

## **PLANNING COMMITTEE**

**Wednesday, 10th October, 2012**

Councillor B.S.R. Miller (Chair)

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

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

**68 APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillor Barnes, Paling and Hewson.

**69 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON THE 26 SEPTEMBER 2012.**

**RESOLVED:**

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

**70 DECLARATION OF INTERESTS.**

All Member's disclosed a non-prejudicial interest in Item 5 due to Gedling Borough Council being the applicant.

**71 APPLICATION NO. 2012/0603  
PROPOSED FISHING LAKES, SHELT HILL**

Proposed fishing lakes at Shelt Hill, Woodborough

**RESOLVED to:**

1. Delegate authority to the Corporate Director, in conjunction with the Committee Chair, to establish a condition related to the times at which the site should not be in operation;

2. Delegate authority to the Corporate Director, in conjunction with the Committee Chair, to establish a condition related to the provision of ecoponds at the site; and to

**3. GRANT PLANNING PERMISSION subject to these and the following conditions:**

### **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 constructed & operated in accordance with the details specified in the Design & Access Statement & its Appendices, as deposited on 10 May 2012; & the email from Heaton Planning on 9th August 2012 stating that there will be no night fishing & that all water bodies will be lined; & the additional information & drawings submitted with the letters dated 6th & 11th September 2012 from Heaton Planning regarding visibility splays & hedgerows, access & right of way arrangements, fishing pegs, car parking, construction materials & waste management.

3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council detailed construction & engineering drawings showing the proposed finished levels & contours of all water bodies & raised areas across the site in relation to existing levels. The development shall be constructed in accordance with the approved drawings & the finished levels & contours shall be retained without further alteration for the lifetime of the development.

4. Before development is commenced there shall be submitted to and approved in writing by the Borough Council detailed construction & engineering drawings of the proposed access, passing areas, access tracks, car parking, turning & servicing areas.

5. Before development is commenced there shall be submitted to & approved in writing by the Borough Council details of a dust suppression

scheme. The scheme shall be implemented in accordance with the approved details until all construction works have been completed.

6. Before development is commenced there shall be submitted to & approved in writing by the Borough Council details of any works required to be undertaken to the existing hedgerows on either side of the site entrance in connection with the provision of the visibility splays shown on drawing no: 47064093/VSR01 Rev A. Should these works require the grubbing out of any parts of the existing hedgerows, they shall be replaced in accordance with details to be submitted & approved in writing by the Borough Council as part of the landscape & planting scheme required by condition 7 below.

7. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a landscape & planting scheme for the site (including species lists & mixes, establishment methods & maintenance regimes). The scheme shall include native species of local provenance, as specified in the Landscape & Visual Appraisal prepared by Encompass in March 2012.

8. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of a sign at the access to the site alerting drivers to the public footpath which passes alongside & crosses the access track. The sign should not exceed 0.3 square metres in area, no character or symbol on the sign shall be more than 0.3 metres in height and no part of the sign shall be more than 3.6 metres above ground level. The sign shall be displayed in accordance with the approved details before development is commenced & shall be maintained & retained for the lifetime of the development.

9. Before development is commenced, including vegetation clearance or ground works, there shall be submitted to and approved in writing by the Borough Council details of a scheme for the protection of the existing hedgerows, trees & watercourse which form the boundaries of the field containing the proposed fishing lakes. The scheme shall be implemented in accordance with the approved details before development is commenced & shall be retained until all construction works have been completed.

10. Before development is commenced, including vegetation clearance or ground works, pre-commencement checks for nesting birds or the

presence of water voles shall be undertaken & the outcome reported to the Borough Council. If any nesting birds or water voles are found to be present, details of any proposed mitigation measures shall be submitted to & approved in writing by the Borough Council. The mitigation measures shall be implemented in accordance with the approved details before development commences.

11. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of a Himalayan Balsam Control Strategy for the adjacent section of watercourse. The Strategy shall be implemented in accordance with the approved details before the development hereby approved is first brought into use.

12. The biodiversity enhancements, as outlined in paragraph 7.6.7 of the Design & Access Statement prepared by Heaton Planning in May 2012, & the recommendations for habitats, vegetation & protected species, as outlined in paragraphs 5.1 & 5.2 of the Extended Phase 1 Habitat Survey prepared by K R Stevenson in June 2010, shall be complied with & implemented during the construction of the development & shall thereafter be maintained or retained for the lifetime of the development.

13. The development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment, prepared by Heaton Planning in April 2012 & the following mitigation measures specified therein: there shall be no raising of levels within Flood Zones 2 & 3, as identified on the Environment Agency's flood maps & there shall be no net import of material into Flood Zone 1, as identified on the Environment Agency's flood maps. The mitigation measures shall be implemented & complied with for the lifetime of the development.

14. Before the development hereby approved is first brought into use, visibility splays shall be provided at the site entrance in accordance with the details shown on drawing no: 47064093/VSR01 Rev A. The area within the visibility splays shall thereafter be kept free of all obstructions, structures or erections exceeding 0.90 metres in height.

15. Before the development hereby approved is first brought into use, the access shall be designed & completed to a standard that provides a minimum width of 5.25 metres for the first 10 metres rear of the highway boundary, in accordance with the details shown on drawing no: HPL/SHF 005 & shall be retained for the lifetime of the development.

16. Before the development hereby approved is first brought into use, the access shall be surfaced in a bound material for a minimum distance of 10 metres rear of the highway boundary, in accordance with details to be submitted to & approved in writing by the Borough Council, & shall be retained for the lifetime of the development.

17. The gates at the access point shall open inwards only, be set back 10 metres from the highway boundary & shall be constructed in accordance with details to be submitted to & approved in writing by the Borough Council before the development hereby approved is first brought into use. The gates, including any repair or replacement thereafter, shall be constructed in accordance with the approved details for the lifetime of the development.

18. Before the development hereby approved is first brought into use, the access, passing areas, access tracks, car parking, turning & servicing areas shall be provided in accordance with the details approved under condition 4 above. The access, passing areas, access tracks, car parking, turning & servicing areas shall be maintained for the lifetime of the development & shall not be used for any purpose other than the access, passing, parking, turning, loading & unloading of vehicles.

19. The approved landscape & planting 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.

20. The two fishing lakes, as shown on Site Layout Plan drawing number: HPL/SHF/002 shall provide no more than a combined total of 50 fishing pegs for the lifetime of the development and there shall be no fishing at the water storage lagoon.

### **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 development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough replacement Local Plan 2005 (Certain Policies Saved 2008).
4. 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).
5. 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).
6. To ensure a satisfactory development in accordance with the aims of Policy ENV2 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).
7. To ensure a satisfactory development in accordance with the aims of Policy ENV2 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).
8. In the interests of pedestrian safety in accordance with the aims of Policy ENV1 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).
9. To minimise any potential impacts on biodiversity & the landscape in accordance with the National Planning Policy Framework & Policy 17 of the Gedling Borough Aligned Core Strategy - Publication Version, June 2012.
10. To minimise any 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.
11. To enhance biodiversity & to minimise any potential impacts in accordance with the National Planning Policy Framework & Policy 17 of the Gedling Borough Aligned Core Strategy - Publication Version, June 2012.
12. To enhance biodiversity & to minimise any potential impacts in accordance with the National Planning Policy Framework & Policy 17 of the Gedling Borough Aligned Core Strategy - Publication Version, June 2012.
13. To ensure that there is no loss of flood plain storage & to ensure that flood risk is not increased to the surrounding area in accordance with the National Planning Policy Framework & Policy 1 of the Gedling Borough

Aligned Core Strategy - Publication Version, June 2012.

14. In the interests of highway safety in accordance with the aims of Policy ENV1 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).

15. In the interests of highway safety in accordance with the aims of Policy ENV1 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).

16. To prevent the deposit of loose material on the public highway, in the interests of highway safety & in accordance with the aims of Policy ENV1 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).

17. To ensure an adequate off-street stationing area, in the interests of highway safety & in accordance with the aims of Policy ENV1 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).

18. To ensure a satisfactory layout, in the interests of highway safety & in accordance with the aims of Policies ENV1 & T10 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).

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

20. In the interests of highway safety & visual amenity in accordance with the aims of Policy ENV1 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).

### **Reasons for Decision**

The site is suitable for the proposed development, which is an appropriate recreational use within the Green Belt, & would not give rise to any undue impacts on highway safety, public footpaths, the water environment, ecology, landscape or residential amenity. The proposed development would comply with Policies ENV1, ENV2, ENV26, ENV37, ENV40 and T10 of the Gedling Borough Replacement Local Plan 2005 (Certain Policies Saved 2008) and accords with the aims of Sections 3, 9, 10 and 11 of the National Planning Policy Framework and emerging Policies 1, 10 and 17 of the Gedling Borough Aligned Core Strategy - Publication Version.

### **Notes to Applicant**

Your attention is drawn to the attached comments from the Nottinghamshire County Council's Highway, Landscape & Nature Conservation Teams; Nottinghamshire Wildlife Trust; the Environment Agency; & 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](http://www.groundstability.com).

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**APPLICATION NO. 2012/1075  
ARNOT HILL HOUSE, ARNOT HILL PARK**

Works to first floor of Arnot Hill House including (a) removal of stud partitions and addition of new stud partition to amend office layout and (b) essential repairs to part of floors in office and staff kitchen.

**RESOLVED to GRANT Listed Building Consent 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. The works shall be carried out in accordance with revised drawing no. G12/AHH/FF1001 submitted on 24th September 2012.
3. Before development is commenced precise details of the proposed door types, skirting, architraves and any other fixtures and fittings to be used shall be submitted to and approved in writing by the Borough Council.
4. Prior to the commencement of the internal alterations hereby approved there shall be submitted to and approved in writing by the Borough Council a method statement for the proposed works to



investigate the areas of floor indicated on plan no.G12/AHH/FF1001 and any repair works to be carried out.

5. The development shall be completed in accordance with the details approved under Conditions 3 and 4 of this consent.

### **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 development are satisfactory in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

4. To ensure the details of the development are satisfactory 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).

### **Reasons for Decision**

In the opinion of the Borough Council the proposed internal alterations would have no undue impact on the fabric or integrity of the Grade II Listed Building and would allow for the continued optimal viable use of the building as offices. The proposal therefore complies with the National Planning Policy Framework (March 2012) and Policies ENV1 and ENV19 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

**73**

**APPEAL RECEIVED  
APPLICATION NO. 2012/0507  
54 NOTTINGHAM ROAD, RAVENSHEAD**

### **RESOLVED:**

That the information be noted.

**74**

**APPEAL DECISION  
LAND TO REAR OF 55 DOUGLAS AVENUE, CARLTON**

**RESOLVED:**

That the information be noted.

- 75 APPEAL DECISION  
APPLICATION NO. 2012/0520  
121 LAMBLEY LANE, BURTON JOYCE**

**RESOLVED:**

That the information be noted.

- 76 FUTURE PLANNING APPLICATIONS**

**RESOLVED:**

That the information be noted.

- 77 ANY OTHER ITEMS WHICH THE CHAIRMAN CONSIDERS  
URGENT.**

None.