

PLANNING COMMITTEE

Wednesday, 22nd August, 2012

Councillor P.G. Barnes (Chair)

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

Officers in Attendance: P. Baguley, J. Cole, L. Parnell, F. Whyley.

39 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Barnfather and Truscott.

40 TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 25 JULY 2012.

RESOLVED:

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

41 DECLARATION OF INTERESTS.

Councillor P Allan declared a non-pecuniary interest in Agenda Item 6, Application No. 2012/0654 owing to her ownership of a neighbouring property. Councillor Allan left the meeting prior to and took no part in the debate.

Councillor M. Paling declared a non-pecuniary interest in Agenda Item 6, Application No. 2012/0654 owing to her status as a Governor at Derrymount School. Councillor Paling left the meeting prior to and took no part in the debate.

All Members declared a non-pecuniary general interest in Agenda Item 5 as Members of Gedling Borough Council.

42

**APPLICATION NO: 2012/0680
21 AND 23 BLENHEIM AVENUE, MAPPERLEY**

Extensions and alterations to existing semi detached properties, to create 4 2 bed apartments.

**RESOLVED to GRANT CONDITIONAL 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 revised layout plan Ref. 6684/P/11A which shows the revised driveway location on Newstead Avenue, as well as the originally submitted plans Ref. 6684/P/10 and 6684/P/12.

3. Before development is commenced there shall be submitted 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.

4. 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.

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 approved means of enclosure shall be erected before the proposed development is first occupied, and shall thereafter be retained for the life of the development.

6. The root protection zones of the Highway Trees along Newstead Avenue as shown on plan Ref. 6684/P/11A shall be fenced off in accordance with BS5837 2012 for the entirety of development including demolition and site preparation.

7. Pedestrian visibility splays of 2.0 metres x 2.0 metres shall be provided on each side of the vehicle access. These measurements are taken from and along the highway boundary. The areas of land forward of these splays shall be maintained free of all obstruction over 0.6 metres above the carriageway level at all times. The Visibility splays shall be in accordance with the County Council's current Highway Design guidance.

8. No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossings are available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

9. No part of the development hereby permitted shall be brought into use until the existing site access, that has been made redundant as a consequence of this consent, is permanently closed and access crossing reinstated as verge in accordance with details to be first submitted to, and approved in writing by, the Local Planning Authority.

10. No gates shall be erected at the access to the development from the public highway.

11. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.

12. No part of the development hereby permitted shall be brought into use until the access driveway / parking / turning area (s) is constructed with provision to prevent the unregulated discharge of surface water from the driveway /parking/turning area(s) to the public highway in accordance with details first submitted to and approved in writing by

the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

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 ENV1 of the Borough Council Replacement Local Plan (Certain Saved Policies 2008)
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6. In order to protect the health of the Highway trees which contribute positively to the visual amenity of the site and wider locality.
7. In the interests of Highway safety.
8. In the interests of Highway safety.
9. In the interests of Highway safety.
10. In the interests of Highway safety.
11. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).
12. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.

Reasons for Decision

The proposed development results in no significant impact on the amenities of the site or neighbouring residential properties or any material impact to the character or appearance of the site or wider street scene. The proposed development would also not have any

material impact to highway safety at the site. The proposal therefore accords with paragraphs 50, 56 and 57 of the NPPF as well as Policies ENV1, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Notes to Applicant

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 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.

Your attention is drawn to the comments made by Severn Trent, a copy of which is attached to this decision notice.

The development makes it necessary to construct a vehicular crossing and reinstatement of the redundant access over the grass verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0844 9808080.

43

APPLICATION NO: 2012/0775

Installation of 10 metre column with CCTV and associated equipment

**RESOLVED to GRANT CONDITIONAL 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 approved details received by the Borough Council on the 27th June 2012.

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 significant impact on the amenities of neighbouring residential properties and has no material impact on the character or appearance of the site or the wider street scene. The proposal therefore accords with Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Councillors Allan, Paling and Hollingsworth left the meeting.

44

APPLICATION NO. 2012/0654 3 CHURCH STREET, ARNOLD

Change of use from B1 to D1.

RESOLVED to 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 use of the premises by Derrymount School only for additional teaching space in connection with the main school. Should the proposed D1 use be implemented and then later cease to operate, the use of the building would revert back to a B1 use and for no other purpose under the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in equivalent provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

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

In the opinion of the Borough Council the proposed change of use is acceptable in this location and is easily accessible by foot given its proximity to the main school site or by car and public transport given its close proximity to the town centre and the car parks and bus services available. Existing parking restrictions are in place to protect highway safety. The proposal therefore complies with Policies ENV1, C1 and T10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Councillors Allan, Paling and Hollingsworth returned to the meeting.

45 UNAUTHORISED DEVELOPMENT - CHETWYND HOUSE, 7 HALL MEWS, HALL LANE, PAPPLEWICK

Unauthorised erection of portico on wall of listed building.

RESOLVED:

1. That the Corporate Director in consultation with the Council Solicitor and Monitoring Officer be authorised to take any appropriate enforcement action including the service of relevant notices.

2. That the Corporate Director in consultation with the Council Solicitor and Monitoring Officer be authorised to take any further legal action following the service of any relevant notices, if such legal action is appropriate.

46 APPEAL RECEIVED - 5 GROVER AVENUE, MAPPERLEY

RESOLVED:

That the information be noted.

47 APPEAL RECEIVED - 22 PLOUGHMAN AVENUE, WOODBOROUGH

RESOLVED:

That the information be noted.

48 APPEAL RECEIVED - 121 LAMBLEY LANE, BURTON JOYCE

RESOLVED:

That the information be noted.

49 APPEAL DECISION - LINBY HOUSE, LINBY LANE, LINBY

RESOLVED:

That the information be noted.

50 APPEAL DECISION - 28 MAIN ROAD RAVENSHEAD

RESOLVED:

That the information be noted.

51 APPEAL DECISION - 3 WILLERBY ROAD, WOODTHORPE

RESOLVED:

That the information be noted.

**52 APPEAL DECISION - SEVEN ACRES, 15 MANSFIELD ROAD
PAPPLEWICK**

RESOLVED:

That the information be noted.

**53 APPEAL DECISION - LAND ASHDALE NURSERIES, LAMBLEY
LANE GEDLING**

RESOLVED:

That the information be noted.

54 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

That the information be noted.

55 FURTHER PLANNING APPLICATIONS

RESOLVED:

That the information be noted.

56 ANY OTHER ITEMS WHICH THE CHAIRMAN CONSIDERS URGENT.

None.