



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

# Agenda

## Planning Committee

Date: **Wednesday 23 September 2015**

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Time: **6.00 pm**

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

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For any further information please contact:

**Lyndsey Parnell**

Senior Elections and Members' Services Officer

0115 901 3910

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# Planning Committee

## Membership

**Chair** Councillor John Truscott

**Vice-Chair** Councillor Barbara Miller

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

## **AGENDA**

**Page**

1. **Apologies for Absence and Substitutions.**
2. **To approve, as a correct record, the minutes of the meeting held on 02 September 2015.** 5 - 18
- Planning Committee Protocol.**
3. **Declaration of Interests**
4. **Application No. 2015/0920- 9 Penine Close, Bestwood** 21 - 26
5. **Application No. 2015/1000- Proposed CCTV Column, Collyer Road, Calverton** 27 - 34
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9. **Any other items which the Chair considers urgent.**

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## **MINUTES PLANNING COMMITTEE**

**Wednesday 2 September 2015**

Councillor John Truscott (Chair)

In Attendance:           Councillor Barbara Miller           Councillor Gary Gregory  
                                  Councillor Michael Adams       Councillor Sarah Hewson  
                                  Councillor Pauline Allan        Councillor Marje Paling  
                                  Councillor Sandra Barnes       Councillor Colin Powell  
                                  Councillor Alan Bexon           Councillor Paul Stirland  
                                  Councillor Bob Collis           Councillor Paul Wilkinson

Absent:                        Councillor Peter Barnes, Councillor Chris Barnfather  
  and Councillor Meredith Lawrence

Officers in Attendance:    D Gray, L Mellors, N Morley and L Sugden

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

Apologies for absence were received from Councillors Barnfather and Lawrence.

Councillor Ellis attended as a substitute for Councillor Barnes, who had given apologies for his absence.

### **51            TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 12 AUGUST 2015.**

#### **RESOLVED:**

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

### **52            DECLARATION OF INTERESTS**

On behalf of all Members, the Chair declared a non-pecuniary interest in application 2015/0636 as the site is in the ownership of the Borough Council.

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

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

Mr Lee Freeley, the applicant, spoke in support of the application.

Mr Andrew Robinson, the resident, spoke against the application.

The Principal Planning Officer presented the report, and informed Members of an amendment to Condition 2 to add the following wording the reflect revised plans:

“and the revised house types (ETH – 1003 Rev A) and revised street scenes (ETH – 1005 Rev A), received on the 16th July 2015; and the revised site plan and site location plan (ETH – 1001 Rev L), received on 2nd September 2015”.

Councillor Powell, seconded by Councillor Bexon, proposed a motion to defer consideration of the application to a future meeting of the Committee. The motion was duly put to the vote and was not carried.

**RESOLVED to GRANT PLANNING PERMISSION subject to the following Conditions:-**

**Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be 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 house types (ETH – 1003 Rev A) and revised street scenes (ETH – 1005 Rev A), received on the 16th July 2015; and the revised site plan and site location plan (ETH – 1001 Rev L), received on 2nd September 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](http://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](http://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.

**54 APPLICATION NO. 2015/0636- SITE OF FORMER GARAGES, BAGNALL AVENUE, ARNOLD.**

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

The Principal Planning Officer presented the report and informed Members of an amendment to Condition 4, to read:

“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 and 3 above have been implemented, unless other timescales are prior agreed in writing by the Borough Council.”

**RESOLVED to 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 and 3 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](http://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](http://www.groundstability.com).

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### **APPLICATION NO. 2015/0444- KENRICK STREET, NETHERFIELD**

Proposed Conversion of the Carlton Constitutional Hall into 10 apartments.

**RESOLVED to GRANT CONDITIONAL PLANNING PERMISSION subject to the following conditions:-**

#### **Conditions**

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

**56 PLANNING DELEGATION PANEL ACTION SHEETS**

**RESOLVED:**

To note the information.

**57 FUTURE PLANNING APPLICATIONS**

**RESOLVED:**

To note the information.

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

None.

The meeting finished at 6.45 pm

Signed by Chair:  
Date:

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## PLANNING COMMITTEE PROTOCOL

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

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**Application Number:** 2015/0920

**Location:** 9 Pennine Close, Bestwood, Nottinghamshire, NG5 9PT.



**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.  
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## **Report to Planning Committee**

**Application Number:** 2015/0920  
**Location:** 9 Pennine Close, Bestwood, Nottinghamshire, NG5 9PT  
**Proposal:** Change of use of land to residential curtilage  
**Applicant:** Mr Justin Unthank  
**Agent:**  
**Case Officer:** Amy Cockayne

This application is being brought to Committee due to the application site being under the ownership of Gedling Borough Council.

### **Site Description**

Located within the urban residential area of Bestwood, the application site is an area of unused land adjacent to a public footpath set between two dwellings – nos. 9 and 11 Pennine Close. The footpath connects Pennine Close and Sidlaw Rise. The site has a gradient with a steady incline from west to east. The area of land has a boundary with 9 Pennine Close delineated by established shrubbery and trees up to 2.5m in height.

### **Planning History**

No previous planning history.

### **Proposed Development**

The application seeks planning permission for the change of use of land to residential curtilage to an area of land located off Pennine Close in Bestwood. The applicants of the planning application are the occupiers of 9 Pennine Close, and the change of use of this area of land would provide an extension to the garden area of the property.

The land measures approximately 72m<sup>2</sup> in area.

It is also proposed that a 1.8m high close boarded timber fence is erected to the perimeter of the site subject to the change of use permission, to delineate the boundary of the residential property; 9 Pennine Close.

### **Consultations**

Neighbouring properties were notified and one representation was received. The comments included:

- A neighbouring property is also interested in buying land close to this site; this application is seen as a potential risk to the loss of land within the boundary of a neighbouring property.
- The alleyway next to the property will be reduced and the enclose the footpath
  - Current issues with the footpath being well lit and safe when its dark
  - Boundary changes will reduce/obscure the line of sight along the alleyway
  - Illegal use of motorbikes and quadbikes
  - The Council should add bollards/prevention

Bestwood Parish Council were notified and have confirmed that there are no objections subject to any comments that might be received from local residents.

Gedling Borough Council Parks and Street Care and Estates departments were notified and no responses have been received.

### **Planning Considerations**

In my opinion, the main planning considerations in the determination of this application are the impact on residential amenity of neighbouring properties and visual impact of the proposal on the character and appearance of the locality.

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

The following policies are relevant to the application:

National Planning Policy Framework:  
Part 7 – Requiring good design

Gedling Borough Council Replacement Local Plan (Saved Policies 2008):  
ENV1 – Development Criteria  
H10 - Extensions

Gedling Borough Council Aligned Core Strategy 2014:  
Policy 10 – Design and Enhancing Local Identity

There is not considered to be any Highways impact through the development as the proposal would not affect the existing highway network in the locality.

In accordance with Local Plan saved policies, development should be in keeping with the scale and character of the existing dwelling and its wider setting and should not cause unacceptable harm to the amenity of neighbouring residents.

I am satisfied that the increase of residential curtilage to 9 Pennine Close would

cause no harm to the character of the locality. I am also of the opinion that the positioning of a new 1.8m timber fence to the new boundary of the residential curtilage with the existing footpath would not be unduly detrimental to the visual amenity of the wider setting.

The comments received through resident consultation relating to the impact upon the safety of users of the footpath have been carefully considered. The footpath adjacent to the application site is currently overgrown by vegetation, which would be replaced with new timber fencing if the application is approved. It is considered that the provision of the footpath to be used as an access for local residents in the immediate area would not be adversely affected and the development would not result in any undue detriment to the sense of safety and security of pedestrians/cyclists. It is advised that any concerns relating to the unlawful uses as stated by the residents should be passed on to the relevant bodies.

In terms of impact upon residential amenity of neighbouring dwellings, there are no concerns that the change of use of land would be detrimental to the amenity of neighbouring occupants by way of overlooking, overshadowing or overbearing development.

For the reasons set out above, I am satisfied the proposed development accords with Saved Policies ENV1 of the Gedling Borough Replacement Plan as well as the NPPF. It is therefore recommended that planning permission is granted.

### **Recommendation:**

**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: Site Location Plan and the proposed fencing as shown on 'Side view of the house', both received by the Local Planning Authority on 21 July 2015. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed 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. For the avoidance of doubt and to define the terms of this permission.

### **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, and results in no unduly detrimental harm to the character and setting of the locality. 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 Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. Discussions have taken place during the consideration of the application to address adverse impacts identified by officers and/or address concerns raised in letters of representation submitted in connection with the proposal. The application for planning permission is subsequently approved subject to conditions.

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**Application Number:** 2015/1000  
**Location:** Proposed CCTV Column, Collyer Road, Calverton,  
Nottinghamshire.



**NOTE:**

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## **Report to Planning Committee**

<b>Application Number:</b>	2015/1000
<b>Location:</b>	Proposed CCTV Column, Collyer Road, Calverton, Nottinghamshire.
<b>Proposal:</b>	Proposed 10m galvanised post for CCTV camera.
<b>Applicant:</b>	Gedling Borough Council
<b>Agent:</b>	Mr K Nealon
<b>Case Officer:</b>	Ashley Langrick

**The applicant is Gedling Borough Council and therefore, in line with the Council's Constitution, this application has been referred to Planning Committee.**

### **Site Description**

The application relates to a section of the public highway opposite the junction of Collyer Road and Flatts Lane within the urban residential area of Calverton.

The site is specifically located on the public footpath to the north of an area of public Protected Open Space and to the east of a residential property at 140 Collyer Road. The Manor Park School and a row of commercial premises are located directly opposite the proposal to the north on Flatts Lane.

### **Proposed Development**

The application seeks full planning permission for the erection of a 10 metre high galvanised CCTV column. The proposed galvanised post would measure 10 metres in height with the CCTV camera positioned on the top together with a small radio transmitter.

The proposed column has been designed with a cabinet door at the base for service staff to gain access to the transmission equipment which is only envisaged to be on an infrequent basis.

It is proposed that the camera will be of a dome design with a glass cover. The camera itself will have the ability to pan, tilt and zoom but the direction of the camera will not be apparent to the public owing to the cover being in the form of a smoked glass.

The purpose of the camera is to assist in the prevention and detection of crime and

disorder and forms part of an overall strategy by the Borough Council and its partners to address such matters.

The application includes a short supporting note and a series of diagrams and images of the equipment proposed.

### **Consultations**

Calverton Parish Council – No objections.

Nottinghamshire County Council (Highway Authority) – No objections in principle subject to the applicant obtaining a Licence to erect the proposal on the Public Highway.

Public Protection – No objections to the proposal. Such a development will proactively restrict the occurrence of negative environmental issues in the area, contributing to a reduction in potential ASB, noise nuisance and fly-tipping problems.

The camera will be operated in line with the CCTV Code of Practice 2008 published by the Information Commissioners Office. This ensures that private information is not obtained and retained by the CCTV system.

Neighbouring Properties (including Manor Park School) were notified and a Site Notice posted. No letters of representation have been received as a result.

### **Planning Considerations**

The main planning considerations in the determination of this application are the effect of the proposal on the immediate surroundings in terms of the design and appearance of the proposal, the impact of the proposal on the residential amenity of nearby properties, and the support provided towards crime prevention in the area.

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 relevant core planning principles set out in the guidance states at paragraph 17: -

Planning should:

- 'not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and delivery sufficient community and cultural facilities and services to meet local needs'.

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

7. Requiring good design (paragraphs 56 – 68)
8. Promoting healthy communities (paragraphs 69 – 78)

With regard to design, paragraph 56 states:

'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'.

Paragraph 58 of the NPPF advises that planning decisions should aim to ensure that developments, inter-alia,

'create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion'.

The above quote is also echoed in paragraph 69 which identifies that planning policies and decisions should aim to achieve places which promote healthy communities.

Gedling Borough adopted the Aligned Core Strategy (ACS) on 10<sup>th</sup> 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 policy is relevant:

- 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.

Policy ENV1 'Development Criteria' of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) is also a relevant material consideration in the determination of this application.

Criteria a. b. and d. of ENV1 state that, 'Planning permission will be granted for development provided it is in accordance with other Local Plan policies and the proposals meet the following criteria, inter alia, it is of a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its scale, bulk, form, layout or materials; it would not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated; and it incorporates crime prevention measures in the design and layout in terms of good lighting levels, natural surveillance, defensible space and well considered layouts and landscaping'.

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) Whether the design of the development is acceptable;
- b) Whether there would be an adverse impact on neighbouring properties;
- c) The support provided towards crime prevention in the area.

Each of the above aspects are considered in detail below.

### Design

The proposed CCTV column is akin to a lamppost in its design and appearance and is therefore considered to have the appearance of a piece of regular street furniture. A radio transmitter is included as part of the proposal and this is to be located to the top of the column. As there were no details confirming the precise size of the transmitter this was clarified with the applicant in the interests of visual amenity. The applicant confirmed that the transmitter measures 192mm in length by 48mm in width by 36.2mm in height which is considered to be small in size, the detail of which can be suitably controlled by the imposition of a planning condition.

With the above in mind and taking account of the proposed location of the proposal within the urban residential area of Calverton, I am satisfied that the proposal would be readily assimilated into the street scene and therefore not have any material impact on the character and appearance of the area.

I am of the opinion that the proposal would not have any material adverse impact on the area by reason of its scale, bulk, form, layout or materials such that it complies with the requirements of criteria a. of Policy ENV1 of the Replacement Plan and Policy 10 of the ACS.

### Residential amenity

The purpose of the camera is to assist in the prevention and detection of crime and disorder and forms part of an overall strategy by the Borough Council and its partners to address such matters. The proposal positively responds to the requirements of the NPPF insofar as it seeks to create a safe environment where crime and disorder do not undermine quality of life. In particular, the proposed camera is being installed as the Borough Council has had a number of complaints about anti-social behaviour close to the commercial premises on Flatts Lane.

In the above context, I am of the opinion that the proposal will contribute towards improving the existing amenity levels enjoyed by the residents of Calverton.

The applicant has confirmed in writing that the CCTV camera will be operated in line with the Information Commissioner Office CCTV Code of Practice 2008. I am therefore satisfied that there will be no undue impact on the private amenity of neighbouring residential properties in the area.

Given the above, I consider the proposal to accord with all relevant aims of criteria b. of Policy ENV1 of Gedling Replacement Local Plan (Certain Saved Policies 2008) insofar as residential amenity are concerned.

### Crime prevention

Paragraph 58 of the NPPF advises that planning decisions should aim to ensure that developments, inter-alia, 'create safe and accessible environments where crime and

disorder, and the fear of crime, do not undermine quality of life or community cohesion’.

The development proposal is borne out of the need to address a specific anti-social behaviour concern. I therefore consider that the proposal complies with the advice of the NPPF and criteria d. of Policy ENV1 of the Replacement Plan.

### Conclusion

Given all of the above, it is considered that the proposal represents an acceptable form of development which seeks to reduce crime and disorder and improve the quality of life of residents in Calverton generally.

I am of the opinion that the proposed development would comply with the relevant planning policies that are set out above insofar as design, amenity and crime prevention considerations are concerned. On this basis, I recommend that Planning Committee grants planning permission.

### **Recommendation:**

**To grant conditional planning permission.**

### **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be carried out in complete accordance with the plans received on 4th August 2015 and the detailed specification contained in two emails dated 25th and 27th August 2015 which form part of this permission unless otherwise agreed 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. For the avoidance of doubt and to ensure that the development is carried out in accordance with the details as approved.

### **Reasons for Decision**

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring properties, and seeks to reduce crime and disorder in the area. The proposal therefore accords with the requirements of the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy (2014) and ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).



## **Notes to Applicant**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://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](http://www.groundstability.com).

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 the processing of the application a number of details were clarified with the applicant to ensure that the development is appropriate and can proceed as envisaged. Such details were controlled by the imposition of a suitably worded planning condition.

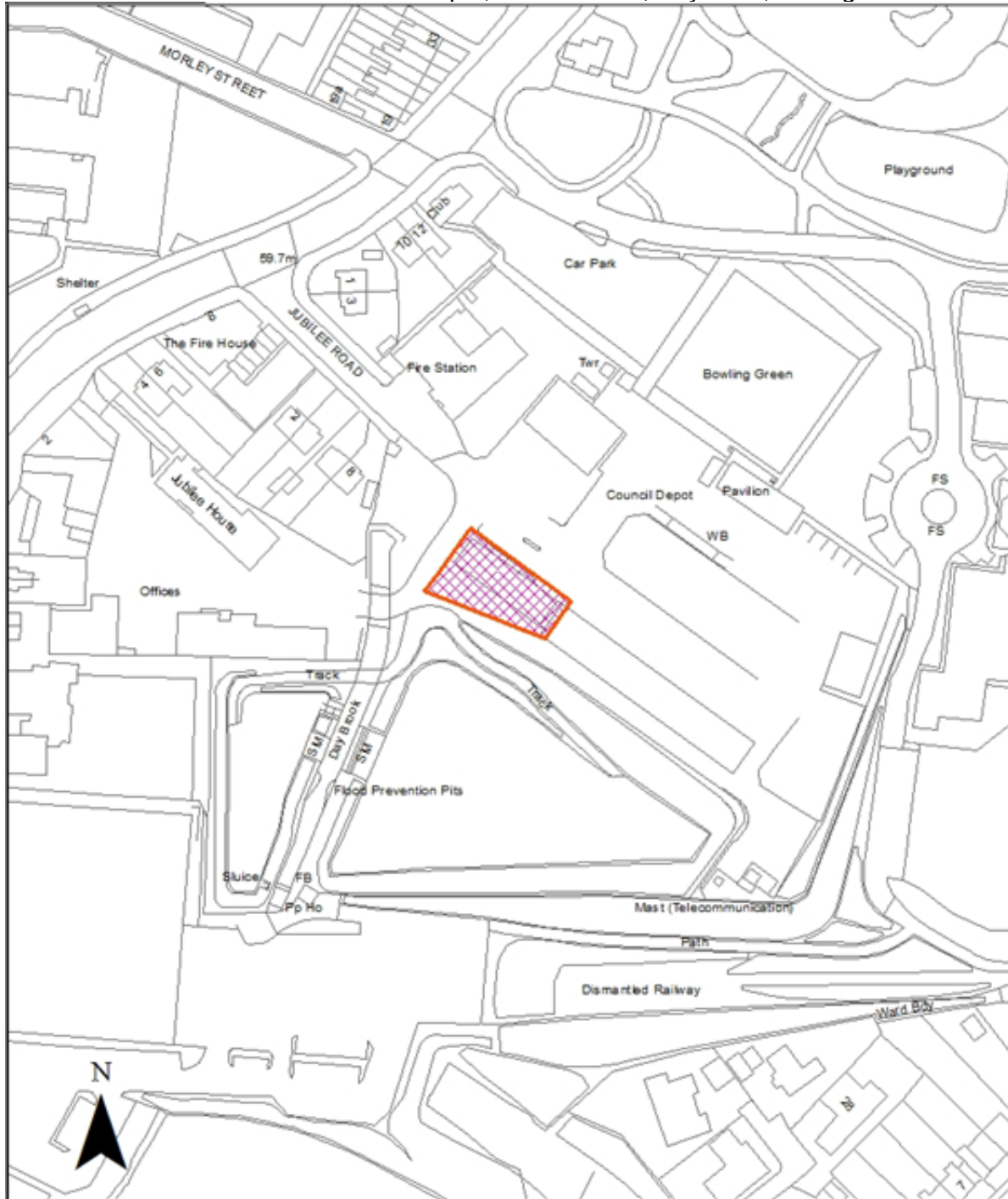
The applicant is advised that it is necessary to obtain a Licence to construct a structure on the public highway. In this regard, the applicant is required to contact the County Council's Highway Liaison Team on telephone 0115 9774474 to arrange for these works to be carried out.

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**Application Number:** 2015/1012

**Location:** Jubilee Depot, Jubilee Road, Daybrook, Nottinghamshire.



**NOTE:**  
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## **Report to Planning Committee**

<b>Application Number:</b>	2015/1012
<b>Location:</b>	Jubilee Depot, Jubilee Road, Daybrook, Nottinghamshire.
<b>Proposal:</b>	New modular 2 storey building to replace old tyre store, canteen and toilet block.
<b>Applicant:</b>	Gedling Borough Council
<b>Agent:</b>	Mr S Wiseman
<b>Case Officer:</b>	Ashley Langrick

**The applicant is Gedling Borough Council and therefore, in line with the Council's Constitution, this application has been referred to Planning Committee.**

### **Site Description**

The application site is located within the confines of Gedling Borough Council's Jubilee Depot and presently comprises a series of single storey buildings and structures used to store tyres and provide staff welfare facilities. The existing buildings are constructed from a range of materials including red brick, steel containers and cladding.

Vehicular access to the overall depot site, including the application site, is from Jubilee Road.

The nearest residential property lies some 30 metres from the application site on Jubilee Road.

With regard to the Proposals Map of the Gedling Borough Replacement Local Plan, the site is located with the urban residential area of Daybrook and was previously within an Area Potentially at Risk of Flooding but that policy designation was not saved as part of the Development Plan. With reference to the Environment Agency's Flood Maps the site is located within a Flood Zone 3 owing to the proximity of the site to the Day Brook.

### **Proposed Development**

Full planning permission is sought for the erection of a new modular 2 storey building to replace a series of existing buildings and structures in order to provide welfare facilities, a canteen, toilet block and office space. The proposal measures 15.5 metres in length by 9.5 metres in width with an overall height of 7.2 metres with a

shallow pitched roof to enable effective surface water drainage.

The building is steel framed with clad sheet steel walls with a pre-finished 'leathergrain' plasticol topcoat. The ground and first floors are proposed to be finished in contrasting colours.

Car parking already exists on the site and the development does not involve increasing the number of staff working in the wider Jubilee Depot. Notwithstanding this, the proposal provides 8 additional car parking spaces directly outside the building for use of staff only.

## **Consultations**

Nottinghamshire County Council (Highway Authority) – No objections.

Public Protection – The site has had a history of 'industrial' land uses (in this case as a Depot) and therefore there is a risk that demolition and any subsequent excavations may reveal material which may be contaminated by past industrial processes. As such, an informative with regard to unexpected contamination is requested.

Environment Agency – No objection subject to the imposition of a planning condition requiring the finished floor level to be set no lower than 300mm above the adjacent external ground levels.

Severn Trent Water Ltd – No comments received.

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

## **Planning Considerations**

The main planning considerations in the determination of this application are the principle of the proposal, the impact of the proposal on the residential amenity of nearby properties, the design and visual amenity of the proposal and the potential flood risk owing to the site's location within Flood Zone 3.

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';
- 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings';
- 'encourage the effective use of land by reusing land that has been previously

developed (brownfield land), provided that it is not of high environmental value’;

- ‘actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable’.

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

1. Building a strong, competitive economy (paragraphs 18 - 22)
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. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.’

With regard to design, paragraph 56 states:

‘The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people’.

Gedling Borough adopted the Aligned Core Strategy (ACS) on 10<sup>th</sup> September 2014 and this now forms 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.

Policy ENV1 ‘Development Criteria’ of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) is also a relevant material consideration in the determination of this application.

Criteria a. b. c. and f. of ENV1 state that, ‘Planning permission will be granted for development provided it is in accordance with other Local Plan policies and the proposals meet the following criteria, amongst other things, it is of a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its scale, bulk, form, layout or materials; it would not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated;

development proposals are to include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles; and it incorporates best practice in the protection and management of water resources.'

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 there would be an adverse impact on neighbouring properties;
- c) Whether the design of the development is acceptable;
- d) the potential flood risk owing to the site's location within Flood Zone 3

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 Daybrook within the grounds of Gedling Borough Council's existing Jubilee Depot. The site is also within walking distance of good public transport links into Nottingham City by way of regular bus services.

Given the location of the development, the proposal would deliver sustainable economic development on previously developed land. The proposal therefore accords with the requirements of the NPPF and Policies A and 2 of the ACS which adopts a strategy of support towards sustainable development and urban concentration with regeneration.

The redevelopment of the site is therefore considered acceptable in principle.

#### Residential amenity

The nearest dwelling house (8 Jubilee Road) lies approximately 41 metres from the proposed building. This is considered to be a sufficient distance to prevent there being any potential adverse impact on residential amenity by way of overlooking, overshadowing or massing effect. The proposal will also replace a series of existing buildings which are some 9 metres closer than the proposal, albeit those are single storey in nature.

In addition, the facing elevation of the nearest dwelling house is a side elevation and the property is bound by an approximately 2 metre high concrete panel fence.

I am therefore satisfied that the juxtaposition of the neighbouring residential property to the proposal, as well as the intervening distance between the two is sufficient to prevent any undue impact on the residential amenity. I am of the opinion that the proposal complies with criteria b. of Policy ENV1.

#### Whether the design of the development is acceptable

The proposal lies within the confines of the wider Jubilee site within which there is a

range of building types and designs commensurate with a Council Depot.

Bearing in mind the above, I am of the opinion that the proposal is of an appropriate size and design which will not be significantly out of character with the appearance of the immediate area. I am also satisfied that the proposals will serve to enhance the facilities on site, as well as being a visual improvement to the existing buildings which are to be removed as part of the proposal.

Having considered the overall design of the proposal and its specific location on the depot 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.

#### Flood risk

The entire application site is located within indicative Flood Zone 3 in accordance with the Environment Agency's Flood Maps.

Notwithstanding the above, the site is previously developed and the proposal will rationalise a range of existing buildings and structures to create one modular building with a reduced overall development footprint.

I am therefore of the opinion that the proposal will not introduce any greater level of flood risk than the existing development. In this regard, the Environment Agency has no objection subject to the inclusion of a planning condition requiring the finished floor level of the proposal to be set no lower than 300mm above the adjacent external ground levels. It also suggests a further planning condition is imposed requiring the applicant to consider all appropriate flood resilient design and construction techniques and shall give consideration to the recommendations of the Environment Agency and DEFRA Report, 'Improving the flood performance of New Buildings – Flood Resilient Construction'. With regard to the latter requirement, it would not be appropriate to control this via a planning condition but to provide the advice as an informative on any Decision Notice to approve.

Turning to access, highway safety and parking provision, the proposal is not considered to introduce any adverse impact owing to the existing nature of the overall site.

#### Conclusion

Given all of the above, it is considered that the proposal represents a sustainable form of economic development which will improve working arrangements for the Council's Waste Collection Services by providing office and welfare facilities that are fit for purpose. I am of the opinion that the proposed development would comply with the relevant planning policies that are set out above insofar as design, amenity and flood risk are concerned. On this basis I recommend that Planning Committee grants planning permission.

#### **Recommendation:**



## **To grant conditional planning permission.**

### **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be carried out in complete accordance with the plans and drawings received on 6th August 2015 which are attached to and form part of this permission unless otherwise agreed in writing by the local planning authority.
3. The development permitted by this planning permission shall be carried out in accordance with the approved Design and Access Statement and the following mitigation measures: The internal finished floor levels shall be set no lower than 300mm above the adjacent external ground levels. The mitigation measures shall be fully implemented prior to occupation.

### **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the development is carried out in accordance with the details as approved.
3. To reduce the risk of flooding to the proposed development and future occupants.

### **Reasons for Decision**

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring properties, and introduces no flood risk concerns. The proposal therefore accords with the requirements of the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy (2014) and ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

### **Notes to Applicant**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://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](http://www.groundstability.com).

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 the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

It is noted that the applicant intends to select contrasting colours for the wall cladding of the proposal at ground and first floor. Whilst it is not considered necessary to impose a planning condition to agree the precise colour of the material with the Local Planning Authority, owing to the location of the site within the confines of the depot, the applicant is informed that the use of more subtle colours would be appropriate.

In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the 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.

The applicant shall consider all appropriate flood resilient design and construction techniques and shall give consideration to the recommendations of the Environment Agency and DEFRA Report, 'Improving the flood performance of New Buildings - Flood Resilient Construction' (ISBN 9781859462874).

## **ACTION SHEET PLANNING DELEGATION PANEL 21st August 2015**

2015/0329

68 Westdale Lane East Gedling Nottinghamshire

Installation of Click and Collect lockers and associated signage

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

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

Decision to be issued following completion of paperwork.

2015/0330

68 Westdale Lane East Gedling Nottinghamshire

Click & Collect locker graphics and parking space details

The proposed development would have no undue impact on visual amenity or highway safety.

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

Decision to be issued following completion of paperwork.

2015/0443

Land Adjacent 5 Hollinwood Lane Calverton

The erection of a two storey three bed house with detached double garage with vehicular access to be provided on Collyer Road.

**Application withdrawn from agenda.**

2015/0566

86 Plains Road Mapperley Nottinghamshire

Outline Planning Application for the Construction of Two Detached Dwellings

**Application withdrawn from agenda.**

2015/0652

64 Plains Road Mapperley Nottinghamshire

Proposed single storey rear extension and alterations to the existing dwelling

The proposed development would have no undue impact on the character of the area or streetscene, nor on the residential amenity of adjacent properties.

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

Decision to be issued following completion of paperwork.

2015/0767

Alberts Garden 3 Nottingham Road Ravenshead

Removal of condition 8 2012/0449 Change of Use to restaurant and bar with extension to front and side.

**Application withdrawn from agenda.**

2015/0768

Alberts Garden 3 Nottingham Road Ravenshead

Display advertisements - 5 signs, 2x fascia, 2x entrance/exit and 1x illuminated sign

**Application withdrawn from agenda.**

2015/0737

Units 1 And 2 8 Pintail Close Netherfield

Change of use to provide for an indoor go-karting facility (sui generis use) and car parking.

There are no planning policy objections to the proposed change of use from employment to leisure & the proposed development would have no undue impact on highway safety.

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

Decision to be issued following completion of paperwork.

2015/0749TPO

24 Sandfield Road Arnold Nottinghamshire

T1 - Oak All round Crown reduction, height and spread by 2 -3m,10% thin of whole canopy, Crown clean (includes dead,dying,crossing and hanging branches) Crown Lift 4 - 5m over neighbouring property (81 Aylesham Avenue)

The proposed works are unreasonable & would have a detrimental impact on the safety & visual amenity of the tree.

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

Decision to be issued.

2015/0759

11 Cavendish Avenue Gedling Nottinghamshire

To convert and extend existing dwelling into 2No 3 bedroom semi-detached dwellings

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

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

Decision to be issued following completion of paperwork.

2015/0806

9 Main Street Calverton Nottinghamshire

Rear ground floor extension and new summerhouse at rear of garden.

**Application withdrawn from agenda.**

**NM**

**21<sup>st</sup> August 2015**

**ACTION SHEET PLANNING DELEGATION PANEL 28th August 2015**

2014/0242

Land Adj 4 Northcliffe Avenue Nottingham NG3 6DA  
Construct 4 New Detached Dwellings

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

2015/0154

The Folly Park Lane Lambley  
Outline planning application for the residential redevelopment of land next to The Folly, Park Lane, Lambley to provide 5 no. new affordable dwellings comprising of 2 no. 2 bedroom bungalows and 3 no. 2 bedroom starter houses

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

2015/0327

Maid Marian Filling Station 518 Mansfield Road Redhill  
Installation of Click and Collect lockers and associated signage

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.

2015/0328

Maid Marian Filling Station 518 Mansfield Road Redhill  
Vinyl graphics applied to locker elevations - side elevation - front elevation click and collect signage - front elevation graphics 1- front elevation graphics 2

The proposed advertisements would be visually acceptable.

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

Decision to be issued following completion of paperwork.

2015/0379  
West Lodge Station Avenue Newstead  
New stables, feed and tack room and hay barn

The proposed development would be appropriate development in the Green Belt and would have no undue impact on the openness.

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

Decision to be issued following completion of paperwork.

2015/0391  
66 Coningswath Road Carlton Nottinghamshire  
Erection of a new 3 bedroom detached dwelling in a parcelled off section of rear garden accessible from Portland Road. The new dwelling will be numbered 63 Portland Rd. (Resubmission of app. no. 2014/0981)

The proposed development would have no undue impact on neighbouring amenity, highway safety, or the character of the area.

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

Decision to be issued following completion of paperwork.

2015/0689  
Alpha House 14 Frederick Avenue Carlton  
Remove existing shed within garden and build wooden open sided pagoda on existing decking area. Replace existing bamboo screen with framed bamboo screen.

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

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

Decision to be issued following completion of paperwork.

2015/0701  
17 Conway Gardens Arnold Nottinghamshire  
Two storey side extension to detached house.

The proposed development would have no undue impact on neighbouring properties, the character of the area or on highway safety.

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

Decision to be issued following completion of paperwork.

2015/0767

Alberts Garden 3 Nottingham Road Ravenshead

Removal of condition 8 2012/0449 Change of Use to restaurant and bar with extension to front and side.

**The application was withdrawn from the agenda.**

2015/0768

Alberts Garden 3 Nottingham Road Ravenshead

Display advertisements - 5 signs, 2x fascia, 2x entrance/exit and 1x illuminated sign

**The application was withdrawn from the agenda.**

2015/0765

38 Winsters Avenue Ravenshead Nottinghamshire

Proposed new 2 bed bungalow on land adjacent to 38 Winsters ave, Ravenshead for disabled independent living.

The proposed development would result in an incongruous feature in the streetscene and would have an undue impact on neighbouring amenity.

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

Decision to be issued following completion of paperwork.

2015/0782

94 Main Road Ravenshead Nottinghamshire

Re-site garage to front garden and change existing garage into games room

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

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

Decision to be issued following completion of paperwork.



2015/0827

Site Of Former Garage Manor Road Carlton

Change of use for a residential development consisting of 6 plots in two blocks with associated works

The proposed development would have no undue impact on the character of the area, highway safety or on neighbouring amenity.

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

Decision to be issued following completion of paperwork.

**David Gray - 28th August 2015**

## **ACTION SHEET PLANNING DELEGATION PANEL 4th September 2015**

2015/0423

Adjacent Goosedale Farm Goosedale Lane Bestwood

Full Planning Permission for the erection of nine holiday lodges within the context of the site.

The proposed development would have an undue impact on the openness of the Green Belt contrary to the 5 purposes of including land in 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**

2015/0785

24 Mavis Avenue Ravenshead Nottinghamshire

Two storey extensions to side and rear elevations, single story extension to front elevations and pitched roofs over existing flat roofs. Detached garage to front of property.

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

Decision to be issued following completion of paperwork

Parish to be notified of Decision **SS**

2015/0918

70 Main Street Lambley Nottinghamshire

Vary Condition 2 of the original planning application (2006/0015) for the building to be used for any use under B1(a).

The proposed development would have no undue impact on the area in general or the amenity of neighbouring residents.

**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**

**David Gray - 4th September 2015**

## **ACTION SHEET PLANNING DELEGATION PANEL 11th September 2015**

2014/1168

Newstead And Annesley Country Park Tilford Road Newstead

Wind turbine with a maximum tip height of 100m, associated infrastructure to include control building and crane hardstanding.

The proposed development raises complex Green Belt & planning policy issues.

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

2015/0709

Linby House Linby Lane Linby

Retention of small welfare facility and Secure Store. Relocation of existing Refuse Store

The site has a complex planning history & is within the Linby Conservation Area.

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

2015/0755

9 Saunby Close Arnold Nottinghamshire

Conservatory extension to front of property

The proposed development would have a detrimental impact on the residential amenity of the adjacent property.

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

Decision to be issued following completion of paperwork.

2015/0785

24 Mavis Avenue Ravenshead Nottinghamshire

Two storey extensions to side and rear elevations, single storey extension to front elevations and pitched roofs over existing flat roofs.

Following the omission of the detached garage, the proposed development would have no undue impact on the residential amenity of adjacent properties, nor on the streetscene & surrounding area.

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

Decision to be issued following completion of paperwork.

Parish to be notified following issue of decision.

**SS**

2015/0787

9 Crosslands Meadow Colwick Nottinghamshire

Single storey side/rear extension

The proposed development would have no undue impact on the residential amenity of adjacent properties or visual amenity.

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

Decision to be issued following completion of paperwork.

Parish to be notified following issue of decision.

**SS**

2015/0824

Development Site On Former School Ashwell Street Netherfield

Construction of a new medical centre and pharmacy including associated parking, cycle shelters and landscaping on land previously used as a school.

The proposed development raises complex planning policy & design issues.

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

**NM**

**11th September 2015**



## Report to Planning Committee

**Subject:** Future Planning Applications

**Date:** 04 June 2013

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>
2014/0169	Gedling Care Home, 23 Waverley Avenue, Gedling.	Demolition of care home & construction of 14 apartments, car parking & associated landscaping.	14/10/15
2014/0242	Land adjacent 4 Northcliffe Avenue, Mapperley.	Construct 4 detached dwellings.	14/10/15
2014/1168	Newstead & Annesley Country Park, Tilford Road Newstead.	Wind turbine with a maximum tip height of 100m & associated infrastructure.	14/10/15
2015/0154	The Folly, Park Lane, Lambley.	Residential redevelopment to provide 5 affordable dwellings, comprising 2 bungalows & 3 starter houses.	14/10/15
2015/0709	Linby House, Linby Lane, Linby.	Retention of small welfare facility, Secure Store & Refuse Store.	14/10/15
2015/0824	Former School site, Ashwell Street, Netherfield.	Construction of new medical centre & pharmacy, associated parking, cycle shelters & landscaping.	14/10/15
2011/0523	Woodborough	Wind turbine with hub height	25/11/15

	Park, Foxwood Lane, Woodborough.	of 50.09m & blade length of 16.7m. Ancillary development comprises a permanent access track & crane pad.	
2014/1343	Westhouse Farm, Moor Road, Bestwood Village.	New single storey Primary School.	25/11/15
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.