

PLANNING COMMITTEE

Wednesday, 27th October, 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)	A.M. Ellwood
	R.J. Goodwin	B.S.R. Miller
	J.M. Parr (a)	W.A. Peet
	C.J. Powell	S.J. Prew-Smith
	M. Roach	M.A. Shepherd
	R.J. Tait	G.G. Tunnicliffe
	M.A. Wright:	

Officer in attendance P Baguley, N Morley, L Sugden and G Spurr.

74 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors W.J. Clarke and J.M. Parr

75 TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 6 OCTOBER 2010.

RESOLVED:

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

76 DECLARATION OF INTERESTS.

Councillors Barnfather and Powell declared a personal and prejudicial interest in Application no. 2006/0257 Land off Longdale Lane Ravenshead as members of Ravenshead Parish Council. Ravenshead Parish Council have requested the changes to the Section 106 agreement.

77 APPLICATION NO. 2009/1120 LAND AT HIGHFIELD FARM, WILLOW WONG

Erection of agricultural dwelling(Revised plans)

Mr P Bakewell-Lee, applicant, spoke at the meeting

Councillor Clarke joined the meeting

RESOLVED:

GRANT PLANNING PERMISSION: subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission relates to the submitted application together with all the supporting documentation and to the plans received on the 18th December 2009 and the revised plans received on the 1st February 2010.
3. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such person, and to any resident dependants.
4. Before development is commenced there shall be submitted to and approved by the Borough Council details and samples of the materials to be used in the external elevations of the proposed building. Following the approval of these details the development shall be carried out in accordance with these details unless otherwise agreed in writing by the Borough Council.
5. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of enclosure of the site. The proposed means of enclosure shall be erected before the dwelling is first occupied, and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.
6. Before development is commenced there shall be submitted to and approved by the Borough Council details of the ground surfacing of the site. The proposed ground surfacing of the site shall be completed in accordance with the approved details before the dwelling to which it relates is first occupied.
7. Before development is commenced there shall be submitted to and approved by the Borough Council precise details of the proposed ground source heat pump including details of any alterations to the land levels. Once approved the works shall be carried out in accordance with these approved details.
8. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted and including where appropriate details of existing trees to be felled and retained. The approved landscape scheme shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of

the development shall be replaced in the next planting season by the applicants or their successors in title.

9. The existing mobile home shall be removed from the site within 3 months following the occupation of the dwelling hereby approved.

10. No works permitted under Class A, B, C, D, E and F of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior written permission of the Borough Council as local planning authority.

11. No development approved by this permission shall be commenced until a scheme for the provision of foul drainage works has been approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. For the avoidance of doubt.

3. To ensure compliance with Green Belt Policy ENV26.

4. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

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9. To ensure compliance with Green Belt policies.

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11. To prevent pollution of the water environment.

Reasons for Decision

The proposal is an appropriate form of development in the Green Belt, the proposal would not be detrimental to highway safety and the proposal satisfies the functional and financial tests as set out in PPS7. The proposal therefore accords with policy ENV26 (Control Over Development in the Green Belt) of the Gedling Borough Replacement Local Plan (Certain Saved Policies 2008) and PPG2 (Green Belts) and PPS7 (Sustainable Development in Rural Areas).

78

APPLICATION NO. 2006/0257 LAND OFF LONGDALE LANE, RAVENSHEAD

(Councillors Barnfather and Powell left the meeting)

Authority had previously been obtained to vary the Section 106 Agreement to enable youth facilities to be provided on the playing fields sited immediately to the south west of the development site. The Parish Council had requested further variations to the terms of the principal agreement to refer to the facilities to be provided as "Leisure" rather than "Youth" facilities and to remove age and time restrictions as to the use of the facilities.

RESOLVED:

That the Borough Council authorise the Head of Democratic and Community Services to undertake the necessary work to prepare and finalise a Deed of Variation to the Planning Obligation lodged with the Borough Council dated 22nd February 2007 in relation to the development permitted by Planning Permission reference 2006/0257 to enable the facilities to be provided as "Leisure" rather than "Youth" facilities, to remove the age and time restrictions as to the use of the facilities and to enable the inclusion of a new Plan showing the "Leisure Facility Land".

79

SECTION 106 VARIATION LAND OFF LONGDALE LANE, RAVENSHEAD

(Councillors Barnfather and Powell returned to the meeting)

Derwent Living had approached the Council asking for permission to sell the properties under the Rent to HomeBuy scheme, rather than at a Discount Price. This would still provide accessible low cost home ownership, but would provide a better return for Derwent Living, and would potentially delay the sales until the house prices have recovered further towards their 2007 levels.

RESOLVED:

That the Borough Council authorise the Head of Democratic and Community Services to undertake the necessary work to prepare and

finalise a Deed of Variation to the Planning Obligation lodged with the Borough Council dated 22nd February 2007 in relation to the development permitted by Planning Permission reference 2006/0257 to enable Rent for HomeBuy units rather than Discount Price units to be provided as part of the affordable housing on the site.

80 APPEAL DECISION - APPLICATION NO. 2009/1071 LAND AT 23 SPENCER AVENUE, MAPPERLEY

RESOLVED:

To note that the appeal had been dismissed.

81 PLANNING DELEGATION PANEL ACTION SHEETS 24 SEPTEMBER - 15 OCTOBER 2010

RESOLVED:

To note the information.

82 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

The meeting closed at 7.05pm