

**PLANNING COMMITTEE**  
**Wednesday, 17 November, 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	W.A. Peet
	C.J. Powell	S.J. Prew-Smith
	M. Roach	M.A. Shepherd
	R.J. Tait	G.G. Tunncliffe
	M.A. Wright	

Officers in attendance: P Baguley, N Morley, L Sugden

At the beginning of the meeting the Chairman advised the Committee that the Principal Planning Officer (currently on maternity leave) had given birth, and that a Planning Officer was leaving the Authority. The Committee asked that they be sent, respectively, a letter of congratulations, and a letter of thanks for her support during the time employed at the Authority.

**83 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor W J Clarke

**84 TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 27 OCTOBER 2010**

RESOLVED

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

**85 APPLICATION NO. 2010/0057**

RAVENSHEAD PLANT CENTRE NOTTINGHAM ROAD RAVENSHEAD  
NOTTINGHAMSHIRE

Erection of 4 Polytunnels covering 900 square metres and formation of on site earth bund

RESOLVED

**REFUSE PLANNING PERMISSION:**

In the opinion of the Borough Council the proposed polytunnels and earth bund would be harmful to the openness of the Green Belt by reason of their

size, design and position and would be contrary to Policy ENV26 'Control Over Development in the Green Belt' of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and Planning Policy Guidance 2 (Green Belts) 1995.

**86 APPLICATION NO. 2010/0058**

RAVENSHEAD PLANT CENTRE NOTTINGHAM ROAD RAVENSHEAD  
NOTTINGHAMSHIRE

Retention of offices used in conjunction with horticultural business

RESOLVED

**REFUSE PLANNING PERMISSION**

1. In the opinion of the Borough Council the proposed offices are of an inappropriate scale and have an urbanising effect on this countryside location which has led to encroachment on the Green Belt. The development is not carefully designed or sited and does not promote sustainable and inclusive patterns of development, neither does it protect or enhance the quality or character of this Green Belt location. The development is therefore contrary to the guidance set out in Planning Policy Statement 1 'Delivering Sustainable Development' 2005, Planning Policy Statement 4 'Planning for Sustainable Economic Growth' 2009, Planning Policy Guidance 2 'Green Belts' 1995 and Policy ENV26 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

**87 APPLICATION NO 2010/0846**

PLAYING FIELD ON WEST SIDE OF BESTWOOD LODGE DRIVE ARNOLD  
NOTTINGHAMSHIRE

Retention of fencing for enclosure of Multi Use Games Area- resubmission of application ref. 2010/0179

RESOLVED

**GRANT CONDITIONAL PLANNING PERMISSION subject to the following conditions:-**

1. The development hereby permitted shall be retained in accordance with the details shown on the Ordnance Survey site location plan and details of the enclosure contained within the Wicksteed Sporty Playscapes document deposited on the 22nd September 2010
2. Notwithstanding the provisions of Part 12, Class A of the Town and Country Planning (General Permitted Development) Order 1995, no lighting shall be erected on the site without the prior express approval of the Borough Council.

## **Reasons**

1. For the avoidance of doubt.
2. To safeguard the amenity of the occupiers of nearby residential properties in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

## **Reasons for Decision**

In the opinion of the Borough Council, the retention of the enclosure of the Multi Use Games Area sits well within the context of the site. It would have no undue impact on neighbouring residential amenity or the locality in general. The development therefore complies with Planning Policy Guidance 17 and Policies R1 and ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

## **88 APPLICATION NO 2010/0795**

ARNOT HILL HOUSE ARNOT HILL PARK ARNOLD NOTTINGHAMSHIRE

Internal alterations and refurbishment.

RESOLVED

GRANT LISTED BUILDING CONSENT

## **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 approved plans received on the 8th September 2010, drawing nos: G10 / AHH / R01, G10 / AHH / R02, and G10 / AHH / R03.

## **Reasons**

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

## **Reasons for Decision**

The proposed development results in no adverse impact on the historic fabric of the Listed Building. The proposal therefore accords with Policy ENV19 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008)

**89 APPLICATION NO 2003/0677 AND 2007/0900**

LAND TO THE EAST OF ASHWATER DRIVE MAPPERLEY

Erect 10 detached houses and associated works

Authorisation was sought by the Head of Planning and Environment to instruct the Head of Democratic and Community Services to discharge and remove entries from the charges register for the Section 106 agreement dated 1<sup>st</sup> November 2004 relating to Planning application no.2003/0677 and the subsequent reserved matters application no.2007/0900 for residential development at Ashwater Drive, Mapperley

RESOLVED

That authority be granted to the Head of Democratic and Community Services to undertake the necessary work to discharge the Section 106 Agreement dated 1<sup>st</sup> November 2004 entered into between Standen Homes (Holdings) Limited and Gedling Borough Council relating to planning application 2003/0677 and remove the related entries from the charges register.

**90 APPLICATION NO. 2010/0889**

LAND TO THE REAR OF WAGON AND HORSES 260 MANSFIELD ROAD

Stopping-up existing footpath.

The application for the stopping up of a footpath (application reference 2010/0749) was submitted to enable the redevelopment of the site and to enable the planning consent (2010/0714) to be implemented.

Having considered comments received from the Architectural Liaison Officer and neighbouring properties the Committee are satisfied that there would not be an unacceptable impact on the locality.

RESOLVED

That the Head of Democratic and Community Services be authorised to make the order for the stopping up of the public footpath, as shown on the submitted plans.

**91 PLANNING ENFORCEMENT REFERENCE 0027/2010**

17 The Elms Netherfield

Breach of Planning Control: Use of residential property for car repair business the Borough Council had received numerous complaints that 17 The Elms is being used by the occupant for a car repair and servicing business. Investigations have revealed that the property regularly has 2-3 vehicles parked on the front garden or driveway in various states on repair. The

vehicles parked and being repaired was different at each inspection, which is indicative that a commercial vehicle business is being operated from the property. The Committee were satisfied that the operation of a vehicle repair and/or servicing business from the property was having a detrimental impact on the amenity of the local area as a consequence of the numerous vehicles and parts stored on the property frontage and adjacent highway, along with the additional noise and activity created by the business use, adversely affects the amenity of the area.

RESOLVED

That the Head of Planning and Environment in consultation with the Head of Democratic and Community Services be authorised to take any appropriate enforcement action including the serving of relevant notices.

That the Head of Democratic and Community Services be authorised to take any further legal action following the service of any relevant notices, if such legal action is appropriate.

**92 PLANNING ENFORCEMENT REF. 0076/2010**

36 Coningswath Road Carlton

Breach of Planning Control; Erection of canopy roof to front elevation

RESOLVED

That the Head of Planning and Environment be authorised to close the enforcement investigation without taking enforcement action under the Town and Country Planning Act 1990.

**93 PLANNING DELEGATION PANEL ACTION SHEETS 22 OCTOBER – 5 NOVEMBER**

RESOLVED

To note the information.

**94 FUTURE PLANNING APPLICATIONS**

To note the information

The meeting closed at 7.15pm.