

**MINUTES
PLANNING COMMITTEE**

Wednesday 8 October 2014

Councillor John Truscott (Chair)

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

Absent: Councillor Pauline Allan, Councillor Chris Barnfather and Councillor Bob Collis

Officers in Attendance: J Ansell, J Cole, F Whyley and B Pearson

224 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Collis and Barnfather.

Councillor Clarke attended as a substitute for Councillor Pauline Allan, who had given apologies.

225 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 17 SEPTEMBER 2014.

RESOLVED:

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

226 DECLARATION OF INTERESTS

Councillor Hollingsworth declared a non-pecuniary interest in item 4 on the agenda, on the grounds that, in her role as Civic Head, she had been involved in sponsoring and promoting the 'Men in Sheds' project, and informed the chair that she would not participate in the debate and determination of this item.

Councillor Barnes also declared a non-pecuniary interest in item 4 on the agenda, on the grounds of his role as Portfolio Holder for Environment.

Councillor Boot declared a non-pecuniary interest in item 6 on the agenda, on the grounds of his personal association with the applicant.

On behalf of all Councillors, the Chair declared a non-pecuniary interest in items 4, 5 and 6 on the agenda on the grounds that, in the case of items 4 and 5, Gedling Borough Council is the applicant, and, in the case of item 6, a Member of the Council is the applicant.

Councillor Hollingsworth left the meeting at 18.05.

227

APPLICATION NO. 2014/ 0805 STORES BUILDING, GEDLING BOROUGH COUNCIL, JUBILEE HOUSE, NOTTINGHAM ROAD, DAYBROOK

Use of section of the ground floor store building for a joinery workshop, operating Mondays to Fridays, for a joint Age UK and Gedling Council project.

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 application forms and plans received on 2nd July 2014 drawing no's: G12/JHS/001 and G14/JHS/001.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council the proposed use as a joinery workshop and the internal alterations would have no undue impact on neighbouring residential amenity or the locality in general. The development therefore complies with the National Planning Policy Framework (2012) and Policy ENV1 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.

Councillor Hollingsworth re-joined the meeting at 18.15.

Councillor Pearson joined the meeting at 18.20, and Councillor Prew-Smith joined the meeting at 18.23.

228

APPLICATION NO. 2014/0959 RECREATION GROUND, LAMBLEY LANE, GEDLING NOTTINGHAMSHIRE

Work to create pedestrian walkway and associated fencing along former rail track which will be used to access Gedling Country Park.

RESOLVED to GRANT PLANNING PERMISSION subject to the following conditions:

Conditions

1. The change of use hereby permitted shall cease on the 1st July 2015 and the land restored to its former condition with all fencing, gates and hardstanding removed by the 1st January 2016, unless otherwise prior agreed in writing by Gedling Borough Council.
2. The development shall be carried out in accordance with the details as set out within the application forms received on the 21st August 2014, the plans received on the 21st August 2014, the photographs received on the 21st August 2014, the planning statement received on the 21st August 2014 and the email received on the 26th August 2014.
3. The ramped pathway, fencing and gates proposed to be erected along the walkway and to the access to the Gedling Country Park, as shown on the plan hereby approved dated the 21/08/2014, shall be erected before the walkway and access to the Gedling Country Park are first brought into use and shall be retained thereafter in accordance with the approved details at all times unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
4. The swing bar gate providing access into the Gedling Country Park shall not be used between the hours of 21.00 and 08.00 Mondays to Fridays and 21.00 hours to 09.00 on weekends and Bank Holidays from the 1st June to 30th September and between the hours of 19.00 and 08.00 Mondays to Fridays and 19.00 to

09.00 on weekends and Bank Holidays from 1st October to 31st May inclusive. These opening times will cease when this temporary permission expires on the 1st July 2015.

Reasons

1. For the avoidance of doubt.
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 Saved Policies 2014).
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 Saved Policies 2014).

Reasons for Decision

The proposed development, given that it is proposed for a temporary period only, results in no undue impact on the safeguarded railway line, results in no undue impact on the allocated housing site, the proposed route of the Gedling Access Road or the area in general. The proposal therefore accords with policies 2 and 16 of the Aligned Core Strategy (September 2014) and policies H15 and ENV1 of the Gedling Borough Replacement Local Plan (Certain Saved Policies 2014).

Notes to Applicant

You are advised that during site preparation or the development of the site should any protected species be found the works shall cease and the Nottinghamshire Wildlife Trust shall be contacted immediately for advice.

You are advised that a Licence Agreement with Network Rail will be required in order to use the railway as a pedestrian walkway. You are therefore advised to contact Frances Cunningham, Town Planner for Network Rail on 01904 389680.

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 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.

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.).

Councillor Boot left the meeting at 18.45.

229 APPLICATION NO. 2014/0605 300 SPRING LANE LAMBLEY NOTTINGHAMSHIRE NG4 4PE

Change of use of the existing annex to an independent dwelling and the erection of a garage to serve the new dwelling.

On the motion of Councillor Barnes, seconded by Councillor Truscott, amendments to the conditions were proposed in the following terms:

Condition 2 amended (addition in bold):

The development shall be undertaken in accordance with the details as set out within the application forms received on the 13th May 2014, the plans received on the 13th August 2014 and **the e-mail and additional plan received on the 29th September 2014 showing the access to the proposed garage.**

Condition 4: Deleted.

Condition 5: Becomes condition 4.

The substantive motion was put to the vote and it was RESOLVED to GRANT PLANNING PERMISSION subject to the following amended 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 13th May 2014, the plans received on the 13th August 2014 and the e-mail and additional plan received on the 29th September 2014 showing the access to the proposed garage.
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 garage. The development shall be constructed in accordance with the approved details.

4. 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 Saved Policies 2014).
4. 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 2014).
5. 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 2014).

Reasons for Decision

The proposals are acceptable in terms of Green Belt policy, result in no undue impact on the open character of the Green Belt or neighbouring properties and are acceptable from a highway safety viewpoint. The proposals therefore accord with policies contained within the National Planning Policy Framework 2012, policy 10 of the Aligned Core Strategy (ACS) for Gedling Borough (September 2014) and policies ENV1 and ENV28 of the Gedling Borough Replacement Local Plan (Certain Saved Policies 2014).

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 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.

Councillor Boot re-joined the meeting at 18.55

230 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

231 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

232 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 18.55

Signed by Chair:
Date: