

PLANNING COMMITTEE

Wednesday, 15th September, 2010

Councillor F.J.D. Boot (Chairman)

Councillors:	J.O. Tanner	P.G. Barnes
	C.P. Barnfather	A.G. Barton
	D.N. Beeston	A.S. Bexon
	W.J. Clarke	A.M. Ellwood (a)
	R.J. Goodwin	B.S.R. Miller
	J.M. Parr	W.A. Peet
	C.J. Powell	S.J. Prew-Smith
	M. Roach	M.A. Shepherd
	R.J. Tait (a)	G.G. Tunnicliffe (a)
	M.A. Wright	

Officers in attendance: P Baguley, N Morley, H Barrington, G Spurr.

52 W T GRAINGER

A minutes silence was observed in memory of ex-Councillor and Honorary Alderman of the Borough, Tom Grainger, a former Chairman of the Planning Committee.

RESOLVED:

To send a letter of condolence from the Committee to his family.

53 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ellwood, Tait and Tunnicliffe.

54 TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 18 AUGUST 2010

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record and signed by the Chairman.

55 2010/0355 LAND AT STOCKINGS FARM, CALVERTON ROAD

Residential development of 390 dwellings (Reserved matters appn. further to 2005/0925)

Mr R Reynolds, objector, spoke at the meeting

RESOLVED:

GRANT APPROVAL FOR RESERVED MATTERS SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions

1. The development shall be completed in full in accordance with the drawing numbers and materials set out in schedule 1 attached to this reserved matters approval.

2. The development shall be carried out in accordance with the approved phasing plan drawing reference 222 'Phasing Diagram' such that phase 1 is taken to be the first phase of the development and phase 7 the last, such that the drainage and infrastructure works are complete to serve the developed units of the phase. The development shall be phased in accordance with the phasing programme, unless changes to the programme are prior agreed in writing with the Borough Council. Prior to the commencement of each phase a schedule of works to be carried out together with details of storage areas required to complete the phase of development shall be submitted to and approved in writing by the Borough Council. The relevant phase of development shall be completed in accordance with the approved schedule of works and storage areas shall be provided in accordance with the approved details, unless changes are prior agreed in writing with the Borough Council.

3. Prior to the commencement of the access road from Ellington Road and Ashington Drive and phases no.1 and 2 as shown on plan reference 222 'Phasing Diagram', a method statement for both phases setting out how works to re-grade the site, or to construct any buildings, retaining walls, driveways or access roads next to the existing hedge to the east and southern boundary of the site, shall be submitted to and approved in writing by the Borough Council. The development of phases 1 and 2 shall be carried out in accordance with the approved method statement.

4. Prior to the commencement of the access road from Ellington Road and Ashington Drive phases no.1 and 2 as shown on plan reference 222 'Phasing Diagram', precise details of any works required to the existing hedge along the southern and eastern boundary of the site and details of any supplementary planting shall be submitted to and approved in writing by the Borough Council together with a programme for the implementation of works and supplementary planting. Any works or planting approved by the Borough Council shall be carried out in accordance with the agreed details.

5. Prior to the commencement of the access road from Ellington Road and Ashington Drive phases no.1 and 2 as shown on plan reference 222 'Phasing Diagram', precise details of the proposed means of protecting the existing hedge along the southern and eastern boundary of the site shall be submitted to and approved in writing by the Borough Council. The hedge shall be protected in accordance with the approved details from the time that

the access roads are commenced until both phase 1 and 2 of the development have been completed.

6. Prior to the commencement of each phase of development construction details of any retaining walls within that phase including materials, elevational details and cross sections shall be submitted to and approved in writing by the Borough Council. The retaining walls shall be constructed in accordance with the approved plans prior to the occupation of any properties within that phase of development.

7. Prior to the commencement of each phase of development precise details of the materials to be used within that phase for surfacing on highways, driveways, car parking areas and footpaths together with the precise details of any bollards or railings proposed as part of the development shall be submitted to and approved in writing by the Borough Council. The above features shall be constructed, surfaced or erected in accordance with the approved details prior to the first occupation of the dwellings they are intended to serve or to a programme of works prior agreed in writing with the Borough Council.

8. Prior to the commencement of each phase of development a layout plan showing the proposed site levels shall be submitted to and approved in writing by the Borough Council. Any regrading works shall be completed in accordance with the approved plans prior to the occupation of any properties within that phase of development.

9. Prior to the commencement of each phase of development full details of lighting proposed to communal car parking areas and footpaths, and any signage other than those required for highway purposes within that phase shall be submitted for approval in writing by the Borough Council. Lighting and any signage shall be installed in accordance with the approved details prior to the occupation of any properties with that phase of development.

10. Prior to the commencement of each phase of development details of wheel washing facilities shall be submitted to and agreed by the Borough Council. The wheel washing facilities shall then be installed on the site in accordance with these details prior to that particular phase commencing. The wheel washing facilities shall be used by any vehicle carrying mud, dirt or other debris on its wheels so that no mud, dirt or debris is discharged or carried on to the public highway.

11. Prior to the commencement of works to the Public Open Space there shall be submitted to and approved in writing by the Borough Council a soft landscape plan of the Public Open Space areas showing the position, type and planting size of all trees and shrubs proposed to be planted. The approved scheme of planting shall be implemented prior to, or in the first planting season following, occupation as described in paragraph 3 of Part 1 of the schedule to the s106 agreement dated 10th October 2007.

12. Full details of bin storage facilities at the two locations; junction ACW3/ACW2 and ACW7/Road E (as shown on drawing no.09138-100 Rev C.) to serve the proposed apartments shall be provided and agreed in writing prior to commencement of construction of the apartments to which they relate. The bin storage facilities shall then be completed in accordance with the approved details prior to the first occupation of these apartments and retained thereafter.

13. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the Order) no extensions shall be built on plots H2 – H4, H12 – H14, H18 – H22, E18 – E27, H28 – H32, E11 – E12, E15 – E16, A47 – A67 and B24 – B45 without the prior written permission of the Borough Council as the local planning authority.

Reasons

1. To achieve a comprehensive development of the site in accordance with policy H15 of the Gedling Borough Replacement Local Plan by ensuring that only the development proposed in the plans submitted in relation to this reserved matters application 2010/0355 pursuant to the outline planning application 2005/0925 is commenced and that it is completed in accordance with the approved plans.

2. To ensure that the Borough Council retains sufficient control over the development of the site to ensure that details required by conditions 3 to 8 below are submitted at the required times and that any works required as a consequence of the site's topography do not have a significant adverse impact on the amenity of surrounding neighbours.

3. To ensure that the existing hedges to the east and southern boundary of the site are retained to accord with Policy ENV2 of the Gedling Borough Replacement Local Plan.

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5. To ensure that the existing hedges to the east and southern boundary of the site are retained to accord with Policy ENV2 of the Gedling Borough Replacement Local Plan.

6. To ensure that the final form of the retaining walls proposed is appropriate for the development and that it accords with Policy ENV1 of the Gedling Borough Replacement Local Plan.

7. To ensure a satisfactory form of development in accordance with Policy ENV2 of the Gedling Borough Replacement Local Plan.

8. To ensure a satisfactory form of development in accordance with

Policy ENV2 of the Gedling Borough Replacement Local Plan.

9. To ensure a satisfactory form of development in accordance with Policy ENV2 of the Gedling Borough Replacement Local Plan.

10. To reduce the possibility of deleterious material being deposited on the public highway.

11. To ensure a satisfactory form of development in accordance with Policy ENV2 of the Gedling Borough Replacement Local Plan.

12. In the interests of the safety of users of the Highway immediately adjacent to the junctions.

13. In order to ensure a reasonable level of residential amenity for future occupants for those properties marked 'E' and 'H' and to achieve a high quality design of development in accordance with ENV1, and an acceptable relationship with the rural boundary for properties marked 'A' and 'B' in accordance with the Ridge Line Policy ENV32.

Reasons for Decision

In the opinion of the Borough Council the development proposed as part of this reserved matters application would achieve an effective and efficient use of land that would respond appropriately to the local context and would have no significant adverse impact on the residential amenity of future occupants or on the existing occupants of neighbouring properties. The proposed development would therefore accord with the following national and local planning policies; Planning Policy Statement 3 'Housing'; Planning Policy Statement 1 'Delivering sustainable development'; Policy H8 'Residential Density' of the Gedling Borough Replacement Local Plan (Certain Policies Saved) July 2008; Policy ENV1 'Development Criteria' of the Local Plan ; Policy H16 'Residential Design' of the Local Plan Policy ENV32 'Ridgelines' of the Local Plan and Policy R3 'The provision of open space as part of new development' of the local plan.

(Councillor Powell left the meeting during consideration of the above item)

56 2010/0437

LAND AT STOCKINGS FARM, CALVERTON ROAD

Residential development of 360 dwellings (Reserved matters appn. further to 2005/0925)

Mr R Reynolds, objector, spoke at the meeting

RESOLVED:

GRANT APPROVAL FOR RESERVED MATTERS SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions

1. The development shall be completed in full in accordance with the drawing numbers set out in schedule 1 attached to this reserved matters approval.
2. Prior to the commencement of development a method statement setting out how works to re-grade the site or to construct any buildings, retaining walls, driveways or access roads next to the existing hedge to the east and southern boundary of the site together with precise details of how this existing hedge shall be protected and retained during the construction of the development shall be submitted to and approved in writing by the Borough Council. Any works required to be undertaken near to the hedge shall be carried out in accordance with the agreed method statement and the agreed means of protecting the hedge shall be erected in accordance with the agreed details prior to the commencement of development and retained in accordance with the agreed details until the development is complete.
3. Prior to the commencement of development precise details of any works proposed to the existing hedge to the east and southern boundary of the site together with a programme of works shall be submitted to and approved in writing by the Borough Council. Only those works approved by the Borough Council in relation to the hedge shall be carried out and they shall be carried out in accordance with the agreed details.
4. Prior to the commencement of development details of the materials to be used, elevational details and cross sections of the retaining walls to be constructed shall be submitted to and approved in writing by the Borough Council. The retaining walls shall be constructed in accordance with the approved plans and shall thereafter be retained in accordance with the approved details for the lifetime of the development.
5. Prior to the commencement of development precise details of the materials to be used as part of the external surfaces and roofs on the buildings hereby approved, and to be used on any brick walls, and to be used as surfacing on highways, driveways, car parking areas and footpaths within the site together with the precise details of any bollards or railings proposed as part of the development shall be submitted to and approved in writing by the Borough Council. The above features shall be constructed, surfaced or erected in accordance with the approved details prior to the first occupation of the dwellings they are intended to serve or to a programme of works agreed with the Borough Council. Once implemented the features named above shall be retained in accordance with the approved details for the lifetime of the development.
6. No development shall take place until full details of bin storage facilities for the apartments proposed, of lighting proposed to communal car parking areas and footpaths, and any signage other than those required for highway purposes have been submitted to and approved in writing by the

Borough Council. The bin storage facilities, lighting and any signage required shall be carried out in accordance with the approved details in accordance with a programme of works agreed in writing with the Borough Council. Once implemented the features shall be retained thereafter for the lifetime of the development.

7. No development hereby permitted shall be commence until wheel washing facilities have been installed on the site in accordance with details first submitted to and approved in writing by the Local Planning Authority. The wheel washing facilities shall be used by any vehicle carrying mud, dirt or other debris on its wheels so that no mud, dirt or debris is discharged or carried on to the public highway.

Reasons

1. To achieve a comprehensive development of the site in accordance with policy H15 of the Gedling Borough Replacement Local Plan by ensuring that only the development proposed in the plans submitted in relation to this reserved matters application 2010/0437 pursuant to the outline planning application 2005/0925 is commenced and that it is completed in accordance with the approved plans.

2. To ensure that the existing hedge to the east and southern boundary of the site are retained to accord with Policy ENV2 of the Gedling Borough Replacement Local Plan.

3. To ensure that the existing hedge to the east and southern boundary of the site are retained to accord with Policy ENV2 of the Gedling Borough Replacement Local Plan.

4. To ensure that the final form of the retaining walls proposed is appropriate for the development and that it accords with Policy ENV1 of the Gedling Borough Replacement Local Plan.

5. To ensure a satisfactory form of development in accordance with Policy ENV2 of the Gedling Borough Replacement Local Plan.

6. To ensure a satisfactory form of development in accordance with Policy ENV2 of the Gedling Borough Replacement Local Plan.

7. To reduce the possibility of deleterious material being deposited on the public highway.

Reasons for Decision

In the opinion of the Borough Council the development proposed as part of this reserved matters application would achieve an effective and efficient use of land that would respond appropriately to the local context and would have no significant adverse impact on the residential amenity of future occupants or on the existing occupants of neighbouring properties. The

proposed development would therefore accord with the following national and local planning policies; Planning Policy Statement 3 'Housing'; Planning Policy Statement 1 'Delivering sustainable development'; Policy H8 'Residential Density' of the Gedling Borough Replacement Local Plan (Certain Policies Saved) July 2008; Policy ENV1 'Development Criteria' of the Local Plan ; Policy H16 'Residential Design' of the Local Plan Policy ENV32 'Ridgelines' of the Local Plan and Policy R3 'The provision of open space as part of new development' of the local plan.

**57 PLANNING POLICY STATEMENT 5:
PLANNING FOR THE HISTORIC ENVIRONMENT**

Members were informed of the publication of Planning Policy Statement 5: Planning for the Historic Environment. The Statement would inform the development of future planning policy and be a material consideration when determining planning applications.

RESOLVED:

To note the report.

**58 APPEAL DECISION - 2009/0256
91 MANSFIELD ROAD, DAYBROOK**

RESOLVED:

To note that the appeal had been dismissed.

59 11 LONGDALE LANE, RAVENSHEAD - APPEAL DECISION

Item withdrawn

**60 APPEAL RECEIVED - 2008/1168
THE FOLLY, PARK LANE, LAMBLEY**

RESOLVED:

To note the information.

61 DELEGATION PANEL ACTION SHEETS 13 AUGUST - 28 AUGUST 2010

RESOLVED:

To note the information.

62 ANY OTHER ITEMS WHICH THE CHAIRMAN CONSIDERS URGENT

An update was provided for the following site:

Ravenshead Plant Centre.

The meeting closed at 7.30pm.