



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

Agenda

Planning Committee

Date: **Wednesday 8 October 2014**

Time: **6.00 pm**

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

For any further information please contact:

Lyndsey Parnell

Members' Services Officer

0115 901 3910

Planning Committee

Membership

Chair Councillor John Truscott

Vice-Chair Councillor Barbara Miller

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

AGENDA

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MINUTES PLANNING COMMITTEE

Wednesday 17 September 2014

Councillor John Truscott (Chair)

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

Absent: Councillor Alan Bexon

Officers in Attendance: P Baguley, D Blasdale, D Gray and L Parnell

215 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Councillor Hewson attended the meeting as a substitute for Councillor Alan Bexon.

216 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 27 AUGUST 2014.

RESOLVED:

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

217 DECLARATION OF INTERESTS

None.

218 APPLICATION NO. 2014/0768- 5 IVY GROVE, CARLTON, NOTTINGHAMSHIRE.

Retention of decking and fence to rear elevation.

The Service Manager, Planning and Economic Development, provided additional information to Members regarding relevant planning policy and the topography of the site for clarification.

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

Conditions

1. The development undertaken shall be retained in accordance with the details as set out within the application forms received on the 30th June 2014 and the plans received on the 30th June 2014.

Reasons

1. For the avoidance of doubt.

Reasons for Decision

The works undertaken result in no undue impact on neighbouring properties and are visually acceptable when viewed from neighbouring properties. The works undertaken therefore accord with policies ENV1 and H10 of the Gedling Borough Council 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.

219 APPEAL DECISION- LAND AT ORCHARD FARM, 216 CATFOOT LANE, LAMBLEY.

RESOLVED:

To note the information.

220 AIR QUALITY AND EMISSIONS MITIGATION: GUIDANCE FOR DEVELOPERS

The Service Manager, Planning and Economic Development, introduced the report, which had been circulated prior to the meeting, informing Members of the preparation of the Air Quality and Emissions Mitigation: Guidance for Developers (the Guidance) and of the intention to use the Guidance in dealing with planning applications on an informal, voluntary basis.

RESOLVED to:

1. Note the use of the Guidance on an informal, voluntary basis prior to adoption of the Local Planning Document; and

2. Note the intention to include the Guidance in the Local Planning Document.

221 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

222 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

223 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.45 pm

Signed by Chair:
Date:

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Agenda Annex

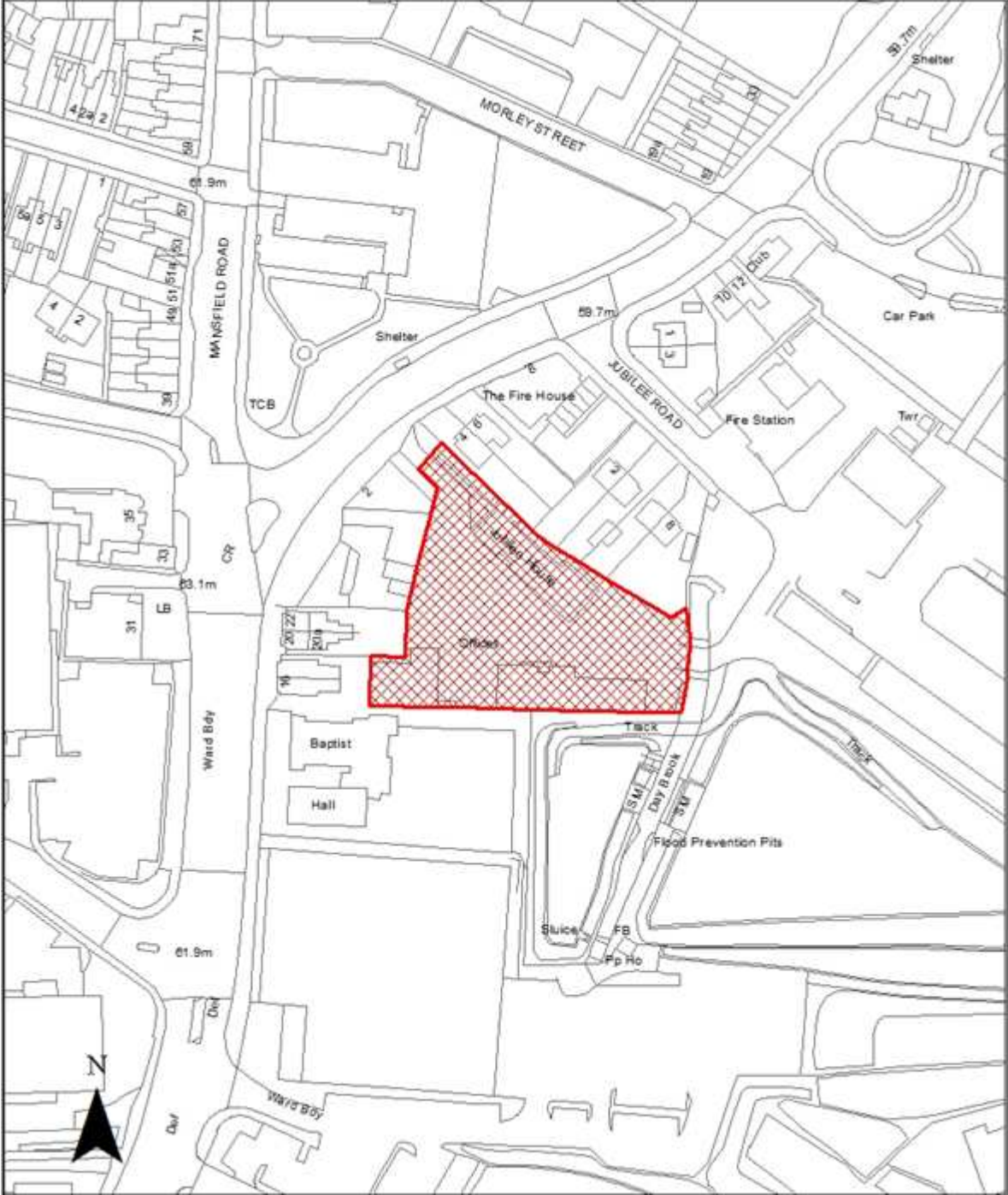
PLANNING COMMITTEE PROTOCOL

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

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Application Number: 2014/0805
Location: Stores Building, Gedling Borough Council, Jubilee House Nottingham Road, Daybrook



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Report to Planning Committee

Application Number: 2014/0805

Location: Stores Building, Gedling Borough Council, Jubilee House
Nottingham Road, Daybrook

Proposal: 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

Applicant: Gedling Borough Council

Agent: Steve Wiseman

The Owner of the Application site is Gedling Borough Council and in line with the Council's Constitution this application has been referred to Planning Committee

Site Description

The application relates to a general storage building sited opposite Gedling Borough Council's Jubilee House. Main access to the site is from Nottingham Road. The building is a two-storey with a single-storey detached structure located in the south-west corner of the site. There are a mixture of commercial and residential properties and Daybrook Baptist Church adjoining the site to the west and south.

Proposed Development

Full planning is sought for the change of use of a section of the ground floor store building for a joinery workshop, operating Mondays to Fridays for a joint Age UK and Gedling Borough Council project. The remainder of the ground floor would be retained for the storage of Gedling Borough Council Leisure Department's event equipment. The development requires internal refurbishment providing a new WC and work benches.

The present use class of the Stores building is Sui Generis; this permission seeks for a new Sui Generis use class accounting for the use of the existing general storage building as a general store / education / joinery workshop.

The application seeks for the use of the premises for a joinery workshop between the hours of 900hrs – 1600hrs.

Consultations

Nottinghamshire County Council (Highway Authority) – No objections

Public Protection – No objections

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

Planning Considerations

The main planning consideration in the determination of this application is the impact of the proposal on the residential amenity of nearby properties.

At the national level the National Planning Policy Framework (NPPF) (March 2012) is relevant. At the heart of the NPPF there is a presumption in favour of sustainable development. The NPPF sees good design as a key element of sustainable development.

Gedling Borough Council at its meeting on 10th September approved the Aligned Core Strategy (ACS) for Gedling Borough (September 2014) which is now part of the development plan for the area.

Appendix E of the ACS refers to the Saved Policies from Adopted Local Plans. The following policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2014 are relevant: -

Policy ENV1 (Development Criteria)

Under the Local Plan development should be of a high standard of design which has regard to the appearance of the area and which does not cause harm by virtue of its scale and materials. It should also not cause unacceptable harm to the amenity of adjoining occupiers.

I note the comments from the Highway Authority and as such I am satisfied that there would be no undue highway safety implications as a result of the development.

I note that public protection have not raised any objections to the proposal. In my opinion, given the existing use of the site and the distance to neighbouring residents, I am satisfied that the joinery workshop would not result in any additional undue impact on the amenity of nearby residential properties.

I note that there would be no external changes to the premises, and as such I am satisfied that there would be no undue impact on the design and appearance of the premises.

For the above reasons I consider that the proposal accords with Policy ENV1 of the Replacement Local Plan and advice contained within the NPPF and would recommend Planning Permission is granted.

Recommendation:

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 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.

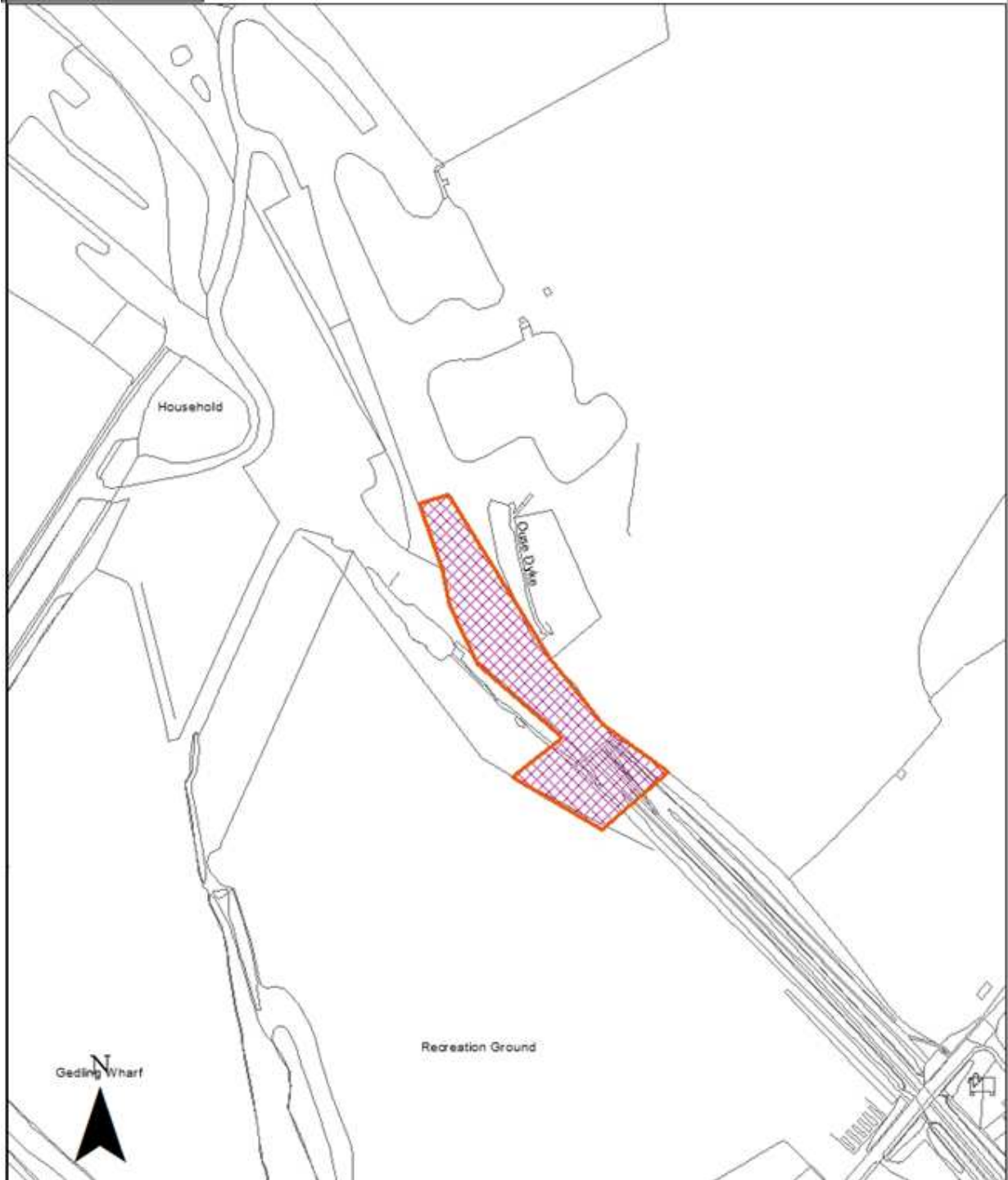
Notes to Applicant

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.



Application Number: 2014/0959

Location: Recreation Ground, Lambley Lane



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Report to Planning Committee

Application Number: 2014/0959

Location: Recreation Ground, Lambley Lane, Gedling
Nottinghamshire

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

Applicant: Miss Katie Cafferkey - Estates

Agent:

Site Description

The application site relates to an existing former rail track adjacent to the Lambley Lane Recreation Ground. The rail track is classed within the Replacement Local plan to be a safeguarded passenger railway line. The site is also situated within an allocated housing site and in close proximity to the proposed route of the Gedling Access Road and the Gedling Country Park.

Proposed Development

Full planning permission is sought for the change of use of part of the safeguarded passenger railway line to a pedestrian walkway.

The walkway is proposed in order to provide an additional pedestrian access into Gedling Country Park.

It is proposed that the pedestrian access will be for a temporary period only until 1st July 2015 as the walkway would be situated in close proximity to the proposed Gedling Access Road, which is currently being assessed under planning application reference 2014/0915.

It is proposed that the pedestrian access would be open between 8 am until dusk on Mondays to Fridays and 9 am until dusk on weekends and bank holidays.

Fencing, gates and a ramped pathway are proposed to be provided along the pedestrian walkway.

Consultations

Nottinghamshire County Council Highway Authority – no objections.

Environment Agency – no comments received.

Nottinghamshire Wildlife Trust – no comments received.

Natural England – no comments received.

Network Rail – raise no objections but advises that the applicant would be required to enter into a licence with Network Rail prior to the commencement of any works on the site.

Arboricultural Officer – raises no objections.

The application has been advertised on site as a Departure to the Local Plan, a press notice has been posted within the local press, the Agent for the Gedling Access Road application has been notified by letter and the landowners for this application have been notified by letter – I have received no letters of representation as a result.

Planning Considerations

The main considerations in the determination of this planning application are the impact of the proposal on the safeguarded railway line and the surrounding allocated housing site, the impact on the proposed Gedling Access Road and the impact on the area in general.

Gedling Borough Council at its meeting on 10th September approved the Aligned Core Strategy (ACS) for Gedling Borough (September 2014) which is now part of the development plan for the area. The following policies are therefore relevant in the determination of the application:

Policy 2 (The Spatial Strategy), Section 3 a) v) which states that the land surrounding the application site, Gedling Colliery/Chase Farm is an allocated housing site for potentially 600 homes.

Policy 16 (Green Infrastructure, Parks and Open Space), Section 2, d) is also relevant and states that the green infrastructure shall be promoted to increase access for recreational purposes.

Appendix E of the ACS refers to the Saved Policies from the Adopted Local Plan. The following policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2014 are relevant: -

Policy H15 (Comprehensive Development) of the Replacement Local Plan (Certain Policies Saved 2014) states that planning permission will not be granted for development which would prejudice the comprehensive development of any allocated site for the purpose for which it has been allocated.

In addition Policy ENV1 (Development Criteria) of the Replacement Local Plan (Certain Policies Saved 2014) states the planning permission will be granted for development provided that the proposals has regard to the appearance of the area and does not have an adverse effect on the amenity of the area.

Impact on the Safeguarded Railway Line

Whilst I appreciate that the pedestrian access is proposed to be provided along part of the safeguarded railway line, given that the proposed access is for a temporary period only, I consider that the use of part of the railway line will not prejudice the future use of the railway line should the use of the railway line be put forward at a later date.

I also note that Network Rail, as landowner, has raised no objections to the proposal subject to the applicant entering into a licence with Network Rail. I therefore consider that should Network Rail require that the pedestrian walkway, proposed as part of this application, to be removed, Network Rail would be able to control this as part of any licence agreement. This being the case planning permission, if granted for this proposal, would not override any private legal issues affecting the application site.

A note therefore should be attached to any grant of planning permission advising the applicant of the need to contact Network Rail in order to enter into a licence agreement with them.

Impact on the Allocated Housing Site (Gedling Colliery/Chase Farm)

I appreciate that the application site is surrounded by the Gedling Colliery/Chase Farm allocated housing site and therefore any proposal for development of land should not prejudice the comprehensive development of the overall site.

In my opinion given that the proposed use of part of the safeguarded railway line is proposed for a temporary period only, the proposal is relatively minor in nature and could, if necessary, be incorporated into any possible comprehensive development of the entire housing allocation site. I therefore consider that the proposal would not prejudice the potential development of the allocated housing site.

I consider however that should planning permission be granted for the proposal a condition is attached stating that the permission is granted for a temporary period only up until the 1st July 2015 as requested by the applicant.

Impact on the Proposed Gedling Access Road and Highway Safety

I note that the Highway Authority has raised no objections to the proposal and the agent for the current application for the Gedling Access Road has been made aware of this application. I consider that the proposal will not affect the potential implementation of the Gedling Access Road, should permission be granted.

I am also satisfied given the location of the application site, there will be no adverse impact as a result of the temporary use of part of the railway on highway safety.

Impact on the Area in General

I am satisfied that the proposed works to create the walkway, including a ramped pathway, fencing and gates will be visually acceptable and will not detract from the area. As the site is situated some distance away from residential properties there will be no undue impact on amenity.

In respect to the works required to provide the ramped pathway, the proposed fencing and gates, as the permission is proposed for a temporary period only, the condition confirming the temporary nature of the permission will need to ensure that the works associated with the provision of the pedestrian access are also removed at the end of the temporary period unless a further application is submitted.

Other Considerations

As the proposal is for the provision of a pedestrian access, I consider that this will provide greater opportunity for users to access the Gedling Country Park in accordance with Policy 16 of the Aligned Core Strategy which looks to promote green infrastructure.

I note that the Arboricultural Officer has raised no objections to the proposal and I am therefore satisfied that the proposal will result in no undue impact on any trees on the site.

I note that the Wildlife Trust and Natural England have not provided any comments to date on the proposal. Should any comments be received before the Planning Committee, these would be reported verbally to the Committee.

However, whilst no comments have been received I consider that as the proposal relates to the change of use of the existing railway track, the proposed works will result in no undue impact on wildlife at the site. I would suggest however that a note is attached to any grant of planning permission requiring that, if during site preparation and the development of the site, any protected species are found, works are to cease and the Nottinghamshire Wildlife Trust be contacted for advice in relation to the species found.

Accordingly, for the reasons set out above, I recommend that planning permission be granted.

Recommendation:

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.).

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Application Number: 2014/0605

Location: 300 Spring Lane Lambley Nottinghamshire NG4 4PE



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Report to Planning Committee

Application Number: 2014/0605

Location: 300 Spring Lane Lambley Nottinghamshire NG4 4PE

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

Applicant: Mr & Mrs Spencer

Agent:

Site Description

The application is being reported to the Planning Committee as the applicant is an elected member.

Site Description

300, Spring Lane, Lambley is a large detached bungalow which is set back from the road. The property is situated within the Green Belt for Nottingham. The property has an attached annex to the main dwelling. There is a large driveway area to the front of the property together with a front garden area. Trees provide screening along the boundaries of the site. The immediate neighbouring property, no. 296, is a two storey property. There is a rear garden area to the property.

Relevant Planning History

Planning permission was granted in January 1994, reference 93/1616, for the erection of an extension to 300, Spring Lane and the conversion of the garage and utility room in order to provide a 'granny annex'. Permission was granted subject to the following condition:

'The proposed "granny flat" shall only be occupied by a dependant relative or dependant relatives of the occupants of the dwelling, at 300 Spring Lane, Lambley and when no longer required for that purpose shall be incorporated into that dwelling as an extension.'

Proposed Development

Planning permission is now sought for the change of use of the existing one

bedroom annex, as granted under the above permission, to an independent dwelling and for the erection of a detached double garage within the front garden area to the property.

It is proposed that the annex building would become independent from the main dwelling with a front and rear garden area proposed to serve the independent dwelling.

No external changes are proposed to the annex building in order for the building to be used as an independent dwelling.

Access to the dwelling would be via the existing driveway.

The proposed garage would measure 6 metres by 6 metres with an eaves height of 2.209 metres and an overall height of 3.9 metres. The garage is shown to be positioned with the garage doors facing the dwelling.

Consultations

Lambley Parish Council – no comments received to date.

NCC Highway Authority – request that details are submitted showing the access arrangements into the site and the orientation of the garage. Following the receipt of confirmation that the existing access would be used to access the site and the garage would be orientated in order to face the dwelling, no objections are raised.

Local residents have been notified by letter and the application has been advertised on site as a Departure to the Local plan and a press notice has been advertised within the local press – The statutory consultation period for representations is until 6th October 2014 and any consultation responses will be reported verbally at Committee.

Planning Considerations

The main considerations in the determination of this application are whether the proposals accord with Green Belt policies, the impact of the proposals on neighbouring properties and the area in general and whether there are any highway safety implications arising from the proposals.

At a national level the National Planning Policy Framework 2012, is relevant and states, at paragraph 90:

Certain forms of development are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. These are:

The re-use of buildings provided that the buildings are of permanent and substantial construction.

Gedling Borough Council at its meeting on 10th September approved the Aligned Core Strategy (ACS) for Gedling Borough (September 2014) which is now part of the development plan for the area. The following policies are relevant: -

Policy 6 - The Green Belt; and
Policy 10 - Design and enhancing Local Identity.

Criterion e) and Criterion f) of the ACS refers respectively relate to materials and architectural styling and to the impact on the amenity of nearby residents.

Appendix E of the ACS refers to the Saved Policies from the Adopted Local Plan. The following policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2014 are relevant: -

At a Local level Policy ENV28, (Extensions to Dwellings or Limited Residential Curtilage Buildings in the Green Belt), of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014) states:

Within the Green Belt, planning permission for limited extension, or alteration of existing dwellings will be granted, provided that:-

- a. It does not result in disproportionate additions over and above the size of the original dwelling, and
- b. It does not result in a detrimental impact on the openness of the Green Belt.

The lower case text to this policy states:

Curtilage buildings can result in a serious impact on the openness of the Green Belt by reason of their footprint, height, scale, position and bulk. Permission will not be granted for such buildings unless they are of limited scale, well designed and in an unobtrusive location.

In addition Policy ENV1, (Development Criteria), Gedling Borough Replacement Local Plan (Certain Policies Saved 2014) states inter alia:

'Planning permission will be granted for development provided it is in accordance with other Local Plan policies and the proposals meet the following criteria:-

- a. it is of a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;
- b. it would not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated;
- c. development proposals are to include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles. In this regard, particular attention will be paid to the needs of disabled people, cyclists, pedestrians and people with young children;

Impact on the Green Belt

In respect to the proposed change of use of the existing annex to an independent dwelling, I am satisfied, given that the building is already there and no extensions or alterations are proposed to the building, the change of use results in no greater impact on the open character of the Green Belt than the current situation.

I am also mindful that as the building was used as a residential annex to the main dwelling the building can be considered as being of a permanent and substantial construction which accords with the requirements of the National Planning Policy Framework 2012.

Whilst, I appreciate that the annex to the building may not have generated as many comings and goings to and from the site as potentially the proposed independent dwelling could, I am satisfied given the size of the annex building and its setting within a fairly large site, the proposal will not result in an over intensive use of the site or result in a detrimental impact on the Green Belt.

In respect to the proposed garage, although I am mindful that this would not fall within the criteria of development considered appropriate in the Green Belt as outlined in the NPPF. However, in my opinion, given its scale and positioning within the site, being set back from the road, I consider the proposed garage to be a limited curtilage building and it would therefore constitute appropriate development as defined in Policy ENV28 of the RLP. I am satisfied that it would result in no significant impact on the open character of the Green Belt and will be visually acceptable within the streetscene.

I also note that there is screening along the boundaries of the site, which will help to screen the proposed garage to a degree and lessen the prominence of the garage within the streetscene.

Impact on neighbouring properties

In respect to the change of use of the existing annex to an independent dwelling, I am satisfied that as the building is existing and the relationship of the building remains the same with neighbouring properties there will be no undue impact on neighbouring properties in terms of any potential overbearing, overshadowing or overlooking impacts.

In regard to the use of the building as an independent dwelling I am satisfied that its use will result in no greater impact on neighbouring properties than its current use.

In my opinion I consider that the proposed garage, given its siting to towards the frontage of the site and its distance to neighbouring properties, this element of the scheme results in no undue overbearing or overshadowing impact on neighbouring properties.

I am also satisfied that the use of the garage, given its distance to neighbouring properties, will result in no potential disturbance to neighbouring properties.

Highway Safety

I note that the Highway Authority has raised no objections to the proposal, following the receipt of confirmation that the independent dwelling and proposed garage would be accessed via the existing driveway and the orientation of the garage would be that the garage doors would face the annex building.

I am therefore satisfied that the proposal results in no undue impact on highway safety.

Other Considerations

Whilst I note that the submitted plans indicate the proposed independent dwelling will have its own front and rear garden areas to serve it, no details have been submitted to show any proposed means of enclosure of the site. I consider therefore that should any means of enclosure be required in order to delineate the boundaries of the site for the proposed independent dwelling, these could be erected under permitted development or a further application could be submitted should the means of enclosure of the site exceed the limits of permitted development.

This would then allow the occupiers of the individual dwellings to decide if an open plan arrangement of the site is required or means of enclosure of the site are required.

I consider that should planning permission be granted for the proposals permitted development should be withdrawn from the application site relating to extensions to the property, alterations and additions to the roof and any curtilage buildings.

Accordingly, for the reasons set out above I recommend that planning permission be granted.

Recommendation:

GRANT PLANNING PERMISSION: subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development 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 24th September 2014.

3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a sample of the materials to be used in the external elevations of the proposed garage. The development shall be constructed in accordance with the approved details.
4. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details of the proposed access to the garage. The development shall be constructed in accordance with the approved details.
5. 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.

ACTION SHEET PLANNING DELEGATION PANEL 5th September 2014

2014/0646

35 County Road Gedling Nottingham

New Dwelling adjacent 35 County Road, Gedling, Notts. NG4 4JN

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

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

Decision to be issued.

SS

2014/0864

384 Westdale Lane West Mapperley Nottinghamshire

Change of Use from residential to day nursery

The proposed development raises complex highway and amenity issues.

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

2014/0840

Blockbuster Video 394 Carlton Hill Carlton

Change of use of part of former Blockbuster Video Store from retail (Class A1) to fast food takeaway (Class A5); installation of extraction/ventilation equipment and alterations to the existing shopfront.

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

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

Decision to be issued.

SS

NM

5th September 2014

ACTION SHEET PLANNING DELEGATION PANEL 19th September 2014

2014/0692

9 Stratford Close Colwick Nottingham

Proposed new three bedroom dwelling on land to the side of 9 Stratford Close, Colwick

The proposed development would have no undue impact on the streetscene, the residential amenity of adjacent properties or highway safety,

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

Decision to be issued following completion of paperwork.

2014/0747

Unit 21A Byron Industrial Estate Brookfield Road

Workshop attached to existing offices (revised plans and certificate)

Withdrawn from the agenda

2014/0845

11 Fairfields Drive Ravenshead Nottingham

Conversion of existing garage and erection of detached double garage.

The proposed development would have no undue impact on the streetscene, the residential amenity of adjacent properties or highway safety,

Councillor Powell recommended that the application be determined by Planning Committee. However, the Panel recommended that the application be determined under delegated authority.

Decision to be issued following completion of paperwork.

2014/0847

8 Moor Road Calverton Nottingham

Proposed Extension to 8 Moor Road, Calverton

The proposed development would have no undue impact on the streetscene, the residential amenity of adjacent properties or highway safety,

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

Decision to be issued following completion of paperwork.

2014/0877

11 Longdale Lane Ravenshead Nottingham
Extensions to detached House

The proposed development would have no undue impact on the streetscene, the residential amenity of adjacent properties or highway safety,

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

Decision to be issued following completion of paperwork.

2014/0890

1 Woodend Drive Ravenshead Nottingham
Proposed Detached Dwelling & Garage. Land forming rear garden to; 1 Wood End Drive, Ravenshead, Nottingham.

The proposed development would appear as overintensive development within the streetscene given the character and form of the development.

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

Decision to be issued following completion of paperwork.

2014/0929

Cinnamon Korner 157A Front Street Arnold
Change of use from hot food takeaway to A3/A5 use.

Withdrawn from the agenda.

2014/0951

2 Longdale Avenue Ravenshead Nottinghamshire
Outline permission for a single dwelling on land adjacent

The proposed development would have no undue impact on the streetscene, the residential amenity of adjacent properties or highway safety,

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

Decision to be issued following completion of paperwork.

2014/0893
36 Lascelles Avenue Gedling Nottingham
Proposed Side Extension

Withdrawn from the agenda.

BP 19th September 2014



Report to Planning Committee

Subject: Future Planning Applications

Date: 8 October 2014

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

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

App No	Address	Proposal	Possible Date
2013/1010	Georges Lane Burial Ground Calverton	Change of use of agricultural field to create natural burial ground with associated car park	TBC
2013/0238	Land West of Westhouse Farm, Moor Road, Bestwood	Proposed residential development for 101 dwelling units, new access, amenity space and open space	TBC
2014/0169	Gedling Care Home, 23 Waverley Avenue, Gedling	Demolition of care home and construction of 14 apartments, car parking and associated landscaping	TBC
2014/0273	Land at the corner of Longdale Lane and Kighill Lane Ravenshead	Site for residential development (31 dwellings)	TBC
2014/0559	The Cavendish Public House, Cavendish Road, Carlton	Demolition of existing public house and construction of 38 new dwellings	TBC
2014/0740	Land Adjacent Bradstone Drive Spring Lane Lambley	Hybrid Planning comprising Part A Full Planning Application for the creation of temporary access and enabling earth works to create	TBC

		development platform, Part B outline planning application for residential development of up to 150 houses with associated access landscaping and public open space. Approval sought for access. All other matters reserved.	
2014/0915	A612 Burton Road/B684 Mapperley Plains	Gedling Access Road	TBC
2014/0915	Top Wighay Annesley Road Linby	Residential development 38 dwellings	TBC
2014/0665	Land at 96 Plains Road, Nottingham	Residential Development 14 dwellings	TBC

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