

**MINUTES
PLANNING COMMITTEE**

Wednesday 28 January 2015

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 Alan Bexon	Councillor Lynda Pearson
	Councillor Ged Clarke	Councillor Colin Powell
	Councillor Bob Collis	Councillor Suzanne Prew-Smith

Absent: Councillor John Boot

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

261 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Boot.

262 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 7 JANUARY 2015.

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record, subject to the following amendment:

1. To note Councillor Hope's apologies.

263 DECLARATION OF INTERESTS

On behalf of all Councillors, the Chair declared a non-pecuniary interest in application number 2014/0612 on the grounds that the applicant is a Member of the Council and application number 2014/1367 on the grounds that the applicant is a relative of a Member of the Council.

264 APPLICATION NO. 2015/0950- TOP WIGHAY, ANNESLEY ROAD, LINBY

Erect 38 No Dwellings and Associated Works.

Councillor Powell proposed, seconded by Councillor Barnfather, a motion to defer determination of application number 2015/0950, to allow for the report to be updated to reflect changes made to comments by statutory consultees, to reflect an amendment to conditions and to allow for a Member Briefing to take place.

RESOLVED:

To defer determination of the application to a future meeting of the Planning Committee.

265

APPLICATION NO. 2014/1367- 33 LODGE FARM LANE, REDHILL

Removal of masonry wall with timber fence and erection of 1.8m timber fence with concrete posts and gravel boards.

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 carried out in accordance with the details set out in the planning application form, location plan, block plan, and fence details in drawn and graphic form received on 5th December 2014. Once erected the fence shall be retained in accordance with the approved details.

Reasons

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

Reasons for Decision

In the opinion of the Borough Council the proposed development would not raise any highway issues, would fit in satisfactorily with the street scene and not have undue impact on neighbouring residential properties or the locality in general. The proposal therefore complies with ENV1 and T10 of the Gedling Borough Replacement Plan (certain policies saved) 2014 and Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014)

Notes to Applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is

encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk Property specific summary information on past, current and future coal mining activity can be obtained from the Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

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

266

APPLICATION NO. 2014/0612- 71 RAMSEY DRIVE, ARNOLD

New dwelling attached to side of existing house, including alterations to existing parking and garage.

RESOLVED to GRANT CONDITIONAL PLANNING PERMISSION.

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be completed in accordance with the site plan and application forms received on the 19th May 2014 and the revised plans received on 22nd September 2014 drawing no's: RN02 - B and RN01 - B.
3. The dwelling shall not be brought into use until all drives and parking 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. The dwelling shall not be brought into use until the access driveway / parking area (s) is constructed with 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 LPA. 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 building/downpipes/eaves/window openings/footings and roof shall be built over or project out or over - hang onto any adopted highway/footway land.

6. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details and a samples of the materials to be used in the external elevations of the proposed dwellings. Once approved the development shall be constructed in accordance with these approved details unless otherwise 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 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.
8. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of surfacing of the unbuilt on portions of the site. Once approved the development shall be carried out in accordance with these details.

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 (loose stones etc.)
4. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
5. In the interests of Highway safety.
6. To ensure that the details of the development are acceptable, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
7. To ensure that the details of the development are acceptable, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
8. To ensure that the details of the development are acceptable, 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 of an acceptable size and design in this setting and would have no undue impacts on the visual appearance of the streetscene or on neighbouring amenity. There are no highway safety implications. The proposal therefore complies with Policies ENV1, H7, and H16 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

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 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.

267 APPEAL DECISION- 12 TAMARIX CLOSE, GEDLING

RESOLVED:

To note the information.

268 PLANNING DELEGATION PANEL ACTION SHEET

RESOLVED:

To note the information.

269 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

270 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

At the request of the Chair, the Service Manager, Planning and Economic Development, provided an update on the recent court of appeal decision in relation to the Westerleigh crematorium application.

The meeting finished at 6.35 pm

Signed by Chair:

Date: