

**MINUTES  
PLANNING COMMITTEE**

**Wednesday 9 July 2014**

Councillor John Truscott (Chair)

In Attendance:

|                           |                               |
|---------------------------|-------------------------------|
| Councillor Barbara Miller | Councillor Cheryl Hewlett     |
| Councillor Pauline Allan  | Councillor Mike Hope          |
| Councillor Roy Allan      | Councillor Meredith Lawrence  |
| Councillor Peter Barnes   | Councillor Marje Paling       |
| Councillor John Boot      | Councillor Lynda Pearson      |
| Councillor Ged Clarke     | Councillor Colin Powell       |
| Councillor Bob Collis     | Councillor Suzanne Prew-Smith |
| Councillor Andrew Ellwood |                               |

Absent: Councillor Chris Barnfather, Councillor Denis Beeston MBE, Councillor Alan Bexon and Councillor Jenny Hollingsworth

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

**176 APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors Barnfather, Beeston MBE, Bexon and Hollingsworth.

**177 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 25 JUNE 2014.**

**RESOLVED:**

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

**178 DECLARATION OF INTERESTS**

All Members declared a non-pecuniary interest in application numbers 2014/0644, 2014/0650, 2014/0652, 2014/0653, 2014/0657, 2014/0660 and 2014/0662 as Members of Gedling Borough Council.

Councillor Barnes also declared a non-pecuniary interest in these items as Portfolio Holder for Leisure and Development

Councillor Powell declared a non-pecuniary interest in application number 2013/1317.

**APPLICATION NO. 2014/0542- 118 MOORE ROAD, MAPPERLEY, NOTTINGHAMSHIRE**

Construct single storey extension to side.

**RESOLVED to GRANT conditional planning permission.**

**Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be carried out in accordance with the details and plans (drawing no.'s 1405 OS and 1405 02) deposited on the 30th April 2014.
3. The materials to be used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing 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 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 development is visually acceptable, results in no significant impact on neighbouring residential properties or highway safety. The proposal therefore accords with policies H10 (Residential Extensions) and ENV1 (Development Criteria) of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.

**Notes to Applicant**

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

The proposed development lies within a coal mining area which may contain unrecorded 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](http://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](http://www.groundstability.com).

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.

**180 APPLICATION 2013/1317 THE HOLLIES RAVENSHEAD NOTTINGHAM NG15 9AT**

Councillor Powell left the meeting.

Application for the demolition of existing bungalow and tree removal at 37 Sheepwalk Lane with associated garage and erection of 12 new apartments.

The Development Control Manager referred Members to a document, that had been circulated prior to the meeting, with regard to a previous appeal decision within the Ravenshead Special Character Area and informed Members that Officers did not feel that this was a material planning consideration with respect to this application.

The Development Control Manager also clarified issues around dwelling density, the distance to the nearest GP surgery and the size of the drop on the site.

Mr Richard Barton, a local resident, spoke against the proposal.

**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 amended plans (Drawing no.L(20)01 Revision B, L(20)02 Revision B, L(20)03 Revision B, L(20)04 Revision A, L(20)05 Revision A , and L(20)06 .

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 new buildings. The development shall be constructed in accordance with the approved details
4. 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.
5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a method statement including precise details of construction works within the root protection areas of trees to be retained and details of any pruning works required to facilitate access and construction works. The proposed development will be carried out in accordance with the approved details contained in the method statement.
6. 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.
7. No additional windows to those shown on the submitted plans shall be inserted in any elevation or roof slope of the proposed buildings at any time.
8. Before development is commenced there shall be submitted and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted. 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.
9. Any tree/shrub removal shall only be carried out outside of bird breeding season (March - September inclusively), unless otherwise agreed by the local planning authority.
10. Before the use hereby permitted is commenced there shall be submitted to and approved by the Borough Council details of the provision of storage of refuse at the premises.

11. The development shall not be brought into use until the car parking area has been surfaced and individual parking spaces have been clearly marked out. The spaces shall be kept available for parking in association with the development thereafter.
12. The dwellings hereby approved shall only be occupied by persons aged 55 and over.

### **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 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.
5. To protect the visual amenity of streetscene, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Polices) 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.
7. To prevent the overlooking of the adjoining property, in accordance with the aims of Policy H10 of the Gedling Borough Replacement Local Plan (Certain Policies) 2008
8. To protect the visual amenity of streetscene, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Polices) 2008.
9. Reason: to prevent disturbance to breeding birds, an offence under Section 1 of the Wildlife and Countryside Act 1981'.
10. In the interests of highway safety.
11. In the interests of highway safety.

12. In the interests of Highway Safety and to ensure that the use of the site is appropriate for the number of car parking spaces to be provided

### **Reasons for Decision**

In the opinion of the Borough Council, the proposed dwellings are of acceptable size, design and layout having no undue impact on the appearance of the area or neighbouring amenity or the Ravesnehad Special Character Area. There are no highway implications. The proposal therefore complies with the National Planning Policy Framework (2012) and Policies ENV1, ENV 17, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Polices Saved) 2008.

### **Notes to Applicant**

The developer should contact the Local Highway Authority in order to agree details of the proposed arrangements and plan for future management and maintenance of the proposed internal access roads and parking areas, including associated drainage contained within the development.

**181 APPLICATION 2013/1406 LAND NORTH OF PAPPLEWICK LANE LINBY NOTTINGHAMSHIRE**

Application withdrawn prior to the meeting.

**182 APPLICATION 2014/0644 BURNTSTUMP COUNTRY PARK BURNTSTUMP HILL ARNOLD NOTTINGHAMSHIRE**

Councillor Powell entered the meeting.

Proposal to allow the change of use of land from public park (sui generis) to a pitch for the siting of a mobile ice cream van (A1).

The Development Control Manager advised Members that additional comments had been received in relation to application numbers 2014/0644, 2014/0650, 2014/0652, 2014/0653, 2014/0657, 2014/0660 and 2014/0662 (agenda items 7-13), as follows:

Police Architectural Liaison- No concerns.

Public Protection- Unlikely to cause any environmental health concerns.

Parks and Street Care- No Comments.

Neighbours- No Comments.

Licensing- No Comments.

**RESOLVED to GRANT PLANNING PERMISSION, subject to the following conditions:**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The mobile ice cream van shall only be located on the site as shown outlined in red on the site location plan received by the Borough Council on the 28th May 2014.
3. The ice cream van shall leave the site at the end of each trading day; the trading hours shall be in summer time between 1st April and 1st October between 9am to 8pm and in winter time between 1st October and 1st April between 9am to 5 pm between winter time trading.

### **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.

### **Reasons for Decision**

In the opinion of the Borough Council the proposal would not impact on the openness of the Green Belt or conflict with the purposes of including land within the Green Belt, would enhance recreational opportunities within the Borough and would not unduly impact upon the amenity of local residents or the wider street scene. The proposal therefore accords with the National Planning Policy Framework (2012) and policies ENV1, ENV26, R1 and R2 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

### **Notes to Applicant**

Planning Statement - Planning Officers have worked with the applicant during the consideration of the application thereby resulting in an 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.

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### **APPLICATION 2014/0650 GEDLING COUNTRY PARK SPRING LANE GEDLING NOTTINGHAMSHIRE**

Proposal to allow the change of use of land from public park (sui generis) to a pitch for the siting of an ice cream van (A1 use).

**RESOLVED to GRANT PLANNING PERMISSION, subject to the following conditions:**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The mobile ice cream van shall only be located on the site as shown outlined in red on the site location plan received by the Borough Council on the 28th May 2014.
3. The ice cream van shall leave the site at the end of each trading day; the trading hours shall be in summer time between 1st April and 1st October between 9am to 8pm and in winter time between 1st October and 1st April between 9am to 5 pm between winter time trading.

**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.

**Reasons for Decision**

In the opinion of the Borough Council the proposed development would enhance recreational opportunities within the Borough and would not unduly impact upon the amenity of local residents or the wider street scene. The proposal therefore accords with the National Planning Policy Framework (2012) and policies ENV1, R1 and R2 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

**Notes to Applicant**

Planning Statement - Planning officers have worked with the applicant during the consideration of the application thereby resulting in an 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



**RESOLVED to GRANT CONDITIONAL PLANNING PERMISSION, subject to the following conditions:**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The mobile ice cream van shall only be located on the site as shown outlined in red on the site location plan received by the Borough Council on the 28th May 2014.
3. The ice cream van shall leave the site at the end of each trading day; the trading hours shall be in summer time between 1st April and 1st October between 9am to 8pm and in winter time between 1st October and 1st April between 9am to 5 pm between winter time trading.

**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.

**Reasons for Decision**

In the opinion of the Borough Council the proposed development would enhance recreational opportunities within the Borough and would not unduly impact upon the amenity of local residents or the wider street scene. The proposal therefore accords with the National Planning Policy Framework (2012) and policies ENV1, R1 and R2 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

**Notes to Applicant**

Planning Statement - Planning officers have worked with the applicant during the consideration of the application thereby resulting in an 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.

Proposal to allow the change of use of land from public park (sui generis) to a pitch for the siting of an ice cream van (A1 use),

**RESOLVED to GRANT PLANNING PERMISSION, subject to the following conditions:**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The mobile ice cream van shall only be located on the site as shown outlined in red on the site location plan received by the Borough Council on the 28th May 2014.
3. The ice cream van shall leave the site at the end of each trading day; the trading hours shall be in summer time between 1st April and 1st October between 9am to 8pm and in winter time between 1st October and 1st April between 9am to 5 pm between winter time trading.

**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.

**Reasons for Decision**

In the opinion of the Borough Council the proposed development would enhance recreational opportunities within the Borough and would not unduly impact upon the amenity of local residents or the wider street scene. The proposal therefore accords with the National Planning Policy Framework (2012) and policies ENV1, R1 and R2 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

**Notes to Applicant**

Planning Statement - Planning Officers have worked with the applicant during the consideration of the application thereby resulting in an 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.

Proposal to allow the change of use of land from public park (sui generis) to a pitch for the siting of an ice cream van (A1 use).

The Development Control Manager informed Members and addressed a number of issues raised by a neighbour, regarding noise, pollution, arrangements for opening of the car park and a lack of income generation.

The Development Control Manager also informed Members of a suggested additional condition as requested by the Forestry Officer and that, in the opinion of Officers, the issuance of an informative would be more appropriate than a condition.

**RESOLVED to GRANT PLANNING PERMISSION, subject to the following conditions:**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The mobile ice cream van shall only be located on the site as shown outlined in red on the site location plan received by the Borough Council on the 28th May 2014.
3. The ice cream van shall leave the site at the end of each trading day; the trading hours shall be in summer time between 1st April and 1st October between 9am to 8pm and in winter time between 1st October and 1st April between 9am to 5 pm between winter time trading.

**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.

**Reasons for Decision**

In the opinion of the Borough Council the proposal would not impact on the openness of the Green Belt or conflict with the purposes of including land within the Green Belt, would enhance recreational opportunities within the Borough and would not unduly impact upon the amenity of local residents or the wider street scene. The proposal therefore accords with the National Planning Policy Framework (2012) and policies ENV1, ENV26, R1 and R2 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

## **Notes to Applicant**

Planning Statement - Planning Officers have worked with the applicant during the consideration of the application thereby resulting in an 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.

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### **APPLICATION 2014/0660 RECREATION GROUND CHURCH LANE ARNOLD NOTTINGHAMSHIRE**

Proposal to allow the change of use of land from public park (sui generis) to a pitch for the siting of an ice cream van (A1 use).

**RESOLVED to GRANT PLANNING PERMISSION, subject to the following conditions:**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The mobile ice cream van shall only be located on the site as shown outlined in red on the site location plan received by the Borough Council on the 28th May 2014.
3. The ice cream van shall leave the site at the end of each trading day; the trading hours shall be in summer time between 1st April and 1st October between 9am to 8pm and in winter time between 1st October and 1st April between 9am to 5 pm between winter time trading.

#### **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.

#### **Reasons for Decision**

In the opinion of the Borough Council the proposed development would enhance recreational opportunities within the Borough and would not unduly impact upon the amenity of local residents or the wider street scene. The proposal therefore accords with the National Planning Policy Framework (2012) and policies ENV1, R1 and R2 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

## **Notes to Applicant**

Planning Statement - Planning Officers have worked with the applicant during the consideration of the application thereby resulting in an 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.

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### **APPLICATION 2014/0662 KING GEORGES FIELD GEDLING ROAD ARNOLD NOTTINGHAMSHIRE**

Proposal to allow the change of use of land from public park (sui generis) to a pitch for the siting of an ice cream van (A1 use).

**RESOLVED to GRANT PLANNING PERMISSION, subject to the following conditions:**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The mobile ice cream van shall only be located on the site as shown outlined in red on the site location plan received by the Borough Council on the 28th May 2014.
3. The ice cream van shall leave the site at the end of each trading day; the trading hours shall be in summer time between 1st April and 1st October between 9am to 8pm and in winter time between 1st October and 1st April between 9am to 5 pm between winter time trading.

#### **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.

#### **Reasons for Decision**

In the opinion of the Borough Council the proposed development would enhance recreational opportunities within the Borough and would not unduly impact upon the amenity of local residents or the wider street scene. The proposal therefore accords with the National Planning Policy Framework (2012) and policies ENV1, R1 and R2 of the Gedling

Borough Council Replacement Local Plan (Certain Policies Saved 2008).

**Notes to Applicant**

Planning Statement - Planning Officers have worked with the applicant during the consideration of the application thereby resulting in an 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.

**189 PLANNING DELEGATION PANEL ACTION SHEETS**

**RESOLVED:**

To note the information.

**190 FUTURE PLANNING APPLICATIONS**

**RESOLVED:**

To note the information.

**191 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.**

None.

The meeting finished at 6.45 pm

Signed by Chair:  
Date: