

## **PLANNING COMMITTEE**

**Wednesday, 6th June, 2012**

Councillor P. G. Barnes (Chair)

Councillors:

B. S R. Miller	S Hewson
P. A. Allan	J. Hollingsworth
C. P. Barnfather	M. Hope
D. N. Beeston MBE(a)	M. Lawrence(a)
A.S. Bexon	M. Paling
F. J. D. Boot	S. J. Prew-Smith(a)
R. F. Collis	C. J. Powell
A Ellwood	N. Quilty (a)
M. Glover	J. Truscott
	G. G. Tunncliffe

Officers in attendance: L. Sugden, L. Parnell, A. Dubberley, J. Cole, N. Morley.

### **1 APOLOGIES FOR ABSENCE.**

Apologies were received from Councillors D. N. Beeston MBE, M. Lawrence and S. Prew-Smith.

### **2 TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 16TH OF MAY 2012.**

#### **RESOLVED:**

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

### **3 DECLARATION OF INTERESTS.**

None.

### **4 APPLICATION NO. 2012/0448**

## **FORMER WHITE HART, MANSFIELD ROAD, ARNOLD**

Development of one or more buildings for Use Classes A1 and A3 (Reserved Matters).

**RESOLVED to refuse planning permission for the following reason:**

In the opinion of the Borough Council the proposed development by reason of its design, height and position of proposed buildings set back in relation to the heavily trafficked A60 and lack of opportunities for effective landscaping is of a scale, form and layout which fails to take the opportunities available for improving the social and environmental conditions of the area and the way it functions. The proposal is therefore contrary to Policies ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008 and the NPPF which attaches great importance to good design and considers it as a key aspect of sustainable development.

**5**

### **APPLICATION 2012/0142 LAND AT 7-8 BURNOR POOL, CALVERTON**

Demolish existing cottages, renovate and extend Oasis Building and convert to residential and erect detached bungalow.

**RESOLVED to grant planning permission subject to the following conditions and additional informative :-**

#### **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be built in accordance with the approved plan (Drawing no.285/30 sheets 01 and 02) deposited on the 27th February 2012 and amended plans (Drawing no.s sheets 03B, 04B and 05B) deposited on the 17th May 2012.
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details and samples of the materials to be used in the external elevations of the proposed development. Once approved the development shall be constructed in accordance with these approved details.
4. Before development is commenced there shall be submitted to and approved by the Borough Council samples of the materials to be used

in the surfacing of the unbuilt on portions of the site. The proposed means of surfacing of the unbuilt on portions of the site shall be completed in accordance with the approved details before the dwellings are first occupied.

5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of planting to the external recesses of the boundary wall and bungalow including the position and type of planting.
6. The proposed boundary treatments shall be erected prior to the dwellings hereby approved first being occupied in accordance with details shown on drg. no.s 2 and 3b and 5b.
7. No additional windows shall be inserted in the south elevation of the proposed two storey extension to the Oasis building facing 21 Neville Road at any time.
8. The first floor window on the east elevation serving the master bedroom shall be obscurely glazed and non opening at all times unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
9. Before development commences a schedule of works to demolish the cottages (7-8 Burnor Pool) and the outbuilding shall be submitted to and approved in writing by the Borough Council. Once approved the proposed development shall be completed in accordance with these details unless otherwise agreed in writing by the Borough Council.
10. The cottages (7-8 Burnor Pool) and outbuilding shall not be demolished before a contract for the carrying out of the works for the redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.
11. No works permitted under Class A, B, C, D and E 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.

## **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 the details of the application are satisfactory, in accordance with the aims of Policies ENV1 and ENV15 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
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7. To prevent the overlooking of the adjoining property, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
8. To prevent the overlooking of the adjoining property, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
9. To prevent the overlooking of the adjoining property, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
10. To preserve the character and appearance of the Calverton Conservation Area.
11. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.

### **Reasons for Decision**

In the opinion of the Borough Council the proposed development results in no significant impact on the Conservation Area nor does it unduly impact upon the amenity of occupiers of neighbouring properties or highway safety. The proposal therefore accords with the National Planning Policy Framework and policies ENV15 (New Development in a Conservation Area), H7 (Residential Development on Unidentified Sites

Within the Urban area and Defined Village Envelopes), H16 (Design of Residential Development) and ENV1(Development Criteria).

### **Notes to Applicant**

Your attention is drawn to the attached comments of The Nottinghamshire Wildlife Trust and Severn Trent Water.

You are advised that planning permission does not override any private legal matters which may affect the application site, over which the Borough Council has no jurisdiction (e.g. covenants imposed by former owners, rights of light, etc.).

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

The applicant should be advised of the need to apply for a Temporary Traffic Regulation Order from Nottinghamshire County Council to ensure safety during demolition works on site.

**6**

### **APPLICATION NO. 2012/0143 LAND AT 7-8 BURNOR POOL, CALVERTON**

Demolish existing cottages and barn.

**RESOLVED to grant conservation area consent subject to the following conditions and additional informative:-**

#### **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. This consent relates to the Structural Survey dated January 2011 and to cottages and outbuilding hatched blue on the site plan deposited on the 27th February 2012.
3. The cottages (7-8 Burnor Pool) and outbuilding shall not be demolished before a contract for the carrying out of the works for the redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

## **Reasons**

1. Required to be imposed pursuant to section 18 of the Town and Country Planning (Listed and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To preserve the character and appearance of the Calverton Conservation Area.

## **Reasons for Decision**

The proposed demolition would allow the re-development of the site in accordance with planning consent 2012/0142. In the opinion of the Borough Council, the demolition of the buildings would have a less than significant impact on the character of the Conservation Area and public benefit has been demonstrated to outweigh this impact in accordance with the National Planning Policy Framework (March 2012).

## **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. This consent relates to the Structural Survey dated January 2011 and to cottages and outbuilding hatched blue on the site plan deposited on the 27th February 2012.
3. The cottages (7-8 Burnor Pool) and outbuilding shall not be demolished before a contract for the carrying out of the works for the redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

## **Reasons**

1. Required to be imposed pursuant to section 18 of the Town and Country Planning (Listed and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To preserve the character and appearance of the Calverton

Conservation Area.

### **Reasons for Decision**

The proposed demolition would allow the re-development of the site in accordance with planning consent 2012/0142. In the opinion of the Borough Council, the demolition of the buildings would have a less than significant impact on the character of the Conservation Area and public benefit has been demonstrated to outweigh this impact in accordance with the National Planning Policy Framework (March 2012).

### **Note to Applicant**

The applicant should be advised of the need to apply for a Temporary Traffic Regulation Order from Nottinghamshire County Council to ensure safety during demolition works on site.

**7 APPLICATION NO. 2012/0233  
303 OAKDALE ROAD, CARLTON**

Substitution of house types on plots 9 and 14, minor amendments to house on plot 10 to 13 and plots 15 and 16. Minor amendments to elevations to plots 1 to 8. The erection of a double garage with parking to houses on plots 7 and 8, amended parking and garden arrangements to plots 1 to 6. Hard and soft landscaping details.

**RESOLVED to grant planning permission subject to the following conditions and with amendment to condition 2 :**

### **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The proposed development shall be constructed in accordance with the drawings for plots 7 & 8, the hard landscaping & planting details received on 9th February 2012, the revised site layout, drawings for plots 1 to 6 & 9 to 16, proposals for existing trees & hedges received on 14th May 2012 as amended by email on 1st June 2012.
3. No dwelling shall be occupied until the measures to deal with contamination of the site, as approved under application no: 2011/0463DOC, have been implemented and the measures required monitored and certified as being in compliance with the approved scheme of works. The consultant's certificate shall be given to the

developer and the Council and in so certifying the consultants shall confirm that they owe duty of care to both parties.

4. The materials to be used in the external elevations of the buildings shall be as approved under application no: 2011/0463DOC, unless otherwise agreed in writing by the Borough Council as local planning authority. The garages serving plots 7 & 8 shall be constructed in the same materials as those approved for plots 7 & 8.
5. The proposed road & driveways shall be constructed to base course level before any of the dwellings they serve are first occupied.
6. 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.
7. No dwelling shall be occupied until the visibility splays shown on the approved site layout & long sections drawing received on 14th May 2012 are provided. The area within the visibility splays shall thereafter be kept free of all obstructions, structures or erections exceeding 0.6 metres in height.
8. No additional areas of hard-standing shall be provided to the front of the proposed new dwellings other than those areas shown on the revised site layout & long sections received on 14th May 2012.
9. The trees or hedges indicated as being retained as part of the development within the Tree Survey, Tree Constraints on Development & Arboricultural Implications of Proposed Development Report dated June 2008 & as shown on plans titled Root Protection Areas & Tree Plan shall be protected in accordance with the details set out within the report & as shown on the plan titled Root Protection Measures. The protection measures shall be implemented before any works are carried out & retained during building operations. No excavation, site works, trenches or channels shall be cut or laid, or soil, waste or other materials deposited so as to cause damage or injury to the root structure of trees or hedges.
10. No additional windows shall be inserted within any of the proposed dwellings on plots 1, 8, 9, 14, 15 & 16 other than those shown on the approved plans.
11. The garages shown to be provided on the approved plan shall



remain in use for garage purposes ancillary to the dwelling houses which they serve. They shall be kept available for the accommodation of private vehicles at all times and shall not be used for any other purpose unless otherwise agreed in writing by the Borough Council as local planning authority.

12. Before any of the dwellings on plot 1 to 6 are first occupied, details of any external lighting to the shared private driveway to the rear of these plots shall be submitted to & approved in writing by the Borough Council & shall be implemented in accordance with the approved plans prior to the first occupation of any of the dwellings, or to a timetable to be agreed in writing with the Borough Council, & retained thereafter.
13. No works permitted under Class E 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 on plots 1 to 4 without the prior written permission of the Borough Council as local planning authority.

### **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. Further consultations are being undertaken in relation to the amendments and additional information provided since the scheme was first submitted. Any comments received will be reported verbally at Committee.
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.
5. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
6. In the interests of visual amenity, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

7. In the interests of highway safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
8. To accord with Policies ENV1 & Policy ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008. The provision of additional areas of hard standings for each of the new dwellings proposed could lead to the parking of cars within required visibility splays & have an adverse impact on highway safety. The provision of additional hard standing areas could also detract from the quality & character of the proposed development.
9. To ensure that the existing trees & hedges to be retained are adequately protected before & during construction in order to accord with Policy ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
10. To safeguard the residential amenity of existing & proposed dwellings in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
11. To ensure that the development provides an adequate level of car parking in the interests of highway safety & to accord with Policy T10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
12. In the interests of safety & to accord with Policies ENV1 & H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
13. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

### **Reasons for Decision**

The proposed development meets the broad aims of the National Planning Policy Framework, accords with Policies H7, H16 and ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008 & would have no undue impact on the appearance of the area, the amenity of adjacent residents or highway safety.

### **Notes to Applicant**

Your attention is drawn to the attached comments of Nottinghamshire County Council as Highway Authority.

**8 APPEAL RECEIVED  
3 WILLERBY ROAD, WOODTHORPE**

Application number 2012/0145.

**RESOLVED:**

That the information be noted.

**9 PLANNING DELEGATION PANEL ACTION SHEETS**

**RESOLVED:**

That the information be noted.

**10 ITEM FOR INFORMATION  
FUTURE PLANNING APPLICATIONS**

**RESOLVED:**

That the information be noted.