



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

# Agenda

## Planning Committee

Date: **Wednesday 1 July 2015**

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Time: **6.00 pm**

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

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For any further information please contact:

**Lyndsey Parnell**

Senior Elections and Members' Services Officer

0115 901 3910

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# Planning Committee

## Membership

**Chair** Councillor John Truscott

**Vice-Chair** Councillor Barbara Miller

Councillor Michael Adams  
Councillor Pauline Allan  
Councillor Peter Barnes  
Councillor Sandra Barnes  
Councillor Chris Barnfather  
Councillor Alan Bexon  
Councillor Bob Collis  
Councillor Gary Gregory  
Councillor Sarah Hewson  
Councillor Meredith Lawrence  
Councillor Marje Paling  
Councillor Colin Powell  
Councillor Paul Stirland  
Councillor Paul Wilkinson

## **AGENDA**

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1. **Apologies for Absence and Substitutions.**
2. **To approve, as a correct record, the minutes of the meeting held on 17 June 2015.** 5 - 8
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  - 1 **Planning Committee Protocol** 9 - 10
3. **Declaration of Interests**
4. **Application No. 2014/0918- 44 Sandford Road, Mapperley.** 11 - 20
5. **Application No. 2014/1346- Play Area, Dunstan Street, Netherfield.** 21 - 34
6. **Application No. 2015/0058- Multi Use Games Area, Tilford Road, Newstead.** 35 - 40
7. **Application No. 2015/0565- Arnot Hill House, Arnold.** 41 - 46
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10. **Any other items which the Chair considers urgent.**

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## **MINUTES PLANNING COMMITTEE**

**Wednesday 17 June 2015**

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller                      Councillor Bob Collis  
Councillor Michael Adams                                      Councillor Gary Gregory  
Councillor Pauline Allan                                        Councillor Meredith Lawrence  
Councillor Peter Barnes                                        Councillor Marje Paling  
Councillor Sandra Barnes                                      Councillor Colin Powell  
Councillor Chris Barnfather                                    Councillor Paul Stirland  
Councillor Alan Bexon                                         Councillor Paul Wilkinson

Absent: Councillor Sarah Hewson

Officers in Attendance: P Baguley, D Gray, L Mellors and L Sugden

### **9 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.**

Councillor Doyle attended as a substitute for Councillor Hewson, who gave apologies for her absence.

### **10 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 3 JUNE 2015.**

#### **RESOLVED:**

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

### **11 DECLARATION OF INTERESTS**

All members declared a non-pecuniary interest in application number 2014/0854 as the Council owns part of the access to the site.

Councillors Adams, Collis, Truscott and Wilkinson all declared a non-pecuniary interest as they have a right of way over the access.

Councillor Collis also advised that there was a separate issue between himself and the applicant which, although not a declarable interest, made him consider it best that he leave the meeting during the debate.

All members declared an interest in application numbers 2015/0142 and 2015/0143 as the Council owns the site which is the subject of the applications.

**12 APPLICATION NO. 2014/0856- 21 ETHEL AVENUE, MAPPERLEY**

Proposed demolition of 21 Ethel Avenue and erection of 3 No 4 Bedroom Detached dwellings. Proposed demolition of 21 Ethel Avenue and erection of 3 No 4 Bedroom Detached dwellings.

Councillor Collis left the meeting.

The Service Manager, Planning and Economic Development informed the Committee that Nottinghamshire County Council had not had time to make comment on the highways issues raised by the application, and recommended that the application be deferred.

The motion was moved and duly seconded and it was

**RESOLVED:**

To defer the application to a later meeting of the Committee.

Councillor Collis returned to the meeting.

**13 APPLICATION NO. 2015/0142- 6 PARSONS MEADOW, COLWICK**

Proposed Enlargement of Garden Area to the West.

Councillor Adams declared a personal interest in the application as he knows the applicant.

**RESOLVED to REFUSE PLANNING PERMISSION for the following reason:**

1. The proposed development by reason of its siting and scale would be detrimental to the visual appearance of the area and incongruous on the streetscene. The proposal therefore would not accord with the following local policies:- Policy 10 'Design and Enhancing Local Identity' of the Aligned Core Strategy 2014 and Policy ENV1 'Development Criteria' of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2014). The proposed development would also fail to accord with paragraphs 56 and 79 of the National PPF which seeks to ensure that new development is of good design and provides high quality public open space.

**Notes to Applicant**

Planning Statement - The Borough Council has determined this application in accordance with paragraphs 185 and 186 of the National Planning Policy Framework.

**14 APPLICATION NO. 2015/0143- 6 PARSONS MEADOW, COLWICK**

Proposed Enlargement of Garden Area to the North.

Councillor Adams declared a personal interest in the application as he knows the applicant.

**RESOLVED to REFUSE PLANNING PERMISSION for the following reason:**

1. The proposed development by reason of its siting and scale would be detrimental to the visual appearance of the area and incongruous on the streetscene. The proposal therefore would not accord with the following local policies:- Policy 10 'Design and Enhancing Local Identity' of the Aligned Core Strategy 2014 and Policy ENV1 'Development Criteria' of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2014).. The proposed development would also fail to accord with paragraphs 56 and 79 of the National PPF which seeks to ensure that new development is of good design and provides high quality public open space.

**Notes to Applicant**

Planning Statement - The Borough Council has determined this application in accordance with paragraphs 185 and 186 of the National Planning Policy Framework.

**15 APPEAL DECISION- 21 ETHEL AVENUE, MAPPERLEY.**

**RESOLVED:**

To note the information.

**16 PLANNING DELEGATION PANEL ACTION SHEETS**

**RESOLVED:**

To note the information.

**17 FUTURE PLANNING APPLICATIONS**

**RESOLVED:**

To note the information.

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

None.

The meeting finished at 6.15 pm

Signed by Chair:  
Date:



## 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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