

PLANNING COMMITTEE

Wednesday, 25th July, 2012

Councillor P Barnes (Chair)

Councillors:

B. S R. Miller (a)
P. A. Allan
C. P. Barnfather
D. N. Beeston MBE
A.S. Bexon
F. J. D. Boot
R. F. Collis
A Ellwood
M. Glover
C. Hewlett

S Hewson
J. Hollingsworth
M. Hope
M. Lawrence
M. Paling
S. J. Prew-Smith
C. J. Powell
J. Truscott
G. G. Tunnicliffe

Officers: F. Whyley, A. Dubberley, P. Baguley, N. Morley

32 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillor Miller.

33 TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 4 JULY 2012.

RESOLVED:

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

34 DECLARATION OF INTERESTS.

None.

35 2012/0618 GREY GOOSE, 73 ARNOLD LANE, GEDLING

Erection of residential care / nursing home and 13 elderly persons' flats.

RESOLVED to GRANT PLANNING PERMISSION subject to the following conditions and amendment to condition 14:

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 Material & Finishes schedule (1698 (08) 004), First Floor Plan (1698 (20) 101 Rev C) & Second Floor Plan (1698 (20) 201 Rev E) received on 17th May 2012, the Ground Floor Plan (1698 (20) G01 Rev F), GA Sections (1698 (20) S01 Rev G), Care Home Building GA Elevations (1698 (21) E01 Rev D) & Apartment Buildings GA Elevations (1698 (21) E02 Rev F) received on 10th July 2012 & the Site Layout & Roof Plans (1698 (20) 001 Rev H) received on 11th July 2012.

3. Unless otherwise agreed by the Borough Council, development must not commence until the following has been complied with:

Site Characterisation

An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Borough Council. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments.

Submission of Remediation Scheme

Where required, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) should be submitted to and approved in writing by the Borough Council. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.

4. In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and

approved in writing by the Borough Council.

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Borough Council and once the Borough Council has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of condition 3 above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Borough Council.

6. Before development is commenced there shall be submitted to and approved by the Borough Council details of all external plant, including kitchen extract units, air conditioning systems, flues, fans & vents. The external plant shall be provided in accordance with the approved details before the development is first brought into use & shall be retained thereafter unless otherwise prior agreed in writing by the Borough Council.

7. Before development is commenced there shall be submitted to and approved by the Borough Council details of the proposed cycle stands for staff & visitors. The cycle stands shall be provided in accordance with the approved details before the development is first brought into use & shall be retained thereafter unless otherwise prior agreed in writing by the Borough Council.

8. Before development is commenced there shall be submitted to and approved in writing 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.

9. Before development is commenced there shall be submitted to and approved by the Borough Council a sample of the bricks & block paving to be used in the external finishes of the proposed development.

10. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the proposed means of disposal of surface water & foul sewage, including provision to

prevent the unregulated discharge of surface water from the driveway, parking & turning areas to the public highway. The disposal of surface water & foul sewage from the site shall be carried out in accordance with the approved plans prior to the development being brought into use, unless otherwise prior agreed in writing by the Borough Council.

11. 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.

12. The approved means of enclosure & surfacing of the unbuilt on portions of the site shall be completed before the buildings they serve are first brought into use.

13. The proposed car parking spaces & turning areas shall be surfaced & marked out in permanent materials before the development hereby permitted is first brought into use & the spaces shall not thereafter be used for any purpose other than the parking of vehicles for the life of the development.

14. No additional windows or openings shall be inserted in the south-east facing side elevation of the residential care & nursing home or the north-west facing side elevation of the flats at any time.

15. The recommendations outlined in the Ecological Appraisal prepared by Clear Environmental Consultants Ltd & dated May 2012 shall be complied with during the construction of the development.

16. The residential care & nursing home shall be used as a care & nursing home for the elderly for 52 residents only and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987), or in any equivalent provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

17. The proposed 13 elderly persons flats shall only be occupied by persons over 55 years in age.

18. Following completion of the proposed development, the site shall not be serviced at any time by vehicles, including refuse freighters, which exceed 8.9 metres in length.

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 a satisfactory development in accordance with the aims of Policy ENV3 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).
4. To ensure a satisfactory development in accordance with the aims of Policy ENV3 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).
5. To ensure a satisfactory development in accordance with the aims of Policy ENV3 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).
6. To protect the residential amenity of the area in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan 2005 (Certain Policies Saved 2008).
7. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough replacement Local Plan 2005 (Certain Policies Saved 2008).
8. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough replacement Local Plan 2005 (Certain Policies Saved 2008).
9. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough replacement Local Plan 2005 (Certain Policies Saved 2008).
10. To ensure a satisfactory development & to prevent surface water from the site being deposited on the public highway in accordance with the aims of Policy ENV1 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).

11. To ensure a satisfactory development in accordance with the aims of Policy ENV2 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).

12. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).

13. In the interests of highway safety in accordance with the aims of Policy T10 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).

14. To protect residential amenity in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan 2005 (Certain Policies Saved 2008).

15. 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.

16. To protect the residential amenity of the area in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan 2005 (Certain Policies Saved 2008).

17. To protect the residential amenity of the area in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan 2005 (Certain Policies Saved 2008).

18. In the interests of highway safety in accordance with the aims of Policy T10 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).

Reasons for Decision

The site is suitable for the proposed development & is of an appropriate layout, scale & design for the area which would not give rise to any undue impacts in terms of highway safety or residential amenity. The proposed development would comply with Policies ENV1, ENV2, ENV3, H13, T10 and C4 of the Gedling Borough Replacement Local Plan 2005 (Certain Policies Saved 2008) and accords with the aims of Sections 6, 7, 8 and 11 of the National Planning Policy Framework and emerging Policies 1, 8, 10 and 17 of the Gedling Borough Aligned Core Strategy - Publication Version.

Notes to Applicant

Your attention is drawn to the attached comments from Public Protection, the Police Architectural Liaison Officer & Severn Trent Water.

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.

**36 ITEMS FOR INFORMATION
PLANNING DELEGATION PANEL ACTION SHEETS**

RESOLVED:

That the information be noted.

37 FUTURE PLANNING APPLICATIONS

RESOLVED:

That the information be noted.

38 ANY OTHER ITEMS WHICH THE CHAIRMAN CONSIDERS URGENT.

None.