

**MINUTES
PLANNING COMMITTEE**

Wednesday 6 August 2014

Councillor John Truscott (Chair)

In Attendance:	Councillor Barbara Miller	Councillor	Andrew
	Councillor Pauline Allan	Ellwood	
	Councillor Roy Allan	Councillor	Cheryl
	Councillor Peter Barnes	Hewlett	
	Councillor Denis Beeston	Councillor	Jenny
	MBE	Hollingsworth	
	Councillor Alan Bexon	Councillor	Meredith
	Councillor John Boot	Lawrence	
	Councillor Ged Clarke	Councillor	Marje
	Councillor Bob Collis	Paling	
		Councillor	Lynda
		Pearson	
		Councillor	Colin

Powell
Councillor Suzanne
Prew-Smith

Absent: Councillor Chris Barnfather and Councillor Mike Hope

Officers in Attendance: N Morley, A Gibson, L Sugden and L Parnell

192 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Barnfather and Hope.

193 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 9 JULY 2014.

RESOLVED:

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

194 DECLARATION OF INTERESTS

Councillor Truscott declared a non-pecuniary interest in Application No. 2014/0655, on behalf of all members of the Planning Committee, on the grounds that the applicant is Gedling Borough Council.

195 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

The Chair updated Members on the Lymn's Crematorium appeal, which had been recently dismissed, and the submission of the Aligned Core Strategy to the independent inspector. Members asked that thanks be passed to the Officers who had worked on the Aligned Core Strategy.

196 APPLICATION NO. 2013/1406- LAND NORTH OF PAPPLEWICK LANE.

Councillor Beeston MBE entered the meeting.

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.

Mr Matthew Stafford of the Co-operative Group spoke in favour of the application.

Ms. Roberta Norris, a resident objector and Parish Council representative, spoke against the application.

Principal Planning Officer, Nick Morley, outlined three additional representations that had been received regarding the indicative landscaping plans, concerns about the height of properties to be built adjacent to existing properties, the proposed cycle lane, noise impact assessments and the potential devaluation of the heritage landscape.

The Principal Planning Officer also drew Members attention to proposed amendments to Conditions 25, 26 and 27, which had been circulated prior to the commencement of the meeting.

RESOLVED to GRANT OF OUTLINE PLANNING PERMISSION, subject to the applicant entering into a Section 106 Agreement with the Borough Council as local planning authority and with the County Council as local highway and education authority for the provision of, or financial contributions towards, Junction Mitigation Measures, Public Transport, Travel Plan Monitoring, Educational and Library Facilities, Primary Healthcare, Affordable Housing, Open Space, an Ecology Park; and subject to the application not being called in by the Secretary of State and to the following conditions:

Conditions

- 1 Application for the Approval of Reserved Matters shall be made to the Borough Council not later than three years from the date of this permission. Details of Appearance, Landscaping, Layout and Scale (hereinafter called the Reserved Matters) for each phase of development shall be submitted to and approved in writing by the

Borough Council before any development within that phase begins and the development shall be carried out as approved. The development hereby permitted shall commence no later than two years from the date of approval of the last Reserved Matters to be approved.

- 2 The development hereby approved comprises: (1) up to 300 residential dwellings; (2) a half form primary school, which shall cover a minimum of 0.598 ha; (3) Public Open Space, including landscaping and children's play areas; and (4) attenuation ponds and ecology park, all as indicated on the Indicative Masterplan (without notes), received on 1st May 2014.
- 3 That part of the development which falls within Gedling Borough shall be carried out in accordance with the Proposed Ghost Island Right Turn drawing (0218-F03 Rev M), received on 19th May 2014.
- 4 No phase of development shall commence until a Phasing Schedule has been submitted and approved in writing by the Local Planning Authority. The development hereby approved shall be carried out in accordance with the approved Phasing Schedule unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of a particular phase.
- 5 Prior to the commencement of each phase of development hereby approved a Construction Environmental Management Plan (CEMP) for that phase of development shall be submitted to and approved in writing by the Local Planning Authority. Each CEMP shall include the following details: (1) the hedgerow and tree protection measures that shall be implemented for all retained woodland, trees and hedgerows approved as part of the landscaping details to be submitted as part of the reserved matters pursuant to this application. A statement shall also be provided which details how the protection measures shall be implemented so as to minimise damage and disturbance to habitats within the vicinity and the species they support. The protection measures shall accord with current British Standards in relation to design, demolition and construction (BS5837:2012 or any subsequent revision); (2) the measures that shall be implemented during the construction of that particular phase of the development so as to minimise water runoff and works pollution entering watercourses; and (3) the measures that shall be implemented so as to avoid any disturbance to nesting birds during that particular phase of construction.(4) details of traffic routes for Heavy Good Vehicular movements during the construction of that phase of development. (5) details of wheel washing facilities to be used by vehicles entering and leaving site during the construction of that phase of development ; and (6) details of how the principle of Best Practicable Means shall be

applied in relation to minimising impact on the surrounding area during the construction of that particular phase of development in relation to noise and vibration and safeguarding air quality. The approved CEMP(s) and all details therein shall be implemented in accordance with the approved details throughout the construction period of that phase(s) of development.

- 6 Before development is commenced there shall be submitted to and approved in writing by the Borough Council, details of measures for the control of sediment and pollutants into the River Leen during both construction and occupation of the proposed development. The development shall be implemented in accordance with the approved measures and shall be retained 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 the new roads, including longitudinal and cross sectional gradients, street lighting, drainage and outfall proposals, construction specification, provision of and diversion of utilities services, proposed structural works and a proposed programme of works. The development shall be implemented in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
- 8 Prior to the commencement of any phase of development hereby approved a site level survey plan shall be undertaken for that phase of development showing existing and proposed site levels. That phase of the development shall be implemented in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.
- 9 Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of a scheme to manage any risk of groundwater flooding and overland flows within the development and that floor levels be raised accordingly, as recommended in the Papplewick Groundwater Assessment (April 2014). The approved scheme shall be fully implemented and subsequently maintained for the lifetime of the development, in accordance with the timing/phasing arrangements embodied within the scheme, or as otherwise prior agreed in writing by the Borough Council.
- 10 Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of a scheme to ensure finished floor levels are set 600 mm above the 1 in 100 year plus climate change flood level from the local source (i.e. River Leen, Ordinary Watercourse, local drainage level). The approved scheme shall be fully implemented and

subsequently maintained for the lifetime of the development, in accordance with the timing/phasing arrangements embodied within the scheme, or as otherwise prior agreed in writing by the Borough Council.

- 11 Before development is commenced there shall be submitted to and approved in writing by the Borough Council, details of a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council. The scheme to be submitted shall demonstrate: (1) surface water drainage systems designed in accordance with CIRIA C697 and C687 or the National SuDS Standards, should the later be in force when the detailed design of the surface water drainage system is undertaken; (2) limiting the discharge rate generated by all rainfall events up to the 100 year plus 30% (for climate change) to 2l/s/ha (9.9l/s); (3) provision of surface water run-off attenuation storage in accordance with the requirements specified in 'Science Report SC030219 Rainfall Management for Developments', including the provision for long term storage; (4) detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods;(5) a minimum of two forms of surface water treatment of surface water prior to the discharge from the site to the River Leen; and (6) details of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development, to ensure long term operation to design parameters.
- 12 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 foul sewage. The scheme shall be implemented 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.
- 13 Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of a scheme to provide a 30 metre easement from the top of the bank of the River Leen, as illustrated on the Indicative Masterplan with notes (drawing number PL02). The approved scheme shall be

fully implemented and subsequently maintained for the lifetime of the development, in accordance with the timing/phasing arrangements embodied within the scheme, or as otherwise prior agreed in writing by the Borough Council.

- 14 Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of a scheme to provide an 8 metre easement from the top of the northern bank of the Ordinary Watercourse and a 4 metre easement from the top of the southern bank of the Ordinary Watercourse, as shown on drawing no: 2097-PL11. The approved scheme shall be fully implemented and subsequently maintained for the lifetime of the development, in accordance with the timing/phasing arrangements embodied within the scheme, or as otherwise prior agreed in writing by the Borough Council.
- 15 Before development is commenced there shall be submitted to and approved in writing by the Borough Council a scheme detailing how the lagoons will be designed to be of benefit to protected and local biodiversity action plan (LBAP) species such as water vole, great crested newts and common toads. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council. The scheme to be submitted shall include the following features: (1) Detailed design of the lagoons, noting that the design should aim to provide valuable wetland habitat; (2) Substrate for the base and banks of the lagoons must be those that are naturally nutrient poor, such as bare clay or sand; and (3) Details demonstrating how the lagoons will be managed/maintained over the longer term, including adequate financial provision and a named body responsible for management plus production of detailed management plan.
- 16 Before development is commenced there shall be submitted to and approved in writing by the Borough Council a scheme for the provision of new wildlife ponds on site which are located and designed to benefit protected and local biodiversity action plan (LBAP) species such as water vole, great crested newts and common toads. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council. The scheme to be submitted shall include the following features: (1) A plan indicating the location of the ponds, noting that they should be positioned to face north to south, and should be located in close proximity to the River Leen (but outside of the 8m zone from the top of bank of the river); (2) Detailed design of the ponds, noting that the design should aim to provide

valuable pond habitat for protected and LBAP species; (3) How the ponds will be filled (surface or ground water), noting that they should not be directly connected to a watercourse to prevent siltation and eutrophication of the ponds; (4) Substrate for the base and banks of the pond must be those that are naturally nutrient poor, such as bare clay or sand; and (5) The ponds should not be planted, but allowed to colonise naturally.

- 17 Before development is commenced there shall be submitted to and approved in writing by the Borough Council detailed plans which incorporate the mitigation measures listed in the Ecology Addendum Report - Phase 1 Habitat of Flood Attenuation Proposals. The mitigation measures shall subsequently be implemented in accordance with the approved details before the development is completed and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
- 18 Prior to the commencement of each phase of development hereby approved a written scheme of archaeological treatment related to that phase shall be submitted to and approved in writing by the Borough Council. The development shall be implemented in accordance with the approved scheme(s), unless otherwise prior agreed in writing by the Borough Council.
- 19 Prior to the commencement of each phase of development hereby approved details of a local labour agreement to cover the construction of that phase of development shall be submitted to and approved in writing by the Borough Council. The local labour agreement shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Borough Council.
- 20 Before development is commenced, a targeted water vole and white clawed crayfish survey of the section of the River Leen adjacent to the proposed development and reptile surveys of the wider site, including the southern development boundary, shall be undertaken by an appropriately qualified ecologist and the outcome reported to the Borough Council. If water voles, white-clawed crayfish or reptiles are found to be present, the ecological mitigation hierarchy shall be applied i.e. where adverse impacts cannot first be avoided then mitigation measures must be put in place to reduce any adverse impacts. Where mitigation cannot be achieved then similar habitat should be created elsewhere on site, to a greater proportion, to appropriately compensate for the loss and to ensure a net gain of habitat on site. The mitigation measures shall be implemented in accordance with the approved details before development commences.

- 21 Before development is commenced, an ecological survey of the ditch to the north of the site shall be undertaken by an appropriately qualified ecologist to consider the suitability of this habitat to support protected species, including water vole, white-clawed crayfish and great crested newts and the outcome reported to the Borough Council. Where the habitat is considered to be suitable for any one of these species, then a full survey should be undertaken and the ecological mitigation hierarchy applied i.e. where adverse impacts cannot first be avoided then mitigation measures must be put in place to reduce any adverse impacts. Where mitigation cannot be achieved then similar habitat should be created elsewhere on site, to a greater proportion, to appropriately compensate for the loss of the ditch and to ensure a net gain of habitat on site. The outcome of any such survey should be submitted to and approved in writing by the Borough Council and the mitigation measures shall be implemented in accordance with the approved details before development commences.
- 22 Before development is commenced there shall be submitted to and approved in writing by the Borough Council an updated badger survey of the area, undertaken by an appropriately qualified ecologist and the outcome reported to the Borough Council before development commences. If any badgers are found to be present, details of any proposed mitigation measures shall be submitted to and approved in writing by the Borough Council before development commences. The mitigation measures shall be implemented in accordance with the approved details before development commences.
- 23 Before development is commenced there shall be submitted to and approved in writing by the Borough Council, details of a lighting scheme to ensure the retention of an unlit corridor along the River Leen, around the site boundary hedgerows, and in the vicinity of the tree on the western boundary containing the confirmed pipistrelle bat roost. The approved lighting scheme shall be implemented in accordance with the approved details before development is commenced and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
- 24 Before development is commenced there shall be submitted to and approved in writing by the Borough Council, details of the proposed ecological enhancement measures specified in the Ecological Appraisal, October 2012. These measures shall also incorporate features for nesting house sparrows and starlings, and roosting bats, within the fabric of a proportion of the proposed buildings. The enhancement measures shall be implemented in accordance with the approved details and shall be retained for the

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

- 25 Development shall not begin until a phasing programme for the highway works referred to in condition 26 below has been submitted to and approved in writing by the Borough Council. Development shall be carried out in accordance with the approved phasing programme.
- 26 The following works shall be completed in accordance with details first submitted to and approved in writing by the Borough Council prior to commencement of the respective phase and in accordance with the phasing programme approved pursuant to condition 25:
 - i. Works for the new junction onto Papplewick Lane, as shown for indicative purposes only on drawing no. 0218/F03, revision A.
 - ii. Works at B683/Linby Lane/Forest Lane junction, as shown for indicative purposed only on drawing no. 0218-F04, revision A.
 - iii. A scheme to provide a suitable combined cycle and pedestrian route between the site and Hucknall Town Centre.
- 27 The proposed means of access and routeing for construction traffic shall be submitted to and approved in writing by the Borough Council and implemented as approved; the access shall be provided before the development commences on land to which the reserved matters relates and no other access points for construction traffic shall be provided unless otherwise agreed in writing by the Borough Council.
- 28 The development hereby permitted shall not be occupied or 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 for a period of 5 years, commencing with the date of final occupation.
- 29 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 and to the Borough Council 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.

- 30 The Travel Plan Coordinator shall within 3 months of occupation produce or procure a full travel plan that sets out final targets with respect the number of vehicles using the site and the adoption of measures to reduce single occupancy car travel to be approved 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.
- 31 No part of the development hereby permitted shall be brought into use until all drives and parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
- 32 No part of the development hereby permitted shall be brought into use until the access driveways and parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveways and parking areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
- 33 The wheel washing facilities required by condition 5 above shall be maintained in working order at all times during the construction period for each phase of that development only and shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public road.
- 34 A 30 m undeveloped buffer must be retained between the development and the River Leen, except in the location of the pedestrian/cycle link, to ensure that the wildlife corridor function of the river is retained, and to avoid impacts on notable species occurring within the river. The buffer shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
- 35 The grassland buffer on the eastern side of the northern field (to be developed as the 'Ecology Park') must be retained and

protected to ensure that there is no impact on great crested newts. The buffer shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

- 36 No vegetation clearance or ground works shall take place on site during the bird nesting season (1st March to 31st August inclusive in any given year), unless pre-commencement checks for nesting birds have been undertaken by an appropriately qualified ecologist and the outcome reported to the Borough Council. If any nesting birds are found to be present, details of any proposed mitigation measures shall be submitted to and approved in writing by the Borough Council before the development commences. The mitigation measures shall be implemented in accordance with the approved details before development commences, unless otherwise prior agreed in writing by the Borough Council.
- 37 The detailed plans and particulars to be submitted as reserved matters in relation to landscaping shall include: (a) details of the size, species, positions and density of all trees and shrubs to be planted; (b) details of the boundary treatments, including those to individual plot boundaries; (c) the proposed means of surfacing access roads, car parking areas, roadways and the frontages of properties such as driveways and footpaths to front doors and (d) a programme of implementation. The development shall be implemented in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
- 38 If within a period of five years beginning with the date of the planting of any tree or shrub, approved as reserved matters in relation to landscaping, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Borough Council seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Borough Council.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and Section 92 of the Town and Country Planning Act 1990.
- 2 To define the consent and to ensure that a satisfactory form of development is obtained in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

- 3 For the avoidance of doubt.
- 4 To provide a degree of flexibility to assist the delivery of the site, that also enables the Local Authority to monitor and manage the supply of housing land.
- 5 To ensure that appropriate measures are taken to protect the local environment in terms of impact on trees; hedgerows and woodland, flora and fauna, water quality, air quality and on the amenity of neighbouring uses, in accordance with the National Planning Policy Framework.
- 6 To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
- 7 To ensure that the roads of the proposed development are designed to an adoptable standard in order to accord with Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
- 8 To ensure a satisfactory development and that flood risk is appropriately mitigated, in accordance with the National Planning Policy Framework, Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and Policy 1 of the Aligned Core Strategy Submission Documents.
- 9 To reduce the risk of flooding to the proposed development and future users, in accordance with Policy 1 of the Aligned Core Strategy Submission Documents.
- 10 To prevent the risk of flooding to the development, in accordance with Policy 1 of the Aligned Core Strategy Submission Documents.
- 11 To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures, in accordance with the National Planning Policy Framework and Policies 1 and 17 of the Aligned Core Strategy Submission Documents.
- 12 To ensure the development is provided with a satisfactory means of drainage and to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution, in accordance with the National Planning Policy Framework and Policy 1 of the Gedling Borough Aligned Core Strategy Submission Documents.

- 13 To enable future maintenance and emergency access to this watercourse and to allow for amenity and biodiversity corridors along the river valley, in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and Policy 17 of the Aligned Core Strategy Submission Documents.
- 14 To enable future maintenance and emergency access to this watercourse and to allow for biodiversity corridors, in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and Policy 17 of the Aligned Core Strategy Submission Documents.
- 15 To ensure that the proposed lagoons are developed in a way that contributes to the nature conservation value of the site in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
- 16 To ensure that the proposed ponds are developed in a way that contributes to the nature conservation value of the site in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
- 17 To ensure that the proposed development is undertaken in a way that contributes to the nature conservation value of the site, in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
- 18 To ensure that the site is surveyed to identify any potential archaeology and if found is appropriately dealt with, in accordance with the National Planning Policy Framework.
- 19 To seek to ensure that the construction of the site employs wherever possible local people and assists economic growth in the area.
- 20 To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
- 21 To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
- 22 To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.

- 23 To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
- 24 To enhance biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
- 25 To ensure a satisfactory development, in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
- 26 In the interest of through traffic, highway safety and sustainable travel, in accordance with the National Planning Policy Framework, Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and Policy 14 of the Aligned Core Strategy Submission Documents.
- 27 In the interests of highway safety and to protect the amenity of residential areas, in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
- 28 To promote sustainable travel, in accordance with the National Planning Policy Framework and Policy 14 of the Aligned Core Strategy Submission Documents.
- 29 To promote sustainable travel, in accordance with the National Planning Policy Framework and Policy 14 of the Aligned Core Strategy Submission Documents.
- 30 To promote sustainable travel, in accordance with the National Planning Policy Framework and Policy 14 of the Aligned Core Strategy Submission Documents.
- 31 To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc), in the interests of highway safety in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
- 32 To ensure surface water from the site is not deposited on the public highway causing dangers to road users, in the interests of highway safety in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
- 33 In the interests of highway safety in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

- 34 To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
- 35 To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
- 36 To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
- 37 To ensure a satisfactory development and that the landscaping of the development as proposed at reserved matters stage accords with Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
- 38 To ensure a satisfactory development, in accordance with Policy ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Reasons for Decision

The development has been considered in accordance with the National Planning Policy Framework, the adopted Local Plan and emerging Aligned Core Strategy, where appropriate. In the opinion of the Borough Council, the proposed development largely accords with the relevant policies of these frameworks and plans. Where the development conflicts with the Local Plan, it is the opinion of the Borough Council that other material considerations indicate that permission should be granted. The benefits of granting the proposal outweigh any adverse impact of departing from the Local Plan.

Notes to Applicant

This decision notice relates to that part of the application site which falls within Gedling Borough, as indicated on the Site Location OS Plan with Authority Areas Shown (drawing no: PL06) submitted on 22nd November 2013.

Your attention is drawn to the attached correspondence from Nottinghamshire County Council, the Environment Agency, Severn Trent Water and the Nottinghamshire Wildlife Trust.

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.

197

APPLICATION NO. 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.

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 shall be undertaken in accordance with the details as set out within the application forms received on the 10th March 2014, the Design and Access Statement received on the 10th March 2014, the plans received on the 10th March 2014 and the 9th June 2014 and the Protected Species Report received on the 2nd June 2014.
- 3 Before development is commenced there shall be submitted to and approved by the Borough Council precise details and samples of all materials to be used in the external construction of the proposed dwelling. Once these details are approved the dwelling shall be built in accordance with these details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
- 4 Before development is commenced there shall be submitted to and approved by the Borough Council precise details of the means of enclosure of the site. The approved means of enclosure shall be erected before the dwelling is first occupied, and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council as Local Planning Authority.

- 5 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.
- 6 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.
- 7 Before development is commenced there shall be submitted to and approved in writing precise details of the means of surfacing of the unbuilt in portions of the site. Once these details have been approved the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
- 8 No part of the development hereby permitted shall be brought into use until the visibility splays of 2.4 x 43 metres are provided in accordance with details to be first submitted to and approved in writing by the Borough Council as Local Planning Authority. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures or erections exceeding 0.6 metres in height.
- 9 No part of the development hereby permitted shall be brought into use until a vehicular verge crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Borough Council as Local Planning Authority.
- 10 No part of the development hereby permitted shall be brought into use until the existing site access that has been made redundant as a consequence of this consent is permanently closed and the access crossing reinstated as verge in accordance with details to be first submitted to, and approved in writing by, the Borough Council as Local Planning Authority.
- 11 No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.
- 12 Pedestrian visibility splays of 2.0 metres x 2.0 metres shall be provided on each side of the vehicular access. These

measurements are taken from and along the highway boundary. The areas of land forward of these splays shall be maintained free of all obstruction over 0.6 metres above the carriageway level at all times.

- 13 No part of the development hereby permitted shall be brought into use until the access driveway, parking and turning area is constructed with provision to prevent the unregulated discharge of surface water from these areas to the public highway in accordance with details first submitted to and approved in writing by the Borough Council as Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
- 14 No works permitted under Class A, B, C, D 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 a satisfactory development, in accordance with the aims of Policy ENV1 of the Borough Council Replacement Local Plan. (Certain Saved Policies 2008)
- 4 To ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Borough Council Replacement Local Plan. (Certain Saved Policies 2008)
- 5 To ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Borough Council Replacement Local Plan. (Certain Saved Policies 2008)
- 6 To ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Borough Council Replacement Local Plan. (Certain Saved Policies 2008)
- 7 To ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Borough Council Replacement Local Plan. (Certain Saved Policies 2008)

- 8 In the interests of highway safety.
- 9 In the interests of highway safety.
- 10 In the interests of highway safety.
- 11 In the interests of highway safety.
- 12 In the interests of highway safety.
- 13 In the interests of highway safety.
- 14 To protect 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

Whilst the proposed development does not strictly accord with the guidance as set out within the National Planning Policy Framework 2012 and the policies contained within the Replacement Local Plan (Certain Policies Saved 2008), I consider that there is a justification for the development in order for the development to be acceptable within this Green Belt location. I am satisfied that the proposed development of the site results in no undue impact on the Green Belt, neighbouring properties, highway safety or protected species.

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. 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 from the Nottinghamshire Wildlife Trust.

The proposal makes it necessary to construct a vehicular verge crossing over a verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80.

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.

198 APPLICATION NO. 2014/0587- LAND SOUTH OF COLWICK LOOP ROAD, COLWICK.

Application withdrawn prior to the meeting.

199 APPLICATION NO. 2014/0136- LAND SOUTH OF COLWICK LOOP ROAD, COLWICK.

Application withdrawn prior to the meeting.

200 APPLICATION NO. 2014/0655- ARNOT HILL PARK, ARNOLD.

To allow the change of use of land from public park (sui generis) to a pitch for the siting of 2 ice cream vans (A1 use).

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 mobile ice cream vans 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 vans 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.

201

APPLICATION NO. 2014/0669- DBH HOUSE, CARLTON SQUARE, CARLTON.

Conversion of existing top floor plant space including construction of additional new lightweight extension to create 12no new Housing Association flats with associated works to external fabric.

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

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development hereby permitted shall be completed in accordance with the submitted plans, application form, and Design and Access Statement received on the 5th June 2014 drawing no's: 20-003, 20-002, 20-001, 1063-01, 20-004, 25-001, and 25-002 and the revised site location plans received on 20th June 2014.
- 3 No part of the development hereby permitted shall be implemented until the Change of Use of the existing office building into 28 flats has been approved using the provisions

within Class J of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

- 4 Before development is commenced there shall be submitted to and approved in writing by the Borough Council a precise layout plan of the private car park showing individual spaces marked out. Once approved the development shall be carried out in accordance with these details and be retained for the life of the development unless otherwise 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 precise details of a secure access system or management strategy (i.e. barrier or permit system) to be provided for the shared private car park serving the flats. Once approved the development shall be carried out in accordance with these details and be retained for the life of the development unless otherwise agreed in writing by the Borough Council.
- 6 No part of the development hereby permitted shall be brought into use until the parking areas are available for use for the occupants of the flats. The car park shall remain surfaced in a bound material with the parking bays clearly delineated. The parking areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking of vehicles.
- 7 Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details of the materials to be used in the external elevations of the proposed development. Once approved the development shall be constructed in accordance with these approved details unless otherwise agreed 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 comprehensive and complete development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
- 4 To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.

- 5 To ensure that adequate off-street parking provision is available to reduce the possibilities of the proposed development leading to on-street parking in the area.
- 6 To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.
- 7 To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring properties, the area in general and is acceptable from a highway safety viewpoint. The proposal therefore accords with policies H11 and ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

Notes to Applicant

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

The proposed development lies within a coal mining area which may contain unrecorded 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.

Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application and during Pre Application discussions to address adverse impacts identified by officers 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 Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

APPLICATION NO. 2014/0757- GARAGE SITE, RUTLAND ROAD, GEDLING.

The Chair declared a non-pecuniary interest in the application, on behalf of all members of the Planning Committee, on the grounds that the applicant is Gedling Borough Council.

Supported housing development of five one bedroom houses and one wheelchair user bungalow with associated hard and soft landscaping.

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

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development hereby permitted shall be completed in accordance with the submitted plans received on the 13th June 2014 drawing no's 2175/P300, 2175/P201 A, 2175/P300, and 2175/P200D, 2175/P103A and 2175/P102J.
- 3 No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel). The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.
- 4 No part of the development hereby permitted shall be brought into use until the access driveway/parking/turning area (s) is constructed with the provision to prevent the unregulated discharge of surface water from the driveway/parking/turning area (s) to the public highway in accordance with details first submitted to and approved in writing by the Borough Council. Once approved the development shall be carried out in accordance with these details. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
- 5 No part of the development hereby permitted shall be brought into use until the parking areas are provided in accordance with the approved plan drawing no: 2175/P102G. The parking and turning areas shall not be used for any purpose other than the parking and turning of vehicles.
- 6 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.

- 7 Before development is commenced there shall be submitted to and approved by the Borough Council precise details and samples of all materials to be used in the external construction of the proposed dwellings. The dwellings shall be built in accordance with the approved details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
- 8 Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details of the means of enclosure of the site. Thereafter the means of enclosure shall be erected and retained in accordance with the approved details.
- 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. 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.
- 10 The car parking provision shall be provided in accordance with the approved plan received on 19th February 2014 drawing no: 2175/P 102 J showing the layout of the unallocated and allocated car parking spaces to serve the development. The parking provision shall be retained in this manner for the life of the development unless otherwise agreed 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 reduce the possibility of deleterious material being deposited on the public highway.
- 4 To ensure surface water from the site is not deposited on the public highway causing dangers to road users.

- 5 To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.
- 6 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.
- 7 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 To ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2008).
- 9 To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).
- 10 In the interests of road safety, in accordance with the aims of The Gedling Borough Council Parking Provision for Residential Developments (Supplementary Planning Document May 2012).

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring properties, the area in general and is acceptable from a highway safety viewpoint. The proposal therefore accords with policies H7, H16 and ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

Notes to Applicant

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

Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application and during Pre Application discussions to address adverse impacts identified by officers 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 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.

203 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

The meeting finished at 7.00 pm

Signed by Chair:
Date: