

**DRAFT MINUTES
PLANNING COMMITTEE**

Wednesday, 9th January, 2013

Councillor P.G. Barnes (Chair)

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

Officers in attendance: Peter Baguley, Jennifer Cole, Lynn Sugden, Jane Ansell.

112 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Glover, Boot and Beeston MBE.

113 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 12 DECEMBER 2012.

RESOLVED:

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

114 DECLARATION OF INTERESTS.

All Members disclosed a non-pecuniary interest in Item 4 as Members of Gedling Borough Council.

**115 APPLICATION NO. 2012/0646
ARNOT HILL PARK, ARNOLD**

Change of Use for educational and training purposes.

RESOLVED to GRANT PLANNING PERMISSION subject to the following condition:

Conditions

1. This permission relates to the details set out in the application forms submitted as part of the application and the email dated 10th December 2012 which sets out the maximum number of staff and student numbers (12 and 40 respectively) and the staff to parking space ratio in Arnot Hill Park.

Reasons

1. For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council the change of use of the ground floor of Arnot Hill House for educational and training purposes is appropriate given it provides a community facility in a sustainable location. The proposed use would have a less than significant impact on the Listed Building and its setting, and will retain the building in its optimal viable use as a public building. There are no undue impacts on neighbouring amenity or the adjoining highway. The proposal therefore complies with the aims of the National Planning Policy Framework (2012) and Policies ENV1, ENV20, T10 and C1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Notes to Applicant

Decision Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 185 to 186 of the National Planning Policy Framework.

116

APPLICATION NO.2012/1172 147 MAIN STREET, WOODBOROUGH

Demolish existing bungalow and erect seven dwellings and garages.

A motion to grant planning permission was moved by the Chair and seconded by Councillor Miller.

The motion was put to the vote and was defeated.

A motion was then proposed by Councillor Barnfather and seconded by Councillor Bexon to refuse the application.

The Chair called for an adjournment to allow Members to consider the

wording of the alternative motion.

(Councillor Hewson joined the meeting at 6.40pm.)

The motion was put to the vote and was carried.

RESOLVED to REFUSE PLANNING PERMISSION on the following grounds:

1. In the opinion of the Borough Council the proposed development by reason of its location and relationship to Main Street (which is indicated as being at high risk of flooding on the EA indicative Maps) would result in an unacceptable impact on surface water drainage in the area and increase the likelihood of flooding along Main Street. The proposal is therefore contrary to paragraph 100 of the NPPF which seeks to ensure that development does not increase the risk of flooding elsewhere.
2. In the opinion of the Borough Council the proposed development, by reason of the additional traffic generated, proposed access arrangements and width of the existing carriageway, and absence of a pedestrian footpath on Hawthorne drive would be likely to result in unacceptable impacts on highway and pedestrian safety. The proposal is therefore contrary to Policy ENV1 of the Gedling Borough Replacement Local Plan.
3. In the opinion of the Borough Council the proposed development, by reason of its lack of direct footpath links to local facilities, would fail to provide convenient access for pedestrians. The proposal is therefore contrary to policy ENV 1 of the Gedling Borough Replacement Local Plan.
4. In the opinion of the Borough Council the proposed development, by reason of its design, density and layout, would be likely to result in over-intensive development within the Woodborough Conservation Area and therefore would be likely to result in an unacceptable impact on its character, appearance and layout. The proposal is therefore contrary to policies ENV 1, 15 of the Gedling Borough Replacement Local Plan.

117

**APPLICATION NO. 2012/1173
147 MAIN STREET WOODBOROUGH**

Conservation Area Consent.

Demolish existing bungalow.

RESOLVED to GRANT CONSERVATION AREA 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. This consent relates to the demolition of the existing bungalow at the site, as shown on plan 16632_P_OGL Rev 0.

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.

Reasons for Decision

The proposed demolition would allow the re-development of the site in accordance with planning consent 2012/1172. 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).

Notes to Applicant

Decision Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

**118 APPLICATION NUMBER 2012/1348
CAR PARK ADJACENT KING GEORGE'S FIELD, GEDLING ROAD,
ARNOLD.**

Item withdrawn from Agenda prior to meeting.

119 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED

To note the report.

120 FUTURE PLANNING APPLICATIONS

RESOLVED

To note the report.

121 ANY OTHER ITEMS WHICH THE CHAIRMAN CONSIDERS URGENT.

None.