

PLANNING COMMITTEE

Wednesday, 4th July, 2012

Councillor P Barnes (Chair)

Councillors:

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

Officers in Attendance: P. Baguley, D. Blasdale, J. Cole, L. Parnell

21 APOLOGIES FOR ABSENCE.

Apologies were received from Councillors Allan, Boot, Powell and Tunnicliffe.

22 TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON THE 6TH OF JUNE 2012.

RESOLVED:

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

23 DECLARATION OF INTERESTS.

None.

**24 APPLICATION NO. 2012/0476
LAND EAST OF LADYBANK RISE, ARNOLD**

Application for Approval of Reserved Matters encompassing 49 No. dwellings.

RESOLVED to GRANT APPROVAL of RESERVED MATTERS, as

specified below:

Approve the Reserved Matters under planning application no: 2012/0476 relating to the Access, Appearance, Landscaping, Layout and Scale of the proposed development, subject to the following conditions:

Conditions

1. The development hereby approved shall be built in accordance with the approved House Types, Garages, External Works, Road Construction Details & Standard Wall & Fence Details drawings deposited on 4th April 2012; the Dwarf Wall Detail (ARN/DWRD/01) received on 17th May 2012; the Hit & Miss Fence (EL/F/05) received on 11th June 2012; the Site Cross Sections (ARN/SCS Rev C), Post & Four Rail Timber Fence (EL/F/P4RF) & Gabion Wall example received on 18th June 2012; the Retaining Structure Detail (ARN/450 Rev A) received on 19th June 2012; the Soft Landscape Proposals (Bir.3998_01B) received on 20th June 2012 & the Planning Layout (ARN/PL/101 Rev P) & Materials Layout (ARN/06 Rev C) received on 2nd July 2012.

2. Before development (including site preparation) is commenced, the existing trees to be retained shall be protected in accordance with the recommendations outlined in the Arboricultural Assessment prepared by FPCR in March 2012. The means of protection shall be retained until the completion of all building operations, unless otherwise agreed in writing by the Borough Council.

3. The recommendations outlined in the Ecological Appraisals prepared by FPCR in April 2010 & March 2012 shall be complied with during the construction of the development and new hedgerow planting shall be provided in accordance with the details set out on page 2 of the letter dated 21st March 2012.

4. 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.

Reasons

1. For the avoidance of doubt.
2. In the interests of best arboricultural practice & to meet the requirements of BS 5837.
3. To minimise potential impacts on biodiversity in accordance with the National Planning Policy Framework & Policy 17 of the Gedling Borough Aligned Core Strategy - Publication Version, June 2012.
4. To ensure that adequate off-street parking provision is available to reduce the potential for on-street parking in the area.

Reasons for Decision

The site is allocated for residential development in Policy H2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008 & there are no policy objections in principle to the proposed development. The proposed development meets with the fundamental aims of the National Planning Policy Framework & Policies H2, H8, ENV1, ENV2, ENV32 & H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008. It also accords with the aims of Policies 1, 8, 10 & 17 of the Gedling Borough Aligned Core Strategy - Publication Version, June 2012.

Notes to Applicant

The conditions imposed on this Approval of Reserved Matters should be read in conjunction with the conditions set out in planning permission no: 2010/0233.

As a consequence of the details approved as part of this Reserved Matters application, the matters of the following conditions attached to planning permission no: 2010/0233 have been discharged: Condition 1 in relation to the timing of submitting Reserved Matters; Condition 2 in relation to layout; Condition 3 in relation to plans, sections, elevations & materials; Condition 4 in relation to landscaping; Condition 5 in relation to surfacing; Condition 6 in relation to levels; & Condition 7 in relation to parking spaces.

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The

Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

**25 ENFORCEMENT NOTICE
EUROBAIT LTD, PRIVATE ROAD NO 4, COLWICK INDUSTRIAL
ESTATE**

RESOLVED:

That the information be noted.

26 APPEAL RECEIVED 15 MANSFIELD ROAD

Application No. 2012/0248

RESOLVED:

That the information be noted.

27 NATIONAL PLANNING POLICY FRAMEWORK

RESOLVED:

That the information be noted.

**28 PARKING PROVISION FOR RESIDENTIAL DEVELOPMENTS -
SUPPLEMENTARY PLANNING DOCUMENT**

RESOLVED:

That the information be noted.

29 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

That the information be noted.

**30 PROPOSED FUTURE APPLICATIONS
NEXT MEETING 25TH JULY**

RESOLVED:

That the information be noted.

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ANY OTHER ITEMS WHICH THE CHAIRMAN CONSIDERS URGENT.

None.