



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

Agenda

Planning Committee

Date: **Wednesday 2 September 2015**

Time: **6.00 pm**

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

For any further information please contact:

Lyndsey Parnell

Senior Elections and Members' Services Officer

0115 901 3910

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

Page

1. **Apologies for Absence and Substitutions.**
2. **To approve, as a correct record, the minutes of the meeting held on 12 August 2015.** 5 - 10
Planning Committee Protocol.
3. **Declaration of Interests**
4. **Application No. 2014/0856- 21 Ethel Avenue, Mapperley.** 13 - 30
5. **Application No. 2015/0636- Site of Former Garages, Bagnall Avenue, Arnold.** 31 - 40
6. **Application No. 2015/0444- Kenrick Street, Netherfield.** 41 - 50
7. **Planning Delegation Panel Action Sheets** 51 - 56
8. **Future Planning Applications** 57 - 58
9. **Any other items which the Chair considers urgent.**

This page is intentionally left blank

MINUTES PLANNING COMMITTEE

Wednesday 12 August 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 Wilkinson
Councillor Alan Bexon

Absent: Councillor Sarah Hewson and Councillor Paul Stirland

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

39 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Councillors Doyle and Parr attended as substitutes for Councillors Stirland and Hewson, who had given apologies for their absence.

40 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 22 JULY 2015.

RESOLVED:

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

41 DECLARATION OF INTERESTS.

On behalf of all Members, the Chair declared a non-pecuniary interest in applications 2015/0750 and 2015/0636 as the sites are in the ownership of the Borough Council.

42 APPLICATION NO. 2015/0750 - ARNOT HILL HOUSE ARNOT HILL PARK ARNOLD NOTTINGHAMSHIRE.

Proposal to improve security at Arnot Hill House for the Police and Crime Commissioner. (PCC Office).

RESOLVED to GRANT LISTED BUILDING CONSENT subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this consent
2. The development hereby approved shall be carried out in accordance with the submitted application form, location plan, the dextra lighting details, the video call point details, Plan 1 (existing and proposed layout) and 7no photos received on 22 June 2015, as amended by clarification on the light fitting for the porch received by email on 9th July 2015 and clarification on the method for fixing the grille and the positioning of the video call panel received by email on 31st July 2015. The development shall be carried out in accordance with the approved plans.

Reasons

1. In order to comply with Section 18 of the Listed Building and Conservation Areas Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt as to what is permitted

Reasons for Decision

The proposed work has been designed to minimise the impact on the special architectural and historic interest of this listed building, whilst ensuring it continues in its use as offices. It is considered, therefore, that it will be in accordance with The National Planning Policy Framework, the Planning Practice Guidance and the Gedling Borough Aligned Core Strategy

Notes to Applicant

The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework by meeting on site and negotiating a revised scheme, which is acceptable to the applicant, the Council as Local Planning Authority and its heritage advisers.

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.

**43 APPLICATION NO. 2015/0636 - SITE OF FORMER GARAGES
BAGNALL AVENUE ARNOLD NOTTINGHAMSHIRE.**

Outline planning application for new residential development of land off Bagnall Avenue, Arnold to provide a pair of semi-detached houses.

The Chair moved a motion to defer consideration of the application to a future meeting of the Planning Committee, to allow for the conclusion of a Nottingham City Council consultation relating to the part of the site in their ownership and to allow for the outcomes of that consultation to be taken into consideration when determining the application.

The motion was duly seconded and it was

RESOLVED:

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

**44 APPLICATION NO. 2015/0700 - 49 PATERDALE ROAD
WOODTHORPE NOTTINGHAMSHIRE.**

Single storey rear extension with raised deck.

RESOLVED to GRANT CONDITIONAL PLANNING CONSENT:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission shall be read in accordance with the following plans: Proposed Single Storey Rear Extension dwg no. 15-1096 received on 8th July 2015. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.
3. The materials to be used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwelling.

Reasons

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

3. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring residential properties and amenities. The proposal therefore accords with Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy 2014 and saved Policies ENV1 (Development Criteria) and H10 (Extensions) of the Gedling Borough Replacement Local Plan.

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.

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 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 to discuss the proposal; requesting clarification and additional information in response to issues raised; and providing updates on the application's progress.

45

APPEAL DECISION - 25 MOUNT PLEASANT, CARLTON.

The erection of an extension to the existing building and the use of the entire building for three one bedroom flats and one two bedroom flat together with provision for off road car parking at ground floor level.

RESOLVED:

To note the information.

46 APPEAL DECISION - LAND ADJ 51 KIRKBY ROAD, RAVENSHEAD.

Conversion of existing stables and barn on land adjacent to No. 51 to 2 bedroom dwelling including elevation alterations.

RESOLVED:

To note the information.

47 DELEGATION PANEL ACTION SHEETS.

RESOLVED:

To note the information.

48 FUTURE PLANNING APPLICATIONS.

RESOLVED:

To note the information.

49 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.10 pm

Signed by Chair:
Date:

This page is intentionally left blank

PLANNING COMMITTEE PROTOCOL

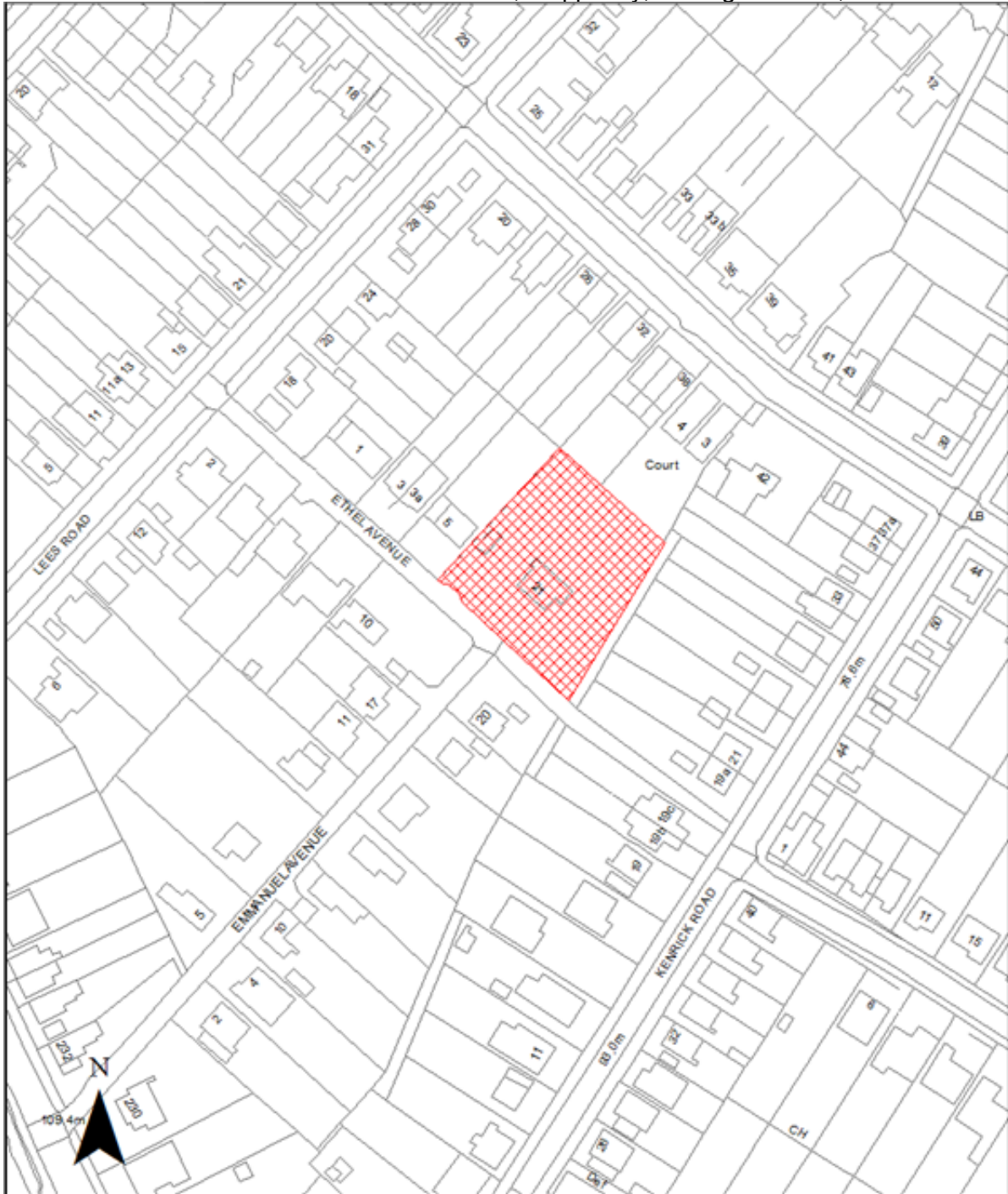
1. This protocol is intended to ensure that planning decisions made at the Planning Committee meeting are reached, and are seen to be, in a fair, open and impartial manner, and that only relevant planning matters are taken into account.
2. Planning Committee is a quasi-judicial body, empowered by the 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.

This page is intentionally left blank



Application Number: 2014/0856

Location: 21 Ethel Avenue, Mapperley, Nottinghamshire, NG3 6HD.



NOTE:
This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.
Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright No. LA 100021248
Unauthorised reproduction infringes Crown copyright and may lead to prosecution of civil proceedings

Report to Planning Committee

| | |
|----------------------------|---|
| Application Number: | 2014/0856 |
| Location: | 21 Ethel Avenue, Mapperley, Nottinghamshire, NG3 6HD. |
| Proposal: | Proposed demolition of 21 Ethel Avenue and erection of two dwellings. |
| Applicant: | Mr Lee Freeley |
| Agent: | Mr Richard Price |
| Case Officer: | Alison Jackson |

Site Description

The application site relates to 21 Ethel Avenue, a bungalow with substantial garden land located within Mapperley. The rectangular site is approximately 0.16 hectares in area and slopes down from south to north. The property is situated at the junction of Ethel Avenue and Emmanuel Avenue, both narrow private roads. There is a further access track leading from the site to Kenrick Road between no.'s 19a and 19c Kenrick Road. The red edged plan submitted with the application incorporates Ethel Avenue and Emmanuel Avenue, and also the access track leading from Kenrick Road to Ethel Avenue.

The site has been cleared of all vegetation with the exception of a yew and larch tree at the front of the site and close boarded fencing 1.8 metres in height has been erected to the north and west boundaries. A 1.8m high fence has also been erected on the rear boundaries of properties fronting Kenrick Road.

The site is located within a residential area and adjoined by bungalows and two storey dwellings. Properties to the east on Kenrick Road and to the north on Hallam Road are on lower levels to the site.

Relevant Planning History

In March 2011 a Tree Preservation Order (Order No. 101) was made on the three trees, a Larch (T1), a Yew (T2) and a Maple (T3) located to the front of the site. Given their position and prominence, it was considered that the trees be protected to ensure they are not lost as a consequence of any future development.

In July 2013 the Maple tree was inspected by an Officer from Nottinghamshire County Council Arboricultural team and deemed to be dead, dying or dangerous and felled.

In May 2014 Planning Permission (App. No. 2014/0390) was refused for the demolition of the property and erection of 4 no. 4 bedroom detached dwellings for the following reasons:

1. In the opinion of the County Council as Highway Authority and the Borough Council, as Local Planning Authority, the access roads leading to the site are substandard in that they are of an inadequate width to allow two vehicles to pass and to provide satisfactory access for larger vehicles. Emmanuel Road also has a tortuous vertical alignment which makes vehicular movement in a slow and controlled manner very difficult. The increased use of such roads would result in an increase in the likelihood of unacceptable danger to the users of the highway. The proposed development is therefore contrary to Policies ENV1 and H13 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
2. In the opinion of the County Council as Highway Authority and the Borough Council, as Local Planning Authority, the access roads leading to the site are substandard in that they have a very tight right angled bend at the point where they join which restricts forward visibility. The increased use of such roads would result in an increase in the likelihood of unacceptable danger to the users of the highway. The proposed development is therefore contrary to Policies ENV1 and H13 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
3. In the opinion of the County Council as Highway Authority and the Borough Council, as Local Planning Authority, the proposed development would result in an increased number of vehicles using the sub-standard access roads which would be likely to adversely affect the safe unencumbered movement of pedestrians and as a consequence would increase the likelihood of pedestrian/vehicle conflict resulting in increased danger to users of the highway. The proposed development is therefore contrary to Policies ENV1 and H13 of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
4. In the opinion of the Borough Council the proposed development would result in the unacceptable loss of trees that make an important contribution to the visual amenity of the area. The proposed development is therefore contrary to Policy ENV1(a) of the Gedling Borough Replacement Local Plan (Certain Saved Policies) 2008.
5. In the opinion of the Borough Council the proposed development would result in the unacceptable loss of residential amenity at 5 Ethel Avenue, due to the proximity of the dwelling proposed at plot 1 which would affect a first floor window positioned in the gable end of 5 Ethel Avenue and the overbearing impact that the projection of the dwelling on plot 1 would cause to the occupants of 5 Ethel Avenue. The proposed development would also lead to unacceptable overlooking from plot 4 towards the rear amenity area of plot 1. The impact on residential amenity that would be caused as result of the proposal would not accord with paragraph 9 of the National Planning Policy Framework which requires development to improve the conditions within

which people live.

In July 2014 Tree Preservation Order Consent (App. No. 2014/0586TPO) was refused to raise the crown and cut back overhanging vegetation over adjacent unadopted roadway of the Yew tree and to fell the Larch tree for the following reason:

1. The trees subject to this application are in good health and vigour. No supporting evidence has been submitted to warrant the felling of the Larch tree and the Yew tree is considered not to require significant works. Therefore, in the opinion of the Borough Council the proposed works are considered to be unnecessary in terms of good arboricultural practice.

A further application for identical works to the trees as above was submitted in November 2014 (App. No. 2014/1215TPO). This was refused for the same reason. An appeal against this decision was submitted to the Planning Inspectorate and was determined on the 29th May 2015. The appeal has been dismissed. The Inspector concluded that, whilst the larch tree has an untidy appearance, the upper section of the crown appeared healthy and can be viewed from the north-west and south-east. The larch tree should not be removed and its retention should be appropriately addressed as part of the outstanding planning application. With regards to the Yew the Inspector took the view that the proposed 5.2m clearance above highway level was excessive and the degree of pruning proposed would be detrimental to the appearance of the yew. Minor works to the tree may be appropriate.

Proposed Development

Full Planning Permission was originally sought for the demolition of 21 Ethel Avenue and the erection of 3 number 4 bedroom detached dwellings. Revised plans were submitted on the 16th July 2015 which proposed that the existing dwelling would be demolished and two dwellings erected on the site. Plot 1 as shown on the previous plans is therefore shown to be removed from the scheme with plots 2 and 3 as previously shown remaining but these plots have now, on the revised plans, been labelled as plots 1 and 2.

The application for the erection of three four bedroom dwellings on the site was due to be reported to the Planning Committee on the 17th June 2015. The application was deferred from this Committee pending the consideration of further information which was submitted by the applicant in respect to the width of the access from Kenrick Road.

The total plot measures a maximum of 45m in width to the frontage on Ethel Avenue and 42m in depth. An area of land, adjacent to No. 5 Ethel Avenue, and measuring some 9m in width x 23m in depth has been excluded from the application.

Plot 1 is a detached two storey dwelling with integral double garage. Maximum dimensions of the dwelling are 12m in width x 10.8m depth x 5.4m to eaves with hipped and gabled roofs over (maximum ridge height 8.8m above ground level).

Plot 2 is a detached 'L' shaped two storey dwelling with integral double garage

occupying the northern end of the site. Maximum dimensions of the dwelling are 11.5m in width x 17.7m depth x 5.4m to eaves with hipped and gabled roofs over (maximum ridge height 8.8m above ground level).

Both of the revised plots are proposed to be accessed from Ethel Avenue and Emmanuel Avenue.

A previous access from Kenrick Road was proposed to access the site to the originally proposed plot 1, this has been removed from the scheme and the revised plan received on the 13th August 2015 shows an amended red line plan which shows the revised extent of the application site.

A Transport Statement, Tree Survey and Streetscene view were submitted with the application.

Notice has been served on all occupiers of premises along the proposed access routes up to the public highway as landowners. A Press Notice was also placed in the Nottingham Evening Post on the 24th October 2014 and Certificate D completed.

Following further discussions with this office the Agent also submitted revised plans ET-1001 Rev F and G indicated the root protection zones of the Yew and Larch on the plans and proposing a replacement Maple tree.

The Borough Council received a letter on the 7th April 2015 from John Kent Solicitors acting on behalf of the applicant regarding the access from Kenrick Road, the Ethel Avenue/Emmanuel Avenue junction, and private easements over the land.

Consultations

Nottinghamshire County Council (Highway Authority) –

The following comments are made on the previous revised proposal which has been submitted. The drawing on which the comments are made is entitled 'Proposed Site Plan', drawing no. ETH-1001, revision E.

It has come to the attention of the Highway Authority that the access that runs between 19a and 19c Kenrick Road has pedestrian access rights for the general public. This is in addition to those which would be accessing the dwelling annotated as plot 1 on the submitted plan.

The Highway Authority has concerns with regards to the substandard width of the access to allow safe movement of pedestrians. The proposed development would result in vehicles using the narrow access, and that this would adversely affect the safe unencumbered movement of pedestrians using the access.

Taking into account the above, and in light of the new information, the Highway Authority recommends that vehicle access from Kenrick Road to serve plot 1 is removed from the scheme. Also, the applicant has previously been made aware that the Highway Authority has recommended that no more than 2 dwellings should be provided with direct access to Ethel Avenue and Emmanuel Avenue so as not to

have a detrimental impact on the roads and associated junctions onto the adopted highway. The Highway Authority therefore recommends that the number of dwellings on the site should be reduced to two.

If no alterations are made to the currently submitted scheme, then the Highway Authority objects to the proposal for the following reason:

- The proposed development would result in vehicles using a sub-standard access to Kenrick Road which would adversely affect the safe unencumbered movement of pedestrians and as a consequence would result in pedestrian/vehicle conflict to the detriment of pedestrian safety.

In respect to the revised plans received on the 16th July 2015 the Highway Authority stated that there are no objections to the proposals providing the access arrangements, the parking and turning facilities are all provided in accordance with the submitted plans.

Nottinghamshire County Council (Forestry Manager) – The revised plans show a safer option of the retention of the protected trees. Full and accurate details of the treatment of the land within the root protection zones is needed to ensure that inadvertent landscape related damage does not occur. Suggest that the area including the root protection zones of the trees is made level with root collars of the protected trees. Screened top soil should be imported to fill in any undulations/voids to make the area more visually acceptable. No machinery or excavation should be utilised as part of this operation.

In respect to the revised plans received on the 16th July 2015 no further comments were raised.

Nottinghamshire County Council (Rights of Way) – The County Council is considering a claim for a public bridleway between Kenrick Road and the Ethel Avenue/ Emmanuel Avenue junction. The proposed sharing of access with vehicles going to and from Plot 1 is unacceptable on safety and amenity grounds. The provision of a metalled access would also destroy the character of what is currently best described as a 'green lane' and therefore adversely affect public enjoyment of this route.

Nottinghamshire Wildlife Trust – From the available documents it is not possible to determine the age and structure of the building proposed to be demolished to determine if the building is suitable for roosting bats. We would advise as a precautionary measure that a scoping survey for bat roost potential is undertaken by a competent ecologist on all relevant structures on site, with further surveys to be conducted at the correct time of year if required. Also advise that nesting birds should be considered.

Severn Trent – No objection.

Ramblers Association – Object, there is a right of way across the development and one of the properties to be developed proposes to use this right of way as an access path. Ask that any proposed development on the site protects the right of way path.

Local residents have been notified and the application has been advertised on site – 29 responses objecting to the proposal, and 1 in support, have been received as a result, in summary:

- Impact on Public Right of Way.
- Public Right of way is currently blocked.
- A petition signed by more than 140 local residents in support of the preservation of the path has been submitted to Nottinghamshire County Council.
- It is illegal to drive on a Public Bridleway.
- Ownership issues.
- Highway and pedestrian safety.
- Impact on highway safety and issues relating to the narrowness and steepness of the access road.
- Increase in traffic through the site.
- Refuse lorry/emergency vehicle access.
- Loss of trees and wildlife.
- Impact on protected trees.
- Question future development.
- Suggest fewer dwellings may be acceptable.
- Question accuracy of transport data.
- Impact on the visual and residential amenity of the area
- Over intensive development.
- Overbearing impacts.
- Overlooking impacts.
- Overshadowing impacts.
- Loss of privacy.
- Trees already have been removed.
- Flood risk and drainage issues.
- Increased noise and carbon pollution.
- Damage during construction.
- A letter has been received on behalf of the Friends of Ethel Avenue concerning the boundary fence that has been erected on the east side of Allen Avenue; covenants over the right of way; inadequacy of width of proposed access from Kenrick Road, and that no rights of vehicular access exist over this proposed access.
- Development will be a benefit to local community and economy.
- Add value to the local area.
- Remove any uncertainty over future development.

Local residents were consulted in respect to the revised plans received on the 16th July 2015. Ten additional letters were received as a result which raise the following concerns:

- Poor layout and design.
- The entire site is compromised by the siting of the proposed two dwellings now proposed.
- Out of keeping with the area.
- Out of scale.

- Overlooking impact.
- The fencing on the site is unsightly.
- Some of the land remains unused which is a poor use of the land. Further planning applications may be submitted for the use of these areas of land.
- Too close to neighbouring properties.
- Insufficient turning space within the site.
- No details have been submitted relating to replacement trees on the site.
- Overintensive.
- Loss of green space and trees.
- Impact on wildlife.
- Highway safety issues.
- It was agreed that any damage to the surface of the road would be fully repaired and a new tarmac surface would be laid, however there is no mention of this on the submitted plans.
- Is any maintenance and damage caused to the road the responsibility of the Council.
- Concerns over the naming of the access road.
- Concerns over the access along the right of way.
- The layout should incorporate all the land and not have what look like plot fenced off.
- Increase in traffic.
- Impact on neighbouring properties.
- Plans are vague, misleading and inaccurate.
- Queries over land ownership.
- The proposal would prevent the use of the access from Ethel Avenue to Kenrick Road and Emmanuel Avenue.
- Previous comments reflected.

Planning Considerations

The main planning considerations in the determination of this application are whether the proposed development is acceptable in this location having regard to residential amenity, the character of the area, highway safety and the impact on protected trees.

At the national level the most relevant parts of the National Planning Policy Framework (NPPF) in relation to the determination of this application are:

- Section 6. Delivering a wide choice of high quality homes (paragraphs 47 – 55); and
- Section 7. Requiring good design (paragraphs 56 – 68).

At the local level, Gedling Borough Council at its meeting on 10th September 2014 approved the Aligned Core Strategy (ACS) for Gedling Borough which is now part of the development plan for the area. The following policy contained within the ACS is relevant.

- ACS Policy 10 - Design and Enhancing Local Identity.

Appendix E of the ACS refers to the Saved Policies from Adopted Local Plan. The following policies contained within the Gedling Borough Council Replacement Local

Plan (Certain Policies Saved) 2014 are relevant: -

- RLP Policy ENV1 (Development Criteria);
- RLP Policy H7 (Residential Development on Unidentified Sites Within the Urban area and Defined Village Envelopes); and
- RLP Policy T10 (Highway Design and Parking Guides).

The Government attaches great importance to the design of the built environment. Section 7 of NPPF states inter alia that good design is a key aspect of sustainable development and that it should contribute positively to making places better for people. Developments should function well and add to the overall quality of the area, respond to local character and history, reflecting the identity of local surroundings and materials and be visually attractive as a result of good architecture and appropriate landscaping.

Policy 10 – 1 of the ACS states inter-alia that development should be designed to:

- a) make a positive contribution to the public realm and the sense of place;
- b) create attractive, safe, inclusive and healthy environment;
- c) reinforce valued local characteristics;
- d) be adaptable to meet changing needs of occupiers and the effects of climate change; and
- e) reflect the need to reduce the dominance of motor vehicles.

Policy 10 – 2 of the ACS sets out the criteria that development will be assessed including: - plot sizes, orientation, positioning, massing, scale, and proportion. Criterion f) of the ACS refers to the impact on the amenity of nearby residents.

Policy ENV1 of the Replacement Local Plan is relevant in this instance. This states that planning permission will be granted for development provided it is in accordance with other Local Plan policies and that proposals are, amongst other things, of a high standard of design which have regard to the appearance of the area and do not adversely affect the area by reason of their scale, bulk, form, layout or materials. Development proposals should include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles and incorporate crime prevention measures in the design and layout.

In respect to car parking, regards should be had to the Borough Council's Supplementary Planning Document 'Parking Provision for Residential Developments' (May 2012).

Impact on the Character and Appearance of the Area

Given the location of the site at the head of Emmanuel Avenue and its junction with Ethel Avenue, I consider the layout of the development would not appear out of character or adversely affect the appearance of the area. There is a mix of property styles in the area and therefore I do not consider that the proposed development would be out of keeping with the area. If the development were to go ahead, site levels on the site would be altered, a condition could be attached requiring the submission of proposed site levels prior to development being carried out.

Impact on Residential Amenity

As a result of the form of existing development in the area and the distances between them I do not consider that there would be any adverse loss of amenity to the nearest residential properties on Ethel Avenue, Emmanuel Avenue, Kenrick Road or Hallam Road in terms of undue overlooking, overshadowing or overbearing impacts. To safeguard amenity a condition could be attached restricting any further windows within the proposal.

Whilst there is likely to be an increased amount of traffic activity, both during the construction period and afterwards, in relation to that generated by the site at the present time, I am satisfied that the proposed development would not have any significant adverse impact on nearby properties due to the level of activities on the site or the level of traffic generated.

Impact on protected trees and landscaping

I note that the revised illustrative layout demonstrates the plotting of the trees and their root protection zones within the site. The nearest proposed dwelling is some 13 metres from the base of the trees and the new access road as now proposed will not encroach on the root protection zones of the trees. I am mindful that traffic using the existing road already impacts on the root protection zones. It will therefore be necessary to ensure that the existing trees are adequately safeguarded. I consider that a condition could be attached to any permission detailing a method statement to include precise details of construction works within the root protection areas of the trees, including detailing any pruning and protection works required to facilitate access and construction. Approval of levels across the site could be required by condition too.

I note additional tree planting is proposed to mitigate for the loss of existing trees and a landscaping condition could be attached to any permission.

An area of land to the east side of the site has been excluded from the site and is shown to be fenced off with 1.8m high fencing. If left vacant I consider that this would have a detrimental visual impact on the area, however a condition could be attached to any permission requiring precise details of the landscaping and means of enclosure of this area if approval were to be given.

Having regard to the above considerations I am of the opinion that the development will have an acceptable impact on the protected trees and the visually amenity of the area.

Impact on Highway Safety and Rights of Way

I note that the Highway Authority in respect to the originally submitted plans objected to the application as the proposed development would result in vehicles from Plot 1 using the narrow access to Kenrick Road and due to the substandard width of this access this would adversely affect the safe unencumbered movement of pedestrians and as a consequence would result in pedestrian/vehicle conflict to the detriment of pedestrian safety.

Measured on site, the width of Ethel Avenue where it meets Kenrick Road is some 2.7m between the boundary fence and the concrete post. The Avenue does widen out as it extends towards 21 Ethel Avenue however the majority of the length remains narrow. The County Highways Officer has advised that an appropriate width would be 3.75m for a significant portion of the vehicle access, to allow pedestrians and vehicles to pass safely. I note that there is a substantial hedge on the boundary, however the hedge is not impeding on any pedestrian through route that exists along Ethel Avenue. I consider that, even if the hedge was to be cut back, there would still be insufficient space, and no available passing points, for vehicles and pedestrians to pass safely. I am also mindful that there is a camber running across the access and a significant rise in gradient where the Avenue nears no. 21 Ethel Avenue.

I am mindful that the Highway Authority has recommended that no more than 2 dwellings should be provided with direct access to Ethel Avenue and Emmanuel Avenue so as not to have a detrimental impact on the roads and associated junctions onto the adopted highway.

Nottinghamshire County Council as Rights of Way Authority are currently dealing with a claim to make the Avenue from the junction of Ethel Avenue and Emmanuel Avenue to Kenrick Road a bridleway (Carlton Parish Public Bridleway) and have advised that the Avenue should be treated as a substantive right of way. I note the owners of the land on the Carnarvon Allotments and their successors in title have rights of way over the potential bridleway. There are therefore a substantive number of people who potentially have the right to use the Avenue.

I would therefore concur with the comments of the County Highways Officer that the proposed development would result in vehicles using a sub-standard access to Kenrick Road which would adversely affect the safe unencumbered movement of pedestrians and as a consequence would result in pedestrian/vehicle conflict to the detriment of pedestrian safety.

I note however following the receipt of the revised plans on the 16th July 2015 and the revised layout plan received on the 13th August 2015 which showed the omission of the proposed access from Kenrick Road, the Highway Authority has raised no objections to the proposed development of the site with two dwellings. I am therefore satisfied that the revised plans overcome the previous concerns raised by the Highway Authority and I am satisfied that the proposed development of the site will result in no undue impact on highway safety in respect to both pedestrians and vehicles.

When considering car parking provision for the new development the Borough Council Parking Provision for Residential Developments Supplementary Planning Document (SPD) is relevant. I note that the SPD requires 2 no. car parking space to serve a four bedroom dwelling in a built up area, as such the off street car provision is in line with the guidance set out within the SPD.

Other issues

I note comments raised in relation to the red line and ownership issues. The plans have been amended to exclude the strip of land running along the backs of the properties fronting Kenrick Road. The ownership of this strip of land is unknown.

I note that Nottinghamshire Wildlife Trust has requested that a scoping survey for bat roost potential is undertaken by a competent ecologist on all relevant structures on site, with further surveys to be conducted at the correct time of year if required, and that nesting birds are considered. In my opinion, protected species surveys could be requested by condition. The landowner would also need to comply with the Wildlife and Countryside Act 1981 (as amended) at all times.

With regards to flood risk and drainage issues I would suggest that this could be dealt with by a condition attached to any permission requiring the submission of drainage plans for approval by the Borough Council.

With regards to access for the Fire and Rescue Service the development would need to comply with Approved Document B – Fire Safety, administered under Building Regulations Approval. This could be dealt with through an advisory note as part of an approval.

I am satisfied that any adverse noise or pollution issues which may arise can be controlled under Environmental Health legislation.

I note that an area of land has been excluded from the application. Any future application for housing development on Ethel Avenue would be dealt with on its own merits at that time.

Any damage caused to neighbouring properties during construction would be a private legal matter between the parties concerned.

The impact on properties values is not a material planning consideration in the determination of the application.

The application has been advertised in accordance with Gedling's Statement of Community Involvement.

Conclusion

I am satisfied that the development of the site with two dwellings with their access from Ethel Avenue and Emmanuel Avenue and the Kenrick Road access omitted from the scheme, the proposed development of the site is acceptable from a highway safety viewpoint. I am also satisfied, as set out above, the development will result in no undue impact on neighbouring properties or the area in general. Conditions however will need to be attached to any grant of planning permission in order to ensure a satisfactory development.

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 built in accordance with the details as set out within the application forms received on the 17th July 2014, the Transport Statement and the Tree Survey received on the 17th July 2014 and the revised plans received on the 16th July 2015 and the 13th August 2015.
3. Before development is commenced there shall be submitted to and approved by the Borough Council precise details and samples of the materials to be used in the external construction of the proposed dwellings. Once these details are approved the dwellings shall be built and retained thereafter in accordance with the approved 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 existing levels of the site together with the finished floor levels of the dwellings. Once these details are approved the dwellings shall be built in accordance with the approved details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
5. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of enclosure of the site and the individual plot boundaries. The approved means of enclosure shall be erected before the dwellings are first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council as Local Planning Authority.
6. Before development is commenced there shall be submitted to and approved by the Borough Council precise details of the means of surfacing of the unbuilt on portions of the site. Once these details are approved the development shall be carried out and retained thereafter in accordance with the approved details and be completed in accordance with these approved details before the dwellings are first occupied.
7. Before development is commenced there shall be submitted to and approved by the Borough Council a plan of the site showing the details any proposed planting on site as well as details of the existing planting to be removed or retained. The approved details 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.
8. Before development is commenced there shall be submitted to and approved by the Borough Council a scaled plan of the site showing the precise details of

the proposed fencing and planting proposed to the area shown on the revised plans outlined in blue which is adjacent to the application site. Once these details are approved the fencing shall be erected before the proposed dwellings are first brought into use and retained thereafter at all times. The proposed landscaping 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.

9. Before development is commenced there shall be submitted to and approved by the Borough Council a method statement showing how the existing trees at the site will be safeguarded during site preparation and the development of the site. This shall include precise details of construction works within the root protection areas of the trees, including details of any pruning and protection works required to facilitate the access and development of the site. Once these details have been approved the development, including site preparation, shall be undertaken in accordance with the approved details unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
10. Before development is commenced there shall be submitted to and approved in writing by the Borough Council as Local Planning Authority a Drainage Statement which outlines the measures that would be put in place in order to deal with surface water run-off from the site and details of how the development of the site will ensure that there is no increase in flood risk to the site, neighbouring properties or the area in general. Once these details are 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.
11. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Borough Council as Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
12. The first floor windows to the north east side elevation of the dwelling to plot 2 which serve a bathroom and en-suite shall be obscure glazed with small top hung opening windows at all times. No additional windows shall be inserted in this first floor north east side elevation of the dwelling at any time.
13. No windows shall be inserted in the first floor north west front elevation of the dwelling to plot 2 at any time.
14. No works permitted under Class A, B, C and E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (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.

15. No part of the development hereby permitted shall be brought into use until the vehicle access arrangements, parking and turning areas are provided in accordance with the submitted details. The vehicle access arrangements, parking and turning areas shall thereafter be retained as such for the life of the development.
16. No part of the development hereby permitted shall be brought into use until the site access/ drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel). The access/surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.
17. No part of the development hereby permitted shall be brought into use until the access driveway/parking/turning areas are constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning 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.
18. Before development, including site preparation, is commenced there shall be submitted to and approved in writing a protected species survey in respect to the potential presence of bats on the site. Once these details are approved the recommendations with the survey shall, be adhered to and any mitigation measures implemented.

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 that the materials are appropriate and result in a visually satisfactory development, in accordance with the aims of Policy 10 of the Aligned Core Strategy 2014.
4. To ensure that the dwellings are visually acceptable within the streetscene and have an acceptable relationship with neighbouring properties, in accordance with the aims of Policy 10 of the Aligned Core Strategy 2014.
5. To ensure that the materials are appropriate and result in a visually satisfactory development, in accordance with the aims of Policy 10 of the Aligned Core Strategy 2014.
6. To ensure that the materials are appropriate and result in a visually satisfactory development, in accordance with the aims of Policy 10 of the Aligned Core Strategy 2014.

7. To ensure that the details of the development are visually acceptable, in accordance with the aims of Policy 10 of the Aligned Core Strategy 2014.
8. To ensure that the details of the development are visually acceptable, in accordance with the aims of Policy 10 of the Aligned Core Strategy 2014.
9. To ensure that the trees are protected at all times and the site remains visually acceptable, in accordance with the aims of Policy 10 of the Aligned Core Strategy 2014.
10. To ensure the details of the development are satisfactory and do not increase the risk of flooding in the area.
11. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
12. To prevent the overlooking of the neighbouring properties, in accordance with the aims of Policy 10 of the Aligned Core Strategy 2014.
13. To prevent the overlooking of the neighbouring properties, in accordance with the aims of Policy 10 of the Aligned Core Strategy 2014.
14. To ensure that the amenity of neighbouring properties is protected, in accordance with the aims of Policy 10 of the Aligned Core Strategy 2014.
15. In the interests of highway safety.
16. In the interests of highway safety.
17. In the interests of highway safety.
18. To ensure that the development does not result in a detrimental impact on any protected species at the site.

Reasons for Decision

The proposed development of the site results in no undue impact on neighbouring properties, the area in general and there are no highway safety implications arising from the proposal. The proposal therefore accords with policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014), the National Planning Policy Framework March 2012 and the Aligned Core Strategy for Gedling Borough 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.

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 of the need to comply with the Wildlife and Countryside Act 1981 (as amended) at all times in respect to protected species and nesting birds.

You are advised in regard to access for the Fire and Rescue Service that the development would need to comply with Approved Document B - Fire Safety, administered under Building Regulations Approval.

The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. Negotiations have taken place during the consideration of the application to address any adverse impacts identified. Amendments have been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

This page is intentionally left blank



Application Number: 2015/0636
Location: Site Of Former Garages, Bagnall Avenue, Arnold,
Nottinghamshire.



NOTE:

This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright No. LA 100021248
Unauthorised reproduction infringes Crown copyright and may lead to prosecution of civil proceedings

Report to Planning Committee

Application Number: 2015/0636

Location: Site Of Former Garages, Bagnall Avenue, Arnold, Nottinghamshire.

Proposal: Outline planning application for new residential development of land off Bagnall Avenue, Arnold to provide a pair of semi-detached houses

Applicant:

Agent: Mr George Machin

Case Officer: Cristina Dinescu

Background

This application is referred to the Planning Committee because the land is owned by Gedling Borough Council.

Site Description

The application site lies on the west side of Bagnall Avenue and it is located within the established urban residential area of Arnold.

Access to the application site is made off Bagnall Avenue, close to Cornwall Road junction, through an approximately 22 metres long driveway. The access point is 4.9 metres wide.

The site covers an area of 622sqm and has not been used for garage purposes for a while, leaving the site to be overtaken by vegetation.

The site is adjoined by residential properties on all sides.

A small part of the application site falls within the Nottingham City boundary and a similar application has been submitted to Nottingham City Council.

Proposed Development

Outline Planning Permission is sought for residential development with all matters reserved except access.

An indicative plan and elevations have been submitted with the application showing two semi-detached two-storey residential dwellings with three bedrooms.

The submitted plans show two off street parking spaces to serve each dwelling.

A Design and Access Statement has also been submitted with the application.

Consultations

NCC (Highway Authority) – Although the access width of only 4.9 metres is substandard to allow two cars to pass, the land was used for 14 garages which would generate a far greater number of movements than two dwellings; therefore the established access would be considered acceptable from a highway perspective, subject to conditions.

Nottingham City Council – No comments received.

Public Protection – Since the site has had a long history as private garages (circa 1950) there is a risk that excavations may reveal material which may be contaminated by past practices. The applicant/developer then will need to have a contingency plan should the construction phase reveal any contamination; as such a contamination condition would be attached to the planning permission.

Local residents have been notified and a Site Notice posted – 1 email of representation was received as a result raising concerns about the existing hedge that is on the boundary limit with several adjoining properties. The city neighbours have been consulted through the application submitted to the City Council and the consultation period ends on 28th August 2015. No letters of representation have been received and any further representations received from city neighbours will be reported verbally to the Committee.

Planning Considerations

The main considerations in the determination of this planning application are whether the proposals accord with relevant policies within the local plan, the impact of the proposals on neighbouring residential properties and on the streetscene and whether there are any highway safety implications.

The most relevant planning policy guidance at the national level comes from the National Planning Policy Framework (March 2012). In particular the following chapters are relevant in considering this application: -

- 6. Delivering a wide choice of high quality homes (paragraphs 47 – 55); and
- 7. Requiring good design (paragraphs 56 – 68).

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 10 - Design and Enhancing Local Identity.
- Policy 8 – Housing Size, Mix and Choice.

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: -

- ENV1 (Development Criteria);
- H7 (Residential Development on Unidentified Sites Within the Urban area and Defined Village Envelopes); and
- T10 (Highway Design and Parking Guides).

The Government attaches great importance to the design of the built environment. Section 7 of NPPF states inter alia that good design is a key aspect of sustainable development and that it should contribute positively to making places better for people. Developments should function well and add to the overall quality of the area, respond to local character and history, reflecting the identity of local surroundings and materials and be visually attractive as a result of good architecture and appropriate landscaping.

Policy 10 – 1 of the ACS states inter-alia that development should be designed to:

- a) make a positive contribution to the public realm and the sense of place;
- b) create attractive, safe, inclusive and healthy environment;
- c) reinforce valued local characteristics;
- d) be adaptable to meet changing needs of occupiers and the effects of climate change; and
- e) reflect the need to reduce the dominance of motor vehicles.

Policy 10 – 2 of the ACS sets out the criteria that development will be assessed including: - plot sizes, orientation, positioning, massing, scale, and proportion. Criterion f) of the ACS refers to the impact on the amenity of nearby residents.

Criterion a., c. and d. of Policy ENV1 of the Replacement Local Plan are also relevant in this instance. These state that planning permission will be granted for development provided it is in accordance with other Local Plan policies and that proposals are, amongst other things, of a high standard of design which have regard to the appearance of the area and do not adversely affect the area by reason of their scale, bulk, form, layout or materials. Development proposals should include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles and incorporate crime prevention measures in the design and layout.

In respect to car parking, regards should be had to the Borough Council's Supplementary Planning Document 'Parking Provision for Residential Developments' (May 2012).

Visual Impact

The site is located within the urban area of Arnold where, in principle, there are no objections to its redevelopment for residential purposes.

I consider that the site is of adequate size to accommodate the proposed dwellings. I am mindful that there are a variety of styles of dwellings within the Arnold area and I

consider that suitably designed dwellings could be achieved that reflect the local characteristics.

Subject to precise design details to be dealt with under reserved matters I am of the opinion that the dwellings would be visually acceptable.

I therefore consider the proposed dwellings would accord with Policy 10 of the ACS and Saved Policies H7 and ENV1.

Impact on Residential Amenity

Policy 10 of the ACS requires consideration to be given to the impact on the amenity of neighbouring properties and occupiers of development.

I note that the application is in outline with all other matters reserved for subsequent approval except access and as such I am satisfied that subject to precise details, the proposed dwellings will have an acceptable relationship with existing neighbouring properties.

Car parking and Highway Safety

A three bedroom dwelling in an urban area requires the provision of at least two car parking spaces in order to accord with the Council's Residential Car Parking Supplementary Planning Guidance. The development as now proposed does make provision for sufficient parking to serve the dwellings. I am mindful that the County Highways Officer has raised no objections, provided the access driveway to be cleared on both sides from hedging, and subject to conditions relating to the vehicular footway crossing to be widened and the hard surfacing of the access drive.

Subject to conditions recommended by the Highways Officer I consider that there would be no adverse impact on highway safety in allowing this application.

Trees and Vegetation

The redevelopment of the site for residential purposes will require the introduction of planting areas around the dwellings. Although the submitted plans show a timber fencing to be erected on the boundary limits, I am mindful that the raised concern from the neighbour that objected is referring to the existing hedge on site, therefore I would suggest a condition to be attached to any permission requiring a Tree and Hedge Survey together with precise details of a landscape scheme for approval.

Contamination

I note the comments from the Scientific Officer regarding contamination of land, as such I would recommend a condition to be attached to any planning permission.

Conclusion

Having regard to all the above I consider that the proposals are in accordance with the policies 8 and 10 of the Aligned Core Strategy and Saved Policies H7 and ENV1

of the Gedling Borough Replacement Local Plan and would recommend that Planning Permission be granted.

Recommendation:

GRANT PLANNING PERMISSION subject to the following conditions:-

Conditions

1. An application for approval of all the reserved matters (design, layout, scale, landscaping) shall be made to the local planning authority before the expiration of three years from the date of this permission.
2. The development hereby approved shall be begun within two years from the date of the approval of the last reserved matter to be approved.
3. Before development is commenced there shall be submitted to and approved by the Borough Council detailed plans, sections and elevations of all buildings.
4. The proposed dwellings shall not be brought into use until the details approved as part of the plans and particulars to be submitted for the application for the approval of reserved matters referred to in condition 1, 2, 3 and 4 above have been implemented, unless other timescales are prior agreed in writing by the Borough Council.
5. Before development (including site preparation) is commenced a Tree and Hedge Survey and a protection plan and method plan, incorporating details of a no dig methodology, to protect the existing hedging, shall be submitted to and approved in writing by the Borough Council as Local Planning Authority. Once these details are approved the development shall be carried out in accordance with the approved details and the tree and hedges protected at all times during site preparation and development.
6. Before development is commenced there shall be submitted to and approved by the Borough Council details a plan of the site showing the details of any proposed planting as well as details of the existing planting to be removed or retained. The approved details 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 by the Borough Council precise details of the materials to be used in the external elevations of the development. Once approved the development shall be carried out in accordance with these details.
8. Before development is commenced there shall be submitted to and approved

by the Borough Council details of the means of enclosure of the site. The approved means of enclosure shall be erected before the dwellings are first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.

9. 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. The approved means of surfacing shall be erected before the dwellings are first occupied.
10. No works permitted under Class A, B, C, D or 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.
11. No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing has been widened and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
12. No part of the development hereby permitted shall be brought into use until the driveway access has been cleared of the hedging on both sides and the driveway to be surfaced in a hard bound material (not loose gravel). The surfaced drive shall then be maintained in such hard bound material for the life of the development.
13. In the event that contamination is found at any time when carrying out the approved development it must be reported immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of the Local Planning Authority, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
3. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
4. To ensure the details of the development are satisfactory, in accordance with

the aims of Policy 10 of the Aligned Core Strategy (September 2014).

5. In the interests of good arboricultural practice and to ensure that the details of the development are acceptable, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
6. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
7. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
8. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
9. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
10. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
11. In the interests of Highway safety.
12. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.).
13. To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

Reasons for Decision

In the opinion of the Borough Council the proposed development will result in no undue impact on the amenities of neighbours, the character and appearance of the area or on highway safety. The application is therefore in accordance with Policies 8 and 10 of the Aligned Core Strategy (September 2014) and Policies ENV1, H7 and T10 of the Gedling Borough Council 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 proposal makes it necessary to widen the vehicular crossing over a footway 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.to

arrange for these works to be carried out.

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.

This page is intentionally left blank



Application Number: 2015/0444
Location: Carlton And District Constitutional Club, Kenrick Street, Netherfield, Nottinghamshire.



NOTE:
This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright No. LA 100021248
Unauthorised reproduction infringes Crown copyright and may lead to prosecution of civil proceedings

Report to Planning Committee

| | |
|----------------------------|--|
| Application Number: | 2015/0444 |
| Location: | Carlton And District Constitutional Club, Kenrick Street, Netherfield, Nottinghamshire. |
| Proposal: | Proposed Conversion of the Carlton Constitutional Hall into 10 apartments. |
| Applicant: | ALB Investments Ltd |
| Agent: | Blueprint Architecture |
| Case Officer: | Ashley Langrick |

This application is presented to the Planning Committee as a ‘major’ development proposal.

Site Description

The application site relates to the former Carlton and District Constitutional Club which presently lies in a vacant condition having suffered from a decline in private members and therefore funding.

The premises are situated on Kenrick Street within the urban residential area of Netherfield and directly on the edge of the Netherfield District Shopping Centre. Kenrick Street is predominantly residential in nature with some commercial properties towards the junction with Wright Street.

The site is located within close proximity of Carlton train station and a bus stop is positioned on Wright Street. No off street parking provision is provided in this instance and the limited level of on street parking in the area is restricted to resident permit holders only.

Proposed Development

Full planning permission is sought for the change of use of the vacant Carlton Constitutional Hall to residential accommodation comprising 10no. 1 bedroom self-contained apartments.

Minor external alterations are proposed to the existing openings on the building to facilitate the change of use and these are all focussed on the elevation which fronts Kenrick Street, apart from the removal of one window in the rear elevation and its replacement with a door.

Internal alterations consisting of subdivision are proposed in order to accommodate the proposed 10 apartments.

A self-contained secure cycle storage facility is provided within the extent of the existing building, both of which are accessed via a shared access off Midland Avenue.

A Design and Access Statement has been submitted with the application.

Consultations

Nottinghamshire County Council (Highway Authority) – The proposed apartments do not have any off street car parking spaces and the resident parking scheme opposite the site is fully subscribed. In view of no parking provision the cycle store should be made available for cycles only and conditioned accordingly to ensure that it is available at all times. Acknowledging the sites location in relation to Netherfield shopping centre and public transport provision in the form of buses and trains, the Highway Authority has no objection subject to the inclusion of the following planning condition:

No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on drawing no CLB/CCKS/2015/0/003 REV has been provided and that area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To ensure that the cycle store is available for storage of cycles.

The Highway Authority also requires the imposition of a planning condition to prevent windows and doors from opening onto the public highway.

Nottinghamshire County Council (Strategic Planning) – Highlight the relevant national policy background by way of the National Planning Policy Framework, with particular regard towards the promotion of sustainable growth and promoting healthy communities. From a minerals perspective the site lies within a Mineral Safeguarding and Consultation Zone for sand and gravel, however it is acknowledged that the site is brownfield in nature and the building is located in between existing residential properties. The development should be designed, constructed and implemented to minimise the creation of waste and maximise the recycling of waste arising from the development.

With regard to ecology, it is the County Council's advice that a Bat Scoping Survey of the building should be carried out to look for evidence of, or potential for, protected species. In addition, a standard condition should be used to control vegetation clearance during the bird nesting season.

Nottinghamshire County Council (Education) – The County Council is not seeking an education contribution in this instance.

Severn Trent Water – no comments received.

Public Protection – no comments received.

Neighbour Consultation - Local residents have been notified by letter and a site notice erected – I have received two representations. The concerns raised are as follows:

- Do not want the future occupants to use the parking spaces allocated in the current permit holders' scheme;
- There is already a massive parking issue on Chandos Street and the flats would increase this issue;
- The noise of potentially 20 extra people living in these flats should be considered;
- Fully supportive of empty buildings being developed and the area being tidied up but concerned about more social housing in the area in terms of antisocial behaviour and effect on house prices;
- Concerned about security as the 10 apartments will have access to the back yard.

Planning Considerations

The relevant national policy guidance in respect of these matters is set out in the National Planning Policy Framework (March 2012). At the heart of the NPPF is a presumption in favour of sustainable development. The core principles set out in the guidance states at paragraph 17: -

Planning should: 'proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs'.

In particular the following chapters are relevant in considering this application:

6. Delivering a wide choice of quality homes (paragraphs 47 – 55)
7. Requiring Good Design (paragraphs 56 – 68)

When delivering sustainable development paragraph 19 states:

'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'

Gedling Borough adopted the Aligned Core Strategy (ACS) on 10th September 2014 and this now form part of the Development Plan along with certain policies saved contained within the Gedling Borough Council Replacement Local Plan referred to in Appendix E of the ACS.

The following ACS policies are relevant:

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 10: Design and Enhancing Local Identity

Policy 10 of the ACS looks at design and enhancing local identity and reflects the guidance contained in both the NPPF and the Replacement Local Plan policies.

The following saved policies of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) are also relevant: -

- Policy ENV1: Development Criteria
- Policy H7: Residential Development on Unidentified Sites within the Urban Area and the Defined Village Envelopes
- Policy H11: Conversions and Change of Use to Residential
- Policy H16: Design of Residential Development
- Policy C4: Loss of Community Facilities

Criterion a, c and d of Policy ENV1 of the Replacement Local Plan state that planning permission will be granted for development provided it is in accordance with other Local Plan policies and that proposals are, amongst other things, of a high standard of design which have regard to the appearance of the area and do not adversely affect the area by reason of their scale, bulk, form, layout or materials. Development proposals should 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, inter-alia, cyclists. In addition, ENV1 requires development proposals to consider crime prevention measures including the introduction of natural surveillance.

Policy H11 of the Replacement Local Plan is permissive of changes of use of buildings to residential within the urban area provided all dwellings are self-contained with independent access arrangements, the proposal would not cause unacceptable harm to the amenities of nearby residents and appropriate provision of parking is made.

Policy C4 of the Replacement Local Plan indicates that planning permission will not be granted if development would lead to the loss of community facilities resulting in increased car journeys to the next available facility.

In making a recommendation in relation to this application, regard has been given to the above legislation and policy and as a result it has been determined that the main planning considerations in relation to this proposal are: -

- a) The principle of developing the site;
- b) Whether the design of the development is acceptable;
- c) The highway implications of the development, including the lack of off street parking provision;
- d) Whether there would be an adverse impact on neighbouring properties;
- e) Other matters raised by local residents/consultees.

Each of the above aspects are considered in detail below.

The Principle of the Development

The site is located within the urban residential area of Netherfield and directly on the

edge of Netherfield District Shopping Centre. The site is also within walking distance of public transport links to Nottingham City by way of train or bus.

Given the location of the development, it is my opinion the proposal would be in a sustainable location delivering economic development that would provide a wider choice of homes to serve the local community. The proposal therefore accords with the requirements of the NPPF and Policy 2 of the ACS which adopts a strategy of urban concentration with regeneration.

As the proposal is for the conversion of the Carlton Constitutional Hall into 10 apartments it is necessary to consider the requirements of Policy C4 of the Replacement Local Plan which states that planning permission will not be granted if development would lead to the loss of community facilities resulting in increased car journeys to the next available facility.

The reasoned justification at paragraph 6.25 of Policy C4 refers to retaining facilities such as public houses in 'rural' locations. Similarly, the NPPF refers to retaining community facilities such as public houses in 'villages'. The proposed development involves a loss of a community facility within the urban residential area of Netherfield, not within the local centre or within the rural area. I therefore do not consider the loss of the Constitutional Hall would lead to the loss of a community facility in a rural location. Moreover, being directly adjacent to Netherfield District Shopping Centre there are numerous similar establishments within close proximity to the site such that its loss would not result in increased car journeys to the next available facility. The proposal is therefore not considered to conflict with the requirements of Policy C4.

Given the location of the development within the established urban residential area of Netherfield there is no objection in principle to the conversion of the building for residential purposes. It is also my opinion that the development would be in a sustainable location delivering economic development that would provide a wider choice of homes to serve the local community. The redevelopment of the site is therefore considered acceptable in principle.

Whether the design of the development is acceptable

Minor external alterations are proposed to the existing building in order to facilitate its change of use for residential purposes. Apart from the removal of one window in the rear elevation and its replacement with a door, all of the changes are focussed on the elevation which fronts Kenrick Street. The changes comprise of the replacement of some of the existing windows in order to receive smaller windows and doors with the surrounding brickwork made good.

The existing building is unremarkable in its design and appearance, therefore the relatively minor physical external works proposed are not considered to adversely affect the area by reason of its scale, bulk, form, layout or materials. The proposal complies with the relevant policies of the Development Plan insofar as its appearance is concerned.

Having considered the overall design of the development and the constraining factors of the site, it is my opinion that the proposal would satisfy the design criteria

of Policies ENV1 of the Replacement Local Plan and Policy 10 of the ACS.

Should planning permission be forthcoming a condition would be attached requiring the external materials to be used to match the existing premises.

The highway and parking implications of the development

The proposal does not provide any off street car parking spaces to serve the apartments and there are no on street parking facilities available on Kenrick Street, apart from a fully subscribed resident permit holders' scheme.

Policy H11 of the Replacement Local Plan, amongst other things, requires an appropriate provision for parking. In this instance, despite the absence of any on or off street parking provision being available, significant weight should be afforded to the site's location within walking distance of Carlton Train Station and a bus stop on Wright Street which both provide regular transport services into Nottingham and beyond. Moreover, the lawful use of the premises as a Constitutional Club provides a trade-off in terms of similar parking and transportation considerations.

In addition, the application site is within the urban residential area of Netherfield and lies directly on the edge of the Netherfield District Shopping Centre which provides a good range of services and facilities for the future occupants.

In view of the absence of any car parking provision, the Highway Authority requires the proposed cycle store to be made available for cycles only and conditioned accordingly to ensure that it is available at all times in order to cater for the needs of cyclists. Otherwise the Highway Authority states that it has no objection on car parking grounds and no other concerns relating to highway safety are raised.

I concur with the Highways Authority's view and am of the opinion that with regard to highway and parking matters, the proposal complies with the relevant requirements of Policies ENV1 and H11 of the Replacement Local Plan.

Should planning permission be forthcoming, conditions will be imposed to control the detailed arrangements of the individual cycle stores and to ensure that the facility is made available for cycle storage at all times.

Residential amenity

The application seeks planning permission to change the use of the existing building. No additional extension and no new window openings are required on the rear elevation to facilitate its use for residential purposes. In this regard, no additional impact on residential amenity in terms of massing, overshadowing or overlooking is introduced by this development than would otherwise be the case under its present lawful use.

I am satisfied that given the relationship of the existing property with the surrounding area that there would be no undue impact on the residential amenity of nearby properties.

A neighbour has objected to the proposal with one of the matters raised being the potential noise created by the future occupants. The use of the building for residential purposes needs to be balanced against the existing lawful use of the premises as a Constitutional Hall and, in this context, I do not feel that the proposal would result in a material adverse impact.

Other matters raised by local residents/consultees

A local resident has raised concerns about the introduction of more social housing in the area in terms of antisocial behaviour and effect on house prices. In response to this matter, I can confirm that the development proposed has not been formally submitted as an affordable housing scheme and, in any case, tenure in this context is not a material planning consideration.

With regard to antisocial behaviour, there is no evidence to suggest that this proposal would result in a direct increase in problems that may occur in the area. In addition, the use of the premises for residential purposes, in particular the use of the back yard to access the bin store and the secure cycle storage facility, will increase the level of natural surveillance in the area and thus comply with Policy ENV1 (d) of the Replacement Local Plan.

Concern in relation to the impact on property prices is not a material planning consideration.

With regard to ecology considerations, the Strategic Planning Team at Nottinghamshire County Council advice that a Bat Scoping Survey of the building should be carried out to look for evidence of, or potential for, protected species. However, I am of the opinion that there is no justification to require a survey in this instance owing to the sound physical appearance of the building and that it has not been vacant for a significant number of years. The proposal also seeks to make very minimal physical changes to external fabric of the building. Bats are also protected under separate legislation in the form of the Wildlife and Countryside Act 1981 and in this context an informative is recommended.

Conclusion

Given all of the above, it is considered that the change of use would provide sustainable development that would make viable use of a presently vacant building and in doing so provide a wider choice of homes to serve the local community. There are no highway safety implications as a result of the development and minimal changes to the external appearance of the building are proposed. I am of the opinion that the proposed development would comply with the relevant planning policies that are set out above and on this basis I recommend that Planning Committee grants planning permission.

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 shall be built in accordance with the details as set out within the application forms received on the 11th May 2015, the plans received on the 18th June 2015, and the Design and Access Statement received on the 18th June 2015.
3. No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on drawing no CLB/CCKS/2015/0/003 Rev A has been provided and that area shall not thereafter be used for any purpose other than the parking of cycles.
4. The precise method of storage of cycles within the dedicated building shall be carried out in accordance with the details submitted by email on 13th August 2015. The cycle store shall be provided in accordance with these details for the life of the development unless otherwise agreed in writing by the Borough Council.
5. No doors or windows shall open out/protrude over the adopted highway, in contravention of Section 153 of the Highways Act 1980.
6. The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing building.

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 that the cycle store is available for storage of cycles.
4. To define the terms of this permission and in the interests of supporting sustainable transport.
5. In the interests of pedestrian safety.
6. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).

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 sustainability viewpoint. The proposal therefore accords with Policy 10 of the Aligned Core Strategy (2014) and

ENV1, H7, H11, H16 and C4 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

Notes to Applicant

Should any bat/s be found during demolition, work must stop immediately. If the bat/s does not voluntarily fly out, the aperture is to be carefully covered over to provide protection from the elements whilst leaving a small gap for the bat to escape should it so desire. The Bat Conservation Trust should be contacted immediately on (0845) 1300228 for further advice and they will provide a licensed bat worker to evaluate the situation and give advice. Failure to comply is an offence under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010 which makes it an offence to kill, injure or disturb a bat or to destroy any place used for rest or shelter by a bat (even if bats are not in residence at the time). The Countryside and Rights of Way Act 2000 strengthens the protection afforded to bats covering 'reckless' damage or disturbance to a bat roost.

The resident parking scheme in operation opposite the site on Kenrick Street is fully subscribed and no further permits can be issued at present.

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. During consideration of the planning application inconsistencies with the plans submitted have been clarified with the Agent and detailed concerns over the use of the dedicated cycle storage facility have been addressed to ensure a satisfactory scheme and a favourable recommendation.

ACTION SHEET PLANNING DELEGATION PANEL 31st July 2015

2015/0233

1 Bretton Road Ravenshead Nottinghamshire
Detached Garage to frontage of dwelling.

The proposed development would have no undue impact on the appearance of the streetscene.

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

Decision to be issued following completion of paperwork.

Parish to be notified of decision

SS

2015/0377

Crimea Farm 244 Spring Lane Lambley
Change of use from poultry units to caravan and motorhome storage

The proposed development would have no undue impact on the openness of the Green Belt.

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

Decision to be issued following completion of paperwork.

Parish to be notified of decision

SS

2015/0366

3 Robinson Road Mapperley Nottinghamshire

I would like to add D2 use to the existing D1 use. The current D1 use was for a day nursery, I would like to change this to a small health and fitness studio. I would like to retain the current D1 use so the studio can offer a small amount of childcare and small classes for children. The D2 use would be needed for the health and fitness studio. please see the supporting letter and plan for a detailed break down of what is intended. The size of the building dictates that this will be a very small studio and will only accommodate small numbers at any one time, much less than the previous day nursery. There will be no changes to the building.

The Application has been withdrawn from the agenda.

2015/0631
9 Stanhope Crescent Arnold Nottinghamshire
Erection of dwelling.

The proposed development would result in an incongruous and overly dominant feature in the streetscene.

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

Decision to be issued following completion of paperwork.

2015/0645
38 Broadfields Calverton Nottinghamshire
Erection of dwelling and garage

The proposed development would have no undue impact on the amenity of adjoining neighbours, highway safety, or the existing streetscene.

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

Decision to be issued following completion of paperwork.

Parish to be notified of decision

SS

2015/0686
41 Renals Way Calverton Nottinghamshire
Proposed ground floor extension and internal alterations.

The proposed development would have no undue impact on the amenity of adjoining neighbours

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

Decision to be issued following completion of paperwork.

Parish to be notified of decision

SS

2015/0688
89 Sheepwalk Lane Ravenshead Nottinghamshire
Change of use from residential (C3a) to residential and limited use of existing swimming pool to provide private swimming lessons (C3a and D2).

The proposed development by virtue of the increased activity on site would have an adverse impact on the amenity of adjoining neighbours and on the Ravenshead Special Character Area.

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

Decision to be issued following completion of paperwork.

Parish to be notified of decision

SS

2015/0661
10 Main Street Lambley Nottinghamshire
Rear and side single storey extensions

The proposed development would have no undue impact on the amenity of adjoining residential neighbours

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

Decision to be issued following completion of paperwork.

Parish to be notified of decision

SS

2015/0696
3 Ridgewood Grove Ravenshead Nottinghamshire
Retention of 2 dormers at first floor level, to front and rear of dwelling

The proposed development would have no undue impact on the appearance of the streetscene or the amenity of adjoining residential neighbours.

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

Decision to be issued following completion of paperwork.

Parish to be notified of decision

SS

31st July 2015

ACTION SHEET PLANNING DELEGATION PANEL 7th August 2015

2015/0672

56 Cliff Road Carlton

Detached 4 car garage (Revised scheme with rear door)

The proposed development would have no undue impact on the appearance of the streetscene.

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

Decision to be issued following completion of paperwork.

2015/0675

131 Shelford Road Gedling

Proposed two storey side extension

The Application has been withdrawn from the agenda

2015/0719

4 Main Road Ravenshead

Retention of Log cabin, residential annex

The proposed development would have no undue impact on the appearance of the streetscene.

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

Decision to be issued following completion of paperwork.

Parish to be notified of decision

SS

2015/0678

23 Whittingham Road Mapperley

Construct single storey rear extension and new roof with rear and front dormer windows

Subject to conditions, the proposed development would have no undue impact on the appearance of the streetscene or neighbouring properties.

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

Decision to be issued following completion of paperwork.

7th August 2015

ACTION SHEET PLANNING DELEGATION PANEL 14th August 2015

2014/0856

21 Ethel Avenue Mapperley Nottinghamshire

Proposed demolition of 21 Ethel Avenue and erection of two dwellings.

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

Decision to be issued following completion of paperwork.

2015/0423

Adjacent Goosedale Farm Goosedale Lane Bestwood

Full Planning Permission is sought for the erection of nine holiday lodges within the context of the Site.

Application withdrawn from Agenda

2015/0713

Land Adjacent To 77 Godfrey Street Netherfield

Erection of 5 townhouses

The proposed development would have would have no undue impact on the amenity of neighbouring dwellings.

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

Decision to be issued following completion of paperwork.

2015/0662

Land Adjacent 1 Arno Vale Road Woodthorpe

Proposed development comprising three houses, associated gardens and in-curtilage parking

The proposed development would have no undue impact on Highway Safety, the amenity of adjoining neighbouring properties or on the character and appearance of the streetscene.

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

Decision to be issued following completion of paperwork.

2015/0675
131 Shelford Road Gedling Nottinghamshire
Proposed two storey side extension

The proposed development would have no undue impact on the amenity of adjoining neighbours.

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

Decision to be issued following completion of paperwork.

2015/0757
7 Brookwood Crescent Carlton Nottinghamshire
Extension to form granny flat with additional bedroom for carer (ground floor) and bedroom over within roofspace and dormer window

The proposed development would have no undue impact on the amenity of adjoining neighbours or on highway safety.

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

Decision to be issued following completion of paperwork.

2015/0744TPO
Hall Mews 5 Hall Lane Papplewick
Yew trees (T1-T3 and T5-T6) crown thin 25%. Fell Ash Tree.

The proposed development would have an adverse impact on the visual amenity of the area and the protected trees.

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

Decision to be issued following completion of paperwork.

DG - 14th August 2015



Report to Planning Committee

Subject: Future Planning Applications

Date: 02 September 2015

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 Control.

| <u>App No</u> | <u>Address</u> | <u>Proposal</u> | <u>Possible Date</u> |
|---------------|--|---|----------------------|
| 2011/0523 | Woodborough Park, Foxwood Lane, Woodborough. | Wind turbine with hub height of 50.09m & blade length of 16.7m. Ancillary development comprises a permanent access track & crane pad. | 23/9/15 |
| 2015/1000 | Collyer Road, Calverton. | CCTV Column. | 23/9/15 |
| 2015/1012 | Jubilee Depot, Jubilee Road, Daybrook. | New modular 2 storey building. | 23/9/15 |
| 2014/0169 | Gedling Care Home, 23 Waverley Avenue, Gedling. | Demolition of care home & construction of 14 apartments, car parking & associated landscaping. | 14/10/15 |
| 2014/1343 | Westhouse Farm, Moor Road, Bestwood Village. | New single storey Primary School. | 14/10/15 |
| 2014/0273 | Land at corner Longdale Lane & Kighill Lane, Ravenshead | Site for residential development | 3/2/16 |

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.

Recommendation:

To note the information.

This page is intentionally left blank