



Civic Centre,
Arnot Hill Park,
Arnold,
Nottinghamshire,
NG5 6LU

Agenda

Planning Committee

Date: **Wednesday 25 June 2014**

Time: **6.00 pm**

Place: **Council Chamber, Civic Centre.**

For any further information please contact:

Lyndsey Parnell

Members' Services Officer

0115 901 3910

Planning Committee

Membership

Chair Councillor John Truscott

Vice-Chair Councillor Barbara Miller

Councillor Pauline Allan
Councillor Roy Allan
Councillor Peter Barnes
Councillor Chris Barnfather
Councillor Denis Beeston MBE
Councillor Alan Bexon
Councillor John Boot
Councillor Ged Clarke
Councillor Bob Collis
Councillor Andrew Ellwood
Councillor Cheryl Hewlett
Councillor Jenny Hollingsworth
Councillor Mike Hope
Councillor Meredith Lawrence
Councillor Marje Paling
Councillor Lynda Pearson
Councillor Colin Powell
Councillor Suzanne Prew-Smith

AGENDA

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MINUTES PLANNING COMMITTEE

Wednesday 14 May 2014

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller Councillor Bob Collis
Councillor Pauline Allan Councillor Andrew Ellwood
Councillor Roy Allan Councillor Cheryl Hewlett
Councillor Peter Barnes Councillor Mike Hope
Councillor Chris Barnfather Councillor Meredith Lawrence
Councillor Denis Beeston MBE Councillor Marje Paling
Councillor Alan Bexon Councillor Lynda Pearson
Councillor John Boot Councillor Colin Powell
Councillor Ged Clarke Councillor Suzanne Prew-Smith

Absent: Councillor Jenny Hollingsworth

Officers in Attendance: P Baguley, D Gray and L Sugden

155 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillor Hollingsworth.

156 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 25 APRIL 2014.

RESOLVED:

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

157 DECLARATION OF INTERESTS

Councillor R. Allan declared a non - pecuniary interest in item 4 on the agenda on the grounds of his employment with Aldergate Properties working on maintenance contracts unrelated to this application.

158 APPLICATION NO. 2013/1518- SITE OF THE WHITE HART, MANSFIELD ROAD, ARNOLD, NOTTINGHAMSHIRE

Erection of Class A1 retail foodstore with associated car parking, access and landscaping works.

The Service Manager, Planning and Economic Development outlined the following amendments to Condition 2 of the report and proposed conditions set out on p.51 of the agenda:

Line 5: (P108 Rev E) to be replaced with (P108 Rev G)

Line 6: (P102 Rev J) to be replaced with (P102 Rev L)

Line 7: (P106 Rev I) to be replaced with (P106 Rev K) and 29th April 2014 to be replaced with 9th May 2014.

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. The development hereby permitted shall be constructed in accordance with the following approved plans: External Plant Details, received on 7th February 2014; Proposed Ground Floor Plan (P103 Rev G), Proposed Roof Plan (P104 Rev E and Proposed Elevations (P105 Rev F) received on 31st March 2014; Proposed Surface Treatment Plan (P108 Rev G), Proposed Site Plan (P102 Rev L), and Proposed Boundary Treatment (P106 Rev K), received on 9th May 2014.
3. Before development is commenced there shall be submitted to and approved by the Borough Council cross sections through the site showing the relative levels of the proposed development in relation to existing levels and adjoining development. The development shall be constructed in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.
4. Before development is commenced there shall be submitted to and approved in writing by the Borough Council drainage plans for the proposed means of disposal of surface water and foul sewage. The scheme shall be implemented in accordance with the approved details before the development is first brought into use, unless otherwise prior agreed in writing by the Borough Council.
5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the design and location of the two proposed electric vehicle charging points. The charging points shall be provided in accordance with the approved details before the development is first brought into

use and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council,

6. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of spaces for motor cycle parking. No part of the development hereby permitted shall be brought into use until the approved motor cycle parking has been provided and that area shall not thereafter be used for any purpose other than the parking of motor cycles for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
7. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of all external lighting, including levels of illumination and a lux plot of the estimated luminance, to be provided on the proposed building or elsewhere within the site. Any security lighting/floodlighting to be installed, shall be designed, located and installed so as not to cause a nuisance to users of the highway. The external lighting shall be provided in accordance with the approved details before the development is first brought into use and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
8. Before development is commenced, including site preparation, there shall be submitted to and approved in writing by the Borough Council details of a scheme for the protection of existing trees to be retained. The scheme shall be implemented in accordance with the approved details before development is commenced and shall be retained until all construction works have been completed.
9. Before development is commenced there shall be submitted to 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, and a method statement detailing how the land beneath the protected trees along the northern boundary of the site will be managed and maintained. The land shall be managed and maintained in accordance with the approved details for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
10. Prior to the commencement of the development hereby approved, details of a Local Labour Agreement shall be submitted to and approved in writing by the Borough Council. The Local Labour Agreement shall demonstrate how the applicant will work with the Borough Council and local employment training agencies to develop a training plan. The training plan will demonstrate the

developers commitment to address local employment issues and targets will be set within the plan accordingly, with agreement between the applicant and Gedling Borough Council. This shall be implemented in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.

11. In the event that contamination is found at any time when carrying out the approved development 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 the Borough Council, 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.
12. Before the development hereby permitted is first brought into use, the individual parking spaces shall be clearly marked out on site in accordance with the approved plan. The parking spaces shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
13. No part of the development hereby permitted shall be brought into use until all access routes, parking and turning areas are surfaced in a hard bound material (not loose gravel). The surfaced access routes, parking and turning areas shall then be maintained in such hard bound material for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
14. No part of the development hereby permitted shall be brought into use until egress/access arrangements, including the provision of tactile paving crossing points where appropriate, have been provided in accordance with details to be first submitted to and approved in writing by the Borough Council. The approved egress/access arrangements shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
15. No part of the development hereby permitted shall be brought into use until off site works to the nearby traffic signalled junction have been completed and the County Council as Highway Authority has notified the Borough Council of this in writing.
16. No part of the development hereby permitted shall be brought into use until the cycle parking has been provided and that area shall not thereafter be used for any purpose other than the parking of

cycles for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

17. The proposed means of enclosure and surfacing shall be implemented before the development hereby permitted is first brought into use and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
18. 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.
19. The development shall not be occupied or be brought into use until the owner or the occupier of the site has appointed and thereafter continue to employ or engage a Travel Plan Coordinator who shall be responsible for the implementation, delivery, monitoring and promotion of the sustainable transport initiatives set out in the Travel Plan to be approved and whose details shall be provided and continue to be provided thereafter to the Borough Council.
20. The Travel Plan Coordinator shall submit reports to and update the TRICS database in accordance with the Standard Assessment Methodology (SAM), or similar to be approved in writing by the Local Planning Authority, in accordance with the Travel Plan monitoring periods to be agreed. The monitoring reports submitted to the Borough Council shall summarise the data collected over the monitoring period that shall have categorised trip types into new trips, pass-by-trips, linked trips, diverted trips, and transferred trips, and propose revised initiatives and measures where travel plan targets are not being met, including implementation dates to be approved in writing by the Borough Council.
21. The Travel Plan Coordinator shall within 3 months of occupation of the development hereby permitted produce or procure a full travel plan that sets out final targets with respect to the number of vehicles using the site and the adoption of measures to reduce single occupancy car travel to be approved in writing by the Borough Council. The Travel Plan shall be implemented in accordance with the approved timetable and be updated consistent with future travel initiatives, including implementation dates, to the satisfaction of the Borough Council.
22. The proposed foodstore shall: (i) only be occupied for uses within Use Class A1 of the Town and Country Planning (Use Classes)

Order 1987, as amended; (ii) be used for the purposes of sale of convenience goods and not more than 15% of the [net sales] floor space of the unit [1,294 square metres] shall at any time be used for the display and sale of comparison goods, unless otherwise approved in writing by the Borough Council; and (iii) not be subdivided into separate units, unless otherwise approved in writing by the Borough Council.

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 Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
4. To ensure a satisfactory development in accordance with the aims of Sections 10 and 11 of the National Planning Policy Framework and Policy 1 of the Aligned Core Strategy Submitted Documents.
5. To promote sustainable transport, in accordance with the aims of Section 4 of the National Planning Policy Framework and Policy 1 of the Gedling Borough Aligned Core Strategy Submitted Documents.
6. To promote sustainable transport, in accordance with the aims of Section 4 of the National Planning Policy Framework and Policy 1 of the Gedling Borough Aligned Core Strategy Submitted Documents.
7. To protect drivers from uncontrolled light sources near the public highway and to ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
8. In the interests of visual amenity in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
9. To ensure a satisfactory development in accordance with the aims of Policy ENV2 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).
10. To seek to ensure that the construction of the site employs wherever possible local people and assists economic growth in the area.

11. To ensure a satisfactory development in accordance with the aims of Policy ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
12. In the interests of highway safety.
13. In the interests of highway safety.
14. In the interests of highway safety.
15. In the interests of highway safety.
16. To promote sustainable transport, in accordance with the aims of Section 4 of the National Planning Policy Framework and Policy 1 of the Gedling Borough Aligned Core Strategy Submitted Documents.
17. To ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
18. To ensure a satisfactory development in accordance with the aims of Policy ENV2 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).
19. To promote sustainable transport, in accordance with the aims of Section 4 of the National Planning Policy Framework and Policy 1 of the Gedling Borough Aligned Core Strategy Submitted Documents.
20. To promote sustainable transport, in accordance with the aims of Section 4 of the National Planning Policy Framework and Policy 1 of the Gedling Borough Aligned Core Strategy Submitted Documents.
21. To promote sustainable transport, in accordance with the aims of Section 4 of the National Planning Policy Framework and Policy 1 of the Gedling Borough Aligned Core Strategy Submitted Documents.
22. To ensure the development does not go beyond the scope of the detail submitted as part of this application, which assesses the potential trading impact associated with a store with that scale of net sales floorspace.

Reasons for Decision

In the opinion of the Borough Council it has been demonstrated that there is no suitable or available site within or on the edge of a town

centre and that the proposed development would not be likely to have a significant impact on the vitality or viability of a town centre or on investment in a centre. Additionally, the redevelopment of the site and economic benefits that would result from the proposal has been given significant weight in the decision. The proposed development would have no significant adverse impact on highway safety, the streetscene, protected trees or residential amenity. The proposed development meets with the fundamental aims of the National Planning Policy Framework and Policies ENV1, ENV2, ENV47, S11 and T10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008). It also accords with the aims of Policies 1, 6, and 10 of the Gedling Borough Aligned Core Strategy Submission Documents.

Notes to Applicant

Your attention is drawn to the attached comments from Nottinghamshire County Council as Highway Authority, the Environment Agency, Severn Trent Water and the Borough Council's Public Protection Section.

Some elements of the proposed works are on land within the ownership of the Borough Council. In order to undertake these works you will need to enter into an appropriate agreement with the Borough Council.

As part of the proposed development you will be undertaking work on Severn Trent Water operational land and you are advised to liaise with Severn Trent Water before undertaking such works.

In order to carry out the off-site works (access/exit to the site and works on nearby traffic signalled junction and provision of tactile paving crossing etc), you will be undertaking work in the public highway which is the land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake these works you will need to enter into an agreement under Section 278 of the Act.

The applicant needs to ensure that during the construction period there will be no mud, debris will be transported to the adjacent roads. It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

The Borough Council has worked positively and proactively with the applicant, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, based on seeking solutions to problems arising in relation to dealing with the planning application. This has been achieved by meeting the applicant and agent to discuss consultation responses; providing details of issues raised in consultation responses; requesting clarification, additional information or drawings in response to issues raised and providing updates on the application's progress.

159 APPLICATION NO. 2013/1495- CAR PARK, NORTH GREEN, CALVERTON, NOTTINGHAMSHIRE.

Outline planning permission for up to 21 Single storey bungalows suitable for the elderly.

RESOLVED:

To REFUSE PLANNING PERMISSION.

1. In the opinion of the Borough Council, the proposed development would constitute inappropriate development in the Green Belt by virtue of not serving the five purposes of including land within the Green Belt. Therefore, in the absence of any very special circumstances the proposed development would, by definition, be harmful to the Green Belt contrary to the guidance contained within the National Planning Policy Framework (2012) and Policy ENV26 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.

Notes to Applicant

Planning 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. The proposal was the subject of pre-application discussions and the agent was made aware of the policy objections. The applicant has been made aware of the situation in writing and in order to avoid the applicant incurring further abortive costs, consideration has not been delayed by discussions, which cannot resolve the reasons for refusal, to facilitate a decision in a timely fashion.

160 APPLICATION NO. 2014/0177- 1 NOTTINGHAM ROAD, RAVENSHEAD, NOTTINGHAMSHIRE, NG15 9HG

Demolition of existing car showroom and erection of convenience store (Use Class A1) with associated landscaping and car parking.

RESOLVED:

To REFUSE PLANNING PERMISSION for the following reasons:

1. In the opinion of the County Council as Highway Authority and the Borough Council as Planning Authority the proposed development would lead to an increase in turning and manoeuvring at the existing vehicle accesses on a heavily congested junction during peak hours causing traffic dangers and difficulties on the adjoining highways for both drivers and pedestrians. The proposal is therefore contrary to Policies ENV1 and T10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008 and the NPPF which attaches great importance to good design and considers it as a key aspect of sustainable development.
2. In the opinion of the County Council as Highway Authority and the Borough Council as Planning Authority the proposed development would not provide adequate space within the site for manoeuvring of vehicles and for delivery vehicles, which would interfere with the safety and free flow of traffic on the adjoining highway. The proposal is therefore contrary to Policies ENV1 and T10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008 and the NPPF which attaches great importance to good design and considers it as a key aspect of sustainable development.
3. In the opinion of the County Council as Highway Authority and the Borough Council as Planning Authority the increase in the use of the right turn entrance into the site from Main Road, by virtue of its proximity to the junction and limited visibility over the brow of the hill, would interfere with the safety and free flow of traffic on the adjoining highway. The proposal is therefore contrary to Policies ENV1 and T10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008 and the NPPF which attaches great importance to good design and considers it as a key aspect of sustainable development.

161

APPLICATION NO. 2014/0319- 7 GORSE HILL, RAVENSHEAD, NOTTINGHAMSHIRE, NG15 9AF

Demolition of bungalow and garage and construction of two chalet format houses with integral garage and access.

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. The development hereby approved shall be carried out in accordance with the approved plans (drawing no. 11044/12 and 11044/13 deposited 15th April 2014 and 11044/10A and 11044/11A deposited 25th April 2014).
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a sample of the materials to be used in the external elevations of the proposed development. The development shall be constructed in accordance with the approved details.
4. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the position of the means of enclosure of the site. The means of enclosure shall be erected in accordance with the approved details prior to the dwelling being first occupied.
5. Prior to the demolition of the existing garage a protected species survey shall be undertaken and submitted to the Borough Council. No development shall commence until the applicant has secured the implementation of a programme of mitigation for protected species using the site in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.
6. Before development is commenced there shall be submitted to 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. The landscape scheme hereby approved 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.
7. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of surfacing of the unbuilt portions of the site. The means of surfacing shall be erected in accordance with the approved details prior to the dwelling being first occupied.

8. The development hereby permitted shall not commence until the drainage plans the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
9. The development hereby approved shall be carried out in accordance with the findings and recommendations of the White Peak Tree Consultancy Ltd. tree survey 'A predevelopment appraisal of the trees at and adjacent to 7 Gorse Hill, Ravenshead' January 2013.
10. No part of the development hereby approved shall be brought into use until all drives and parking 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 parking areas shall then be maintained in such hard bound material for the life of the development.
11. No works permitted under Class A, B, C and E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior written permission of the Borough Council as local planning authority.

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 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).
6. 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).

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 (Certain Policies Saved 2008).
8. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
9. In the interests of good arboricultural practice and 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).
10. In the interests of highway safety and to reduce the possibility of deleterious material being deposited on the highway (loose stones etc).
11. To protect the character of the area and the amenity of adjoining and nearby dwellings, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies 2008).

Reasons for Decision

In the opinion of the Borough Council the proposed dwellings are of an acceptable size, design and layout and would have no undue impacts on neighbouring amenity or the character of the area. There are no highway implications. The proposal therefore complies with the National Planning Policy Framework (2012) and Policies ENV1, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Notes to Applicant

Planning 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. It has done this by has undertaking negotiations during the consideration of the application to address concerns in connection with the proposal. Amendments have been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and favourable recommendation.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk.Property

specific summary information on past, current and future coal mining activity 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 attached comments of Nottinghamshire Wildlife Trust drawing your attention to your legal obligations should any bats be found during development.

You are advised that planning permission does not override any private legal matters which may affect the application site, over which the Borough Council has no jurisdiction (e.g. covenants imposed by former owners, rights of light, etc.).

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.

162 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

163 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

164 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

The Chair advised Members that copies of the presentation from that morning's briefing would be made available, along with copies of the ruling of the Court of Appeal on the Wind Turbine Application.

The meeting finished at 7.35pm

Signed by Chair:
Date:

Agenda Annex

PLANNING COMMITTEE PROTOCOL

1. This protocol is intended to ensure that planning decisions made at the Planning Committee meeting are reached, and are seen to be, in a fair, open and impartial manner, and that only relevant planning matters are taken into account.
2. Planning Committee is a quasi-judicial body, empowered by the Borough Council to determine planning applications in accordance with its constitution. In making legally binding decisions therefore, it is important that the committee meeting is run in an ordered way, with Councillors, officers and members of the public understanding their role within the process.
3. In terms of Councillors' role at the Planning Committee, whilst Councillors have a special duty to their ward constituents, including those who did not vote for them, their over-riding duty is to the whole borough. Therefore, whilst it is acceptable to approach Councillors before the meeting, no opinion will be given, as this would compromise their ability to consider the application at the meeting itself. The role of Councillors at committee is not to represent the views of their constituents, but to consider planning applications in the interests of the whole Borough. When voting on applications, Councillors may therefore decide to vote against the views expressed by their constituents. Members may also request that their votes are recorded.
4. Planning Committee meetings are in public and members of the public are welcome to attend and observe; however, they are not allowed to address the meeting unless they have an interest in a planning application and follow the correct procedure.
5. Speaking at Planning Committee is restricted to applicants for planning permission, residents and residents' associations who have made written comments to the Council about the application and these have been received before the committee report is published. Professional agents representing either applicants or residents are not allowed to speak on their behalf. A maximum of 3 minutes per speaker is allowed, so where more than 1 person wishes to address the meeting, all parties with a common interest should normally agree who should represent them. No additional material or photographs will be allowed to be presented to the committee.
6. Other than as detailed above, no person is permitted to address the Planning Committee and interruptions to the proceedings will not be tolerated. Should the meeting be interrupted, the Chairman will bring the meeting to order. In exceptional circumstances the Chairman can suspend the meeting, or clear the chamber and continue behind closed doors, or adjourn the meeting to a future date.
7. After Councillors have debated the application, a vote will be taken. If Councillors wish to take a decision contrary to Officer recommendation, a motion to do so will be moved, seconded and voted upon. Where the decision is to refuse permission contrary to Officer recommendation, the motion will include reasons for refusal which are relevant to the planning considerations on the application, and which are capable of being supported and substantiated should an appeal be lodged. The Chairman may wish to adjourn the meeting for a short time for Officers to assist in drafting the reasons for refusal. The Chairman may move that the vote be recorded.
8. Where members of the public wish to leave the chamber before the end of the meeting, they should do so in an orderly and respectful manner, refraining from talking until they have passed through the chamber doors, as talking within the foyer can disrupt the meeting.

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Application Number: 2014/0415
Location: Bank Hill House Bank Hill Woodborough Nottinghamshire



NOTE:
This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.
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Report to Planning Committee

Application Number: 2014/0415

Location: Bank Hill House Bank Hill Woodborough
Nottinghamshire

Proposal: Proposed replacement dwelling and new field access
within the site.

Applicant: Speedograph Ltd

Agent: Mr Alan Heafford

Site Description

The application site, Bank Hill House, relates to a traditional two-storey dwelling in an isolated position within the Green Belt of Nottinghamshire. The dwelling is situated to the north of Bank Hill and development on the site includes a detached double garage and a large outbuilding that abuts the boundary with the adjoining highway with garage doors. The application site occupies a substantial plot which has a steep gradient falling from the front southeast to rear northwest boundary of the site. Bank Hill also slopes from southwest to northeast on a gentle decline. The existing dwelling is sited in a prominent location in the southwest corner of the application site.

Proposed Development

Full planning permission is sought for the erection of a replacement 5 bedroom dwelling which would be sited in a more central location in the application site. Given the topography of the land the dwelling would be set over 3 floors with a lower ground floor basement area and rooms within the roof slope. The design incorporates various sections and roof designs.

The dwelling is designed in various sections with a two storey element to the southwest, a central single-storey element and a lower ground floor built into the slope of the land. The floor area of the proposed dwelling would account to 470sq m.

A Design and Access Statement has been submitted with the application.

Consultations

Woodborough Parish Council – No objection

Nottinghamshire County Council (Highway Authority) –

The proposal is to demolish the existing dwelling and re-use the 2no access points. The access to the existing garage area to the right is acceptable, however the access to the left will require to be brought up to current standards as the verge is stoned and not hard surfaced.

The verge fronting the site has been stoned and will be required to be reinstated as verge at the applicant's expense.

In light of the above the Highway Authority have no objections subject to conditions with regards to the hard surfacing of the driveway and the highway verge.

Nottinghamshire County Council (Forestry Manager) – The loss of shrubs and small trees as indicated will not be significantly detrimental to the overall visual amenity of the area.

Severn Trent – No objections received.

Neighbouring Properties were notified and a Press Notice and Site Notice were posted advertising a departure and no letters of representation were received as a result.

Planning Considerations

In my opinion the main planning considerations in the determination of this application are the impact on the openness of the Green Belt, the size and design of the proposal and impact on the character and appearance of the area, and the impact on neighbouring amenity.

Relevant Planning Policy

The relevant national Planning Policy guidance in respect of these matters is set out in the National Planning Policy Framework (March 2012) (NPPF).

In relation to this proposal the most relevant paragraphs of the NPPF are paragraphs 79, 89 and 87 which relate to Green Belt and paragraph 64 which relates to design.

At local level the following policies of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) are relevant: -

- ENV29 – Replacement Dwellings in the Green Belt;
- H16 – Design of Residential Development; and
- ENV1 – Development Criteria.

The Gedling Borough Council Parking Provision for Residential Developments (SPD), is also relevant.

Impact on Green Belt

The key consideration in Green Belt terms, in relation to this proposal, is whether the openness of the Green Belt would be affected by the proposal. The NPPF at paragraph 89 indicates that a replacement dwelling should not be materially larger than the one it replaces. The sub-text to Local Plan Policy ENV29 indicates that a materially larger dwelling may be one that is more than 50% of the original floor area and that an enlarged dwelling above this level would be inappropriate development in the Green Belt.

I note the calculations that have been submitted with the application show that the existing dwelling and outbuildings have a floor area of 295 square metres. The proposed dwelling has a floor area of 470 square metres. This represents an increase of 59% over the original floor area. The sub-text to Local Plan Policy ENV29 would indicate that this would be materially larger and would be inappropriate development in the Green Belt.

In relation to the Local Plan, the proposal is therefore considered to be inappropriate development. Whilst the Local Plan Policy indicates that the development is materially larger than the original dwelling, because it would have a floor area 59% over that of the original dwelling, the NPPF at paragraph 89 does not give an indication of what size may be considered to be inappropriate. Paragraph 89 refers to ensuring that the replacement dwelling is not materially larger than the one it replaces. In my view Paragraph 79 of the NPPF needs to be also considered, which states that the essential characteristics of Green Belt are their openness and their permanence. In my opinion the key consideration in determining whether the dwelling is materially larger than the original dwelling is the impact that the proposal would have on the openness of the Green Belt. To assess impact on openness in this instance a number of factors need to be considered. The additional aspects that need to be considered are the height of the existing dwelling and outbuildings and the form that the existing development takes on site, in comparison to the proposed replacement dwelling.

The existing dwelling is located on the highest point of the site and is positioned on the south western boundary of the site. The dwelling is 25m long, it is 8m wide at its widest point and at its narrowest width it is 4m wide. It has a maximum height of 6.4m. To the east of the dwelling is a garage. This garage is located directly off Bank Hill and measures 11m by 5.5m, it has its longest edge siding onto Bank Hill. The garage is single storey and has a maximum height of approximately 4.0m. There is another detached garage, located 25m to the east of the existing dwelling house. This garage is 6m by 6m and is approximately 3.5m in height.

The proposed new dwelling would be sited towards the centre of the site. The eastern elevation would be positioned 4m from the eastern boundary. The new dwelling would be located on a lower part of the site and would be set back 18m from the highway. It has been designed to take account of the site slope so that from the highway the property would appear to be mainly single storey, whilst to the rear and side elevations it would be two storeys with a basement below. The new dwelling would be 6.4m in height, though one of the gables would have a ridge height of 7.4m.

If planning permission were to be granted, the proposal would result in one building

being provided in a central location, it would be of a similar height to the existing dwelling, but its position on a lower part of the site would mean that it would be less prominent when viewed from the road. Given the change to the built form of the site, I do not consider that the proposed dwelling should be considered to be materially larger than the existing dwelling on site, because the proposal would not increase the impact on the openness of the Green Belt at this location. I therefore consider that on balance the proposed development would accord with paragraphs 89 and 79 of the NPPF.

As the site is located within the Green Belt and in order to protect the openness of the Green Belt at this location in the future, if members were minded to approve this application it is recommended that a condition be attached to remove permitted development rights. This would enable the Council to retain future control over the creation of any extensions or curtilage buildings.

Should planning permission be forthcoming a condition would be attached requiring the existing dwelling and outbuildings to be demolished prior to the construction of the new dwelling.

Design and Impact on Surrounding Area

Both policies ENV1 and H16 require development to have no adverse impact on their surroundings. In my opinion, the repositioning of the dwelling would assist in enabling a new hedge to be planted to the site frontage and trees to be planted along the western boundary. This would result in positive benefits for the visual appearance of the surrounding area. The repositioning of the dwelling would also improve the visual impact of the building on the character and appearance of the area. The proposed development would therefore comply with policies ENV1 and H16 of the Local Plan. The proposal would also accord with paragraph 64 of the NPPF which seeks to ensure that new development takes opportunities for improving the quality and character of an area.

Highway Issues

I am satisfied that the proposed development would provide sufficient off street car parking in accordance with the Gedling Borough Council Parking Provision for Residential Developments (SPD).

I note that the existing outbuilding has garage doors facing onto the highway which I consider could be a potential hazard. Given the proposed garage to serve the dwelling would be located within the site away from the highway boundary I consider the proposal would result in an improvement to highway safety. I note the comments from the Highway Authority and as such I am satisfied that there would be no undue highway safety implications as a result of the development. Should planning permission be forthcoming the suggested conditions would be attached to any approval.

Impact on Neighbouring Residents

Given that there are no neighbouring properties bordering the site, I am satisfied that

the new dwelling would have no undue impact on residential amenity.

Other Issues

I note the comments from the Wildlife Trust with regards to the protected species survey on the site. Whilst no survey has been submitted the dwelling is still in occupation and should planning permission be forthcoming a notification would be attached to any approval advising of the comments received from the Wildlife Trust and that all bats are protected by the Wildlife and Countryside Act.

I note the comments from the Forestry Manager and as such I am satisfied that the development would not harm any trees of significance during the construction. Should planning permission be forthcoming I would suggest attaching a condition requiring a landscape plan showing the position and species of trees and planting given that the existing dwelling is to be demolished and the new dwelling would be sited in a different location. The site of the old dwelling should be landscaped in accordance with the plans before the development is first brought into use.

Conclusion

For the reasons highlighted above I recommend that planning permission be granted.

Recommendation: 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. The development hereby permitted shall be completed in accordance with the submitted plans received on 21st March 2014 drawing no's: 14.232.02, 14.232.01, and 13-60-01.
3. Before development is commenced there shall be submitted to and approved by the Borough Council details of the materials to be used in the external elevations of the proposed dwelling. Once approved the development shall be carried out in accordance with these details, unless otherwise agreed in writing by the Borough Council.
4. Before development is commenced there shall be submitted to 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

5. The approved landscape 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.

6. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of surfacing of the unbuilt on portions of the site. The proposed means of surfacing shall be completed in accordance with the approved details before the dwelling is first occupied.

7. No part of the development hereby permitted shall be brought into use until the vehicular verge crossing has been hard surfaced along the verge to bring it up to the Highway Authority specification to the satisfaction of the Borough Council.

8. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas 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.

9. No works permitted under Class A, B, C, D or E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior written permission of the Borough Council.

10. The existing dwelling and outbuildings shall be demolished prior to the commencement of the construction of the new dwelling.

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 policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008)

4. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

5. To ensure satisfactory development, in accordance with the aims of policy

ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

6. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

7. In the interests of highway safety.

8. In the interests of highway safety.

9. In order to protect the openness of the Green Belt, in accordance with the aims of Policy ENV28 of the Gedling Borough replacement Local Plan (Certain Policies Saved 2008).

10. To ensure that the existing dwelling and outbuildings are demolished prior to the construction of the replacement dwelling in order to ensure that there is only one dwelling on the site, so as to protect the openness of the Green Belt in accordance with the aims of Policy ENV29 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Reasons for Decision

In the opinion of the Borough Council the proposed development is acceptable in terms of Green Belt policy, results in no significant impact on the openness of the Green Belt nor does it impact upon the amenity of occupiers of neighbouring properties and highway safety. The proposal therefore accords with the National Planning Policy Framework (2012) and policies ENV1 (Development Criteria) and ENV29 (Replacement of dwellings in the Green Belt) of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

Notes to Applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

Should any bat/s be found during demolition, work must stop immediately. If the bat/s does not voluntarily fly out, the aperture is to be carefully covered over to provide protection from the elements whilst leaving a small gap for the bat to escape should it so desire. The Bat Conservation Trust should be contacted immediately on (0845) 1300228 for further advice and they will provide a licensed bat worker to evaluate the situation and give advice. Failure to comply is an offence under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010 which makes it an offence to kill, injure or disturb a bat or to destroy any place used for rest or shelter by a bat (even if bats are not in residence

at the time). The Countryside and Rights of Way Act 2000 strengthens the protection afforded to bats covering 'reckless' damage or disturbance to a bat roost.

The proposal makes it necessary to hard surface the vehicular crossing over the verge of the public highway and reinstate the verge fronting the site back to verge. 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 0300 500 80 80 to arrange for these works to be carried out.

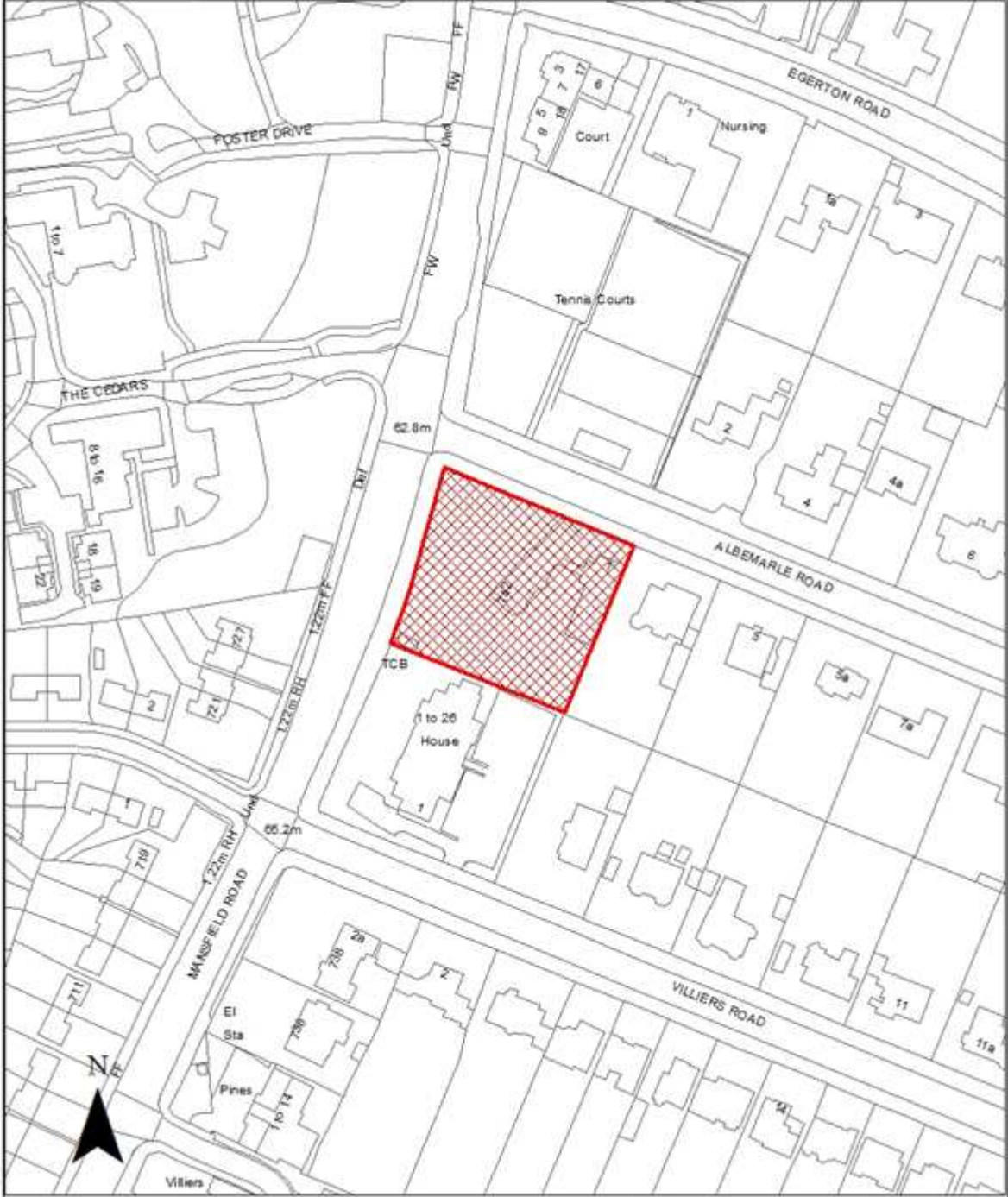
Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

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Application Number: 2014/0499

Location: 742 Mansfield Road Nottingham NG5 3FY



NOTE:
This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.

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Report to Planning Committee

Application Number: 2014/0499

Location: 742 Mansfield Road Nottingham NG5 3FY

Proposal:

Applicant: Mr I McHugh

Agent:

Site Description

No. 742 Mansfield Road, Woodthorpe is a large detached two-storey property occupying a substantial plot on the corner of Mansfield Road with Albemarle Road. The property has a flat roof single-storey rear extension, measuring approximately 7.63m in width x 28.2m in depth, to the rear which is accessed via a link. The property has been converted into a day nursery unit with ancillary residential accommodation and has permission for a maximum of 82 children.

The property is adjoined on its eastern boundary by a detached two-storey dwelling, No. 3 Albemarle Road which is located on a slightly higher level. This property has ground and first floor principle room bay windows to the side elevation facing the application site which are the only windows serving a lounge, dining room and bedrooms. The side boundary of this dwelling with the application site consists of a brick wall together with some low shrubs and mature trees. To the south the site is adjoined by the Balmoral Court apartments off Villiers Road.

Pedestrian and vehicular access is off Albemarle Road. There is a car parking area situated to the western frontage of the unit with provision of 15 spaces serving the nursery and 6 private spaces. A children's play area is located in the south-western area of the site adjacent to the car parking area. A further play area is situated to the rear of the property, in the south-east corner of the plot. There is a brick wall boundary to the eastern side of the site, a tall conifer hedge to the southern boundary with the adjoining apartment building and close boarded fencing to the road side boundaries.

The property is situated within the Old Woodthorpe Special Character Area as identified in the Replacement Local Plan. There are a row of mature beech and lime trees along the western boundary with Mansfield Road that are covered by a Tree Preservation Order.

Planning History

In August 1991 planning permission was refused to convert a pool house (rear flat

roof building) to a three bedroom dwelling as the development would be a cramped form of development out of character with adjoining and nearby properties and the proposal would have an unsatisfactory relationship with No. 742 Mansfield Road – application ref. 91/0817.

In July 1992 conditional planning permission was granted for the change of use 742 Mansfield Road to a day nursery for 40 children - application ref. 92/0574.

In March 1994 conditional planning permission was granted to alter condition 3 of app 92/0574 to provide accommodation for 50 children at Children's Day Nursery - application ref. 94/0157.

In November 1994 planning permission was refused to change of use of part of building and erect first floor extensions to form private school for 50 children up to 8 years old as use of the premises as a private school would be seriously detrimental to the amenity of adjoining properties and impact on highway safety - application ref. 94/1323.

In April 1995 conditional planning permission was granted to extend the existing nursery by 20 places and erect extensions. Condition 6 restricted the number of children to be accommodated at the site to no more than 70 at any one time - application ref. 95/0233.

In November 1998 planning permission was refused for an extension and new tiled roof (to the flat roof building) as the proposed roof extension would be seriously detrimental to the amenity of the adjoining dwelling by reason of its overbearing and overshadowing effect – application ref. 98/0868. The resultant roof structure had a depth of 28.5m and a maximum height of 5.5m.

In February 1999 planning permission was granted for an extension to the nursery, measuring approximately 5.5 metres in width x 7.9m in depth on the northern side elevation of the existing single storey (flat roof) extension – application ref. 98/1480.

In May 2004 planning permission was granted for a renewal of application number 98/1480 – application ref. 2004/0200.

In April 2009 planning permission was granted to vary condition 6 on planning ref 1995/0233 to increase child numbers from 70 to 82 - application ref. 2009/0081.

A planning application was deposited in August 2012 for the replacement of the existing flat roof to the rear extension with pitched roof incorporating 2 no. flats. This was subsequently withdrawn prior to the determination of the application – application ref. 2012/1021.

In November 2013 planning permission was refused for the replacement of the existing flat roof over the rear extension with a hipped roof which had a central flat section incorporating 2 no. flats by virtue of the proposal resulting in a detrimental impact on the visual amenity and character of the Special Character Area, being an overintensive use of the site and having an undue overbearing impact on the neighbouring property - application ref. 2013/1007. An appeal has been lodged with the inspectorate against this refusal.

Proposed Development

Full planning permission is now sought for the replacement of the existing flat roof over the rear extension with a full hipped roof to the front which has a central flat section. This has maximum dimensions of 7.5m width and 28.5m dept. The roof has a maximum ridge height of 7m to the front which reduces to 5.7m along the flat roof section. It is set in 0.6m from the side wall of the building facing no. 3 Albemarle Road and 1m in from the boundary with this neighbouring property. The addition of the roof would result in the formation of 2 no. 1 bedroom which are identified as staff flats. Velux windows are proposed to the front, rear and the side roof slope facing into the application site.

Within the central section of the roof slope facing no. 3 Albemarle Road 3no. recessed areas of planting are proposed.

A Design and Access Statement has been deposited with the application which outlines the site and surroundings, the proposal and background, relevant policy and guidance, the main planning issues and other matters. It concludes that the proposal has addressed the main planning issues and constraints and will result in a high quality development which would play an economic, social and environmental role.

Consultations

Nottinghamshire County Council (Highway Authority) – Comments are as previously made (2013/1007). No concerns are raised as the site provides adequate provision for parking for both the staff associated with the Day Nursery and the private residential flats.

Public Protection – Any comments received will be reported verbally to Committee.

Adjoining neighbours have been notified of the proposal and a site notice posted. 3 letters and one mail have been received which express the following concerns:-

- The revised proposal is not materially different to that previously refused and therefore should be refused;
- The proposal would be out of character which is a designated as an area of particular interest;
- The site is already over developed;
- The proposal would exacerbate existing traffic issues on Albemarle Road and raise highway and pedestrian safety and traffic issues;
- The proposal would exacerbate existing on street parking issues;
- The flats are stated as being for staff. How would this be guaranteed or monitored? This would not address the potential risk. If the flats are not occupied by

staff child safety issues would need to be considered;

- The proposal would have an adverse impact on the streetscene and Special Character Area;
- The plot seems to have 2 addresses;
- The proposal would build on the existing commercial use of the site and result in over intensification of development in this part of the Special Character Area;
- Given the increase in the number in children attending the nursery the proposal would result in an over intensification use of the site;
- Although the proposal would fit central targets in terms of 2 new dwellings on a brownfield site, what will happen if the owners of the nursery move into the flats and the upper floor of the main house becomes vacant?;
- The existing boundary treatments on Albemarle Road restrict visibility entering and leaving the site;
- All the properties have restrictive covenants to prevent construction in front of the building line. The swimming pool building which later became part of the nursery was set back from the boundary and has since crept forward;
- The proposal would result in loss of visual amenity;
- The proposed planting to the roof would be difficult to access and maintain and may detract from the appearance of the building. Elevations do not accurately show the planting areas.

It is considered that given that the previous application which was refused at Planning Committee in November 2013, then the current application should also be presented to Planning Committee.

Planning Considerations

In my opinion, the main considerations in the determination of this application are:-

1. Appropriateness of the site for residential use;
2. Design and appearance;
3. The impact on the character and visual amenity of the area;
4. The impact on residential amenity; and
5. Highway safety.

The relevant national planning policy guidance in respect of these matters is set out

in the National Planning Policy Framework (March 2012). At the heart of the NPPF is a presumption in favour of sustainable development and good design. In particular the following chapters are relevant in considering this application:

6. Delivering a wide choice of quality homes
7. Requiring good design

At the local level the Policies within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) are relevant. In particular the following policies are relevant in the determination of this application:

Policy ENV1 'Development Criteria';

Policy ENV16 'Old Woodthorpe Special Character Area';

Policy H7 'Residential Development on Unidentified Sites within the Urban Area and the Defined Village Envelopes'; and

Policy H16 'Design of Residential Development'.

Under Policy ENV1 development should be of a high standard of design, in keeping with the scale and character of the existing dwelling and should not cause unacceptable harm to the amenity of neighbouring residents. Appropriate parking and provision for the safe and convenient access and circulation of pedestrians and vehicles should be made. Similarly Policy H16 requires dwellings to be of a high standard of design which have regard to the surroundings, and are sited and designed to relate to each other and to the roads, footpaths and open spaces in the surrounding layout and do not adversely affect the area by reason of their scale, bulk, form, layout or materials.

Policy H7 reflects these criteria and states, inter-alia that planning permission will be granted for residential development within the urban area provided it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials and it would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area.

Policy ENV16 states inter-alia that within Old Woodthorpe Special Character Area proposals should respect the valued townscape and seek to preserve its importance. Development will be granted provided that it harmonises with the materials, design features, architectural style, average plot sizes and building heights predominant in the area and it does not adversely affect the overall residential character of the area.

The supporting text to this policy adds that:-

'Whilst Old Woodthorpe does not meet the criteria for designation as a Conservation Area, it does have a significant character and cohesive nature which is worthy of special protection. Whereas the western boundary to the area (Mansfield Road) features examples of C2 commercial development, further development in this area should respect the distinctive residential character of the area: that of predominantly

detached houses set within mature gardens. Where residential development, infilling or the subdivision of existing plots is proposed, this will not be permitted if it results in a housing form which is out of character with the special character of the area. Any new development that intensifies the urban appearance of the area (either by bulk, scale or massing of the built form or its layout) will be resisted. Visual separation between buildings and mature planting are important elements of the area. Detailed design considerations include Bulwell stone walling, street trees and individually designed houses.'

Gedling Borough Council at its meeting on 13th February 2013 approved the Gedling Borough Aligned Core Strategy Submission Documents (ACS) which it considers to be sound and ready for independent examination. Consequently, Gedling Borough in determining planning applications may attach greater weight to the policies contained in the Aligned Core Strategy Submission Documents as it is at an advanced stage of preparation with the level of weight given to each policy being dependent upon the extent to which there are unresolved objections (the less significant the unresolved objections, the greater weight that may be given). It is considered that the following policies are relevant:

- Policy 8 Housing size, Mix and Choice; and
- Policy 10 Design and Enhancing Local Identity.

Appropriate parking provision should be made and in considering new residential units, account should be taken of the residential parking standards set out in the Borough Council's Supplementary Planning Document (SPD) 'Parking Provision for Residential Developments' (2012).

Appropriateness of residential use of the site

Being mindful of the urban setting of the application site within a residential area and close to good public transport links, I consider that the principle of residential development on this site would be acceptable and that the proposed one-bedroom flats would contribute to a mix of house types in the area.

I do not consider that the creation of the two small residential units would be overdevelopment nor would they result in such an increase in activity within the site to result in overcrowding or an overintensive use.

Design and appearance

I am of the view that the flat roof existing building to which this application relates is of poor appearance and fails to respect the character or scale of the adjoining properties or the streetscene or the wider special character area.

Taking this into account, I consider that the proposed hipped roof to the street frontage reflects the character of surrounding properties. I am satisfied the higher hipped roof to the front of the building with the central flat section is acceptable in terms of its scale, bulk, design and appearance..

I consider it reasonable, should planning permission be granted, that a condition be attached requiring the submission and written approval of details and samples of external materials to ensure that satisfactory materials are used in the construction of the proposed roof.

Impact on the character and visual amenity of the area

Being mindful that the surrounding area consists of residential properties of varying designs, styles and materials, some with modern additions I do not consider that the proposed roof would be visually intrusive or detrimental to the streetscene and the wider Special Character setting. Should planning permission be granted I consider that it would be reasonable to attach a condition requiring the submission and written approval of details and samples of external materials.

I note that the proposal is forward of the relatively uniform building line for residential properties on Albemarle Road. However, the main nursery building itself has been extended close to Albemarle Road.

I am mindful of the sub-text to Policy ENV16 requires visual separation between buildings. I am satisfied that the proposal will be viewed against the existing built form of No. 742 Mansfield Road and will not appear unduly visually intrusive on the streetscene. There would be approximately 5m separation at the closest point between the proposal and the rear elevation of No. 742 Mansfield Road and some 7 metres to No. 3 Albemarle Road. The improvement in design and the positive contribution I consider that this would make to the streetscene would, in my opinion, be balanced against the reduction in openness between the buildings.

I am also of the view that the creation of additional residential use within the site would not be significantly affect the character of the surrounding area nor result in any significant increase in residential density to warrant refusal on these grounds.

Taking these considerations into account I am of the view that the proposal would not be significantly detrimental to the character and appearance of the streetscene nor the wider Old Woodthorpe Special Character Area to justify refusal of planning permission.

Neighbouring Amenity

The flat roof building is situated adjacent to the boundary with No. 3 Albemarle Road and approximately 1m lower than this neighbouring property. There is a distance of some 7m from the west side elevation of No. 3 Albemarle Road and the proposal. There are some low shrubs, mature trees and bushes along this boundary. I note that the submitted elevation drawings indicate the proposal both with trees along the boundary of this adjacent dwelling and without any trees in place. I am of the opinion that any trees shown on these plans are purely indicative. The site has been visited the proposal viewed from the neighbouring property and the height of the mature trees that were in situ measured at that time. Given that these trees are not protected and could be removed without the need for consent, in assessing the proposal I have considered the impact upon the residential amenity of the occupiers of no. 3 Albemarle Road with the trees, in situ and without, should they be felled.

It has been ascertained from an internal inspection of no. 3 Albemarle Road that the main aspect of this neighbouring property faces the west and south and that there are a number of ground and first floor principle rooms served by windows on the western elevation of the dwelling.

I am mindful that although the proposed roof will extend some 28.5m along this boundary with no. 3 Albermarle Road, it will slope away from the dwelling. The ridge height of the hipped roof is 7m in height to the front and has been reduced to 5.7m where it directly faces the side elevation of the adjacent dwelling at no. 3 Albemarle Road. I am also mindful that the side roof slope facing the boundary with this neighbour has also been set in 0.6m from the side wall plate of the building.

Taking these revisions to the previously proposed scheme into account together with the distances between the proposed roof and the adjoining property at no. 3 Albemarle Road, and the orientation of the two plots, I am of the view that, on balance, the proposal would not result in any undue impact upon the residential amenity of the occupier of this dwelling in terms of overshadowing or overbearing impact to justify refusal of planning permission on these grounds.

I note that velux windows are proposed to the side roof slope facing no. 742 Mansfield Road and to the front and rear roof slopes. There is a distance of some 12m between the proposed veluxes and the existing property at 742 Mansfield Road and I do not consider the proposal would be significantly harmful to residential amenity of this property to warrant refusal of planning permission. Notwithstanding this I consider that, should planning permission be granted, it would be reasonable to attach a condition to prevent the insertion of any velux windows to the roof slope facing no. 3 Albemarle Road to further safeguard amenity.

In relation to the amenity of the occupiers of the proposed flats, the proposed development would need to conform to current Building Regulations in terms of sound insulation. The Borough Councils Building Control officers have confirmed that details of a sound insulation scheme for the proposed flats would be required to be submitted with the building regulation application. I am therefore satisfied that the residential amenity of the future occupiers of the flat will be secured.

Highway Implications

I note that the Highway Authority has raised no concerns with regards to the proposal in relation to the parking provision and that 2 no. spaces will be allocated to serve the residential units. Having referred to the Borough Council's Supplementary Planning Document on Residential Parking Standards, the 2 allocated parking spaces meets the parking requirement of 1 space per 2 bedroom dwelling set within the document.

I am mindful that the site is well served by public transport. I am satisfied that the creation of the two one bedroom residential units would not result in any significant increase in traffic or pedestrian movements to and from the site nor upon existing highway or on street parking conditions.

I note the comments received during consultation in respect of concerns relating to the potential impact on traffic and parking in the area. Bearing in mind the level of parking proposed and that no objections are raised by the Highway Authority, I consider it unlikely that there will be an undue impact on highway safety in the area as a direct result of the proposals.

With regards to the concerns raised about additional traffic and parking currently affecting Albemarle Road as a result of the dropping off of children at the nursery, parking for the tennis club and visitors to the nursing homes, I am of the opinion that these issues are beyond the remit of this planning application.

Other issues

I am satisfied that the application site has been correctly identified on the deposited site plans in accordance with planning legislation. The flat roof building to which this application relates is sited some 44m back from Mansfield Road. However, the Mansfield Road address is correct for the premises as identified by the site edged red on the application plans and enables the identification of the site.

I am satisfied that access to the new residential units is adequate and would not result in any safety issues in relations to existing residents, children and potential occupiers of the proposed flats.

Comments raised with regards to restrictive covenants and drainage are not material planning considerations and therefore warrant very limited weight in considering this proposal.

With regards to the potential future use of the upper floors of the main building should they become vacant, should any planning application for a change of use be submitted at that time it would be considered and determined on its own merit.

I note the comments with regards to the occupancy of the proposed residential units and child safety. The Borough Council have a responsibility for the protection and safety of children up to the age of 18 years. Nottinghamshire County Council and the Police are the lead agencies with regard to child protection and The Children Act 2004 is the appropriate legislative framework to address child protection issues. With regards to Ofsted, in this instance Ofsted are not a statutory consultee. They have advised that they would not expect to be consulted by the Local Authority on the application and that it is the responsibility of the applicant to advise them of any proposed changes to the site. Notwithstanding this I consider it reasonable to attach a condition should permission be granted restricting the occupancy of the flats to nursery staff. I am the view that it is the responsibility of the owner of the nursery to put in place sufficient safeguards in relation visitors to the site in line with current child protection legislation.

I also note the comments received with regards to the maintenance of the proposed planted areas to the roof slope. Being mindful of the details of maintenance of these areas outlined in the Design and Access Statement I am of the opinion that this would be the responsibility of the owner/occupier of the property. Notwithstanding this I consider that it would be reasonable to attach a condition, should permission

be granted, requiring details of the planting to safeguard the appearance of the building and its setting.

Conclusion

Taking these considerations into account I am satisfied that the proposed development is acceptable in this location and that it would not have any undue impacts upon neighbouring amenity, the streetscene, the Woodthorpe Special Character Area or highway safety. The proposal therefore accords with the above national and local plan policies

Recommendation: 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. The development hereby approved shall be carried out in accordance with the revised approved plans (drg. nos. WDC/13/02D, WDC/13/05C, WDC/13/07B).
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details and a sample of the materials to be used in the external elevations of the proposed roof. Once approved the development shall be constructed in accordance with these approved details.
4. The proposed parking spaces to serve the flats hereby approved shall be allocated prior to the flats first being occupied and these shall be retained at all times for the lifetime of the development.
5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the proposed planting to the recessed aread of the roof slope. Once approved the planting shall be carried out in accordance with these approved details.
6. The development hereby approved shall be occupied by members of staff associated with the nursery.
7. No velux windows shall be inserted into the side roof slope facing no. 3 Albemarle Road at any time.

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 policies ENV1 and ENV16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
4. To ensure a satisfactory development, in accordance with the aims of policies ENV1 and ENV16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
5. To ensure a satisfactory development, in accordance with the aims of policies ENV1 and ENV16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
6. To ensure a satisfactory development, in accordance with the aims of policies ENV1 and ENV16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
7. To ensure a satisfactory development, in accordance with the aims of policies ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

Reasons for Decision

In the opinion of the Borough Council the proposed development is acceptable in this location and would not have any undue impacts upon neighbouring amenity, the streetscene, the Woodthorpe Special Character Area or highway safety. The proposal therefore accords with the National Planning Policy Framework (2013) and policies ENV1, ENV16, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

Notes to Applicant

You are advised that planning permission does not override any private legal matters which may affect the application site, over which the Borough Council has no jurisdiction (e.g. covenants imposed by former owners, rights of light, etc.).

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.

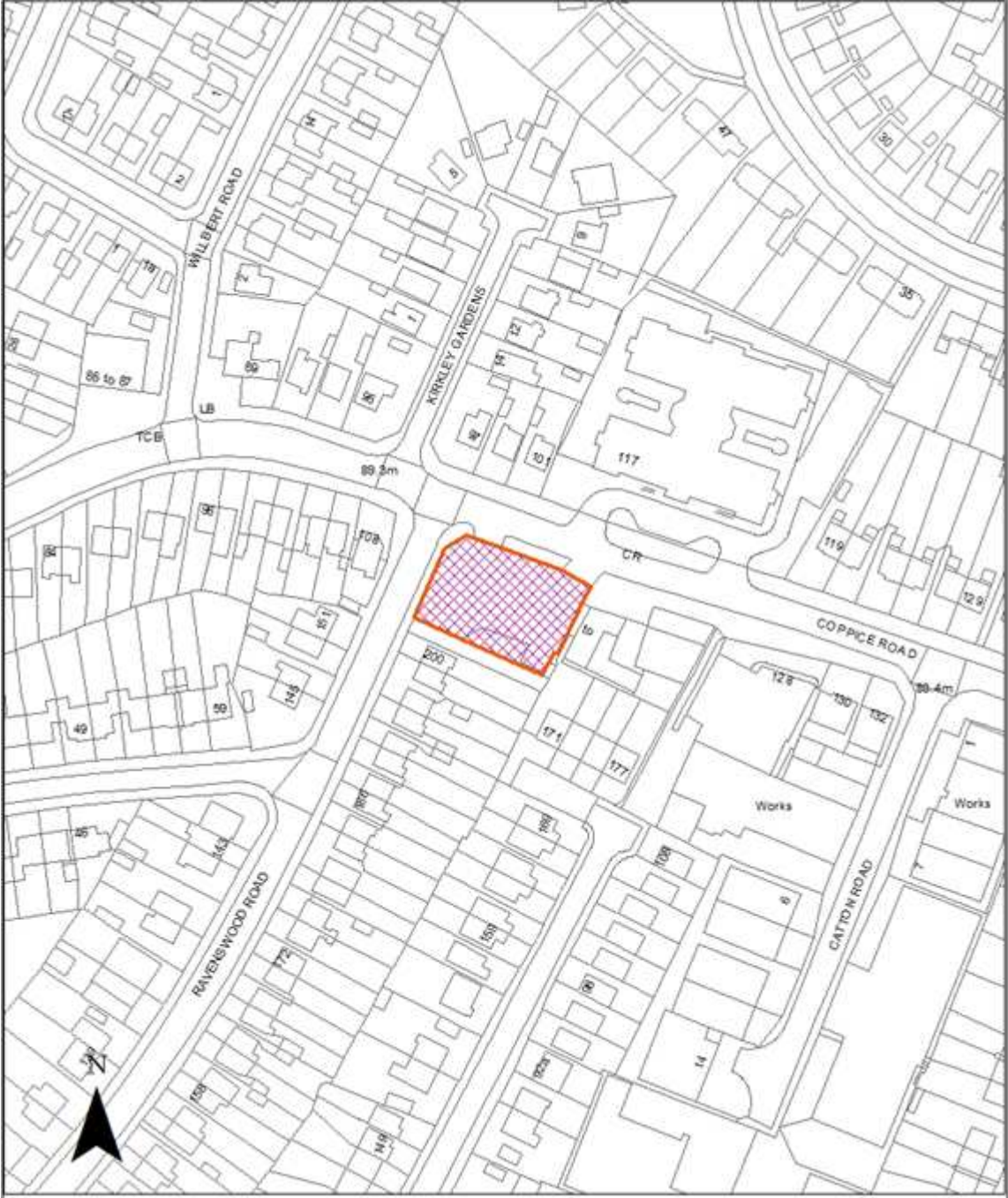
Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application to address concerns identified by officers in connection with the proposal. Amendments have been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and favourable recommendation. The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.



Application Number: 2014/0534

Location: Site Off Coppice Road Arnold Nottinghamshire



NOTE:
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Report to Planning Committee

Application Number:	2014/0534
Location:	Site Off Coppice Road Arnold Nottinghamshire
Proposal:	Erection of convenience store with associated car parking and service yard
Applicant:	Starfish Properties
Agent:	Freeth Cartwright LLP

Site Description

This application relates to site of the former petrol filling site located at the junction of Coppice Road and Ravenswood Road within the urban area of Arnold some 700m north east of Arnold Town Centre.

The petrol filling station and associated structures have been demolished some time ago, the site is cleared and some decontamination works have taken place. It is currently bounded by chain link fencing with overgrown shrubbery to the Coppice Road frontage.

Residential properties exist to the north, south and west of the site and to the east is a ribbon of commercial and light industrial units which includes a sandwich shop, car repairs and sales businesses and a double glazing showroom.

The adjoining dwelling to the south west is a semi detached property on Ravenswood Road which has a first floor landing window to this side elevation and which is set approximately 3m lower than the application site.

Directly opposite on Coppice Road are detached dwellings and the Coppice Lodge Care home

Immediately to the west of the site is two storey flat roof commercial building whilst on the opposite side of Ravenswood Road is a motor spares shop.

Proposed Development

Full planning permission is sought for the erection of a single storey convenience store with associated service yard and staff and customer parking. The building is set to the rear of the site and measures 13.08m in depth and 30m in width and has gross internal floor area is into 225 sq.m sales area and 112sq.m non sales area. It

has a flat roof design with a maximum height of 5m. A canopy and bollards are proposed to the front elevation.

10 no. parking spaces are proposed to the front of the site served by the existing access points.

A Design and Access and a Planning Statement have been deposited with the application outlining the context of the site, the design ethos of the proposal, planning policy context, material considerations, the principle and benefits of the development, its impact on the vitality and viability of the Arnold Town Centre and contamination issues.

A Retail Sequential Test has also been deposited with the application together with a contamination survey.

Additional plans and details have been deposited on the 28th of April and 1st of May in relation to elevation and noise details.

Amended plans have been deposited on the 27th May 2014 revising the tracking circle for delivery lorries.

Consultations

Planning Policy – It is considered that the key issue in relation to this proposal is the acceptability of the scheme in retail planning terms. The relevant national and local policies are outlined together with the requirement for a sequential test which should be applied and other locations in or on the edge of centre should be considered together. The impact on the vitality or viability on the nearby shopping centre should be considered and the need for the development demonstrated. Applications which fail the sequential test or are likely to have significant adverse impact should therefore be refused.

Overall, it is considered that the applicant has not identified any suitable or available alternative sites within or on the edge of Arnold Town Centre and has demonstrated due regard to the need for flexibility and disaggregation. The applicant has therefore demonstrated compliance with the sequential test.

Nottinghamshire County Council (Highway Authority) – No objections are raised in principle to the proposal. However, it would appear that a 10.7m delivery vehicle would not be able to perform a manoeuvre from the delivery area without driving over an area where a lighting column is proposed and the plan does not show how the delivery vehicle would manoeuvre into position. Furthermore the proposed turning area contradicts the proposed site plan as the delivery vehicle is shown in the same position as the service yard. It is therefore recommended that revised plans are submitted for further comment.

On receipt of a revised tracking plan, the development now looks to be satisfactory in highway terms and no objections are raised subject to conditions being attached should permission be granted requiring that no part of the development shall be

brought into use until driveways, parking and turning areas etc are provided in accordance with the approved plans and are surfaced in a hard bound material and constructed with drainage provision.

Environment Agency – Any responses will be reported verbally at Committee.

Severn Trent Water – No comments received.

Public Protection – It is noted that the application and details of the noise assessment suggests that the noise levels will be within the recognised guidelines. Providing the equipment is installed and conforms to these guidelines then it is unlikely that there would be any environmental protection issues. However, given that the timing cycles of similar appliances in similar situations have given rise to noise complaints it is suggested that the equipment should be operated so as not to give rise to such complaints.

Scientific Officer – Any responses will be reported verbally at Committee.

Adjoining neighbours have been notified of the proposal and a site notice posted. 13 letters and one statement with a petition of 793 signatories have been received which express the following concerns:-

- The proposed store will have an adverse impact on the vitality and viability of Arnold Town Centre particularly given the new supermarkets being built in Arnold;
- The nearby A1 retail unit is referred to as a corner store when it is a convenience store;
- The nearby local store is the hub of the community offering the same products as the proposed convenience store and provides a top up shop service;
- The proposed store will not increase employment opportunities. It would cause unemployment rather than the creation of jobs;
- The sequential test is not sufficiently robust and appears flawed. There are several convenience stores within walking distance of the site;
- The proposal would impact on amenity of the residents of the care home opposite the site in terms of noise nuisance;
- There is no need for another convenience shop in the area and should permission be granted the development would dilute the needs rather than serve the community in a positive manner;
- A similar enquiry was made previously which the Council advised would be unlikely to receive permission;
- The proposal would result in increased traffic generation and impact on highway safety;

- The proposal would raise noise and litter nuisance issues
- The proposal would have an adverse impact upon residential amenity; and
- There is no demonstration of an identified need for the development.

Planning Considerations

I consider that the main planning considerations in the determination of this application are

1. Whether the development accords with the retail policies;
2. Whether the proposal is of acceptable design and layout;
3. Whether there would be any adverse impact upon neighbouring properties;
and
4. Whether the proposal raises any highway safety implications

The following sections of the National Planning Policy Framework (2012) are particularly relevant in considering this proposal:-

Section 1 – Building a strong, competitive economy;

Section 2 - Ensuring the vitality of town centres (paragraphs 23-27);

Section 4 - Promoting sustainable transport; and

Section 7 – Requiring good design.

At a local level the following policies of the Gedling borough replacement Local Plan (Certain Policies Saved) 2008 are relevant:-

Policy ENV1 - Development Criteria;

Policy S11 – Retail Development Outside Shopping Centres;

Policy S13 - Local Day-to-Day Shopping Needs.

Gedling Borough Council at its meeting on 13th February 2013 approved the Gedling Borough Aligned Core Strategy Submission Documents which it considers to be sound and ready for independent examination. Consequently, Gedling Borough in determining planning applications may attach greater weight to the policies contained in the Aligned Core Strategy Submission Documents than to previous stages, as it is at an advanced stage of preparation. The level of weight given to each policy will be dependent upon the extent to which there are unresolved objections (the less significant the unresolved objections, the greater weight that may

be given). Overall, while there are objections to the relevant ACS policies identified, these are not considered significant in terms of this application and significant weight can be given to the ACS policies identified above.

The following ACS policy is relevant in this instance:-

Policy 6 - Role of Town and Local Centres; and

Policy 10 - Design and Enhancing Local Identity.

Retail Planning Policy Considerations

The relevant retail planning policies that need to be considered in relation to the proposed development are set out in and Sections 1 and 2 of the NPPF, Policy S11 and S13 of the RLP and Policy 6 of the ACSS.

Paragraphs 18 and 19 of the NPPF outline the Government's commitment to securing and encouraging economic growth.

Paragraph 24 of the NPPF identifies that a sequential test should be applied for out of centre proposals and that locations in or on the edge of centres should be considered first. Only if there are no suitable sites in or on the edge of town centres should out of centre sites be considered. Flexibility on issues such as format and scale should be demonstrated.

Paragraph 26 goes on to identify that proposals of 2,500sqm GFA (or the locally set threshold) and above should submit an impact assessment which covers:

- The impact on existing, committed and planned public and private investment in centre(s) in the catchment of the proposal; and
- The impact on town centre vitality and viability, including local consumer choice.

Paragraph 27 identifies that that applications which fail the sequential test or are likely to have significant adverse impact should be refused.

Policy S11 of the RLP adopts a similar approach in that it requires a sequential approach which prefers town centre followed by edge of centre sites (clause b) and requires that the proposal either by itself or together with other shopping development does not cause demonstrable harm to the vitality or viability of shopping centres (clause c). S11 also includes consideration of Need which is no longer a test within the NPPF but is part of understanding the sequential test. Policy S13 specifically refers to small scale (under 500sqm) stores which sell convenience goods. It sets out that these will be permitted provided they are located in an area of identified need and meet a number of general criteria related to amenity, highways

and design.

The ACSS also seeks to protect town centres and adopts the sequential approach. Policy 6.6 sets out that vitality and viability will be maintained and enhanced while Policy 6.7 identifies that only if no suitable sites exist in or on the edge of centres should out of centre locations be considered. Policy 6.7 also requires that proposals for edge or out of centre sites should show how the development would not have a severe adverse impact on any centre.

The proposal is for a retail unit on Coppice Road which would not be located within an identified town centre. Therefore, in order to accord with national and local retail policy the applicant needs to demonstrate that (a) there are no sequentially preferable sites available and (b) that there would be no adverse impacts associated with the development.

Policy S13 was drafted under previous Planning Policy Statement 6 which was related to need and which is no longer in place.

In relation to need this is no longer a test in the NPPF. The need test is no longer applicable and has been replaced by the Impact Test. Given that the proposal is below 2,500sqm GFA, and there is no locally set threshold, it is not necessary to demonstrate compliance with the Impact Test.

Sequential Assessment

The applicants have submitted a Retail Sequential Test as part of the planning application.

Paragraph 3.6 of this document identifies the primary catchment area of the application site which has been defined using a 10 minute walking time (800m) which I consider acceptable.

The assessment outlines that a total of 7 alternative sites have been identified within the vicinity of the site which were available capable of accommodating a store of 279sqm and 417sqm. These have been assessed against the operator's requirements and discounted.

Overall, the applicant has not identified any suitable or available alternative site within or on the edge of Arnold Town Centre. I concur with this assessment and consider that the applicant has demonstrated due regard to the need for flexibility and disaggregation. I therefore consider that the applicant has demonstrated compliance with the sequential test.

Design Considerations

The relevant planning policies which need to be considered in relation to local heritage and design are set out in Policy ENV1 of the RLP, Policy 10 of the ACSSD and Section 7 of the NPPF.

Policy ENV1 of the RLP states, amongst other things, that planning permission will

be granted for development provided that it is of a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its scale, bulk, form, layout or materials.

Policy 10 of the ACSS requires all new development to be designed to a high standard, to make a positive contribution to the public realm and sense of place and sets out in detail how this should be assessed.

The most relevant design elements in this instance include the orientation and positioning of buildings, massing scale and proportion and materials.

Paragraph 58 of the NPPF states that planning decisions should aim to ensure that developments will function well and add to the overall quality of the area over the lifetime of the development and are visually attractive as a result of good architecture and appropriate landscaping.

I am satisfied that the application site is of sufficient size to accommodate the proposed development without it appearing cramped and overdeveloped.

I consider that the design, scale and massing of the proposed building is acceptable and that it would sit well within the context of the application site and the wider streetscene. However, it is considered that the materials used within the proposal need to be given particular attention. I therefore consider that it would be reasonable, should planning permission be granted, that a condition be attached requiring the submission of samples of all external materials to ensure that these are acceptable.

The existing site has been vacant for a long time and is of poor appearance. I am of the view that the location of the proposed building and layout of the site will enhance the character and quality of the area. I am mindful that the opportunity to provide soft landscaping within the site is limited. However, I consider it reasonable that should permission be granted a quality landscaping scheme which would enhance the visual amenity of the site can be secured by condition.

Impact on Neighbouring Residential Amenity

Replacement Local Plan Policy ENV1(b) states that proposals should not have a significant adverse impact on the amenities of local occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated. Policy S13 (g) of the Replacement Local Plan also states that outside the District and Local Shopping Centres planning permission will be granted for small scale shops providing they would not be seriously detrimental to residential amenity of nearby property.

I note the comments of Public Protection and consider that the proposed development would not adversely affect any neighbouring properties through increased noise. Notwithstanding this I consider that it would be reasonable to attach conditions, should permission be granted, requiring the submission of precise details of the proposed external plant and restricting noise levels to those detailed in the noise survey submitted on the 28th April and 1st May 2014.

I am mindful that residential properties are located immediately to the south west and south east of the site. However, I am also mindful of the previous use of the site as a petrol filling station and its location on a busy highway adjacent to existing commercial properties. Taking this into account I am satisfied that the proposal would not result in such an impact upon the amenity of neighbouring properties in terms of levels of activity to justify refusal.

Taking into account the single storey height of the proposed building and the relationship between the building and the neighbouring properties together with the orientation of the plots, I am satisfied that the proposal would not have any undue overshadowing or overbearing impacts.

Highway Safety Implications

With regard to the ability of vehicles and pedestrians to enter and leave a proposed development site safely, Policies ENV1 (c) and S13 (e) are relevant considerations. Policy ENV1 (c) states that development proposals should include adequate provisions for the safe and convenient access of vehicles and pedestrians, whilst Policy S13 (e) seeks to ensure that retail development will not impair the free flow of traffic or highway safety.

I am mindful that existing vehicular access points are to be utilised. I also note that the Highway Authority have raised no objections to the proposed scheme. I consider that it would be reasonable to attach conditions should permission be granted in relation to the provision and marking out of the parking spaces and the surfacing and drainage of the parking and turning areas as requested by the Highway Authority to safeguard highway safety.

Other matters

I note the comments received with regards to employment. Details deposited within the application outline that the proposed development would provide a total of 20-25 full or part time staff should permission be granted.

With regards to the comments in relation to the demonstration of need for the propose development and impact upon other convenience shops within the identified catchment area, I am mindful that, in line with retail policy, significant weight should be given to the creation of jobs and economic benefits and improvement in consumer choice and competition.

Whilst I acknowledged that the proposal will not have a significant impact on the vitality and viability of town centres, I note the comments received in relation to impact upon trade existing stores in the area. However, these retail businesses are out of centre and as such are not awarded the same level of protection in terms of retail policy. I am also mindful that significant weight should be given to the creation of jobs and economic benefits and improvement in consumer choice and competition. Taking the above into consideration I am therefore of the opinion that the weight to be attached to impact on other stores should be limited.

I note the comments received with regards to previous pre application advice. Any

advice given prior to the submission of a formal application is an informal opinion made at Officer level and is without prejudice to the recommendation to or final decision of the Borough Council. Any formal application is considered on its own merits. Advice may also be time limited as Planning Policy does change.

Conclusion

I am satisfied that the agent has demonstrated that there are no sequentially better sites within the centres within the defined catchment area that are suitable, available or achievable and there will be no significant impact on the vitality or viability of existing centres. The layout, scale and design of the proposed development is also acceptable. Given the proposals scale and relationship with nearby residential properties, its location and previous site history I am satisfied that it will have no undue impact upon residential amenity. The Highway Authority has raised no objections in relation to highway safety. As the proposed retail development would not give rise to any adverse impact, I am of the opinion that the proposed development at this location is suitable and that scheme accords with both the national and local retail policies outlined above.

Recommendation: 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. The development hereby approved shall be built in accordance with the approved plans drawing no. 13-078-W40, the revised plans drawing no.s 2717/001 Rev J and 2717/002 Rev J deposited on the 12th June 2014 and the revised tracking plan received on the 27th May 2014.
3. This development hereby approved shall comply with the Noise Assessment details deposited on the 28th April 2014.
4. Before development is commenced there shall be submitted to and approved in writing by the Borough Council samples of all materials to be used in the external elevations of the proposed building. The development shall be carried out in accordance with the approved details thereafter.
5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the means of enclosure of the site. The approved means of enclosure shall be erected before the building is first brought into

use, and shall thereafter be retained unless alternative means of enclosure are agreed in writing by Borough Council as Local Planning Authority.

6. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the means of surfacing of the unbuilt on portions of the site. The approved means of surfacing of the unbuilt on portions of the site shall be completed before the building is first brought into use.

7. 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. 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.

8. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details of any ventilation or extraction plant or machinery which shall not operate above 45 dB at 10 metres in accordance with the email received on the 3rd June 2014. The ventilation or extraction plant shall be installed in accordance with the approved details before the use hereby permitted is first commenced. Ventilation or extraction plant that accords with the submitted details and specifications shall thereafter be retained in working order at all times for the lifetime of the development.

9. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details (which shall include siting) of the proposed external lighting to the car park, bollards and any CCTV equipment. The approved lighting, bollards and CCTV equipment shall then be installed and retained in accordance with the approved details for the lifetime of the development.

10. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details of the gates and fencing to the service yard. These shall be constructed in accordance with the approved details and retained for the lifetime of the development.

11. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details of the proposed lighting column. The lighting column shall be erected in accordance with the approved details.

12. Prior to the development hereby approved first being brought into use, the individual parking spaces, turning and service area shall be clearly marked out in accordance with the approved plan ref. 2717/001 Rev G. The spaces shall be kept

available for parking thereafter.

13. No part of the development hereby approved shall be brought into use until the access driveway/parking/turning areas are constructed with provision to prevent the unregulated discharge of surface water from the driveway and parking areas to the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent unregulated discharge of surface water to the public highway shall be retained for the life of the development.

14. No part of the development hereby approved shall be brought into use until all drives and parking 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 parking areas shall then be maintained in such hard bound material 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. For the avoidance of doubt.
4. To ensure a satisfactory development, 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.
6. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
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9. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

10. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
11. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
12. In the interests of highway safety.
13. To ensure surface water is not deposited on the public highway causing dangers to road users.
14. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).

Reasons for Decision

In the opinion of the Borough Council the proposed development will result in no undue impact on the vitality and viability of Arnold Town Centre or on the amenities of neighbouring properties, the character or appearance of the area or highway safety. The proposal therefore accords with the National Planning Policy Framework (2012) and policy ENV1, S11 and S13 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2008.

Notes to Applicant

The development makes it necessary to construct a vehicular crossing over a footway 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 Highways Customers Services tel. 0300 500 80 80 to arrange for these works to be carried out.

Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application to address concerns identified by officers in connection with the proposal. Amendments have been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and favourable recommendation. The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

You are advised that separate advertisement consent may be required to display any advertisements on the premises.

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.



Application Number: 2013/1486

Location: 28 Main Road Ravenshead, Nottinghamshire



NOTE:

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Report to Planning Committee

Item for Information

Application Number: 2013/1486

Location: Proposed detached garage

Permission for the proposed garage was refused on 28th January 2014 on the grounds that in the opinion of the Borough Council the proposed detached garage would be an incongruous feature in the streetscene by virtue of its scale, bulk and its prominent location.

An appeal against this decision was subsequently lodged with the Planning Inspectorate.

This appeal has been allowed. In reaching this decision, the Inspector concluded the proposal would not materially harm the character or appearance of the area.

Recommendation:

To note the report.



Report to Planning Committee

Subject: National Planning Practice Guidance

Date: 25th June 2014

Author: Planning Policy Manager

1. Purpose of the Report

To inform Members of the new Planning Practice Guidance.

2. Background

On 6 March Nick Boles, Minister for Planning, announced the launch of the new Planning Practice Guidance ('PPG'). It follows a review of planning policy guidance begun in October 2012. A list of the guidance and other documents that have been cancelled is attached as Appendix A to this Report.

The PPG will work alongside the National Planning Policy Framework (NPPF). The NPPF sets out Government's Planning Policy on a range of matters including Green Belt, Economic Development and the provision of Housing. The PPG provides guidance on how these policies should be applied and how applications should be assessed. It also provides guidance on some of the evidence documents required by the NPPF such as the Strategic Housing Land Availability Assessment.

The introduction to the PPG states:

'The Coalition Government is committed to reforming the planning system to make it simpler, clearer and easier for people to use, allowing local communities to shape where development should and should not go. Planning should not be the exclusive preserve of lawyers, developers or town hall officials.'

'We are also committed to ensuring that countryside and environmental protections continue to be safeguarded, and devolving power down not just to local councils, but also down to neighbourhoods and local residents.'

Unlike previous guidance it is not a document as such but exists as a web based resource that will be kept under regular review and updated as necessary. The

PPG covers a large range of different topics from how to prepare Local Plans and determine planning applications to how the Tree Preservation Order regulations should be applied. A full list of the topics covered by the PPG and a brief summary of the topics covered by the PPG is attached as Appendix B to this Report.

Given the range of topics covered it is not possible to review the entire PPG in this report. Officers will review the PPG and ensure that Members are provided the detail of Guidance on specific topics at the relevant time.

The PPG can be accessed via the web address below:

<http://planningguidance.planningportal.gov.uk/>

3. Proposal

It is proposed that Officers review the PPG and ensure that Members are provided the detail of Guidance on specific topics at the relevant time. This may be as part of the committee report on an application. Certain topics may also be covered through Member training sessions.

4. Resource Implications

No direct costs but more Officer time will be required to review the PPG in detail. The detailed review may identify where changes to our current approach are required which have resource implications. The detailed review will be carried out through the determination of applications which raise issues covered by the guidance or through preparing the next draft of the Local Planning Document.

5. Recommendation

It is recommended that Members:

- a) Note the contents of this Report
- b) Identify any topics from the PPG to be covered by Member Training.

6. Appendices

Appendix A – List of Cancelled Guidance

Appendix B – Summary of PPG Topics

Guidance documents cancelled by launch of the Planning Practice Guidance Suite (6th March 2014)

Guidance Document	Status
12/78 Report of the Mobile Homes Review (1978)	To be cancelled when Planning Practice Guidance Suite launched
DoE Circular 36/78 Trees and Forestry (1978)	To be cancelled when Planning Practice Guidance Suite launched
Circular 22/80 - Development Control - Policy and Practice (1980)	To be cancelled for England (retained for Wales) when Planning Practice Guidance Suite launched
Circular 02/81 - Local Government, Planning and Land Act 1980, Health Services Act 1980 - Town and Country Planning: Development Control Functions (1981)	To be cancelled for England (retained for Wales) when Planning Practice Guidance Suite launched
Circular 28/83 - Publication by Local Authorities of Information about the Handling of Planning Applications (1983)	To be cancelled for England (retained for Wales) when Planning Practice Guidance Suite launched
Housing and Planning Act 1986: Planning Provisions (Circular 19/86) (1986)	To be cancelled for England (retained for Wales) when Planning Practice Guidance Suite launched
DOE Circular 14/91 - Planning and Compensation Act 1991 (1991)	To be cancelled for England (retained for Wales) when Planning Practice Guidance Suite launched
MPG 8: Planning and Compensation Act 1991 - Interim development order permissions (IDOS): statutory provisions and procedures (1991) and related annexes	To be cancelled when Planning Practice Guidance Suite launched
Circular 15/92 - Publicity for Planning Applications (1992)	To be cancelled for England (retained for Wales) when Planning Practice Guidance Suite launched
Joint Circular with DCMS 20/1992 - Responsibilities for Conservation Policy and Casework (1992)	To be cancelled when Planning Practice Guidance Suite launched

<p>Circular 19/92 - The Town and Country Planning General Regulations 1992: The Town and Country Planning (Development Plans and Consultation) Direction 1992 (1992)</p>	<p>To be cancelled for England (retained for Wales) when Planning Practice Guidance Suite launched</p>
<p>MPG 9: Planning and Compensation Act 1991 - Interim development order permissions (IDOS): conditions (1992)</p> <p>Evaluation of Environmental Information for Planning Projects: A Good Practice Guide (1994)</p>	<p>To be cancelled when Planning Practice Guidance Suite launched</p> <p>To be cancelled when Planning Practice Guidance Suite launched</p>
<p>Circular 10/95 - Planning Controls over Demolition (1995)</p> <p>PPG13: A guide to Better Practice (1995)</p>	<p>Circular to be cancelled for England when Planning Practice Guidance Suite launched.</p> <p>Direction at Annex A to be retained in England until replaced by updated direction.</p> <p>Circular and Direction retained for Wales.</p> <p>To be cancelled when Planning Practice Guidance Suite launched</p>
<p>MPG 14: Environment Act 1995: review of mineral planning permissions (1995) and related annexes</p> <p>Circular 11/95 - The Use of Conditions in Planning Permissions (1995)</p>	<p>To be cancelled when Planning Practice Guidance Suite launched</p> <p>Appendix A (model conditions) to be retained, rest of the document to be cancelled when Planning Practice Guidance Suite launched</p>
<p>Preparation of Environmental Statements for Planning Projects That Require Environmental Assessments: A Good Practice Guide (1995)</p> <p>Circular 09/95 - General Development Order Consolidation (1995)</p>	<p>To be cancelled when Planning Practice Guidance Suite launched</p> <p>To be cancelled for England apart from Appendix C - Direction to local authorities in England to consult the Garden History Society to be retained (Circular retained for Wales).</p>
<p>Circular 03/96 - Withdrawal of Requirement Upon Local Authorities to Compile and Publish Information about Unused and Underused Land (1996)</p>	<p>To be cancelled when Planning Practice Guidance Suite launched</p>

Enforcing Planning Control: Good Practice Guidance for Local Planning Authorities (1997)	To be cancelled when Planning Practice Guidance Suite launched
Circular 10/97 Enforcing planning control: legislative provisions and procedural requirements and annexes (1997)	To be cancelled when Planning Practice Guidance Suite launched
Lighting in the Countryside: Towards Good Practice (1997)	To be cancelled when Planning Practice Guidance Suite launched
MPG 4: Revocation, modification, discontinuance, prohibition and suspension orders (1997)	To be cancelled when Planning Practice Guidance Suite launched
Annex E to PPG7 on Agricultural PD (1997)	To be cancelled when Planning Practice Guidance Suite launched
Planning and Development Briefs: A Guide to Better Practice (1998)	To be cancelled when Planning Practice Guidance Suite launched
The One Stop Shop Approach to Development Consents (1998)	To be cancelled when Planning Practice Guidance Suite launched
Circular 03/98 - Planning for future prison development (1998)	To be cancelled when Planning Practice Guidance Suite launched
Circular 02/99 - Environmental Impact Assessment (1999)	To be cancelled when Planning Practice Guidance Suite launched
Code of practice on the dissemination of information (1999)	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers: Addition of the Forestry Commission to the List of Non-Statutory Consultees (1999)	To be cancelled when Planning Practice Guidance Suite launched
Circular 03/99 - Planning Requirement in respect of the Use of Non- Mains Sewerage Incorporating Septic Tanks in New Development (1999)	To be cancelled when Planning Practice Guidance Suite launched
The Control of Fly-Posting, A Good Practice Guide (2000)	To be cancelled when Planning Practice Guidance Suite launched

Circular 04/00 - Planning controls for hazardous substances and annex (2000)	To be cancelled when Planning Practice Guidance Suite launched
Hazardous substances consent: a guide for industry (2000) and Annex 1 and 2	To be cancelled when Planning Practice Guidance Suite launched
Environmental Impact Assessment: A guide to procedures (2000)	To be cancelled for England (retained for Wales) when Planning Practice Guidance Suite launched
Tree Preservation Orders: A Guide to the Law and Good Practice (2000)	To be cancelled when Planning Practice Guidance Suite launched
By Design: Urban Design in the Planning System - towards better practice (2000)	To be cancelled when Planning Practice Guidance Suite launched
Better Places to Live By Design: A Companion Guide to PPG3 (2001)	To be cancelled when Planning Practice Guidance Suite launched
A Farmer's Guide to the Planning System	To be cancelled when Planning Practice Guidance Suite launched
Assessing Needs and Opportunities: A Companion Guide to PPG 17 (2002)	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers (2002): Circular 11/95 - Use of Negative Conditions	To be cancelled when Planning Practice Guidance Suite launched
Going to Town: Improving Town Centre Access (2002)	To be cancelled when Planning Practice Guidance Suite launched
Circular 02/02: Enforcement appeals procedures (2002)	To be cancelled when Planning Practice Guidance Suite launched
Circular 08/03 - Amendments to the GDPO and Listed Buildings Regulations (2003)	To be cancelled when Planning Practice Guidance Suite launched
Planning and Access for Disabled People: A Good Practice Guide (2003)	To be cancelled when Planning Practice Guidance Suite launched
Employment Land Reviews: Guidance Note (2004)	To be cancelled when Planning Practice Guidance Suite launched

Letter to Chief Planning Officers: sale of rural plots and the planning consequences (2004)	To be cancelled when Planning Practice Guidance Suite launched
Making the Planning System accessible to everyone: Good-practice guidance on access to and charging for planning information (2004)	To be cancelled when Planning Practice Guidance Suite launched.
Note on Environmental Impact Assessment Directive for Local Planning Authorities (2004)	To be cancelled when Planning Practice Guidance Suite launched
Safer Places: The Planning System and Crime Prevention (2004)	To be cancelled when Planning Practice Guidance Suite launched
The Planning System: General Principles (2005)	To be cancelled when Planning Practice Guidance Suite launched
Circular 02/05 - Temporary Stop Notices (2005)	To be cancelled when Planning Practice Guidance Suite launched
Circular 10/05 - Permitted development for antennas (2005)	To be cancelled when Planning Practice Guidance Suite launched
A householder's guide to installation of antennas, including satellite dishes (2005)	To be cancelled when Planning Practice Guidance Suite launched
Planning Inquiries into Major Infrastructure Projects - Procedures (2005)	To be cancelled when Planning Practice Guidance Suite launched
Circular 08/05 - Guidance on Changes to the Development Control System (2005)	To be cancelled when Planning Practice Guidance Suite launched
Planning for Town Centres: Guidance on Design and Implementation Tools (2005)	To be cancelled when Planning Practice Guidance Suite launched
Circular 03/05 - Changes of Use of Buildings and Land – The Town and Country Planning (Use Classes) Order 1987 (2005)	To be cancelled when Planning Practice Guidance Suite launched
Circular 01/06 - Guidance on changes to the development control system (2006)	To be cancelled when Planning Practice Guidance Suite launched
Circular 02/06 - Crown Application of the Planning Acts (2006)	To be cancelled when Planning Practice Guidance Suite launched

Best Practice Guidance on Listed Buildings Prosecutions (2006)	To be cancelled when Planning Practice Guidance Suite launched
Planning for Biodiversity and Geological Conservation: A Guide to Good Practice (2006)	To be cancelled when Planning Practice Guidance Suite launched
Planning Permission: A Guide for Business (2006)	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers (2006): Planning Applications: Arrangements for Consulting Commissions for Architecture and the Built Environment as a Non-Statutory Consultee	To be cancelled when Planning Practice Guidance Suite launched
Circular 04/06 - Planning Inquiries Into Major Infrastructure Projects: Economic Impact Reports (2006)	To be cancelled when Planning Practice Guidance Suite launched
Protocol for handling proposals to save adopted Local Plan, Unitary Development Plan and Structure Plan policies beyond the 3 year saved period (2006)	To be cancelled when Planning Practice Guidance Suite launched.
Planning Obligations: Practice Guidance (2006)	To be cancelled when Planning Practice Guidance Suite launched
Delivering Affordable Housing (2006)	To be cancelled when Planning Practice Guidance Suite launched
A Good Practice Guide on Planning for Tourism (2006)	To be cancelled when Planning Practice Guidance Suite launched
Circular 02/06 - Changes to Planning regulations for Casinos (2006)	To be cancelled when Planning Practice Guidance Suite launched
Planning and Minerals: Practice Guidance (2006)	To be cancelled when Planning Practice Guidance Suite launched
Preparing Design Codes: A Practice Manual (2006)	To be cancelled when Planning Practice Guidance Suite launched

Circular 03/07 Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (2007)	To be cancelled when Planning Practice Guidance Suite launched. Direction in Annex cancelled by Direction in 2013
Circular 03/07 (2007) Corrections	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers (2007): Sensitive information in applications for planning permission and listed building consent	To be cancelled when Planning Practice Guidance Suite launched
Housing Market Information - Advice Note (2007)	To be cancelled when Planning Practice Guidance Suite launched
Identifying Sub-Regional Housing Market Areas - Advice Note (2007)	To be cancelled when Planning Practice Guidance Suite launched
Strategic Housing Market Assessments Practice Guidance Version 2 (2007)	To be cancelled when Planning Practice Guidance Suite launched
Strategic Housing Market Assessments Practice Guidance Annexes (2007)	To be cancelled when Planning Practice Guidance Suite launched
Strategic Housing Land Availability Assessments Practice Guidance (2007)	To be cancelled when Planning Practice Guidance Suite launched
Lawful Development Certificates – Users guide (2007)	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers: polytunnels (2007)	To be cancelled when Planning Practice Guidance Suite launched
Environmental Impact Assessment and Reviews of Mineral Planning Conditions (2008)	To be cancelled when Planning Practice Guidance Suite launched
Implementing Planning Performance Agreements (2008)	To be cancelled when Planning Practice Guidance Suite launched
Planning and Climate Change: Practice Guidance (2008)	To be cancelled when Planning Practice Guidance Suite launched

Circular 03/09 - Costs Awards in Appeals and other Planning Proceedings (2009)	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers: Promoting Planning Performance Agreements (4 September 2009)	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers: UK Climate Projections 2009 (18 June 2009)	To be cancelled when Planning Practice Guidance Suite launched
Circular and Direction 02/09 - Town and Country Planning (Consultation) (England) Direction 2009	Only the Circular (Paragraphs 1-7) to be cancelled when Planning Practice Guidance Suite launched. The Direction – The Town and Country Planning (Consultation) (England) Direction 2009 is retained.
PPS 25: Development and Flood Risk Practice Guide (2009)	To be cancelled when Planning Practice Guidance Suite launched
The Protection and Management of World Heritage Sites in England: English Heritage Guidance Note to Circular for England on the Protection of World Heritage Sites (2009)	To be cancelled when Planning Practice Guidance Suite launched
Joint Circular with DCMS 07/09: Circular on Protection of World Heritage Sites (2009)	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers: Arrangements for Handling Heritage Applications - Notification and Directions by the Secretary of State (England) Direction 2009 (2009)	To be cancelled when Planning Practice Guidance Suite launched
Plan Making Manual (Web-based resource) (2009)	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers (2009): Town and Country Planning (Consultation) (England) Direction 2009 and cancellation of obsolete planning documents	To be cancelled when Planning Practice Guidance Suite launched

Letter to Chief Planning Officers (2009): Duration of Planning Permissions	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers (2009): Extensions to the time limits for implementing existing planning permissions - Non material amendments	To be cancelled when Planning Practice Guidance Suite launched
Planning Together (2): Updated practical guide for local strategic partnerships and planners (2009)	To be cancelled when Planning Practice Guidance Suite launched
Tree Preservation Orders: A Guide to the Law and Good Practice - Addendum (2009)	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers: Environmental Impact Assessment (EIA) - Implications of recent judgments 18 Nov 2009	To be cancelled when Planning Practice Guidance Suite launched.
Practice Guidance on Need, Impact and the Sequential Approach (2009)	To be cancelled when Planning Practice Guidance Suite launched
Good Practice Guidelines: Delivering Travel Plans through the Planning Process (2009)	To be cancelled when Planning Practice Guidance Suite launched
Good Practice Guidelines: Delivering Travel Plans through the Planning Process - Summary Document (2009)	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers (2009): Sensitive information in planning applications (SIPA)	To be cancelled when Planning Practice Guidance Suite launched
Costs awards in planning appeals (England) - a guide for appellants (2009)	To be cancelled when Planning Practice Guidance Suite launched
Development Management Policy Annex: Information requirements and validation for planning applications (2010)	To be cancelled when Planning Practice Guidance Suite launched
Greater flexibility for planning permissions - Updated Guidance (2010)	To be cancelled when Planning Practice Guidance Suite launched

PSS25 Supplement: Development and Coastal Change Practice Guide (2010)	To be cancelled when Planning Practice Guidance Suite launched
Guidance on information requirements and validation (supports Annex 2 to Development Management Policy Statement) (2010)	To be cancelled when Planning Practice Guidance Suite launched.
Interim guidance on changes to permitted development rights (non-domestic) (2010)	To be cancelled when Planning Practice Guidance Suite launched.
Circular 08/10 - Changes to Planning regulations for Dwelling Houses and Houses in Multiple Occupation (2010)	To be cancelled when Planning Practice Guidance Suite launched.
Letter to Chief Planning Officers: Revised circulars on Houses in Multiple Occupation (HMOs) and Article 4 Directions (2010)	To be cancelled when Planning Practice Guidance Suite launched.
Letter to Chief Planning Officers: Amendments to the planning rules for houses in multiple occupation (2010)	To be cancelled when Planning Practice Guidance Suite launched.
Letter to Chief Planning Officers (2010): The Town and Country Planning (Development Management Procedure) Order 2010	To be cancelled when Planning Practice Guidance Suite launched.
Letter to Chief Planning Officers (2010): Circular 08/10: Changes to Planning regulations for Dwelling Houses and Houses in Multiple Occupation	To be cancelled when Planning Practice Guidance Suite launched.
Letter to Chief Planning Officers (2010): Transfer from GOL to DCLG 12 October 2010	To be cancelled when Planning Practice Guidance Suite launched.
Letter to Chief Planning Officers (2010): Implementing some key Killian Pretty Recommendations	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers (2010): Abolition of Regional Strategies (10 November 2010)	To be cancelled when Planning Practice Guidance Suite launched

Letter to Chief Planning Officers (2010): Revocation of Regional Strategies (6 July 2010)	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers (2010): Abolition of Regional Strategies (27 May 2010)	To be cancelled when Planning Practice Guidance Suite launched
Replacement Appendix D to DOE Circular 09/95 General Development Consolidation Order 1995 (2010)	To be cancelled when Planning Practice Guidance Suite launched.
Crowded Places: The Planning System and Counter-Terrorism (2010)	To be cancelled when Planning Practice Guidance Suite launched
Community Infrastructure Levy: Summary (2010)	To be cancelled when Planning Practice Guidance Suite launched
Community Infrastructure Levy Guidance: charge setting and charging schedule procedures (2010)	To be cancelled when Planning Practice Guidance Suite launched
Pre-Application consultation with communities: a basic guide (2011)	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers (2011): Planning for Growth	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers: support for business and shops (2011)	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers (2011): Liberalisation of Change of Use	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers (2011): Planning guarantee and information requirements	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers (2011): The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2011 & The Town and Country Planning (Control of Advertisements) (England) (Amendment) Regulations 2011 (2011)	To be cancelled when Planning Practice Guidance Suite launched

Letter to Chief Planning Officers (2011): Advertising Control - Provision of DCLG guidance	To be cancelled when Planning Practice Guidance suite launched
Letter to Chief Planning Officers: Demolition (2011)	To be cancelled when Planning Practice Guidance Suite launched and updated demolition direction in place
Letter to Chief Planning Officers: Marine planning and licensing systems (21 March 2011)	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers: Preparation and Monitoring of Local Plans (30 March 2011)	To be cancelled when Planning Practice Guidance Suite launched.
Letter to Chief Planning Officers (2011): Householder permitted development rights for micro wind turbines and air source heat pumps	To be cancelled when Planning Practice Guidance Suite launched.
Letter to Chief Planning Officers (2011): Design and Planning	To be cancelled when Planning Practice Guidance Suite launched
Community Infrastructure Levy: an Overview (2011)	To be cancelled when Planning Practice Guidance Suite launched
Community Infrastructure Levy Relief: information document (2011)	To be cancelled when Planning Practice Guidance Suite launched
Community Infrastructure Levy: collection and enforcement information document (2011)	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers (2012): Liberalising the regime for flying flags	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers (2012): Extending existing planning permissions and the positive and proactive statement in decision notices	To be cancelled when Planning Practice Guidance Suite launched
Enterprise Zone planning simplification guidance v 4 (2011, updated in 2012)	To be cancelled when Planning Practice Guidance suite launched

Letter to Chief Planning Officers (2012): New planning provisions coming into force on 6 April 2012	To be cancelled when Planning Practice Guidance Suite launched and updated demolition direction in place.
Letter to Chief Planning Officers (2012): National Planning Policy Framework	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers (2012): Written Ministerial Statement - Planning simplification measures	To be cancelled when Planning Practice Guidance Suite launched
Protected Trees: a guide to tree preservation procedures (2012)	To be cancelled when Planning Practice Guidance Suite launched
Technical Guidance to the National Planning Policy Framework (2012)	To be cancelled when Planning Practice Guidance Suite launched
Guidance on the managed aggregate supply system (2012)	To be cancelled when Planning Practice Guidance Suite launched
Main changes to the tree preservation order system in England from 6 April 2012 (2012)	To be cancelled when Planning Practice Guidance Suite launched
Letter to Chief Planning Officers (2012): Housing Design Awards 2012	To be cancelled when Planning Practice Guidance Suite launched
Planning and other appeals, and the award of costs (2013)	To be cancelled when Planning Practice Guidance Suite launched
Planning practice guidance for renewable and low carbon energy (2013)	To be cancelled when Planning Practice Guidance Suite launched
Planning practice guidance for onshore oil and gas (2013)	To be cancelled when Planning Practice Guidance Suite launched
Community Infrastructure Levy Guidance (2013)	To be cancelled when Planning Practice Guidance Suite launched

Topic	Responsibility for use of Guidance	Areas covered by guidance
Advertisements	Development Management	Definitions and where consent required. Application enforcement process. Considerations for public safety and amenity.
Air Quality	Development Management / Planning Policy plus GBC Scientific Officer	The role of planning in air quality and how to deal with proposals. Details of requirements for assessments.
Appeals	Development Management	Appeal process and award of costs.
Before submitting an application	Development Management	Pre-application advice and planning performance agreements
Climate change	Development Management / Planning Policy	Role of planning and the Local Plan in adapting and mitigation. Approaches to adaption and mitigation. National standards for sustainability and zero carbon.
Conserving and enhancing the historic environment	Development Management / Planning Policy	Role of plan making and decision taking. Approaches to designated and non-designated heritage assets. Consent process
Consultation and pre-decision matters	Development Management	Consultation process for planning applications.
Crown development	Development Management	Provisions for Crown development for dealing with security-sensitive information in planning applications.
Design	Development Management	Importance of good design and what 'well designed' means
Determining a planning application	Development Management	Process and expectations on planning performance and decision making in terms of time limits and how decision made.
Duty to cooperate	Planning Policy	Sets out required approach for working with neighbouring councils and a number of other bodies (including CCGs, EA, EH and HCA) and how the Duty can be met.
Ensuring effective enforcement	Development Management	How to respond to suspected breeches of planning control.
Ensuring the vitality of town centres	Planning Policy	Application of sequential and impact assessments.
Environmental Impact Assessment	Development Management	Explanation of requirements of Town and Country Planning (EIA) Regulations 2011.
Flexible options for planning permissions	Development Management	Options for amending proposals that have planning permission.

Flood risk and coastal change	Development Management / Planning Policy	How planning can take account of the risks associated with flooding in plan-making and the application process. Details on application of sequential and exceptions tests.
Hazardous Substances	Development Management	Planning controls for storage of hazardous substances mainly stemming from SEVESO II Directive.
Health and wellbeing	Development Management/ Planning Policy	Role of planning in health and well being
Housing and economic development needs assessments	Planning Policy	How development need assessments should be carried out. Applies to housing and economic development uses.
Housing and economic land availability assessment	Planning Policy	How land supply assessments for housing and economic development should be carried out
Land affected by contamination	Development Management and GBC Scientific Officer	How planning can deal with land affected by contamination.
Land Stability	Development Management	How to address land stability issues including those caused by mine workings.
Lawful development certificates	Development Management	Process for obtaining a lawful development certificate for existing or proposed use.
Light pollution	Development Management	Relevance of light in planning decisions and factors to consider.
Local Plans	Planning Policy	How Local Plans should be produced and implemented.
Making an application	Development Management	Process of validating and handling planning applications
Minerals	County Council	Mineral extraction in plan making and the application process.
Natural Environment	Development Management / Planning Policy	Considering landscape, biodiversity, green infrastructure
Neighbourhood Planning (Includes Neighbourhood Development Orders and Community	Planning Policy	What Neighbourhood Planning is, the key stages, determining appropriate areas, the legal tests and how the examination and referendum will work.

Right to Build Orders)		
Noise	Development Management and Public Protection	Role of planning in managing potential noise impacts
Open space, sports and recreation facilities, public rights of way and local green space	Development Management / Planning Policy and Parks & Street Care	Undertaking open space assessments and how the new local green space designation is to be implemented.
Planning obligations	Development Management	How obligations should be used, implemented and managed.
Renewable and low carbon energy	Development Management / Planning Policy	Guidance in developing policies for renewable energy in their local plans, and identifies the planning considerations for a range of renewable sources
Rural housing	Planning Policy and Housing Strategy	Guidance on preparing rural housing policies
Strategic environmental assessment (SEA) and sustainability appraisal (SA)	Planning Policy	Definitions and requirements of the SEA and SA for Local Plans and Neighbourhood Plans. Also refers to the Habitats Regulations Assessment.
Travel plans, transport assessments and statements in decision-taking	Development Management and County Highways	Advice on when transport assessments and transport statements are required, and what they should contain.
Tree Preservation Orders and trees in conservation areas	Development Management	Guidance on making TPOs, determining consent for works and enforcement.
Use of planning conditions	Development Management	Advice on how and why conditions should be used and information on discharge and modifications.
Viability	Development Management / Planning Policy	Key principles in understanding viability in plan making and decision taking.
Water supply,	Planning Policy	Role of planning in ensuring water quality and the delivery of adequate water and

wastewater and water quality		wastewater infrastructure.
When is permission required?	Development Management	Definition of development, when permission is required and information on permitted development rights and local development orders.

ACTION SHEET PLANNING DELEGATION PANEL 2nd May 2014

2014/0257TPO

Pendlewood Newstead Abbey Park Nottingham Road

T1 & T2 Scottish Pine, T3 Beech, T4 Silver Birch - Remove all trees and replant 2 x replacement trees (letter rec'd 16th April 2014 advising of amendment to works to T4 - reduction of crown height by 6m)

The proposed works to trees T1, T2 & T3 are acceptable, but insufficient information has been provided to determine whether the proposed works to T4 are acceptable.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

Parish to be notified of decision.

SS

2014/0275TPO

South Lodge Mansfield Road Arnold

Works to trees as per schedule

Insufficient information has been provided to determine whether the proposed works to trees are acceptable.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

2014/0303

38 Rolleston Drive Arnold Nottingham

Construction of a pair of two bed maisonettes on land to the side of 38 Rolleston Avenue

The proposed development would have no undue impact on the residential amenity of adjacent properties, the character and appearance of the site or highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

2014/0320

46 Longdale Lane Ravenshead Nottinghamshire

Front and rear extensions, new raised dormered roof, new front boundary wall and gates
(Revised plans rec'd 23.04.14 showing balcony in Bedroom 4 amended to Juliet balcony)

Application withdrawn from agenda.

2014/0382

16 Crookdole Lane Calverton Nottinghamshire

Extensions and alterations to existing buildings to create childrens day nursery.

The proposed development would have no undue impact on the residential amenity of adjacent properties, the character and appearance of the site or highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

Parish to be notified of decision.

SS

2014/0329

23 Knighton Road Woodthorpe Nottinghamshire

Two storey rear and single storey side extension

The proposed development would have no undue impact on the residential amenity of adjacent properties, the character and appearance of the site or highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

NM

2nd May 2014

ACTION SHEET PLANNING DELEGATION PANEL 9th May 2014

2013/1417

R & R Supply Co 7 Chandos Street Netherfield

Application for change of use and conversion of 7 & 7a Chandos Street to residential use (C3)

The proposed development would have no adverse impact on the amenity of neighbouring properties or in relation to highway safety

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

2014/0234

21 Blenheim Avenue Mapperley Nottinghamshire

Proposed dwelling with garage omitted (Revised Plans and Design and Access Statement)

The proposed development was brought back to panel because additional highway comments had been received in relation to the width of the proposed driveway. Through the provision of a condition requiring that a minimum drive width be retained, it is considered that parking issues can be adequately addressed.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

2014/0306

Catfoot Squash Club Catfoot Lane Lambley

Demolition of existing squash club and workshop and construction of new 4 bedroom dwelling and domestic curtilage.

The proposed development raises policy design issues.

The Panel recommended that the application be determined by Planning Committee

2014/0334

Site of Former 127 Burton Road Carlton

Construct new building consisting 4No 2bed and 2No 1 bed flats

The proposed development would have some impact on the street scene however when considered in relation to the previous scheme, the proposal is considered acceptable. The imposition of a condition to ensure that the car parking spaces remain unallocated which is in accordance with the Council's Supplementary Planning Document car parking issues can be addressed.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

2014/0324

105A Surgeys Lane Arnold Nottingham

Single storey front extension

The proposed development was withdrawn from Panel due to further consideration being required.

2014/0330

14 Bank Hill Woodborough Nottingham

First floor extension above existing bedrooms extension to the rear of the property internal replanning

The proposed development would have no significant adverse impact on the residential amenity of neighbouring properties. Neither would the proposal affect the character or appearance of the Conservation Area at this location. Given previous extensions to the property (which limit the ability to extend the property further), the size and character of the plot and its location with the village boundary of Woodborough it is considered unreasonable to remove the normal permitted development rights in relation to this property.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

2014/0331

204 Oakdale Road Carlton Nottingham

Proposed two storey extension to side and rear of property including internal alterations previous approval for similar scheme ref: 2013/1359 roof design altered from this previous approval

Revised plans have been submitted which alter the roof to a half hip, this improves the relationship of the two storey side extension with the neighbouring property and also the impact on the street scene. The proposed alteration therefore has limited impact on the surrounding area and is considered to be acceptable.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

2014/0348

68 Sandford Road Mapperley Nottinghamshire

Proposed rear extension and replacement garage (to include outside toilet) Re-submission of 2013/0882

The proposal requires some further consideration in relation to its impact on the street scene.

JC 12th May 2014

ACTION SHEET PLANNING DELEGATION PANEL 16th May 2014

2014/0040

The Bungalow Newstead Abbey Park Nottingham Road
Demolish dilapidated bungalow and construct new two bedroom bungalow and free standing garage

The proposed development would have no undue impact on the openness of the Green Belt, highway safety or the residential amenity of nearby properties.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

Parish to be notified by standard letter following issue of decision.

SS

2014/0138

5 Knighton Road Woodthorpe Nottingham
Rear Ground Floor Extension

The proposed development would have no undue impact on the residential amenity of adjacent properties, the character and appearance of the site or highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued.

SS

2014/0320

46 Longdale Lane Ravenshead Nottinghamshire
Front and rear extensions, new raised dormered roof, new front boundary wall and gates (Revised plans rec'd 23.04.14 showing balcony in Bedroom 4 amended to Juliet balcony)

The proposed development would have no undue impact on the residential amenity of adjacent properties, the character and appearance of the site or highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued.

Parish to be notified by standard letter following issue of decision.

SS

2014/0347

47 Haddon Road Ravenshead Nottinghamshire

Two storey side extension, porch extension, rear single storey extension

The proposed development would have no undue impact on the residential amenity of adjacent properties, the character and appearance of the site or highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued.

Parish to be notified by standard letter following issue of decision.

SS

2014/0348

68 Sandford Road Mapperley Nottinghamshire

Proposed rear extension and replacement garage (to include outside toilet) Re-submission of 2013/0882

The proposed development would have no undue impact on the residential amenity of adjacent properties, the character and appearance of the site or highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued.

SS

2014/0355

30 Church Street Lambley Nottingham

Replace existing ageing glass conservatory with new structure of same size on same site, primary difference is roof construct which is to be on clad in red pantile rather than glass

The proposed development would have no undue impact on the residential amenity of adjacent properties or the character and appearance of the site.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

Parish to be notified by standard letter following issue of decision.

SS

2014/0415

Bank Hill House Bank Hill Woodborough

Proposed replacement dwelling and new field access within the site.

The proposed development is located within a prominent position within the Green Belt & is a departure from the Development Plan.

The Panel recommended that the application be determined by the Planning Committee.

2014/0368

Land Adjacent Ramsdale Cottages Oxton Road Calverton

Construct new stable building, change of use of land for horticultural manege purposes, and retain duck pond.

The proposed development would have no undue impact on the openness of the Green Belt, highway safety or the residential amenity of nearby properties.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

Parish to be notified by standard letter following issue of decision.

SS

2014/0419

76 Main Street Burton Joyce Nottinghamshire

Two storey side extension and single storey rear extension and ancillary garage

Subject to the resolution of the outstanding highway & residential amenity issues, the proposed development would have no undue impact on the residential amenity of adjacent properties, the character and appearance of the site or highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

Parish to be notified by standard letter following issue of decision.

SS

2014/0425TPO

22 Plains Farm Close Arnold Nottinghamshire

Felling of No1 Horse Chestnut Tree

Application withdrawn from agenda.

NM

16th May 2014

ACTION SHEET PLANNING DELEGATION PANEL 23rd May 2014

2014/0361

263 Main Road Ravenshead Nottinghamshire

Garden Store and metal railings on existing boundary wall

The proposed development would have an adverse impact on the openness of the Green Belt at this location and would affect the appearance and character of the street scene.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

SS

2014/0310

1 Barn Farm Cottages Nottingham Road Lambley

Proposed change of use from agricultural to the keeping of horses and stable block

Due to the location of the field adjacent to the owners house and the character and appearance of the field, the proposed development would have no adverse impact on the openness of the Green Belt and would not harm the purposes of the greenbelt at this location. The size of the stable block is considered to be appropriate in scale and therefore is not considered to be inappropriate development within the Green Belt.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

SS

2014/0501

159 Moor Road Papplewick Nottinghamshire

Ground Floor Rear Extension

The application was withdrawn from Panel given clarification that the outbuildings attached to the house were original and that the extension fell within the tolerances permitted by Policy ENV28 of the Replacement Local Plan.

2014/0390

21 Ethel Avenue Mapperley Nottinghamshire

Demolition of property and erection of 4 no. 4 Bedroom Detached Dwellings

The proposed development would raise highway issues, would compromise the ability to retain trees subject to a Tree Preservation Order and the layout of the proposed development would cause overlooking from one the proposed properties to another property proposed as part of the development.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork. **SS**

2014/0342

50 Digby Avenue Nottingham NG3 6DU

Internal and external alterations including replacement of roof to rear 1 storey portion of house

The proposed development would have no adverse impact on the amenity of neighbouring properties.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork. **SS**

2014/0397

Hollinwood House Hollinwood Lane Calverton

Conversion of outbuildings into cattery and residential annex.

The proposed development would not be inappropriate development within the Green Belt as it would re-use existing buildings that are of a substantial nature. The proposed extension to the annex is considered to be acceptable in scale and form.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork. **SS**

2014/0504

3 Chernside Ravenshead Nottinghamshire

Single storey extension to side of bungalow to create bedrooms and shower room

The proposed development would not cause significant impacts on the residential amenity of neighbouring properties or affect the appearance or character of the area to warrant refusal of the application.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

SS

2014/0505

20A Baker Avenue Arnold Nottinghamshire

Ground floor and first floor extensions increase in ridge height form rooms in roof space

The proposed development by reason of its height would appear bulky and out of keeping with the surrounding area.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

SS

2014/0428

1 Woodend Drive Ravenshead Nottingham

Construction of a detached dwelling & garage with demolition of existing garage to rear and alterations to existing dwelling to form integral garage

The proposed development would appear as over intensive development within the street scene given the character and form of development in the surrounding area.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

SS

JC 23rd May 2014

ACTION SHEET PLANNING DELEGATION PANEL 30th May 2014

2012/0716

Land At 71 - 73 Crookdole Lane Calverton Nottinghamshire
Erect one detached dwelling.

The proposed development would have no undue impact on the residential amenity of adjacent properties, the character and appearance of the site or highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

Parish to be notified by standard letter following issue of decision.

SS

2014/0369

51 Russet Avenue Carlton Nottinghamshire
8ft x 10ft storage container on driveway.

The proposed development would have a detrimental impact on the appearance of the site, the wider streetscene & highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

SS

2014/0373

36 Elmhurst Avenue Mapperley Nottinghamshire
Two storey side extension& single storey rear extension.

The proposed development would have no undue impact on the residential amenity of adjacent properties or the character and appearance of the site, but would impact on highway safety due to inadequate off-street parking provision.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued.

SS

2014/0507
Land Adjacent The Lambley Main Street Lambley
Proposed infill dwelling and garage

The proposed development would have no undue impact on the Lambley Conservation Area, the appearance of the site, the residential amenity of adjacent properties or highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

Parish to be notified by standard letter following issue of decision. **SS**

2014/0508
26 Seely Avenue Calverton Nottinghamshire
Demolish existing single storey flat roofed side extension erect new two storey doubled pitched side extension with integral garage.

The proposed development would have no undue impact on the residential amenity of adjacent properties, the character and appearance of the site or highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

Parish to be notified by standard letter following issue of decision. **SS**

2014/0513
8 Regina Crescent Ravenshead Nottinghamshire
Erection of house and demolition of bungalow.

The proposed development would have no undue impact on the Ravenshead Special Character Area, the appearance of the site, the residential amenity of adjacent properties or highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

Parish to be notified by standard letter following issue of decision. **SS**

2014/0534

Site Off Coppice Road Arnold Nottinghamshire

Erection of convenience store with associated car parking and service yard

Application withdrawn from agenda.

NM

30th May 2014

ACTION SHEET PLANNING DELEGATION PANEL 6th June 2014

2014/0062

1 Southdale Drive Carlton Nottinghamshire

Erect 3 storey extension, additional stairs 1st and 2nd floor and erect brick piers

The proposed development would have no adverse impact on the privacy of neighbouring properties.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

SS

2014/0220

31 Broadway East Carlton Nottingham

Creating a balcony under the existing dormer windows at the back of the property.

The proposed development would have no adverse impact on the privacy of neighbouring properties.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

SS

2014/0359

47 Mount Pleasant Carlton Nottingham

Proposed demolition of existing dwelling and the proposed development of 4 No. 3 bedroomed semi detached houses and associated parking.

The proposed development would have no adverse impact on highway safety, or cause any adverse impacts on the appearance and character of the area or on the residential amenity of neighbouring properties.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

SS

2014/0534

Site Off Coppice Road Arnold Nottinghamshire

Erection of convenience store with associated car parking and service yard

The proposed development would raise planning policy issues in relation to design and retail policy.

The Panel recommended that the application be determined by Planning Committee

2014/0435

36 Lascelles Avenue Gedling Nottingham

Proposed Side & Rear Extension

The proposed development would have an adverse impact on the appearance of the property and the street scene.

The Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

2014/0518

184 Oakdale Road Carlton Nottinghamshire

Retain decking, replace wall and fence at the front of property.

Consideration to be given to the need for screening and re-presented to Panel

JC 6th June 2014



Report to Planning Committee

Subject: Future Planning Applications

Date: 25 June 2014

The following planning applications or details have been submitted and are receiving consideration. They may be reported to a future meeting of the Planning Committee and are available for inspection online at: <http://pawam.gedling.gov.uk:81/online-applications/>

Alternatively, hard copies may be viewed at Gedling1Stop or by prior arrangement with Development Control.

<u>App No</u>	<u>Address</u>	<u>Proposal</u>	<u>Possible Date</u>
2013/1406	Land North of Papplewick Lane Linby	Demolition of two properties on Papplewick Lane to provide access for a residential development, education provision, public open space and attenuation ponds with access defined and all other matters reserved.	TBC
2013/1010	Georges Lane Burial Ground Calverton	Change of use of agricultural field to create natural burial ground with associated car park	TBC
2013/1317	The Hollies Ravenshead	Demolition of existing bungalow at 37 Sheepwalk Lane with associated garage and erection of 12 new apartments	TBC
2014/0214	Bestwood Business Park Park Road Bestwood	Outline planning application for residential development of up to 220 dwellings, open space, landscaping, attenuation areas, access roads, associated works and demolition of the existing buildings. Detailed approval is sought for access arrangements from High Main Drive, with all other matters to be reserved	TBC
2014/0238	Land West of Westhouse Farm Moor Road Bestwood	Proposed residential development for 101 dwelling units, new access, amenity space, open space	TBC

2014/0169	Gedling Care Home 23 Waverley Avenue Gedling	Demolition of the care home and construction of 14 apartments, car parking and associated landscaping	TBC
2014/0273	Land At Corner Of Longdale Lane And Kighill Lane Ravenshead	Site for residential development	TBC
2014/0136	Land South of Colwick Loop Road Colwick	Discharge Condition 4	TBC
2014/0306	Catfoot Squash Club, Catfoot Lane, Lambley	Demolition of Squash club and construction of new 4 bedroom dwelling and creation of domestic curtilage	9 th July 2014
2014/0655	Arnot Hill Park, Arnold	Siting of mobile ice cream van	9 th July 2014
2014/0653	Recreation Ground, Burton Road, Gedling	Siting of mobile ice cream van	9 th July 2014
2014/657	Bestwood Country Park, Bestwood Lodge Drive, Bestwood	Siting of mobile ice cream van	9 th July 2014
2014/0662	King Georges Field, Gedling Road, Arnold	Siting of mobile ice cream van	9 th July 2014
2014/0660	Recreation Ground Church Lane Arnold	Siting of mobile ice cream van	9 th July 2014
2014/0660	Recreation Ground, Church Lane, Arnold	Siting of mobile ice cream van	9 th July 2014
2014/0559	The Cavendish Public House, Cavendish Road, Carlton	Demolition of existing Public House and construction of 38no new dwellings (8no 1 bed units, 24no 2 bed units and 6no 3 bed units)	

Please note that the above list is not exhaustive; applications may be referred at short notice to the Committee by the Planning Delegation Panel or for other reasons. The Committee date given is the earliest anticipated date that an application could be reported, which may change as processing of an application continues.