row and Valley View.

If these two proposals are incorporated into the design, there would be a significant reduction in overlooking of properties in Valley View, and the Parish Council would be minded to support the proposals. On the basis of the present design, the Parish Council objects for the reasons set out above.

Comments received 18.05.2018:

While accepting that there was planning consent on this site for eight bungalows many years ago, which was started but not completed, the Parish Council objects to the above application on the following grounds:

1. Planned Development

The houses planned for sit on a spur of significantly higher base level (around a metre) than the houses directly bordering the site on Valley View and Chapel Lane. The design of the proposed houses includes heightened ceilings and a high pitched roof, where the adjacent houses are of standard height with low pitched roofs. The houses will sit significantly higher than surrounding houses giving rise to intrusion on the houses bordering on Valley View and Chapel Lane and making significant visual impact. Line of sight into gardens and conservatories and upstairs windows would provide further intrusion. In terms of intrusion the closeness of the dwellings to the boundaries of Post Office Row would be equally intrusive, where height would be less of an issue the physical proximity would significantly impact on privacy and loss of light.

2. Conservation Area

The previous extant planning permission is now more than 30 years old and was granted prior to the site falling within a conservation area. Any extant planning permission is now significantly dated (although there is no time limit on extant planning), however, even at the time of the original application permission was granted only for bungalows. The new application is for houses and this should be examined as a separate matter within all of the restrictions of building within a conservation area.

Unfortunately the very detailed analysis of the heritage merits of the area around the application site makes no reference to boundaries with The Old Vicarage, 1 Chapel Lane and the Almshouses, also on Chapel Lane. All these properties have common boundaries with the application site and are of some architectural merit. It is suggested that the boundaries of the site which abut these properties should be a brick wall, of a brick sympathetic to the buildings referred to.

The designation as a Conservation Area requires a development to preserve and enhance that area. On this very important site in the heart of the Conservation Area, a design comprising a suburban type cul-de-sac of undistinguished houses does not meet these requirements. A design

reflecting the agricultural heritage of the village, perhaps similar to that of farm redevelopments at Manor Farm off Main Street and at The Courtyard off the southern end of Drove Lane might serve as examples. The considerable care taken by the conservation officers of the District Council in respect of other developments in the vicinity of the application site would lead to the hope that the same insistence on a design which would enhance the Conservation Area will prevail in relation to this application.

3. Access

Access to the site is narrow, being of single lane status. This causes some safety concerns during construction and in occupation. Should a vehicle be entering the site at the same time as one is exiting this would leave a vehicle protruding onto Main Street. The designated turning area on the site being situated some distance within the site rather than near the entrance/egress. There is very limited vision of traffic approaching from either direction when exiting the site, this is exacerbated by the entrance being on the brow of a hill often with cars parked on the road, the busy adjacent T-junction, and the natural built environment already in situ. There is expected to be a further increase in on-street parking from visitors to this site, and from displaced cars that current park on the access road.

4. Local Development Plan

The council has an adopted LDP which does ask for the provision of affordable housing in developments of this size. There is no provision for any such affordable housing on this site. Nationally there are issues with smaller, more affordable dwellings being built within villages to enable young people within the village being able to remain within the area they were brought up. The style, size and design of these houses are clearly within the 'executive' bracket and therefore do not meet the nationally identified need nor the adopted LDP.

5. Density

The development is very dense and will not allow for any substantive landscaping internally within the site. Unfortunately the applicant's environmental assessment failed to note the predominance and importance of trees within Coddington, the area around the application site being no exception regarding the trees in Coddington House grounds, and in gardens along Chapel Lane. Suggest we request trees to be planted along all the site boundaries to soften the impact of the development on surrounding properties and to maintain the character of the area.

Coddington Parish Council objects to the application on the grounds set out above.

The Parish Council would welcome a revised planning application which provided for:-

- Less intrusive houses both in height and designs suitable for the Conservation Area.

- A proportion of dwellings which are designated affordable An amendment to site layout to enable a passing place near as possible to the entrance to the site Suitable safety measures to ensure safe access and egress to the site Improved arrangements for parking and vehicle flow to accommodate the increases in on-street parking expected from this and nearby developments already approved If any application is approved for this site, to ensure the safety of residents, school children and workers, a condition should be placed such that no development shall take place until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors;
 - ii. loading and unloading of plant and materials;
 - iii. storage of plant and materials used in constructing the development;
 - iv. the erection and maintenance of security hoarding;
 - v. reinstatement of boundaries;
 - vi. wheel washing facilities;
 - vii. measures to control the emission of dust and dirt during construction;
 - viii. a scheme for recycling/disposing of waste resulting from construction works;
 - ix. delivery, and construction working hours.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development. Such a condition was applied in a recent appeal decision on another site in Coddington, and the same standards should be applied to this development which is nearby and on the same road.

NCC Highways Officer – This site has an extant permission for 8 dwellings and has an existing access that is 4.8m wide with a service strip of about 0.8m on the east side.

The visibility splays measure 2.0m x 30m to the east and 2.0m x 37m to the west. These are commensurate with 85th percentile vehicle approach speeds of 24mph and 27mph. Speed readings have not been taken; nor submitted with the application, but given the road width, alignment and the regular presence of parked vehicles on the north side of Main Street, it is considered that approach speeds of around 24-27mph are likely.

The presence of parked cars on Main Street has both a detrimental and beneficial impact on the safety of the access arrangement. Whilst they can block visibility, they also help to slow vehicles and provide a carriageway space in the 'shadow' of the parked cars, at the mouth of the junction, to allow car drivers leaving the development site to edge out slowly and safely.

The parking provision and access layout appear to be adequate.

Since the access will remain private, a bin collection point should be identified and provided within a reasonable distance of the junction with Main Street. Also, the Planning Authority may wish to consider whether or not access drainage and lighting should be provided and approved beforehand.

On balance and given the site history, I consider that no objections should be raised.

NCC Lead Local Flood Authority - Having considered the application the LLFA will not be making comments on it in relation to flood risk as it falls outside of the guidance set out by Government for those applications that do require a response from the LLFA.

As a general guide the following points are recommended for all developments:

1. The development should not increase flood risk to existing properties or put the development at risk of flooding.
2. Any discharge of surface water from the site should look at infiltration – watercourse – sewer as the priority order for discharge location.
3. SUDS should be considered where feasible and consideration given to ownership and maintenance of any SUDS proposals for the lifetime of the development.
4. Any development that proposes to alter an ordinary watercourse in a manner that will have a detrimental effect on the flow of water (eg culverting / pipe crossing) must be discussed with the Flood Risk Management Team at Nottinghamshire County Council.

Trent Valley Internal Drainage Board – The site is outside of the Trent Valley Internal Drainage Board district but within the Board’s catchment. There are no Board maintained watercourses in close proximity to the site. Surface water run-off rates to receiving watercourses must not be increased as a result of the development. The design, operation and future maintenance of site drainage systems must be agreed with the Lead Local Flood Authority and Local Planning Authority.

Historic England – On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

NSDC Conservation Officer –

Comments received 16.07.2019:

To recap, Conservation has found harm with the principle of the residential development on this land within Coddington Conservation Area. However, it has been established that a previous approval is extant, which was approved before the Conservation Area was designated. I have already stated that I think it is imperative that the current scheme is no more harmful than the extant scheme, and arguably it should be better, considering the designation of the Conservation Area and high statutory duty bearing upon this decision.

My expectations of the new scheme were stated as,

‘I would like to see a layout which avoided the curving alien form of the suburban hammer head drive currently submitted, but which reverted to the extant scheme in so much as it created a parallel ‘back lane’ with simple linear cottages either side of this.

The modest nature of Post Office Row should be reflected in simple detailing and overall size, noting particularly the narrow gable widths and modest height of Post Office Row.

I would expect to see a reflection of the local vernacular building materials and style, so that a glimpse of red brick and pantile on a modest simple row here would not look incongruous.’

The general layout was then revised and improved and with further amendments to the design I was content the scheme was better and, by Sept 2018, had no further objections.

When the report went to Committee I believe Members raised issues of density, amenity and design generally.

There has then been various informal re-designs to resolve these issues which have been the subject of internal consultation and have resulted in the plans now submitted.

Generally the new site layout shows a more condensed approach to the built form, locating it in a stronger plan form around the access road and giving more greenery around the edges. A linearity to the planform has been retained, which I think is the right approach here.

In terms of the revised site plan I see a new 'row' of two buildings arranged in a linear form behind Post Office Row. I think this creates the 'back lane' effect I was after. These two buildings are plot 6 and 7, which have been designed as a traditional single storey cottage and simple traditional outbuilding respectively. The single storey nature I believe helps address potential amenity issues with Post Office Row. I note some limited accommodation in the roof of plot 6 served by raking dormers, which are traditional features. The modest depth of these buildings then creates a traditional roof pitch and the use of traditional features generally, like the segmental arches to windows and brick verge detail, give these an overall appearance which will complement historic Coddington.

Plots 1 and 2 are those seen from the access lane and will have the most impact from the public realm. Again, they have been laid out parallel to Main Street and address the new access lane. These have been designed as a simple, modest and traditionally detailed cottages, which again have traditional features like chimneys, traditional proportions to window openings set under segmental arches and a traditional roof pitch. They are similar in form, mass and status to the historic cottages of Post Office Row. A simple walled garden enclosure to the front of plot 1 helps with a traditional form and setting to this building, and light landscaping lining the drive will also soften the approach.

Plot 5 has been designed as the most high status building in this 'yard' type development and has the appearance of an attractive traditional farmhouse, again using similar detailing to create a complementary design. Plot 3 has a very similar appearance.

Plot 4 has been designed more like an outbuilding, mirroring the outbuildings which would have served a historic farmhouse. The building has a barn like references executed in a contemporary fashion. The contemporary elements are controlled and sit within a building which generally has the correct proportions for a traditional building and its overall bulk has been broken up to avoid it being over imposing. I think the use of contemporary detailing works here as it is in careful combination with other complementary elements.

Overall I think this is an improved layout and I can see the design considerations gone into balancing the different needs and constraints of this site. This is undoubtedly a better scheme than the extant scheme and, I believe, is an improvement over the last formal plans. The buildings here will mirror a traditional layout and form and by their design, materials and colour pallet should complement the surrounding Conservation Area.

Comments received 14.09.2018:

This is now an improved scheme over the previous submission. The overall block plan layout shows a simpler and more linear alignment, relating better to the existing Main Street. The building designs are also more attractive, having segmental arches to windows and smaller paned windows. On a more minor note the sprocketed eaves and corbelled chimneys as now submitted, while not unattractive features in their own right are not a particularly traditional feature locally. Ideally something like a dentilated eaves and a flush gable stack should be used, but perhaps these could be controlled by condition?

Putting aside Conservation's in-principle concerns with development on this land, I do not have any objections specifically about the scheme submitted.

Comments received 07.06.2018:

If this approval from 1975 is extant I accept that *this* particular scheme could be fully implemented, and as such I do agree that, in these terms only, it would be hard to reject *all* schemes for redevelopment here.

However, there has been a number of significant changes at this site since the 1975 scheme was considered and approved, which would affect the benchmark against which the current scheme should be considered.

The main difference is that since 1975 Coddington Conservation Area has been designated, in 1992. In addition we now have the 1990 Planning (Listed Buildings and Conservation Areas) Act 1990, bringing with it the statutory duty to give special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. This Act is then reflected in the current government guidance (NPPF & NPPG) and our local plan policies, as well as best practice enshrined in Historic England guidance documents.

The fact that there may be an extant scheme does not change the fact that there would be heritage harm resulting from the proposed scheme (as there would be if the extant scheme was built out) and I have already outlined my justification and level of harm in my previous comments.

What has changed is that, in making a balanced decision, weight may need to be given to the fact that an extant scheme could be built out.

I think it is imperative that the current scheme is no more harmful than the extant scheme, and arguably it should be better, considering the designation of the Conservation Area and high statutory duty bearing upon this decision.

In comparing the site layout of the two schemes, the 1975 scheme benefited from creating a new 'back lane' type arrangement, parallel to Main Street, and then creating two rows of housing either side of this, reflecting in this way the orientation of Post Office Row. In addition, the footprint of the house were quite simple, avoiding obvious projecting gables, allowing this linear character to (presumably) be better reflected in elevation.

I would like to see a layout which avoided the curving alien form of the suburban hammer head drive currently submitted, but which reverted to the extant scheme in so much as it created a parallel 'back lane' with simple linear cottages either side of this.

The modest nature of Post Office Row should be reflected in simple detailing and overall size, noting particularly the narrow gable widths and modest height of Post Office Row.

I would expect to see a reflection of the local vernacular building materials and style, so that a glimpse of red brick and pantile on a modest simple row here would not look incongruous.

I trust this explains why the current scheme is, in my opinion, more harmful than the (possibly) extant scheme and why the LPA should be only be accepting the very best scheme in this sensitive location.

Comments received 18.05.2018:

The land identified for this proposed development is within the Conservation Area of Coddington. It sits behind an attractive row of local interest buildings called Post Office Row. The proposal is for 8 new houses with detached garages and a new access road.

Some of the plot is visible from the public realm, down the access lane next to Post Office Row, and this makes an attractive green vista between low scale historic buildings. However, most of the site is not so visible in the public realm and the dis-use of the land means most of the site is currently of no particular aesthetic value, in itself. However, there is an aesthetic value in having a green and open backdrop to the attractive historic buildings on this road, and this is partly derived from this land parcel.

In addition, I think there is a particular importance of this land to the character of the Conservation Area, in terms of what it means to the history and development of Coddington as a rural, agrarian village. Looking at the map regression this land always seems to have been open (with the exception of minor transient outbuildings) and it was once part of the Thorpe Oak Estate Lands, which encompassed much of the land around the village. I acknowledge that this land parcel is not marked as being an important open area in the Conservation Area Appraisal, and note that those areas which are marked do make a stronger contribution in terms of setting to historic/listed buildings or by being more readily appreciable from the public realm. However, it does not follow that this land is of no value to the significance and character of the Conservation Area.

The Design and Access Statement has included a useful map regression, and demonstrates that this parcel of land sat behind the main street once leading through Coddington and was part of the rural hinterland of the village, giving way to open fields. Undeniably, the creation of the bypass in the 1940s truncated the village and divorced this land from the wider countryside around it, but crucially it remained undeveloped and is a very clear vestige of the village's historic plan form. That the Conservation Area's boundary still goes beyond the by-pass shows that the bypass may have altered and harmed the setting and plan form of the village, but has not destroyed it. While the creation of the school and council housing off Brownlow Hill have further hemmed the site in, it nevertheless remains a parcel of land which has essentially remained open and undeveloped, probably since the village was first formed.

While Coddington Conservation Area gets a lot of its significance from the good survival of historic buildings, it also gets significance from the setting of these structures, and this includes the rural setting of the village. The village was once a small, rural village and despite the bypass, infill and expansion, can still be read as such. The more open aspect of the land to the south of village most readily conveys this rural origin, but a look at the village plan form today shows that there is

actually a good preservation of open and undeveloped land to the north of the Main Street. While the bypass has altered the village, the fact remains that the historic village plan form south of the bypass is actually clearly legible and in many ways very little altered, which includes the undeveloped nature of the land to the north of Main Street. Section of the Appraisal does note the importance of the fields both surrounding Coddington and those that penetrate into the village, which contribute to the village's rural feel.

I think this parcel of land is a clear survivor of the village's once open, rural and agrarian setting, it contributes positively in both a sense of openness and greenery on Main Street and is part of a pleasing green vista next to Post Office Row.

I think the proposed development would be read as back land development, which would be contrary to the historic grain of the village. It would suburbanise this part of Main Street and give a clear vista down to a curved estate road with offset detached houses, which would sit at odds to the simple linear feel of Main Street. This view would replace the simple green open view next to Post Office Row, which currently helps convey the rural character and low density feel of this part of Main Street. It would infill an area that gives 'breathing space' to Main Street, currently giving it a green and open backdrop. It would also take away an important vestige of the village's rural setting and be harmful by eroding its historic plan form, which contributes directly to the village's character and significance.

There is nothing I inherently object to about the proposed design of the houses (although they would not enhance the Conservation Area in their design), however, the windy nature of the estate road is particularly out of character given the linear nature of Main Street and its structures. However, I do not see this as a site that is capable of development without causing harm so would stress that a different layout would not remove the harm.

In terms of the significance of the Conservation Area as a whole, I think the harm from this proposal would be less than substantial, but toward the middle of this and is far from inconsequential. I note the Agents also accept harm, but describe this as 'negligible', which for the reasons above I would disagree with.

I also think it could also set a harmful precedent for backland development, which may have a very real likelihood of coming forward, given the services Coddington has, its location and proximity to Newark.

The Decision Maker must give special weight to this harm, which conflicts with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering the planning balance.

For clarity, I do not think there would be any impact on the setting on the village's listed buildings, due to proximity, terrain, screening and height of the proposed development.

NSDC Archaeological Officer –

Comments received 22.05.2018:

I looked again at the evidence, or lack thereof that I used for my recommendation. This site is outside of the core of the medieval village and evidence suggests that this area and the area around it remained undeveloped until recently. The civil war defences are to the south and there is no indication that this extended in any way into the development site.

The Historic Environment Record, which is what I use to appraise potential archaeological sites had no records of Roman pottery or any other evidence of potential archaeology on this site so I could clearly not take this into account when making my recommendations.

Given this I wish to reiterate my original recommendation of no archaeological input required.

Comments received 14.05.2018:

No archaeological input required.

Coddington History Group -

Notts County Council archaeologists appear not to have been invited to comment.

Heritage Assessment Section 8.9 Para 4, Archaeology states that nothing of interest remains.

The 1875 map shows a curving boundary within the site that encloses the church on the north side and forms the north edge of Coddington House's access road. This looks to be of historical interest and the History Group would appreciate it being investigated before it is destroyed.

We have shown it to NCC's Community Archaeologist who considered it worthwhile of some investigation especially since Roman Pottery has been found in an adjacent garden.

NSDC Access Officer – As part of the developer's considerations of inclusive access and facilities for all, with particular reference to disabled people, it is recommended that their attention be drawn to Approved Document M of the Building Regulations, which contain useful standards in respect of visitable, accessible and adaptable, and wheelchair user dwellings, and that consideration be given to incorporating 'accessible and adaptable' dwellings within the development. The requirements of a dwelling's occupants can change as a result of illness, accident such as sports injury for example, disability or ageing giving rise to reduced mobility or increasing sensory loss. In order to meet these changing requirements, homes need to be accessible to residents and visitors' alike as well as meeting residents' changing needs, both temporary and longer term. Similarly, inclusive access improves general manoeuvrability for all including access for those with push chairs and baby buggies as well as disabled people etc.

It is recommended that disabled persons and wheelchair users' access to, into and around the dwellings and on all floors be carefully examined. External pathways to and around the site should be carefully considered and designed to accepted standards to ensure that they provide suitable clear unobstructed access to the proposals.

In particular, 'step-free' access to and into the dwellings is important, with reference to the topography of the site, and an obstacle free suitably surfaced firm level and smooth 'traffic free' accessible pedestrian pavement route is essential to and into the dwellings from facilities such as car parking and from the site boundary. It is recommended that inclusive step free access be considered to garden areas, amenity spaces and external features.

Carefully designed inclusive approach, ramps, level flush thresholds, generous doorways, suitably wide corridors etc. all carefully designed to facilitate easy access and manoeuvre are important considerations. Switches and sockets should be located at suitable heights and design to assist

those whose reach is limited to use the dwellings together with suitable accessible WC and sanitary provision etc.

It is recommended that the developer make separate enquiry regarding Building Regulations matters.

Neighbours/Interested Parties - 10 letters of representation received prior to receipt of revised plans on 06.09.2018. Main issues raised include:

Principle

- The extant planning permission predates the designation of the Conservation Area, the doubling in the size of the school and increase in traffic;

Visual Amenity/Conservation:

- The original proposal included bungalows unlike the current 2-storey dwelling that would overshadow existing houses on Post Office Row;
- Relative heights of existing and proposed dwelling with proposed houses likely to site higher than surrounding houses;
- The dwellings detract from the architectural heritage of the existing buildings in both character and layout;
- Potential archaeological remains;
- The curving nature of the access road and layout of houses is not in keeping with the village setting, nor is the modern estate design of the houses themselves;
- Some of the photos in the Heritage Assessment are very old and states that the site was recently cleared of 'rubbish and undergrowth'. This site was actually valuable for wildlife and has/had wildflowers/hedgehogs;
- Owners have decimated the site and now it looks like a wasteland with tree removal already occurred.

Residential amenity:

- Light pollution from new dwellings.

Ecology:

- Fencing/walls should allow for wildlife access;
- The site has been cleared impacting on hibernating hedgehogs which has reduced a field of wildflowers to a brown desert with intermittent heaps of dying vegetation.

Highways:

- Vehicles emerging from the site would be a hazard due to low visibility;
- Surrounding roads are too narrow and the demand for on—street parking would increase;
- Cumulative impact of this and other development in the vicinity in terms of traffic volume and stress of parking space. A circulatory traffic scheme could easily be implemented thus creating a one-way, East-to-West flow of vehicles along Main Street and Brownlows Hill;
- Access to the site is not wide enough for 2 cars to pass.

Other:

- Some existing boundary treatments are in need of replacement – will they be replaced as part of the development?

- the western boundary that faces onto 3 – 7 Church Lane Almshouses should be a minimum of 1.8 metres close boarded fencing or mature hedging;
- Could access be created to the north to enable narrow access road to be avoided and also provide an opportunity for passers-by to interact with the new residents?
- The proposed cul-de-sac creates a long walk from the site to the pubs/areas of the village – can a shortcut on land belonging to the village charity be created?
- No provision of affordable housing. 2 bed bungalows for people wishing to downsize but stay in the village should be built.

Only 1 letter of representation was received post receipt of the revised plans. The main issues raised include:

- the road is too dangerous for all the vehicles that is going to use it.

One letter of representation has been received from Neighbours/Interested Parties since the reduction in the scheme from 9 to 7 dwellings and reconsultation on the associated revised plans which commenced on 02.07.2019. Main issues raised include:

- ***impact of the amount of cars coming from and to an obscured access and an already busy junction;***
- ***as many trees as possible should be retained at the back of Post Office Row;***
- ***development needs to respect wildlife and local residents.***

Comments of the Business Manager

The Principle of Development

The starting point for development management decision making is S.38(6) of the Planning and Compulsory Purchase Act 2004, which states that determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.

~~Notwithstanding the current process of Plan Review, at the current time the Adopted Development Plan for the District is the Core Strategy DPD (2011) and the Allocations and Development Management Policies DPD (2013).~~ The Council is of the view that it has and can robustly demonstrate a 5 year housing land supply and policies of the Development Plan are considered up to date for the purposes of decision making.

The Allocations & Development Management DPD was adopted in July 2013 and, together with the **Amended** Core Strategy DPD (Adopted 2014~~9~~), forms the Development Plan for Newark & Sherwood. There is no neighbourhood plan for Coddington. The settlement hierarchy for the district is set out in Spatial Policy 1 whilst Spatial Policy 2 deals with the distribution of growth for the district. This identifies that the focus of growth will be in the Sub Regional Centre, followed by the Service Centres and Principal Villages. At the bottom of the hierarchy are 'other villages' which do not have defined built up areas in terms of village boundaries. Consequently given its location in a rural area, the site falls to be assessed against Spatial Policy 3 (Rural Areas) of the Core Strategy. This provides that local housing need will be addressed by focusing housing in sustainable, accessible villages. It states that 'Beyond Principal Villages, proposals for new development will be considered against the following criteria' then lists location, scale, need, impact and character for consideration.

~~I am mindful of the proposed changes to SP3 as part of the on-going plan review, some of which can now be afforded weight in the decision-making process. For the purposes of paragraph 216 of the NPPF (stage of preparation, extent of unresolved objection and degree of consistency with national policy), it is considered that those areas of the emerging SP3 content not identified in the Inspector's post-hearing notes, satisfy the tests to the extent that 1) it is at an advanced stage, with the Examination taken place in February 2018 with only the modifications to be finalised and 2) there are no unresolved objections to aspects of the policy relevant to this proposal. Accordingly for the purposes of this proposal, I consider that weight can be attached to the emerging policy in the overall planning balance.~~

It is worth also noting that the site benefits from extant planning permission for 8 bungalows (as set out in the Relevant Planning History section above). As such, the principle of residential development on this land has already been accepted and this fall back position must be given full weight in determining this application.

Below is an assessment of the application against each of the criteria within SP3:

Location

The first criterion 'Location' ~~currently~~ states 'new development should be ~~within built-up areas of~~ **in** villages, which have **sustainable access to local services and access to Newark Urban Area, Service Centres or Principal Villages** and have a range of local services themselves which address day to day needs.' I consider the site to fall within the built-up area of the village of Coddington.

Coddington is one of the District's larger rural villages with a variety of local services as outlined by the submitted Planning Statement which include a Primary School, Community Centre, two Public Houses, a Church and Village Hall. Coddington also shares good links with the wider Newark Urban area. The proposal for additional dwellings in the village would therefore conform with the first criterion of Spatial Policy 3.

Scale

~~The guidance to accompany SP3 referred to above confirms the scale criterion relates to both the amount of development and its physical characteristics, the latter of~~ **New development should be appropriate to the proposed location and small scale in nature** which is discussed further in the 'Impact on Visual Amenity' section below. The current proposal represents one ~~less additional~~ dwelling **below** ~~above~~ the fall back position of 8 dwellings. Overall, it is considered that Coddington is of such a size that it could accommodate an additional ~~seven~~ **seven** additional dwellings without representing a disproportionate increase in the village size.

Need

~~Policy SP3 currently states support could be forthcoming for new housing where it helps to meet identified proven local need. Spatial Policy 3 Guidance Note (September 2013) states that proven local need must relate to the needs of the community rather than the applicant. Assessments should be based on factual data such as housing stock figures where the need relates to a type of housing or census data where the needs relate to a particular population group. The onus is on the Applicant to provide evidence of local need. No Needs Assessment has been submitted with the application and Coddington does not have an up-to-date Local Needs Survey (prepared in conjunction with the Parish Council) as far as I am aware.~~

New housing will be supported where it helps to support community facilities and local services. Housing schemes of 3 dwellings or more should meet the mix and type requirements of Core Policy 3. Core Policy 3 states that the District Council will seek to secure new housing development which adequately addresses the housing need of the District which includes family housing of 3 bedrooms or more and smaller houses of 2 bedrooms or less. The Housing Market Needs Sub Area Report (2014) provides the most recent breakdown of size of property needed in the market sector for existing and concealed households. Within the relevant sub area, this indicates a market sector demand for 4% 1-bed, 34% 2-bed, 40% 3-bed and 22% 4-bed+ properties. As such, there is clearly greatest demand for 2 and 3-bed dwellings and a lesser demand for 4 bed+ dwellings. The application proposes ~~11~~ **14%** 2-bed, ~~67~~ **43%** 3-bed and ~~22~~ **43%** 4 bed dwellings which I do consider to be broadly consistent with the housing mix demand set out in the 2014 Report **and Core Policy 3.**

~~I am also mindful of the proposed changes to Policy SP3 as part of the plan review which given its recent examination can be afforded some weight (as set out in the section above). This states that new housing will be considered where it helps to support community facilities and local services. I consider the proposed dwellings are likely to support community services and facilities within Coddington. I am therefore satisfied in this instance that the proposal would accord with the need element of policy SP3 when attaching weight to the emerging Spatial Policy 3.~~

Impact

Policy SP3 states new development should not generate excessive car-borne traffic from out of the area. New development should not have a detrimental impact on the amenity of local people and not have an undue impact on local infrastructure, including drainage, sewerage systems and the transport network. These matters are dealt with in the relevant sections below.

Character

Policy SP3 states new development should not have a detrimental impact on the character of the area. This matter is dealt with in the relevant section below.

Impact on Visual Amenity including the Character and Appearance of the Conservation Area

The site is located within Coddington Conservation Area. As such, the local planning authority must have regard to the desirability of preserving or enhancing the character and appearance of the area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Policy CP14 of the Core Strategy requires continued preservation and enhancement of heritage assets. Local planning authorities need to have special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas. This is supported by the NPPF which states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Core Policy 9 states that new development should achieve a high standard of sustainable design and layout that is of an appropriate form and scale to its context complementing the existing built and landscape environments. Policy DM5 of the DPD states that local distinctiveness should be reflected in the scale, form, mass, layout, design and materials in new development.

The Conservation Officers' comments are set out in full in the 'Consultations' section above. The Conservation Officer raises no objection to the most recent set of revised plans which ***they not only consider to be a better scheme than the extant scheme but also an improvement to the latest plans considered at December 2018 Planning Committee. The proposal shows a more condensed approach to the built form, locating it in a stronger plan form around the access road and giving more greenery around the edges whilst*** ensuring that the site layout is simpler with a more linear alignment, relating better to the existing Main Street. This is subject to conditions relating to the submission and approval of detailed design elements (including the eaves and chimney). ~~The building designs have also been improved with segmental arches to windows and smaller paned windows.~~ The Conservation Officer originally raised concerns with regards to the principle of the proposed development however this view altered in acknowledgement of the extant planning permission for housing development on the site and the fact that the current proposal represents the opportunity to secure a better design solution from a heritage perspective than the extant scheme.

The main difference between the extant scheme and the current application is that Coddington Conservation Area was designated in 1992 and the Planning Policy Framework (including other material planning considerations) for determining the application has changed. In addition, the site area has slightly reduced in size (as it does not include land immediately to the rear of No. 19 Brownlow's Hill), the number of dwellings has ~~reduced~~ **increased** by one and only ~~one~~ **two** bungalows ~~are~~ **is** proposed with the rest of the dwellings being **1.5/2** storey (as opposed to 8 bungalows on the extant scheme).

Overall, I do not consider the difference proposed result in any ***additional*** heritage harm ***above and beyond the fall-back position. Indeed the proposal is considered to result in less harm than the extant scheme*** and I concur with the Conservation Officer view that the development would preserve the character and appearance of the Coddington Conservation Area in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Whilst the development represents a form of backland development, the layout proposed is considered to be in-keeping with the general character and density of the existing development in the area particularly when having regard to the fall back position.

It is not considered that any harm to the setting of the Grade II* Listed Building of All Saints Church would result from the proposed development.

Subject to a number of conditions relating to details and materials, it is considered that the proposed development would enhance the character and appearance of the Conservation Area in the interests of visual amenity and in accordance with the NPPF, Core Policy 14 of the ***Amended*** Core Strategy and Policy DM9 of the Allocations and Development Management Development Plan Document (DPD).

Impact on Archaeology

Core Policy 14 sets out that the Council will seek to secure the continued preservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment including archaeological sites. Policy DM9 states that development proposals should take account of their effect on sites and their settings with potential for archaeological interest.

I note the concerns raised by Coddington History Group in relation to archaeological potential. However having shared these views with the Council's archaeological advisor they recommend no further archaeological investigation. The full views of the Archaeology Officer are set out in the 'Consultations' section above. As such, I am satisfied that the development has taken into account the potential for archaeological interest in accordance with Policy DM9.

Impact on Residential Amenity

Policy DM5 of the DPD states that development proposals should ensure no unacceptable reduction in amenity including overbearing impacts and loss of privacy upon neighbouring development. The NPPF seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Access to the site is to the west side of Post Office Row between No. 18 Post Office Row and No 19 Brownlows Hill. No. 18 contains no windows in its side facing elevation but No. 19 contains a ground and first floor window. Both of these properties also use the application access to private rear parking/driveways areas to the rear of each property with their side gardens containing hedgerow bordering the access to the site. These hedgerows partially screen the access road and it is not considered that any material adverse impact would result upon the living conditions of the occupiers of these two dwellings as a consequence of the increased use of the access.

Post Office Row contains a number of two storey terraced dwellings backing onto the site. The rear of these properties is not uniform and benefit from a mixture of rear extensions and curtilage buildings. ~~Plot 1 would be a two storey dwelling and its side elevation would directly face the rear elevations of 18 and 19 Post Office Row with a separation gap of at least 16.5 metres between the windows within the rear of Post Office Row and the side elevation of Plot 1. Plot 1 would also be located at least 3 metres from the rear garden of these dwellings with the existing car parking/driveway areas also located in between. These separation distances are considered adequate and it is not considered that any adverse impact would result upon the occupiers of residents along Post Office Row by virtue of any overbearing or overlooking impact from the erection of Plot 1.~~

~~Plots 2 and 3~~ 7 would be a bungalow (with ~~Plot 2~~ also containing a single garage close to the boundary) **and Plot 6 would be 1.5 storey dwelling** located directly to the rear of no's 2018-24 Post Office Row. **The south facing rear elevation of Plot 6 would have the appearance of a bungalow with a small velux window serving a bathroom within its roofspace.** It appears that No. 21 benefits from a 2 storey rear extension not shown on the plans. In any event, due to the single storey appearance ~~nature~~ of Plots **7 and 8** ~~2 and 3~~, it is not considered that any adverse impact upon the occupiers of the dwellings along Post Office Row would result by virtue of any adverse overlooking or overbearing impacts. It is noted that the existing dwellings along Post Office Row are likely to overlook the rear gardens of the proposed bungalow. However, the future occupiers of the proposed plots would be aware of this relationship and it is not considered that the level of overlooking would be so harmful to warrant refusal of the application on these grounds.

No. 9-13 Valley View are two storey terraces dwellings located to the north west of the site with the back/side of these dwellings backing onto the application site. All elevations of these dwellings contain windows overlooking the application site and land levels for these dwellings appear slightly lower than the application site. Plot ~~1 9~~ would be located the closest to 9 and 10 Valley View. There would be a separation gap of at least ~~27 26~~ metres between the side of No. 9 and the

corner of Plot ~~1 9~~. There would be a separation gap of 16.45 metres between the rear of No. 10 and the corner of Plot ~~1 9~~. However, the nearest windows to the boundary would serve a bathroom and ensuite. It is recommended that a condition be imposed to ensure that these windows are obscure glazed and non-opening below 1.7 metres in height. This means that the separation gap between main habitable room windows would be at an oblique angle at a distance of approximately 21 metres which is considered acceptable.

The side of Plot ~~3 7~~ would face directly towards No 11 ~~and 12~~ Valley View at a distance of at least ~~220~~ metres away and would contain a ground floor habitable room window (with no windows at first floor level). Due to this separation, existing *and proposed* boundary treatments, it is not considered that any adverse overlooking or overbearing impacts would result albeit it is important that a condition requiring details of *boundary treatments and* existing and proposed finished floor levels are submitted to ensure that the proposed dwellings are not elevated above the height of the dwellings along Valley View to an unacceptable level.

I note that the Plots ~~1, 2 and 3 7, 8 and 9~~ have the potential to overlook the rear garden areas of the dwellings along Valley View, however it is not considered that the resultant levels of overlooking would be materially worse than existing levels of overlooking experienced by the occupiers of these dwellings.

The Scout Hall and associated curtilage is located immediately to the east of the site, with the Village Hall just beyond. It is not considered that any adverse impact upon the users of these facilities would result from the development proposed.

No. 1 - 3 Church Cottages (Almshouses) and the Old Vicarage are also located to the north east of the site. Separation distances are in excess of 21 metres between the side/rear elevations of the proposed dwellings and Plots 4 and 5 with a number of intervening mature trees located within the curtilage of the existing dwellings *which also have a relatively large area of residential curtilage*. As such, it is not considered that any adverse impact upon the occupiers of these dwellings would result by virtue of any materially adverse overlooking or overbearing impacts.

Having carefully assessed the scheme I am satisfied that the proposal would have no significant detrimental impacts upon the amenity of future occupiers of the proposed dwelling or dwellings adjacent to the application site in accordance with the Policy DM5 of the DPD.

Impact on Ecology and Trees

Core Policy 12 of the *Amended* Core Strategy seeks to secure development that maximises the opportunities to conserve, enhance and restore biodiversity. Policy DM5 of the DPD states that natural features of importance within or adjacent to development sites should, wherever possible, be protected and enhanced.

A Preliminary Ecological Appraisal (by Arbtech Oct 2018) has been submitted with the application and considers the impact of the proposal upon a number of species including bats, birds, reptiles and hedgehogs. Overall, this concludes that no further surveys are required although a number of enhancement measures are recommended to improve the biodiversity of the site. Mitigation measures include the provision of bird and bat boxes, precautionary working methods and creating hibernacula and refugia. It is recommended that a planning permission be imposed to secure the implementation of these measures.

The site contains a number of trees either just inside or outside of its boundary. Whilst not clearly indicated on the proposed Site Plan it appears that all of these trees could be retained as part of the development and it is recommended that carefully worded conditions be imposed to ensure tree retention/protection and the submission of a landscape scheme.

Overall, the proposed development is unlikely to have an adverse impact upon ecology and subject to conditions, it is not considered that the proposed development would result in the loss of natural features of importance in accordance with the aims of Core Policy 12 and Policy DM5.

Highways and Parking

Spatial Policy 7 of the **Amended** Core Strategy seeks to ensure that vehicular traffic generated does not create parking or traffic problems. Policy DM5 of the DPD requires the provision of safe access to new development and appropriate parking provision.

NCC Highways Officer raises no objection to the proposal subject to conditions relating to the provision of a bin collection point, adequate drainage and lighting. Their full comments are set out in the 'Consultations' section above. I note the concerns of neighbours and the Parish Council in relation to highway safety, however a refusal on these grounds is not considered justified in this instance in light of the Highways Officers views who does consider any adverse highway safety impacts would result. The proposed parking provision and access layout appear are also adequate.

As such, it is unlikely that the proposed development would result in any adverse impact upon highway safety and the proposals are therefore in accordance with the aims of Spatial Policy 7 and Policy DM5 of the DPD.

Drainage and Sewage

Core Policy 9 requires new development proposals to pro-actively manage surface water. The application proposed the disposal of surface water through the use of soakways and foul sewage by the mains sewer, however no specific details have been provided at this stage. As such, it is recommended that a condition be imposed requiring the submission and approval of drainage plans for the disposal of surface water and foul sewage. This would ensure that the development is provided with a satisfactory means of drainage in accordance with the aims of the NPPF and Core Policy 9 of the **Amended** Core Strategy and Policy DM10 of the DPD.

Affordable Housing

In relation to the comments made by the Parish Council in relation to affordable housing, Core Policy 1 of the **Amended** Core Strategy states that the District Council will seek to secure 30% of new housing provision as affordable housing on all housing proposals of **110** or more dwellings or on sites which have a combined gross floor space of more than 1000m² ~~0.4 ha or above (irrespective of dwelling numbers) inside Newark Urban Area. However, an order of the Court of Appeal dated 13 May 2016, gave legal effect to the policy set out in the written ministerial statement of 28 November 2014 which required that no contributions should be sought from developments of 10 units or less, and which have a maximum combined gross floorspace of no more than 1,000 square metres (gross internal area). In this case, the overall floorspace is now 999m² including garages and it is not considered reasonable to seek a contribution towards affordable housing provision in this instance.~~

The NPPF published in 2019 now states in para 63 that “Provision of affordable housing should not be sought for residential developments that are not major development, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).” Within Annex 2: Glossary of the NPPF, major development is defined as: “For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 ha or more.”

This proposal is for 7 dwellings on a site of 0.31 ha in area. Under the NPPF, the proposal falls outside these triggers and as such there is no requirement for affordable housing. Given that the Amended Core Strategy Core Policy 1 gross floor space threshold would not be in line with the approach in the latest NPPF, less weight has to be given to this policy and more weight given to the NPPF, in this instance, in accordance with para 213 of the NPPF 2019. Given this, I can conclude it is not considered reasonable to seek a contribution towards affordable housing provision in this instance.

Conclusion

The site is located within the settlement of Coddington and its Conservation Area where the principle of development can be considered acceptable when assessed against the criteria set out in Spatial Policy 3. The majority of the site benefits from extant planning permission for the development of 8 bungalows representing a fallback position which must be afforded weight. The proposal is considered acceptable with regards to location, scale, character and impact with the proposed housing mix being broadly reflective of the local need within the area. The development would also support existing community facilities and services within Coddington.

Subject to planning conditions, the proposed development would not result in any adverse impact upon the character and appearance of the Conservation Area or setting of any other listed building including All Saints Church. Nor is it considered that the proposal would result in any adverse impact upon residential amenity, highway safety, ecology or any important trees. Subject to the conditions below, the recommendation is for approval.

RECOMMENDATION

That full planning permission is approved subject to the conditions set out below:

Conditions

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The development hereby permitted shall not be carried out except in complete accordance with the following plans received ~~06.09.2018~~ **02.07.2019** reference:

~~P01 Amended Site Location Plan~~

~~P02 D Amended Block Plan~~

~~P16 A Plots 4+7 Elevations~~

~~P13 A Amended Floor Plans Plots 2 and 3~~

~~P12A Amended Elevation Plans Plots 1 5 6 8 and 9~~

~~P19 A Amended Garages~~

~~P15 A Amended Floor Plans Plots 4 and 7~~

~~P14 A Amended Elevations Plots 2 and 3~~

~~P11 A Amended Floor Plans Plots 1, 5, 6, 8 and 9~~

- ***Design Revision Document June 2019***
- ***P01 Site Location Plan***
- ***812.1113.6.PL02 Proposed Site Plan***
- ***812.1113.6.PL03 Plots 1 and 2***
- ***812.1113.6.PL04 Plot 3***
- ***812.1113.6.PL05 Plot 4***
- ***812.1113.6.PL06 Plot 5***
- ***812.1113.6.PL07 Plot 6***
- ***812.1113.6.PL08 Plot 7***

unless otherwise agreed in writing by the Local Planning Authority through the approval of a non-material amendment to the permission.

Reason: So as to define this permission.

03

Prior to the occupation of any dwelling hereby approved, details of a wheelie bin collection point to serve the development shall be submitted to the local planning authority. Once approved in writing by the local planning authority, the wheelie bin collection point shall be provided in accordance with the approved details prior to the occupation of any of the dwellings hereby approved and shall thereafter be retained indefinitely.

Reason: To prevent wheelie bins obstructing the public highway, in the interests of highway safety in accordance with Spatial policy 7 and Policy DM5 of the DPD.

04

Prior to the occupation of the development, a scheme for the provision of external lighting shall be submitted to and be approved in writing by the local planning authority. The scheme shall include full details of the locations, design, luminance levels, light spillage and hours of use of, and columns for all external lighting within the site and once approved in writing the approved scheme shall be implemented in full prior to first occupation of development.

Reason: To safeguard the amenity of the area and in the interests of biodiversity in accordance with Core Policy 12 of the Newark and Sherwood **Amended** Core Strategy DPD and Policies DM5 and DM7 of the Newark and Sherwood Allocations and Development Management DPD (2013).

05

No development shall take place until an ecological enhancement and mitigation strategy in accordance with the advice contained within the Preliminary Ecological Appraisal Survey (by Arbtech Oct 2018) has been submitted to and been approved in writing by the Local Planning Authority. The approved strategy shall be implemented in full prior to the occupation of development taking place on site and shall be retained on site for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority. The strategy shall include:

- Details of enhancement measures including bat/bird boxes to be installed on site including their design, quantum and precise positions including the height and timings of installation;
- The creation of hibernacula and refugia including their design, quantum and precise positions including the height and timings of installation;
- Details of any other mitigation measures recommended in the Survey.

Reason: In the interests of maintain and enhancing biodiversity in accordance with the aims of the NPPF and Core Policy 12 of the **Amended** Core Strategy and Policy DM7 of the A&DMDPD.

06

No development shall be commenced in respect of the features identified below, until samples of the materials for all aspects of the development identified below have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Facing materials
Bricks
Roofing materials
Joinery

Reason: In the interests of the character and appearance of the Conservation Area in accordance with the aims of the NPPF and Core Policy 14 of the **Amended** Core Strategy and Policy DM9 of the DPD.

07

Prior to the construction of walls above the footings, a brick work sample panel showing brick work, bond, mortar mix and pointing technique shall be provided on site for inspection by and subsequent written approval by the local planning authority. Development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the character and appearance of the Conservation Area in accordance with the aims of the NPPF and Core Policy 14 of the **Amended** Core Strategy and Policy DM9 of the DPD.

08

Notwithstanding the submitted details, no development shall be commenced in respect of the features identified below, until details of the design, specification, fixing and finish in the form of drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be undertaken in accordance with the approved details.

External windows and doors and their immediate surroundings including details of glazing and glazing bars.
Chimneys
Treatment of window and door heads and cills
Verges and eaves
Rainwater goods

Any other external accretion including extractor vents, flues, meter boxes, airbricks and soil and vent pipes

Reason: In the interests of visual amenity and in order to safeguard the character and appearance of the Conservation Area in accordance with the aims of the NPPF and Core Policy 14 of the **Amended** Core Strategy and Policy DM9 of the DPD.

09

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking, re-enacting or modifying that Order), other than development expressly authorised by this permission, there shall be no development under Schedule 2, Part 1 of the Order in respect of:

Class A: The enlargement, improvement or other alteration of a dwellinghouse, including extensions to the property and the insertion or replacement of doors and windows.

Class B: Additions etc. to the roof of a dwellinghouse.

Class C: Any other alteration to the roof of a dwellinghouse.

Class D: The erection or construction of a porch outside any external door of a dwellinghouse.

Class E: Development of building etc. incidental to the enjoyment of a dwellinghouse.

Class F: The provision or replacement of hard standing within the curtilage of a dwellinghouse.

Class G: The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

Class H: The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

Or Schedule 2, Part 2:

Class A: The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Class B: Means of access.

Class C: The painting of the exterior of any building.

Unless consent has firstly be granted in the form of a separate planning permission.

Reason: To ensure that any proposed further alterations or extensions preserve the character and appearance of the Conservation Area and the amenity of neighbouring dwellings in accordance with Policy CP 14 of the **Amended** Core Strategy and Policies DM5 and DM9 of the Allocations and Development Plan Development Plan Document (DPD).

10

No works or development shall take place until a scheme for protection of the retained trees/hedgerows has been agreed in writing with the District Planning Authority (both within and adjacent to the site). This scheme shall include:

- a. A plan showing details and positions of the ground protection areas.
- b. Details and position of protection barriers.
- c. Details and position of underground service runs and working methods employed should these runs be within the designated root protection area of any retained tree/hedgerow on or adjacent to the application site.
- d. Details of any special engineering required to accommodate the protection of retained trees/hedgerows (e.g. in connection with foundations, bridging, water features, surfacing).
- e. Details of working methods to be employed for the installation of drives and paths within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- f. Details of working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- g. Details of any scaffolding erection within the root protection areas
- h. Details of timing for the various phases of works or development in the context of the tree/hedgerow protection measures.

All works/development shall be carried out in full accordance with the approved tree/hedgerow protection scheme.

Reason: To preserve and protect existing trees and new trees which have and may have amenity value that contribute to the character and appearance of the Conservation Area in accordance with Policy CP 14 of the **Amended** Core Strategy and Policies DM5 and DM9 of the Allocations and Development Plan Development Plan Document (DPD).

11

The following activities must not be carried out under any circumstances:

- a. No fires to be lit on site within 10 metres of the nearest point of the canopy of any retained tree/hedgerow on or adjacent to the proposal site.
- b. No equipment, signage, fencing etc. shall be attached to or be supported by any retained tree on or adjacent to the application site,
- c. No temporary access within designated root protection areas without the prior written approval of the Local Planning Authority.
- d. No mixing of cement, dispensing of fuels or chemicals within 10 metres of any retained tree/hedgerow on or adjacent to the application site.
- e. No soakaways to be routed within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- f. No stripping of top soils, excavations or changing of levels to occur within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- g. No topsoil, building materials or other to be stored within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- h. No alterations or variations of the approved works or protection schemes shall be carried out without the prior written approval of the District Planning Authority.

Reason: To preserve and protect existing trees and new trees which have and may have amenity value that contribute to the character and appearance of the Conservation Area in accordance with Policy CP 14 of the **Amended** Core Strategy and Policies DM5 and DM9 of the Allocations and Development Plan Development Plan Document (DPD).

12

No development shall be commenced until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

a schedule (including planting plans and written specifications, including cultivation and other operations associated with plant and grass establishment) of trees, hedgerow, shrubs and other plants, noting species, plant sizes, proposed numbers, densities and approximate date of planting). For the avoidance of doubt, new planting should consist of native species only;

car parking layout and materials;

other vehicle and pedestrian access and circulation areas;

hard surfacing materials.

Reason: In order to preserve the character and appearance of the Conservation Area and enhance biodiversity in accordance with Policy CP 14 of the **Amended** Core Strategy and Policies DM5, DM7 and DM9 of the Allocations and Development Plan Development Plan Document (DPD).

13

The approved landscaping scheme shall be carried out within 6 months of the first occupation of any building or completion of the development, whichever is soonest or such longer period as may be agreed in writing by the Local Planning Authority. Any trees/shrubs which, within a period of seven years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained and in order to preserve the character and appearance of the Conservation Area in accordance with Policy CP 14 of the **Amended** Core Strategy and Policies DM5, DM7 and DM9 of the Allocations and Development Plan Development Plan Document (DPD).

14

Any clearance works of vegetation (lopped, topped, felled or otherwise removed), shall not be undertaken during the bird nesting period (beginning of March to end of August inclusive) unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that adequate provision is made for the protection of nesting birds on site in accordance with the aims of the NPPF and Core Policy 12 of the **Amended** Core Strategy.

15

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the local

planning authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure that the development is provided with a satisfactory means of drainage and to minimise the risk of pollution in accordance with the aims of the NPPF and Policy Core Policy 9 of the **Amended** Core Strategy and Policy DM10 of the DPD.

16

Details of the boundary treatments both within the site and around the perimeter of the site including types, height, design and materials must be submitted to and be approved in writing by the local planning authority prior to the first occupation of development. The approved boundary treatments shall be implemented in accordance with the approved details on a plot by plot basis unless otherwise agreed in writing by the local planning authority.

Reason: In order to preserve the character and appearance of the Conservation Area and in the interests of residential amenity in accordance with Policy CP 14 of the **Amended** Core Strategy and Policies DM5 and DM9 of the Allocations and Development Plan Development Plan Document (DPD).

17

The bathroom and ensuite window openings on the first floor north facing rear elevation of Plot **1** ~~9~~ **and on the first floor south facing elevation of Plot 6** shall be obscured glazed to level 3 or higher on the Pilkington scale of privacy or equivalent and shall be non-opening up to a minimum height of 1.7m above the internal floor level of the room in which it is installed. This specification shall be complied with before the development is occupied and thereafter be retained for the lifetime of the development.

Reason: To safeguard against overlooking and loss of privacy in the interests of amenity of occupiers of neighbouring properties in accordance with the aims of the NPPF and Policy DM5 of the DPD.

18

No construction work, including site clearance and delivery of materials, shall be carried out except between the hours of 7.30 -18.00 Monday to Friday and 08.30 - 13.00 on Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with the aims of the NPPF and Policy DM5 of the DPD.

19

No development shall be commenced until details of the existing and proposed ground levels and finished floor levels of the site and approved buildings (respectively) have been submitted to and approved in writing by the local planning authority. The development shall be carried out thereafter in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of residential and visual amenity in accordance with the aims of Policy DM5 of the Newark and Sherwood Allocations and Development Management DPD (July 2013).

20

No development shall be commenced, including any site clearance, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period unless otherwise agreed in writing by the local planning authority. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of residential amenity in accordance with the aims of the NPPF and Policy DM5 of the DPD.

Note to Applicant

01

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk

The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website: www.newark-sherwooddc.gov.uk/cil/ or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

02

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accordance with Town and Country Planning (Development Management Procedure) Order 2010 (as amended).

Background Papers

Application Case File

For further information, please contact Helen Marriott on ext. 5793

All submission documents relating to this planning application can be found on the following website www.newark-sherwooddc.gov.uk.

Matt Lamb

Director of Growth & Regeneration

Committee Plan - 18/00799/FUL

