



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

Agenda

Planning Committee

Date: **Wednesday 3 February 2016**

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

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MINUTES PLANNING COMMITTEE

Wednesday 13 January 2016

Councillor John Truscott (Chair)

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

Absent: Councillor Sarah Hewson

Officers in Attendance: P Baguley, C Goodall, D Gray, L Parnell and
L Sugden

109 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Hewson.

110 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 16 DECEMBER 2015.

RESOLVED:

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

111 DECLARATION OF INTERESTS

None.

112 APPLICATION NO. 2011/0523- WOODBOROUGH PARK, FOXWOOD LANE, WOODBOROUGH

Erection of 1 medium sized wind turbine with a generating capacity of 330kw. The turbine has a hub height of 50.09m and a blade length of 16.7m. Ancillary development comprises a permanent access track and crane pad.

The Service Manager, Planning, introduced the report providing a brief history of the application and informing Members of additional correspondence received. The Service Manager informed Members that

additional letters had been received from the applicant's solicitor, in relation to ownership of the wind turbine, Burton Joyce Parish Council and Woodborough and Calverton Against Turbines (WACAT), raising 1 additional area of objection questioning the carbon report, however the Service Manager informed Members that the carbon report was produced using recognised methodology and was, therefore, valid.

The Service Manager also informed Members that a number of signatures found on the original petition against the wind turbine had been fabricated, however that the issues considered by the petition had been raised in a number of legitimate objections and as such were still relevant.

The Service Manager also commented on the recent ministerial statement setting out new and transitional requirements relating to wind turbine development. The Service Manager informed Members that the transitional arrangements applied to the application and had been considered when deciding the recommendation.

At the discretion of the Chair, the Planning Committee protocol in regards to speakers was waived and a period of 5 minutes was allowed for the argument for, to be shared by two speakers, and a period of 5 minutes was allowed for the argument against, to be shared by two speakers,

Mr Charles-Jones, the applicant, spoke in favour of the application.

Ms. Rose, a resident supporter, spoke in favour of the application.

Mr Chapman, on behalf of WACAT, spoke against the application.

Mr Quilty, a resident objector, spoke against the application.

After discussion and on the requisition of two Members the motion to grant planning permission was put to a named vote and the motion was carried.

For the Motion:

Councillor Pauline Allan
Councillor Peter Barnes
Councillor Gary Gregory
Councillor Barbara Miller
Councillor John Truscott

Councillor Sandra Barnes
Councillor Bob Collis
Councillor Meredith Lawrence
Councillor Marje Paling
Councillor Paul Wilkinson

Against the Motion:

Councillor Michael Adams
Councillor Alan Bexon
Councillor Paul Stirland

Councillor Chris Barnfather
Councillor Colin Powell

RESOLVED to GRANT CONDITIONAL PLANNING PERMISSION:

Conditions

- 1 This permission relates to the approved plans, application forms and supporting information dated 11th February 2015 ref: C.0514.
- 2 This permission shall endure for a period of 25 years from 1st April 2014 [First Export Date (of electricity to grid)], after which the use shall cease, and the turbine, ancillary structures, crane erection and lay down areas shall be removed from site, and the land restored to its original condition in line with the details submitted under Condition 4, unless otherwise agreed in writing by the Borough Council.
- 3 The wind turbine hereby approved shall be dismantled and removed from site, in the event of being non-operational for a continuous period in excess of 6 months and the site returned to its original condition, unless otherwise approved in writing by the Borough Council. The wind turbine shall be decommissioned in line with the details approved under Condition 4.
- 4 Prior to the decommissioning of the site a scheme setting out a programme of works required to undertake decommissioning works, together with details of any access widening required, alteration to junctions, details of the abnormal load routes together with details of how any required off-site traffic management measures along the proposed route of decommissioning traffic, details of how the site shall be restored and landscaped once structures have been removed and a schedule of works required and timescales for undertaking the restoration shall be submitted to and approved in writing by the Borough Council. The site shall be decommissioned in accordance with the approved details.
- 5 The development hereby approved shall be completed and thereafter maintained in accordance with the details approved under the Applications for approval of details reserved by condition reference: 2011/1354DOC and 2013/0748DOC unless otherwise agreed in writing by the Local Planning Authority. Any planting material which becomes diseased or dies within five years from the 1st April 2014 shall be replaced in the next planting season by the applicants or their successors in title.
- 6 The methodology and scheme for the monitoring programme in relation to Bats set out in Chapter 10 of the Additional Information to allow the Council to re-determine the Planning Application dated 11th February 2015 ref: C.0514 shall be followed in accordance with the details submitted. The monitoring programme shall cover a period of five years from the date of first

export of electricity. The findings and the results of the surveys, together with any proposed mitigation measures and timescales for carrying out any mitigation shall be submitted as a report to the Borough Council. The reports shall be submitted within three months of each survey being undertaken. Any further mitigation required shall be carried out in accordance with the approved details in relation to each survey undertaken.

Reasons

- 1 For the avoidance of doubt.
- 2 This is a temporary permission and condition 2 is attached for the avoidance of doubt.
- 3 In order to safeguard visual amenity of the area in the event that the benefits from the production of renewable energy by the wind turbine have ended, as the turbine is non-operational. In accordance with the requirements of the NPPF, National Policy Statements (NPS) for Energy (EN-1), and Renewable Energy (EN-3).
- 4 To ensure that when the site ceases operation at the time stated within condition 2 and 3 above that decommissioning works take place in an appropriate manner and that the site is restored to a suitable condition.
- 5 To ensure the development is constructed and maintained in accordance with the details previously approved by the Gedling Borough Council.
- 6 In order to record and monitor information on the direct impact of the turbine on bat populations from wind turbines, in accordance with the recommendation of Nottinghamshire Wildlife Trust.

Reasons for Decision

Paragraph 98 of the NPPF advises that when determining planning applications for renewable energy schemes local planning authorities should approve the application if its impacts are, or can be made acceptable. In the opinion of the Borough Council it has been demonstrated that the impacts of the proposal are acceptable.

Notes to Applicant

The development hereby approved is subject to the Unilateral Undertaking dated 17th day of September 2012 between Mr John Nigel Charles-Jones and Mrs Catherine Mary Charles-Jones in favour of Gedling Borough Council, Made under Section 106 of the Town and

Country Planning Act 1990 (as amended) relating to: - Land at Woodborough Park Farm, Foxwood Lane, Woodborough.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development given that the development comprises a structure(s) and/or buildings that people only enter for the purpose of inspecting or maintaining fixed plant or machinery.

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186 - 187 of the NPPF. This included seeking additional information in order to assess the application and its impacts following on from the Court of Appeal decision to quash the planning permission, remitting back to the Council for redetermination. Further information requested related to: The 'Very Special Circumstances' that were put forward, Efficiency, Consideration of Alternative Forms of Renewable Energy, Financial Support for the Farming Enterprise and Farm Diversification, Carbon Emissions Reduction, Landscape and Visual Impact, Noise Impact Assessment, and Habitat and Wildlife Surveys.

113 APPLICATION NO. 2015/1190- 31 SOUTH DEVON AVENUE, MAPPERLEY.

Demolition of existing dwelling and construction of a physical disabilities dwelling.

The Chair informed Members that the application had been referred to Planning Committee by the Planning Committee Delegation Panel due to the high level of public interest.

At the Chair's discretion, Mr Nocker spoke on behalf of the applicant who was unable to address the Committee.

Mr Nocker, on behalf of the applicant, spoke in favour of the application.

Mr Hill, a local resident, spoke against the application.

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 2nd October 2015 and the plans received on the 2nd October 2015.
3. Before development is commenced there shall be submitted to and approved by the Borough Council precise details and samples of all materials to be used in the external construction of the proposed dwelling. Once these details are approved the dwelling shall be built in accordance with these 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 means of enclosure of the site. Once these details are approved the development shall be carried out in accordance with the approved details. The proposed means of enclosure shall be erected before the dwelling is first occupied, and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council as Local Planning Authority.
5. The rendered sections of the dwelling shall be completed before the development is first brought into use.

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 to be used in the construction of the dwelling are appropriate, in accordance with the aims of Policy ENV1 of the Borough Council Replacement Local Plan. (Certain Saved Policies 2014).
4. To ensure that the means of enclosure of the site are appropriate in terms of appearance and protect the privacy of the proposed and neighbouring dwellings, in accordance with the aims of Policy ENV1 of the Borough Council Replacement Local Plan. (Certain Saved Policies 2014).
5. To ensure that the dwelling is visually acceptable in accordance with the aims of Policy ENV1 of the Borough Council Replacement Local Plan. (Certain Saved Policies 2014).

Reasons for Decision

The proposed development of the site would result 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 ENV1, H7 and H16 of 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.

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.

You are advised that planning permission does not override any private legal matters which may affect the application site, over which the Borough Council has no jurisdiction (e.g. covenants imposed by former owners, rights of light, etc.).

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

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

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

114 APPEAL DECISION- 164 PORCHESTER ROAD, CARLTON

Erection of bungalow on land to rear- appeal dismissed.

RESOLVED:

To note the information.

115 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

116 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

117 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.30 pm

Signed by Chair:
Date:

PLANNING COMMITTEE PROTOCOL

Introduction

1. This protocol is intended to ensure that planning decisions made at the Planning Committee meeting are reached, and are seen to be reached, in a fair, open and impartial manner, and that only relevant planning matters are taken into account.
2. Planning Committee is empowered by the Borough Council, as the democratically accountable decision maker, 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. If a Councillor has any doubts about the application of this Protocol to their own circumstances they should seek advice from the Council Solicitor and Monitoring Officer as soon as possible and preferably well before any meeting takes place at which they think the issue might arise.
4. This protocol should be read in conjunction with the Council's Member's Code of Conduct, Code of Practice for Councillors in dealing with Planning Applications, briefing note on predetermination and the Council's Constitution.

Disclosable Pecuniary and Non- Pecuniary Interests

5. The guidance relating to this is covered in the Council's Member's Code of Conduct and Code of Practice for Councillors in dealing with Planning Applications.
6. If a Councillor requires advice about whether they need to declare an interest, they should seek advice from the Council Solicitor and Monitoring Officer as soon as possible and preferably well before any meeting takes place at which they think the issue might arise.

Pre-determination and Predisposition

7. Councillors will often form an initial view (a predisposition) about a planning application early on in its passage through the system whether or not they have been lobbied. Under Section 25(2) of the Localism Act 2011 a Councillor is not to be taken to have had, or to have appeared to have had, a closed mind when making a decision just because the decision-maker had previously done anything that directly or indirectly indicated what view the decision-maker took, or would or might take in relation to a matter, and, the matter was relevant to the decision.
8. This provision recognises the role of Councillors in matters of local interest and debate, but Councillors who are members of the Planning Committee taking part in a decision on a planning matter should not make up their minds how to vote prior to consideration of the matter by the Planning Committee and therefore should not

comment or make any commitment in advance as to how they intend to vote which might indicate that they have a closed mind (predetermination).

9. If a Councillor has made up their mind prior to the meeting, or have made public comments which indicate that they might have done, and is not able to reconsider their previously held view, then they will not be able to participate on the matter. The Councillor should declare that they do not intend to vote because they have (or could reasonably be perceived as having) judged the matter elsewhere. The Councillor will be then not be entitled to speak on the matter at the Planning Committee, unless they register to do so as part of the public speaking provision. For advice on pre-determination and predisposition, Councillors should refer to the Code of Practice for Councillors in dealing with Planning Applications in the Council's Constitution, and seek the advice of the Council Solicitor and Monitoring Officer.

Lobbying

10. The guidance relating to this is covered in the Code for dealing with Planning Applications.
11. If a Councillor requires advice about being lobbied, they should seek advice from the Council Solicitor and Monitoring Officer as soon as possible and preferably well before any meeting takes place at which they think the issue might arise.

Roles at Planning Committee

12. 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. Councillors may also request that their votes are recorded.
13. The role of Officers at Planning Committee is to advise the Councillors on professional matters, and to assist in the smooth running of the meeting. There will normally be a senior Planning Officer, plus a supporting Planning Officer, a senior Legal Officer and a Member Services Officer in attendance, who will provide advice on matters within their own professional expertise.
14. If they have questions about a development proposal, Councillors are encouraged to contact the case Officer in advance. The Officer will then provide advice and answer any questions about the report and the proposal, which will result in more efficient use of the Committees time and more transparent decision making.

Speaking at Planning Committee

15. 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.
16. 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. Anyone intending to speak at Committee must register to do so in writing, providing name and contact details, by 5pm three working days before the Committee meeting. As most Committee meetings are currently held on Wednesdays, this is usually 5pm on the Friday before. A maximum of 3 minutes per speaker is allowed, unless extended at the Chair of the Committee's discretion, so where more than one person wishes to address the meeting, all parties with a common interest should normally agree who should represent them or split the three minutes between them. No additional material or photographs will be allowed to be presented to the committee, and Councillors are not allowed to ask questions of speakers.

17. 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 Chair of the Committee will bring the meeting to order. In exceptional circumstances the Chair of the Committee can suspend the meeting, or clear the chamber and continue behind closed doors, or adjourn the meeting to a future date.
18. 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.

Determination of planning applications

19. Councillors will then debate the motion and may ask for clarification from officers. However, if there are issues which require factual clarification, normally these should be directed to the case Officer before the Committee meeting, not at the meeting itself. After Councillors have debated the application, a vote will be taken.
20. Whilst Officers will provide advice and a recommendation on every application and matter considered, it is the responsibility of Councillors, acting in the interests of the whole Borough, to decide what weight to attach to the advice given and to the considerations of each individual application. In this way, Councillors may decide to apply different weight to certain issues and reach a decision contrary to Officer advice. In this instance, if the Officer recommendation has been moved and seconded but fails to be supported, or if the recommendation is not moved or seconded, then this does not mean that the decision contrary to Officer advice has been approved; this needs to be a separate motion to move and must be voted on. If, in moving such a motion Councillors require advice about the details of the motion, the meeting can be adjourned for a short time to allow members and Officers to draft the motion, which will include reasons for the decision which are relevant to the planning considerations on the application, and which are capable of being supported and substantiated should an appeal be lodged. Councillors may move that the vote be recorded and, in the event of a refusal of planning permission, record the names of Councillors who would be willing to appear if the refusal was the subject of an appeal.

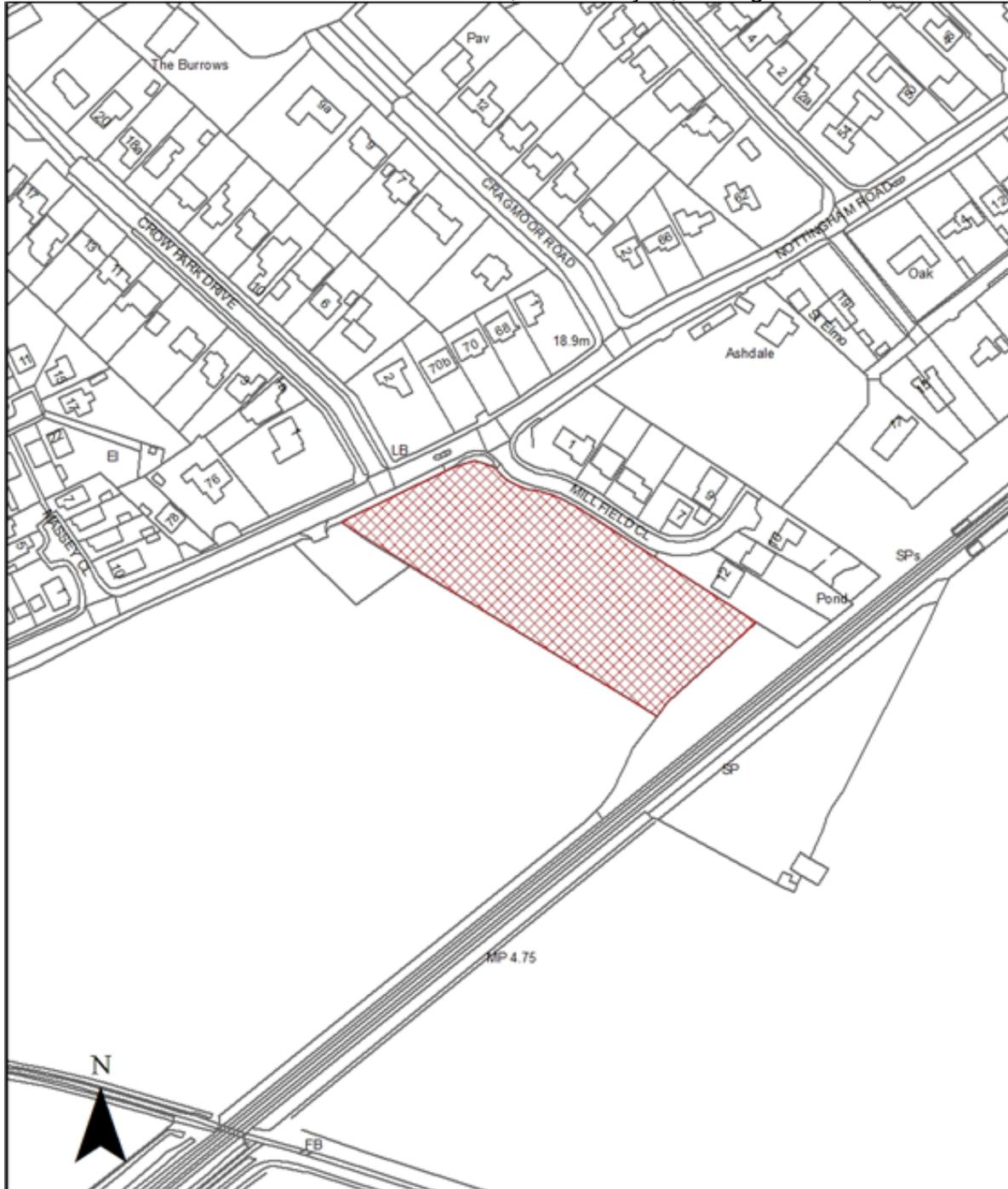
Oct 2015

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Application Number: 2015/0424

Location: Mill Field Close, Burton Joyce, Nottinghamshire, NG14 5AA.



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
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Report to Planning Committee

Application Number:	2015/0424
Location:	Mill Field Close, Burton Joyce, Nottinghamshire, NG14 5AA.
Proposal:	Outline Planning Permission for Residential Development
Applicant:	Arriva PLC
Agent:	Newell Projects Ltd
Case Officer:	David Gray

The application is a Major development, therefore, in line with the Council's Constitution; this application has been referred to Planning Committee.

Site Description

The application site relates to an area of land on the corner of Nottingham Road and Mill Field Close to the south west corner of Burton Joyce. The site is comprised of an area of meadow land on the south-west edge of Burton Joyce.

A number of existing detached dwellings are presently served off Mill Field Close which is accessed off Nottingham Road. No. 12 Mill Field Close directly adjoins the north eastern side of the application site boundary.

The north eastern site boundary is demarcated by a low level post and wire fence along Mill Field Close with a residential boundary hedge to no. 12.

To the north west and south east, separating the site from Nottingham Road and a railway line respectively, is a mature vegetation boundary in the form of hedgerows and trees. The site's south western boundary comprises a mix of 'gappy' hedgerows interspersed with a row of semi-mature Silver Birch trees.

A wind turbine is quite clearly visible in the backdrop to the site which is otherwise fairly featureless.

With reference to the Environment Agency's Flood Maps, the entire site is located within indicative Flood Zone 2.

With regard to the Proposals Map comprising the Gedling Borough Replacement Plan (2005), the site is located within the established urban residential area of Burton Joyce and specifically identified as an area of Safeguarded Land designated by way of saved Policy ENV31.

Proposed Development

Outline planning permission is sought for the residential development of the site with all matters reserved for subsequent detailed approval.

It has been agreed with the applicant that a condition would be imposed in the event of approval of the application which would limit the maximum numbers of dwellings to no more than 23 and the application has been assessed as 'up to 23 dwellings'.

The agent is of the opinion that the final numbers would be below that upper limit as the site context indicates a lower density is more appropriate, the Local Planning Authority must, however, treat the proposals as though 23 is the proposed number.

No layout details have been provided and thus any forthcoming planning permission would not relate to a set or defined layout nor to final dwelling numbers. The 23 units suggested in the application are merely indicative and based on a conventional density of 30 dwellings per hectare. If approved, a condition can be imposed to limit the number of dwellings to a maximum of 23.

The application is supported by the following drawings and documents:

- Application form and Site Location Plan;
- Planning and Design and Access Statement;
- Flood Risk Assessment;
- Topographical Survey;
- Extended Phase 1 Habitat Survey and Surveys;
- Arboricultural Survey.

Consultations

Burton Joyce Parish Council – In principle no objections on the condition that the development would reflect the Local Plan and the needs of the community with an aging population; residents already experience difficulty getting into and out of Mill Field Close due to volume and speed of traffic travelling along the A612; question the ease of pedestrian access to local amenities as a benefit as the pavements and crossings in this area are already considered to be inadequate or non-existent; already issues relating to water pressure, and the drainage and sewerage systems on Mill Field Close therefore any new development would need to rectify and improve this situation; need to see a clear indication that the proposal will address flood risk.

Public Protection – Air Quality - Whilst the proposal is unlikely to impinge on the Air Quality Management Area, it is considered that the proposals could have an impact on other 'commuter routes' where air pollution may be a factor. As such the applicant should give consideration to emissions mitigation in line with the 'Air Quality and Emissions Mitigation Guidance for Developers' (August 2015) to ensure a sustainable development from an emissions perspective.

Public Protection – Contamination - Whilst it would appear that the site has predominately been used in the past as agricultural land; it is unclear whether it was used by the garage and depot, which previously occupied the site of Mill Field Close. This does not necessarily preclude it from issues relating to land contamination; particularly when the proposals are for a sensitive end-use. As such recommend imposition of planning condition to require a Phase 1 (desk-top) land contamination assessment, which would include a site walkover.

Environment Agency – No comment as this site falls in Zone 2 as such refer to Standing Advice.

Severn Trent Water Ltd – No objection subject to the imposition of a pre-commencement planning condition requiring drainage plans for the disposal of surface water and foul sewage to be submitted to and approved by the Local Planning Authority.

Arboricultural Officer – The site contains a good number of young trees on the south-western side and also a good group of trees/hedges on the north-western side adjacent to the A612. Upon any detailed planning application would like to see Tree Survey expanded to include Arboricultural Impact Assessment if any trees are to be removed; a method statement which includes any special engineering works and surfacing required in vicinity of trees; and full details of highway tree planting.

Economic Development Officer – Owing to the size of the site and the potential number of dwellings recommend the imposition of a planning condition requiring a Local Labour Agreement.

Network Rail – No objection in principle subject to the imposition of Planning Conditions with regard to drainage, boundary treatment, landscaping, method statement and noise/soundproofing. Also highlight a number of detailed matters to be brought to the attention of the applicant.

Planning Policy – Provide comments on matters of prematurity, five year land supply and safeguarded land, housing and flooding and conclude stating Planning Policy has no objection to the principle of the development subject to the proposal according with the criteria in Local Plan Policy H7 and other policies related to the detail of the proposal.

Nottinghamshire Wildlife Trust – The site appears to include trees, grassland and hedgerows with adjoining scrub/woodland which are habitats that provide potential for protected species to be present – Object:

'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted.'

Nottinghamshire County Council Nature Conservation –Recommend Planning Conditions.

Nottinghamshire County Council (Highway Authority) – No objections in principle subject to the site being designed in accordance with the 6Cs design guide. It is recommended that vehicular access into the site should be provided directly from Mill Field Close which is likely to require improvement up to the junction with Nottingham Road, including the provision of a footway along the site frontage; recommend imposition of conditions requiring approval of the detailed highway design/drainage and the compliance with the 6Cs design guide and the Parking Provision SPD.

Nottinghamshire County Council Transport and Travel Services – It is envisaged that contributions towards local bus service provision will be sought.

Nottinghamshire County Council Education – 23no. dwellings would yield an additional 5 primary and 4 secondary places. Based on current projections the primary and secondary schools are at capacity. Therefore seek a total Education contribution of £126,315 (£57,275 primary and £69,040 secondary).

Nottinghamshire County Council Flood Management Team – The outline planning application is acceptable subject to the imposition of detailed planning conditions in relation to floor levels, the need for a site levels and drainage strategy as part of a detailed/Reserved Matters Application, the need to follow sustainable drainage principles, flood plain compensation etc.

Nottinghamshire County Council Planning Policy – Identify the relevant national and county planning context as well as strategic issues relating to public health and landscape. With regard to landscape considerations the site is located in Policy Zone Trent Washlands 05- Stoke Bardolph Village Farmlands. This policy zone is described as having a poor landscape condition and a low landscape sensitivity to change and the landscape action is ‘Create’. Therefore, if the development is granted permission this is an opportunity to strengthen the landscape character of the site. This could be done by adding to and strengthening the existing perimeter planting using native species recommended in the Trent Washlands Species list (see Appendix C). In conclusion the County Council does not raise any objection on strategic policy grounds.

Refer to Mineral Safeguarding Areas.

Neighbouring Properties were notified, a Site Notice was posted and the application was advertised in the local press. Approximately 21 letters and emails of representation from local residents have been received, which raise objections, concerns or issues on various grounds which can be outlined as follows:

Principle of the Development

- Questions whether site is within the Green Belt or brownfield land;
- Application says that the site was part of an extended area of a previous bus garage until 01/01/1995 – we believe this to be an error as the existing properties on Mill Field Close were built in 1980s and no one has recollection

- of its use for this purpose;
- Note that the site notice indicates that the proposal does not accord with the Development Plan which can only refer to the proposed number of houses and other issues and assume therefore the application should be refused;
 - Incursion into the Green Belt;
 - The erection of 23 dwellings is unacceptable on this site;
 - Acceptance of the proposal will result in more applications being made to build on land between the village and Carlton/Netherfield causing urban sprawl;
 - Green Belt should be protected;
 - Large developments proposed at Teal Close, the former Gedling Colliery and land between the new Colwick loop road extension to Carlton le Willows/Burton Pastures will result in settlement coalescence.

Highways and Transportation

- Already difficulties exiting Mill Field Close, particularly turning right;
- Proposal does not address existing access/egress issues which will be exacerbated through additional housing;
- Junction with Nottingham Road and Mill Field Close already dangerous – restricted view of traffic travelling westwards and difficult for pedestrians to cross safely;
- Large vehicles cannot safely turn at the end of the cul-de-sac and thus have to dangerously reverse into and out of Mill Field Close;
- Cul-de-sac is not wide enough to park two cars on opposite sides of the Mill Field Close and people visiting properties on Nottingham Road often have to park on the Close, therefore the parking issue must be addressed in any future development;
- There will be more traffic on an increasingly busy stretch of road where there has been a fatality in the past;
- Already difficulty for pedestrians trying to cross Nottingham Road;
- Drivers do not adhere to the speed limits on Nottingham Road;
- The junction into the site should be opposite Crow Park Drive with a mini-roundabout/traffic lights;
- Adding a potential 23 homes could add another 46 plus cars to the existing problems;
- There have already been a number of traffic incidents at this junction;
- The pavement on the Mill Field Close side of Nottingham Road between Mill Field Close and St Helen's Grove is very narrow and uneven, and from St Helen's Grove to Station Road is non-existent;
- Because of road safety concerns (many instances of damage to central refuges/bollards) existing residents do not allow children to walk to school therefore more dwellings will add to traffic and parking issue at the local school;
- Access to the proposal should be independent of Mill Field Close;
- Vehicles regularly mount the pavements on Nottingham Road in order to pass right turning traffic that has to wait a long time for a gap in the traffic.

Flood Risk and Drainage

- The application only really covers the risk of flooding from the river which is not the only water related risk for Mill Field Close;

- Water run-off from the roads can be substantial and has caused flooding in the gardens of properties on Nottingham Road;
- The drainage system cannot cope at present and some of the excess water can run into the application site;
- The loss of the field to hard standing will increase drainage problems;
- The application implies that there are no current drainage problems;
- Will the proposal increase flood risk elsewhere?
- There is a concrete tank built into the ground directly next to the site which is there to try and prevent sewer flooding which has happened in winter when water flows down into the main sewer and backs up into properties and further advice should be sought from Severn Trent Water Ltd in this regard;
- After serious flooding in parts of Burton Joyce in 2000 and 2007 a submission was made by residents to a Select Committee on Environment, Food and Rural Affairs in 2008 (references provided) which resulted in some work being undertaken by the Environment Agency but this only concentrated on flood threat from the River Trent;
- Further flooding has occurred in 2012, 2014 and 2015;
- Threat from the river may be 1 in 30 or better but 8 or more events over the last 16 years shows that the principal threat of flooding in the village is the rainfall run-off from the hills.

Flora and Fauna

- Tree Survey was completed after hedgerow along Mill Field Close was removed at a time when there was nesting activity.
- Proposal will have an immense impact on nature – flora and a wide variety of fauna;
- There are protected species habitats in the field, bats seen flying around and many different breeds of bird;
- The wildlife survey is cursory at best as it was completed after the site was cleared;
- A large area of gorse containing protected species habitats was destroyed and a mature hawthorn hedge along the Mill Field Close boundary was ripped out as well as a number of trees, some of which were larger than those that remain.

Infrastructure and Services

- Proposal will increase children in the village school;
- Appointments at the Doctor's Surgery/Dentist will be even harder to get.

Detailed Comments

- Any housing needs to be in keeping with the character of the surrounding houses;
- There is very little by way of 'move on' style housing for people wishing to downsize or move to accommodation more suitable for anticipated needs in older years;
- Was assured that if the field is built on in the future that the development would be in accordance with the existing houses on Mill Field Close;
- Difficult to see how 20 or more houses on the site will conform to the existing pattern of development in the area;

- Rear gardens to 23 dwellings would be tiny on a site measuring 0.74ha.

Other Matters

- Proposal will make us feel more like part of the City than a Village;
- This proposal is not about relieving the housing shortage but making vast profits;
- Will the development be inside the advised distances that housing should be from the wind turbines that are being erected creating noise impact;
- Does the site area of 0.74ha include the land right up to the railway line as shown on the Flood Risk Assessment?
- The Authority has suggested a high density development of affordable housing which would necessitate a children's play area as the nearest facility necessitates crossing a busy road;
- New builds and affordable housing are going to ruin the village look/feel and de-value the area;
- Major planting of trees of significant proportion could be implemented to mitigate the visual and noise impacts of the nearby wind turbines;
- Concerns regarding the consultation process include the erection of one site notice on the low level fence on Mill Field Close.

Planning Considerations

In making a recommendation in relation to this application it has been determined that the main planning considerations in relation to this proposal are: -

- a) The principle of developing the site and Planning Policy and Guidance;
- b) The highway implications of the development;
- c) Flood risk and drainage considerations;
- d) The impact of the development on the site's flora and fauna
- e) Contributions – Education, Bus Stop infrastructure and Affordable Housing;
- f) Other matters raised by local residents/consultees.

The Principle of developing the site and Planning Policy and Guidance

National Planning Policy Framework (March 2012).

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. Paragraph 17 'The Core Planning Principles' states that planning should, inter alia:-

- 'proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs and
- contribute to conserving and enhancing the natural environment...'

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

NPPF Section 1: Building a strong, competitive economy (paragraphs 18-22)

NPPF Section 4: Promoting sustainable transport (paragraphs 29-41)
NPPF Section 6: Delivering a wide choice of high quality homes (paragraphs 47-55)
NPPF: Section 9: Protecting Green Belt Land – Para 85
NPPF Section 10: Meeting the challenge of climate change, flooding and coastal change (paragraphs 93-108);
NPPF Section 11: Conserving & enhancing the natural environment (paragraphs 109-125)
NPPF: Planning conditions and obligations (paragraphs 203-206)

Additional information is found in the National Planning Practice Guidance.

Aligned Core Strategy (ACS)

Gedling Borough adopted the Aligned Core Strategy (ACS) on 10th September 2014 and this now forms part of the Development Plan along with certain saved policies contained within the Gedling Borough Council Replacement Local Plan referred to in Appendix E of the ACS. The weight to be given to the relevant policies of the Replacement Local Plan has been considered in accordance with paragraphs 214 and 215 of the NPPF.

The following ACS policies are relevant:

- Policy A: Presumption in Favour of Sustainable Development
- Policy 1: Climate Change
- Policy 2: The Spatial Strategy
- Policy 3: The Green Belt
- Policy 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 17: Biodiversity
- Policy 19: Developer Contributions

Gedling Borough Council Replacement Local Plan

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 H16: Design of Residential Development;
- Policy ENV31: Safeguarded Land; and
- Policy R3: Provision of Open Space with New Residential Development.

Affordable Housing Supplementary Planning Document December 2009

Also relevant for this application is the Council's SPD on affordable housing:

Policy Discussion

Policy ENV31

The Policy context contains tensions between different policies/guidance at Local Plan and NPPF level. The main factor in distilling the complex policy considerations is that Gedling Borough cannot demonstrate a five year housing land supply as required by the NPPF and in that situation policies which seek to control/direct/constrain residential development – including spatially – should be considered out of date and little or no weight attached to them. Residential development should be assessed in line with Paragraph 14 of the NPPF which states that if development is ‘Sustainable’ and would not lead to demonstrable harm, which outweighs the benefits, or be contrary to the guidance within the rest of the NPPF then permission should be granted without delay.

It is brought to Members’ attention that this site is not within the Green Belt and is not currently proposed to be included within the Greenbelt and is definitively not Green Belt.

The site is on land designated as safeguarded by the Replacement Local Plan (Policy ENV31). ENV31 identifies that Safeguarded Land shall be safeguarded from inappropriate development until such time that it is allocated for development; appropriateness is to be established by considering proposals as if they were in the Green Belt.

Therefore, given that ‘Greenbelt’ Policies and guidance on Greenbelts within the Local Plan and the NPPF are not relevant and should not be applied to the determination of this application, I consider that due to the lack of a five year housing land supply this means that even where the policies require development to be assessed as if it were within the Green Belt this is ‘out of date’ and I have therefore given it no weight in my assessment of this application.

Policy ENV31 states, ‘the land (shown on the Proposals Map) not included within the Green Belt that is:-

- a. outside the existing urban areas,
- b. not in the settlements inset in the Green Belt, and
- c. is not included in any allocation for development in this Local Plan (the RLP)

shall be safeguarded from inappropriate development until a future Local Development Document is adopted that proposes it for development’.

Policy ENV31 also advises that the appropriateness for development will be established by considering proposals as if they were in the Green Belt.

Policy ENV31 makes reference to considering development by applying policy ENV26 (the other policies are not relevant in this instance given the form of development proposed – it should be noted that Policy ENV26 was not one of the Replacement Local Plan Policies that was saved and has subsequently been replaced by Section 9 of the NPPF ‘Protecting Green Belt Land’ and Policy 3 of the ACS).

In any event, policy ENV31 (Safeguarded Land) is a policy that restricts or directs residential development and given the lack of a Five Year Housing Land Supply, is considered to be out of date and should be given little or no weight.

Paragraph 85 of the NPPF

Paragraph 85 of the NPPF states at Bullet Point 4 that:

'Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;'

Therefore, if Gedling Borough had a five year land supply then Para 85 would mean that safeguarded land shouldn't be developed prior to a Local Plan review, and a recommendation for refusal of this application would follow.

However, as the most recent assessment indicates that the Council cannot demonstrate a five year land supply, policies which restrict the supply of houses are considered out of date and the presumption in favour of sustainable development should be applied to applications for residential development.

Whilst this includes assessing applications against the whole of the NPPF, including para 85, the need to meet housing targets is considered to outweigh the harm caused to the purpose of safeguarded land (i.e. meeting longer term development needs).

I consider it appropriate and acceptable for a 'Planning Judgement' to be made where there are competing requirements or a 'tension' between different sections of the NPPF, and that the planning balance in this instance weighs in favour of paragraph 49 which directs Local Planning Authorities towards prioritising housing delivery and against paragraph 85 which seeks to safeguard land for, unknown, future development needs when the current situation is a clear and present need being unfulfilled in terms of housing delivery.

In this context the basis for protecting 'Safeguarded Land' is outweighed by the need to meet immediate housing needs.

This position is in line with a recent appeal decision at a site at Wigan which found that the need for housing development outweighed the need to 'safeguard' land for future development;

Appeal Ref: APP/V4250/A/14/2226998

Land South West of Bee Fold Lane, Atherton, Wigan, Greater Manchester.

"Where, as here, a local planning authority is unable to demonstrate a five-year supply of deliverable housing sites, paragraph 49 of the Framework indicates that relevant policies for the supply of housing should not be considered up-to-date. Housing applications should be considered in the context of the presumption in favour of sustainable development, bearing in mind the imperative in paragraph 47 of the Framework to boost significantly the supply of housing. Thus, in line with national

planning policy, policies relevant to the supply of housing in the Core Strategy are to be regarded as out-of-date and, therefore, carrying less weight than normal.

16. Even if this were not the case, the appeal site is part of a wider area of safeguarded land in the Borough. The clear intent of the Core Strategy is to make allowance for the early release of such land, if required to maintain an adequate and continuous supply of housing land throughout the plan period. As the Council is unable to demonstrate a five-year supply of deliverable housing land, in accordance with national and local planning policy, such an adequate and continuous supply is not being maintained. Thus, although being mindful that the recently adopted Core Strategy does not specifically allocate the appeal site for development, it cannot reasonably be considered, given the situation in which the Borough now finds itself with regard to the delivery of housing, that the early release of safeguarded land is either premature or at odds with the Core Strategy's agreed approach.

17. It is clear, therefore, given the Borough's housing land supply situation, the reduced weight that can be given to Core Strategy policies relevant to the supply of housing, and the Core Strategy's own intent with regard to planning applications on safeguarded land, that there can be no in principle objection to the early release of the appeal site. As such, and in these specific circumstances, I conclude that given its status as a parcel of a larger area of safeguarded land, it is not necessary for the appeal site to be kept free of permanent development at the present time in order to maintain its availability for development in the longer term, having particular regard to the requirements of local and national planning policy as set out above.

18. This conclusion does not, however, lead to an automatic assumption that permission should be granted. Rather, paragraph 49 aims to ensure that in situations where (as here) the existing Local Plan policies have failed to secure a sufficient supply of deliverable housing sites, the 'presumption in favour of sustainable development' is duly applied. The mechanism for applying that presumption is set out in paragraph 14 of the Framework. This explains that where relevant policies are out of date then (unless material considerations indicate otherwise) permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole or specific policies in the Framework indicate development should be restricted. This, clearly, does not equate to a blanket approval for residential development in locations that would otherwise have conflicted with Local Plan policies. If the adverse impacts of the proposal significantly and demonstrably outweigh the benefits, then planning permission should still be refused."

Policy 3.2 of the Aligned Core Strategy (ACS)

With regard to Policy 3 of the ACS, Policy 3.2 sets out a sequential approach to deciding which land to allocate for development with preference given to non-Green Belt land prior to Green Belt.

Policy 3.2 states that:

In reviewing Green Belt boundaries to deliver the distribution of development in

Policy 2, part 2 Local Plans will use a sequential approach to guide site selection as follows:

- a) Firstly land within the development boundaries of the main built up area of Nottingham, Key Settlements for growth, and other villages.
- b) Secondly, other land not within the Green Belt (safeguarded land).
- c) Thirdly, Green Belt land adjacent to the development boundaries of the main built up area of Nottingham, Key Settlements for growth and other villages.

The site is within the development boundary for Burton Joyce and in meeting the housing target identified in the ACS, it is therefore considered that this site is in compliance with the requirements of that policy in general terms and would not undermine the objectives of the policy.

Other Policies

While the level of housing need in Burton Joyce has not yet been established, given the size of the village in comparison to the other villages, it is considered likely that this would be in excess of the potential dwellings capacity of this site. The site is considered to accord with Policy 2 of the ACS. The site is within the defined village envelope of Burton Joyce and, subject to meeting the criteria in the Policy, would also accord with Policy H7.

Policy 2 of the ACS adopts a spatial strategy of urban concentration with regeneration and seeks to provide most development in or adjoining the main built up area. The site is adjacent to a settlement identified as an 'Other Village' by Policy 2.3d of the ACS. In Gedling Borough, up to 260 homes will be provided at these 'Other Villages'.

Policy H7 sets the approach for dealing with housing proposals on unidentified sites not on Green Belt land. It states that within the defined village envelopes planning permission will be granted provided the development:-

- a. is of a high standard and does not adversely affect the area;
- b. would not result in the loss of buildings or other features, including open space, which make an important contribution to the appearance of the area; and
- c. it is not contrary to other policies in the Local Plan.

The issue of whether it is appropriate to bring forward this site for development at this time therefore needs to be given consideration.

The National Planning Practice Guidance identifies that the circumstances when planning applications may be refused due to prematurity will be limited and unlikely except where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. The Guidance states that,

'Such circumstances are likely, but not exclusively, to be limited to situations where both:

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging [Local Plan](#); and
- b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area’.

While the ACS has been adopted, this site is of a size which is not addressed by ACS (the ACS allocated sites over 500 dwellings). The allocation of sites of this size will come through the Local Planning Document.

I am of the opinion that the site is not of a scale that is significant in terms of predetermining issues that should be dealt with via the Local Planning Document. While the level of new housing growth at Burton Joyce has not yet been established it is not considered that a site of this scale would conflict with the status of Burton Joyce as an ‘Other Village’ nor would it stop other sites in and around Burton Joyce also coming forward.

Additionally, as Members are aware, the Local Planning Document is not at an advanced stage of preparation. The first stage of public consultation (Issues & Options) was held during October to December 2013. At the time of writing this Committee Report no decisions have been made on which sites will ultimately be proposed to be allocated for development and there has been no formal public consultation on specific proposals.

In this context, the guidance is pertinent where it states that, ‘Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination’.

As the Local Planning Document is not at an advanced stage, refusal on the grounds of prematurity is not considered reasonable at this time.

On the basis of the guidance within the NPPF, particularly paragraph 14, if there are no demonstrable harmful impacts, which outweigh the benefits, and the development is not ruled out by other sections of the NPPF then permission should be granted without delay.

Therefore, subject to assessing the impacts of the scheme, the Principle is acceptable and the guidance in the NPPF would direct towards approving this development due to the clear material benefits of delivering housing which can make a contribution to the Borough’s housing shortfall.

In consideration of the principle of the development proposed on this site the following assessments are relevant.

Highway Implications

Members are reminded that this application reserves all matters for future consideration, including access to serve the site.

Whilst I acknowledge the comments received from neighbouring residents in relation to highway safety, the Highway Authority has raised no objections in principle subject to the site being designed in accordance with the 6Cs Design Guide.

With regard to vehicle access to the site, the Highway Authority recommends that the junction should be provided directly from Mill Field Close, which is likely to require improvement up to the junction with Nottingham Road, including the provision of a footway along the site frontage. This would require a negative or 'Grampian' condition.

I concur that the vehicular access into the site should ultimately be off Mill Field Close not only in the interests of highway safety, but also to avoid the need to remove a significant element of mature roadside vegetation to the northwest boundary of the site.

The Highway Authority subsequently identifies a requirement to impose the standard planning conditions in connection with access details.

Detailed parking arrangements would be considered at the reserved matters stage, but would be required to comply with the requirements of the Borough Council's Parking Provision for Residential Development SPD (May 2012).

I am of the opinion that the proposal complies with criteria c. of Policy ENV1 insofar as an adequate provision for the safe and convenient access and circulation of pedestrians and vehicles can be provided as part of the detailed considerations to be dealt with as part of a Reserved Matters Application.

Flood Risk and Drainage

Firstly, with regard to issues of Flood Risk, the site is within indicative Flood Zone 2 and is also identified in the SFRA as being at risk during the 1 in a 1000 year and the 1 in a 100 year flood events. Paragraph 100 of the NPPF sets out that inappropriate development in areas at risk of flooding should be avoided by steering development away from areas at highest risk; where development is necessary in higher risk areas it should be safe and not increase the risk of flooding elsewhere. The NPPF requires the application of, firstly a Sequential Test and then, in certain circumstances an Exceptions Test.

As set out in the NPPF (paragraph 101) the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk/probability of flooding.

It is noted that the applicant has provided a Flood Risk Assessment (April 2014). This sets out that they consider that application of the Sequential Test is not required and/or the proposal has passed the Sequential Test by virtue of Table 3 'Flood risk vulnerability and flood zone 'compatibility' of the NPPF Technical Guidance indicating that more vulnerable uses in flooding terms, such as residential dwellings, are appropriate in Flood Zone 2.

However, I consider that the Sequential Test IS required to be passed with regards to this site.

The NPPF Technical Guidance was replaced in March 2014 by the on-line National Planning Practice Guidance. The new notes to Table 3 make clear that use of the table comes after application of the Sequential Test and, therefore, only if there were no 'reasonably available' sites in Flood Zone 1 should sites in Flood Zone 2 be considered. In this case, if it were demonstrated that there were no 'reasonably available' sites in Flood Zone 1 then no further work would be required, as, it is shown by Table 3, the proposal is appropriate within Flood Zone 2.

It should be demonstrated that there are no reasonable available sites of a similar scale and at lower risk of flooding in the Burton Joyce and Stoke Bardolph areas. This should take account of other policy designations such as Green Belt.

After reviewing the sites that have been put forward in the Strategic Housing Land Availability Assessment, it is considered that none of those of a similar scale or at lower risk of flooding could be considered as reasonably available being, as they are, in the Green Belt.

It is considered that compliance with the Sequential Test has been demonstrated. As the proposal is for a more vulnerable use in Flood Zone 2 the principle of the proposal is considered to be acceptable in flood risk terms.

In regard to the Exceptions Test, the provision of housing including affordable housing is a national priority and I consider this to be of community wide benefit and to meet the requirements of the Exceptions Test.

The application documentation includes a detailed Flood Risk Assessment (FRA) which considers potential tidal or coastal flooding, fluvial (river) flooding and pluvial (groundwater) flooding. The Assessment does not therefore identify any flood risk concerns that would warrant a refusal of planning permission and the Environment Agency subsequently makes no comment on the application and refers the Local Planning Authority to the Lead Local Flood Authority (LLFA).

As the LLFA, Nottinghamshire County Council's Flood Management Team advises that the outline planning application is acceptable subject to the imposition of detailed planning conditions in relation to floor levels, the need for a site levels and drainage strategy as part of a detailed/Reserved Matters Application, the need to follow sustainable drainage principles, flood plain compensation etc.

Whilst I acknowledge the representations received in relation to flood risk and drainage matters, I am of the opinion that the concerns can be adequately addressed at the detailed design stage and planning conditions imposed accordingly. Moreover, the LLFA and the Environment Agency raise no objections to the principle of the sites development for residential purposes.

In view of the above, I am of the opinion that the proposal accords with the requirements of the NPPF, Policy 1 (Climate Change) of the ACS and saved Policy ENV1f (Development Criteria) of the Gedling Borough RLP.

Flora and Fauna

The relevant planning policies that need to be considered in relation to ecological matters are set out in Policy 17 of the ACS and Section 11 of the NPPF.

Policy 17 of the ACS states that development on or affecting non-designated sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that there is an overriding need for the development and that adequate mitigation measures are put in place.

Section 11 of the NPPF advises, at paragraph 118, that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying a number of principles, including the encouragement of opportunities to incorporate biodiversity in and around developments. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

The application site includes trees, grassland and hedgerows with adjacent scrub/woodland. These are potential habitats for protected species. An Extended Phase 1 Habitat Survey and a Protected Species Survey were subsequently provided in response to initial comments of the County Council's Conservation Team and the Nottinghamshire Wildlife Trust.

Following the submission of additional information from the agent, Nottinghamshire County Council (Nature Conservation) confirmed that they were content with the proposals subject to the imposition of conditions including those relating to further survey work and any mitigation measures subsequently found to be necessary following the survey work.

Nottinghamshire Wildlife Trust object in principle to the granting of planning permission before all the surveys they consider necessary have been carried out.

As the scheme is outline with all matters reserved there is considerable scope to require stand-offs, landscaping, buffers and other measures as required with regard to accommodating protected species.

In my opinion there is no reason to refuse permission on this issue.

Mineral safeguarding – NCC

With regard to Mineral Safeguarding Areas, as raised by NCC the site is not at all likely to be suitable for mineral extraction, being so close to housing and the desire by NCC to safeguard this specific site cannot be justified.

Contributions – Education and Affordable Housing

Although the developer has set out no numbers and no layout plan, they have agreed to the full education and affordable housing contributions – this would be

covered by a S106 legal agreement which would use the correct formulas to calculate the payments/contributions in line with the correct policy guidance and the Reserved Matters application would set out exact numbers. Nottinghamshire County Council also indicate that they will seek a contribution to bus stop infrastructure – this is likely to also be dependent upon the final housing numbers at the Reserved Matters stage.

Other matters raised by local residents/consultees

Infrastructure and services

The provision of infrastructure and services will be part of the overall Aligned Core Strategy. In general terms, the service providers have a responsibility to ensure these keep up with housing growth, and with a national housing crisis this should not be seen as a reason to resist development.

Proposal will make us feel more like part of the City than a Village;

The development is not of a scale which would fundamentally influence or alter the settlement of Burton Joyce in any meaningful way, the maximum number of properties would be 23 and this would easily be absorbed into the existing built form with no major visual impacts beyond the street scene of the immediate setting of the site.

This proposal is not about relieving the housing shortage but making vast profits;

The development of land for housing is a national priority and there is no 'in principle' reason to resist this type of development nor is there any presumption against profit making.

Will the development be inside the advised distances that housing should be from the wind turbines that are being erected creating noise impact;

Environmental Protection raise no objection in this regard and with the proximity of other dwellings it cannot be considered that this is a valid reason for resisting the application.

Does the site area of 0.74ha include the land right up to the railway line as shown on the Flood Risk Assessment?

The site is as set out on the red-edged site plan.

The Authority has suggested a high density development of affordable housing which would necessitate a children's play area as the nearest facility necessitates crossing a busy road;

Affordable housing, open space and play areas will be settled at the Reserved Matters stage and will be carefully assessed, including any implications for highway safety.

New builds and affordable housing are going to ruin the village look/feel and de-value the area;

It is considered that neither new builds nor affordable housing, in themselves, will have a detrimental impact upon any interests of acknowledged importance - a high quality of design/layout will be expected and the vitality of the local community will be enhanced by the development.

Major planting of trees of significant proportion could be implemented to mitigate the visual and noise impacts of the nearby wind turbines;

A landscaping scheme will be required at the Reserved Matters stage.

Concerns regarding the consultation process include the erection of one site notice on the low level fence on Mill Field Close.

For the size of the site, the consultations are appropriate and proportionate. There was a site notice, press notice and letters to the adjoining residents.

Representations have questioned the applicant's statement that the last use of the site was as 'part of an extended area of bus garage'. It is unclear whether the site was used by the garage and depot which previously occupied the site of Mill Field Close, however, regardless of any previous use, the site is now clearly Greenfield in nature and this has had no impact on my assessment of the proposal in principle terms.

Conclusion

I am of the opinion that the proposed development would be acceptable in all regards, and where there is a conflict with planning policy the development falls to be considered under paragraph 14 of the NPPF, as the site is removed from the Green Belt. I consider that planning permission should be granted subject to the applicant completing a S106 legal agreement to provide an education contribution, affordable housing and the relevant CIL payment.

Recommendation:

That the Borough Council GRANTS OUTLINE PLANNING PERMISSION, subject to the applicant entering into a Section 106 Agreement with the Borough Council as local planning authority and with the County Council as local highway and education authority for the provision of, or financial contributions towards Public Transport, Educational Facilities and Affordable Housing; and subject to the following conditions:

Conditions

Conditions

1. Application for the Approval of the Reserved Matters shall be made to the Borough Council not later than three years from the date of this permission. Details of Access, Appearance, Landscaping, Layout and Scale (hereinafter called the Reserved Matters) for the development shall be submitted to and approved in writing by the Borough Council before any development begins and the development shall be carried out as approved. The development hereby permitted shall commence no later than two years from the date of approval of the last Reserved Matters to be approved.
2. This permission relates to the approved plans received on the 7th May 2015: - Topographical Survey - Drawing number - 14100cv-01- Site location plan scale 1:2500
3. Before any development is commenced there shall be submitted to and approved in writing by the Borough Council details of the improvement of the access to and at the junction with Nottingham Road and a footway along the site frontage, the parking and turning facilities, access widths, gradients, surfacing, street lighting, structures, visibility splays, and drainage (hereinafter

referred to as reserved matters) . All details submitted to the Borough Council for approval shall comply with the County Council's Highway Design and Parking Guides which are current at the time the details are submitted. The development shall be implemented in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

4. There shall be a maximum of 23 dwellings erected on this site.
5. Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in strict accordance with the recommendations contained within the approved Flood Risk Assessment reference FW655/FRA/001 v2 submitted with the application.
6. Prior to the commencement of development hereby approved a Construction Environmental Management Plan (CEMP) for the development shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details: (1) the hedgerow and tree protection measures that shall be implemented for all retained woodland, trees and hedgerows approved as part of the landscaping details to be submitted as part of the reserved matters pursuant to this application. A statement shall also be provided which details how the protection measures shall be implemented so as to minimise damage and disturbance to habitats within the vicinity and the species they support. The protection measures shall accord with current British Standards in relation to design, demolition and construction (BS5837:2012 or any subsequent revision); (2) the measures that shall be implemented during the construction of the development so as to minimise water runoff and works pollution entering watercourses; and (3) the measures that shall be implemented so as to avoid any disturbance to nesting birds during construction.(4) details of traffic routes for Heavy Goods Vehicular movements during the construction of the development. (5) details of wheel washing facilities to be used by vehicles entering and leaving site during the construction of the development ; (6) details of how the principle of Best Practicable Means shall be applied in relation to minimising impact on the surrounding area during the construction of the development in relation to noise and vibration and safeguarding air quality and (7) details on protecting the adjacent Network Rail land, services and infrastructure in respect of the issues raised by Network Rail in their email dated 01 September 2015 from Matthew Leighton. The approved CEMP(s) and all details therein shall be implemented in accordance with the approved details throughout the construction period of the development.
7. Prior to the commencement of development hereby approved there shall be submitted to and approved in writing by the Borough Council a site level survey plan for the development showing existing and proposed site levels. The development shall be implemented in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.
8. Before development is commenced on site there shall be submitted to and approved in writing by the Borough Council, details of a surface water

drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

9. Before development is commenced there shall be submitted to and approved in writing by the Borough Council drainage plans for the proposed means of disposal of foul sewage. The scheme shall be implemented in accordance with the approved details before the development is first brought into use and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
10. No vegetation clearance or ground works shall take place on site during the bird nesting season (1st March to 31st August inclusive in any given year), unless pre-commencement checks for nesting birds have been undertaken by an appropriately qualified ecologist and the outcome reported to the Borough Council. If any nesting birds are found to be present, details of any proposed mitigation measures shall be submitted to and approved in writing by the Borough Council before the development commences. The mitigation measures shall be implemented in accordance with the approved details before development commences, unless otherwise prior agreed in writing by the Borough Council.
11. No vegetation clearance or ground works shall be undertaken until the site has been walked by an ecologist, and any refugia which could be used by reptiles have been subject to hand searches. If any reptiles are found to be present, details of any proposed mitigation measures shall be submitted to and approved in writing by the Borough Council. The mitigation measures shall be implemented in accordance with the approved details before development commences.
12. No development shall commence on site until a detailed survey of Protected Species and their habitats has been conducted and the report and conclusions and recommendations for mitigation measures, including protection measures to be put in place to prevent accidental ingress and damage, and including timings, has been submitted to and approved in writing by the Local Planning Authority. The report shall include: (1) Updated ecological surveys, in the event that 2 years has elapsed since the date of the original survey: (2) Details relating to the protection of retained vegetation, to included trees and hedgerows: (3) A working methodology to minimise impacts on common toad, a Section 41 species (i.e. national conservation priority) recorded on site during the reptile surveys: (4) A detailed landscaping plan, to provide details of planting mixes and establishment regimes and to ensure the use of locally-appropriate native tree and shrub species on the site boundaries: (5) Details of any water attenuation facility, to ensure that this is multifunctional and designed to maximise its biodiversity value: (6) A detailed lighting scheme, in the event that lighting is required, to be designed to minimise its impacts on nocturnal wildlife: (7) Other biodiversity enhancement

measures, such the incorporation of integrated bird and bat boxes into the fabric of the new buildings, measures to provide bird and bat breeding boxes within the site area in accordance with details to be agreed in writing with the Local Planning Authority. The report shall include measures for the prevention of light spillage to adjacent habitats from the development. The detailed layout and other plans submitted at the Reserved Matters stage shall incorporate all the measures identified including stand-offs and other similar measures to protect the habitat of Protected Species. The mitigation measures identified in the approved details shall be fully implemented in accordance with the approved timings at all times and in their entirety.

13. The detailed plans and particulars to be submitted as reserved matters in relation to appearance shall include details of the materials to be used in the external elevations and roofs of the proposed buildings. The development shall be carried out in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise agreed in writing by the Borough Council.
14. The detailed plans and particulars to be submitted as reserved matters in relation to landscaping shall include: (a) details of the size, species, positions and density of all trees and shrubs to be planted; (b) details of the boundary treatments, including those to individual plot boundaries; (c) the proposed means of surfacing access roads, car parking areas, roadways and the frontages of properties such as driveways and footpaths to front doors and (d) a programme of implementation. The development shall be implemented in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
15. If within a period of five years beginning with the date of the planting of any tree or shrub, approved as reserved matters in relation to landscaping, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Borough Council seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Borough Council.
16. Unless otherwise agreed by the Borough Council, development must not commence until details relating to the following have been complied with: Site Characterisation An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Borough Council. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments. Submission of Remediation Scheme Where required, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) should be submitted to and approved in writing by the Borough

Council. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme shall be implemented in accordance with the approved details.

17. In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works under condition 3 above. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Borough Council.
18. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Borough Council and once the Borough Council 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 above 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 Borough Council. The Remediation Scheme shall be implemented as approved.

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 roads of the proposed development are designed to an adoptable standard, to ensure adequate vehicular access to the highway network and to ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
4. In order to define the permission and to allow the Local Planning Authority to control the development in the interests of good planning, residential amenity and design.
5. To prevent the increased risk of flooding in accordance with the National Planning Policy Framework, Section 10.
6. To ensure a satisfactory development in accordance with the aims of Sections 10 and 11 of the National Planning Policy Framework and Policy 1 of the Aligned Core Strategy Submitted Documents.
7. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies

Saved 2008).

8. To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures, in accordance with the National Planning Policy Framework and Policies 1 and 17 of the Aligned Core Strategy Submission Documents.
9. To ensure the development is provided with a satisfactory means of drainage and to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution, in accordance with the National Planning Policy Framework and Policy 1 of the Gedling Borough Aligned Core Strategy Submission Documents.
10. To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
11. To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
12. To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
13. To ensure a satisfactory development in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
14. To ensure a satisfactory development and that the landscaping of the development as proposed at reserved matters stage accords with Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
15. To ensure a satisfactory development and that the landscaping of the development as proposed at reserved matters stage accords with Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
16. 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 2008).
17. 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 2008).
18. 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 2008).

Reasons for Decision

The development has been considered in accordance with the National Planning Policy Framework, the adopted Local Plan and Emerging Aligned Core Strategy, where appropriate. In the opinion of the Borough Council the proposed development accords with the relevant policies of these frameworks and plans.

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 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 and agent to discuss consultation responses; providing details of issues raised in consultation responses; requesting clarification, additional information or drawings in response to issues raised and providing updates on the application's progress.

Your attention is drawn to the attached correspondence from Nottinghamshire County Council, the Environment Agency, Severn Trent Water, Nottinghamshire Wildlife Trust and the Borough Council's Public Protection Section.

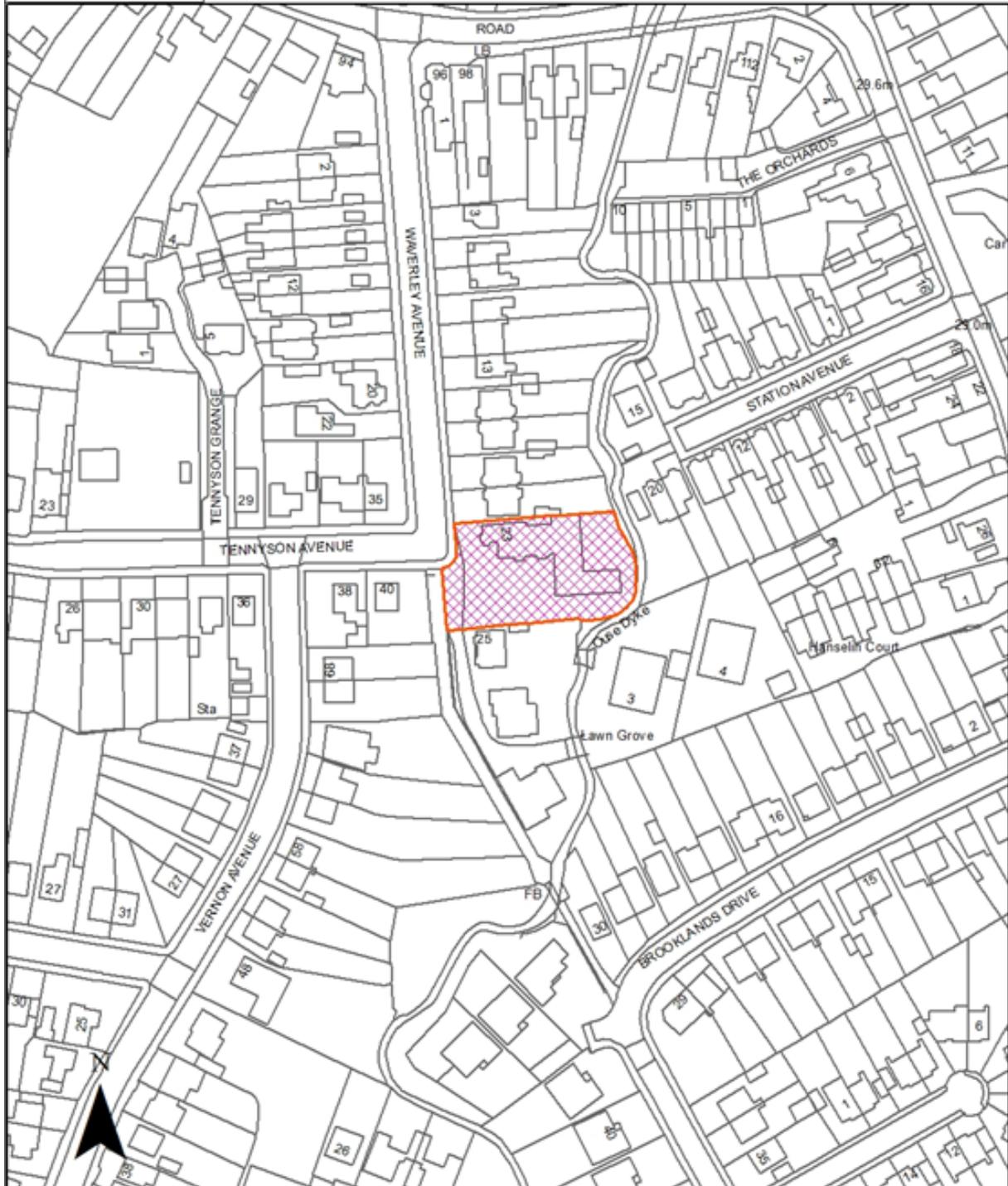
The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved. The actual amount of CIL payable will be calculated when a decision is made on the subsequent reserved matters application.

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake these works you will need to enter into an agreement under Section 278 of the Act. Please contact Matt Leek on 0300 500 8080 for details.

The developer is advised that Severn Trent has a public sewer within the application site which is protected under the provisions of the Water Industry Act 1991. The developer is advised to contact Severn Trent on 0116 234 3834 before submitting the detailed plans for the site.



Application Number: 2014/0169
Location: Gedling Care Home, 23 Waverley Avenue, Gedling, 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
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Report to Planning Committee

Application Number:	2014/0169
Location:	Gedling Care Home, 23 Waverley Avenue, Gedling, Nottinghamshire.
Proposal:	Revised Plans (Resubmission) Demolition of the care home and construction of 14 apartments, car parking and associated landscaping
Applicant:	Mr R Kalaria
Agent:	Miss Paula Money
Case Officer:	David Gray

The application was presented to Planning Committee in December where a decision was made to approve the application subject to the developer entering into S106 Legal Agreement.

However, since then it has been brought to the Council's attention that there were minor inaccuracies within the Committee Report and therefore it is considered to be in the interests of probity to re-present the application to Committee with the errors corrected to allow Members to make the planning balance again with the full facts.

The first was that the amended plans were not all referenced in the planning conditions – specifically the site layout and ground floor plans – this is a technical point as the plans have all been available for public viewing and the omission of the plans from the condition only results in the developer being unable to seek amendments through a S73 planning application later on.

The second inaccuracy is substantive and Members should reconsider this issue. The Committee Report refers to 15 parking spaces being available, however the amended scheme provides 12 – this is still policy compliant – and NCC Highways raised no issue – but it is of significance and Members may wish to look at this factor again.

When referring to the Gedling Borough Council Parking Provision for Residential Development SPD the proposed development of 14 apartments would require 11 unallocated car parking spaces. I consider that in a built up and fairly urban area, the fact that the scheme provides more than the policy required level of parking (which equates to 11 unallocated spaces) it is an appropriate level of provision and compliant with all relevant policy and guidance.

Site Description

The application site, 23 Waverley Avenue, is occupied by a large residential care home (Use Class C2), formerly known as Gedling Care Home.

The site is within a built up residential area, typical of an urban residential townscape. The surrounding streets are predominantly detached and semi-detached dwellings of varying ages and styles, mostly Victorian/Edwardian in Waverley/Tennyson Avenues, with a fairly uniform 'building line' leading up to the care home along Waverley Avenue.

The existing building is a large, imposing three-storey white-washed building in a tired condition, its presence in the street scene detracts from the character of the area. The building has more modern red brick extensions to the rear and a large area of hardstanding which formerly provided parking to residents and their visitors and the staff at the care home.

The site is accessed via an existing drop-kerb on the corner of Waverley Avenue, an access shared with 'Lawn Grove' gated properties; the nearest (25 Waverley Avenue) has a blank elevation facing the site.

The site occupies an area measuring approximately 0.12ha with a frontage onto Waverley Avenue measuring approximately 27.8 metres.

To the rear of the site is a watercourse, Ouse Dyke, which requires a 9m easement and which directly results in the area in which the site is located being classed as 'high risk' on the Environment Agency's flood risk maps, although the agent believes that due to the elevated site levels the true classification should be Flood Zone 1 – lowest risk.

There are trees on site but these are not intended to be affected by the development.

The site is currently vacant and is secured with 'Heras' style fencing and is locked shut.

Proposed Development

The proposed development involves the complete demolition and clearance of the existing building and the erection of three apartment blocks.

There have been several iterations of the scheme through inception to the application proposals which have been amended twice during the application process to address issues on the site; the first significant amendment was to move the apartments further away from the dyke at the rear to address flood risk issues. More recently revised plans were received omitting Juliette balconies from the first and second floor front elevation to reduce the impact upon a neighbouring residential property, the occupiers of which had expressed concerns about overlooking of their private garden area. This amendment also incorporated new projecting balconies with screens on the rear elevation of the apartment block at first and second floors.

The current set of proposals, being presented for determination by the Planning Committee, comprise 14 apartments divided into three blocks - mainly three-storey but with a two storey element on the rear block where it is adjacent to number 21 Waverley Avenue.

The design of the apartment blocks would be very modern/contemporary with the materials being a mixture of brick, timber cladding and render and reconstituted slate roof tiles.

The access would be as existing, a drop kerb on the corner of Waverley Avenue, and 12 parking spaces would be provided.

Consultations

Nottinghamshire County Council (Planning and Conservation Project Support)

Request an education contribution of £34,365.

Nottinghamshire County Council (Highways)

Initial concerns, however following amended plans confirm that the scheme is acceptable from a highways perspective.

- Advise conditions.

Nottinghamshire County Council (Lead Local Flood Authority)(LLFA) – The application is acceptable subject to the developer demonstrating that they have considered pluvial flooding and that the development would not increase the risk of flooding elsewhere and where possible reduces flood risk overall.

The drainage design should follow sustainable principles. There should be a 2-stage (minimum) treatment train for run-off before it enters the final disposal point. The treatment train may include permeable paving, swales, filter-strips, cascading features etc. Ciria 697 should be used as reference. The hierarchy of infiltration, drainage to watercourse, drainage to surface water sewer and finally, drainage to combined sewer should be followed. Evidence for the method used or discounted should be provided in the form of investigations, test results, correspondence and calculations.

Surface water drainage design should meet the hydraulic standards of no surcharge in a 1year event, no flooding in a 30 year event and no flooding off the site in a 100year + 30% cc event.

Following consultation of the wording of the condition to deal with sustainable urban drainage the LLFA confirm that the condition is sufficient to secure the above requirements.

Environment Agency

Initially objected but removed their objection following additional information

including the Sequential Test and GBC Officer's confirmation that the Council accepted the findings of that test.

- Conditions advised.

Gedling Borough Council Scientific Officer - Public Protection

Advises conditions regarding unexpected contamination and dust control during construction.

Gedling Village Preservation Society

Object on the following grounds:

- 1) Density of apartments and impact on the street scene.
- 2) Highway issues.
- 3) Flooding risk.
- 4) Danger to residents and pupils of Carlton Le Willows Academy.

Urge refusal of the application in current form, ask that the number of apartments be reduced from 14 to 8 -10 and refer to the 'garden grabbing' legislation from 2010.

Also reiterate objections set out below from neighbours.

Public

The application was publicised by way of a site notice and notification letters were sent to adjoining neighbours.

In total, following submission of the original scheme, then with further letters following the amendments to the scheme, some of which reiterate earlier comments, there have been approximately 40 representations objecting to the proposals, some with additional signatories.

Following the submission of amended plans to move the apartment blocks away from the watercourse at the rear of the site letters of objection were received, objecting on the following grounds;

- All the other houses on Waverley Avenue are either 2 storey properties with roofs or 2 storey with dormer upper floors and the building now proposed will be 3 storey which is fully out of characteristic with the environment. Even the existing building is 3 stories but with a dormer 3rd floor.
- The detail of the plans does not show any clear thought and sympathy to the neighbourhood.
- The plans are out of context with the existing architecture in the area, the existing houses are all traditional Victorian or 30s design – the plans take no account of the existing buildings and will jar against the existing make-up of the street. Pathetic attempt at architecture.....not having any architectural merit.
- Waverley Avenue was built and designed to accommodate 23 homes....not 37.

- No precedent for having buildings that far back in the site.
- Level of density too high and not justified – detailed comments upon Gedling policy on density in light of Green Belt etc (Local Plan policy H8) – local density is 20 – 45 dwellings per hectare, this development would be 116 dwellings per hectare.
- Excessive over-development – existing building is considerably overdeveloped.
- All the buildings are 4 storeys overall.
- Land-grabbing. Whilst I do not object to the site being developed, I believe that forcing in three blocks makes no sense. There is no precedent for having any buildings that far back in the plot. None of the neighbouring plots have buildings that far back. All only go as far as the front two blocks in the proposed plan. If this plan had been submitted with two blocks, then I doubt it would have been objected to.
- One of the blocks is 10m from the objectors property – would seriously affect their enjoyment of their property and privacy – contravenes the Human Rights Act – Article 8.
- Number of residences should be seriously reduced.
- Only 2 bedroom apartments proposed contrary to emerging plan policy 8 as lack of mix of dwelling size.
- All of the apartments have a net internal area of 51m² – Government has issued national Technical Housing Standards – within these national standards the minimum size for a 2 bed apartment is 70m² the size for a 1 bed apartment is 50m² therefore the developer is proposing fourteen 2 bed apartments at a size barely larger than the nationally prescribed space for a 1 bed apartment. Clearly some of the rooms do not provide sufficient clearance around furniture to allow circulation – suggest it is not possible to design a 2 bed apartment of that size that can actually function. Rooms too small (bathrooms) to function.
- All of the proposed units would fail to meet building control regulations for an accessible wc or bathroom on the entry level.
- Development is not to a high standard as set out in Gedling's policies – represents a development which is sub-standard due to size of apartments.
- Loss of light and impact upon rights to light.
- Level of road noise and congestion will be greatly increased.
- Number of flats...14 is way too high for the position of this site.
- You are building upwards taking out trees and grass areas the full area will, including roofs and drives now not have any natural drainage and the rain water will end up running into the Ouse Dyke or back into the area where Waverley Avenue and Tennyson Avenue join – objector refers to recent flooding and states that there has recently been over a foot of water and that this is now a fairly common occurrence when there is persistent rain. Adjacent property is considering a flood defence barrier.
- The drains are old and too small to handle the amount of water now experienced in our current climate.
- Existing drainage has passed its maximum many years ago.
- This corner is lower than the water table – building a large development with no consideration or allowance for excess water drainage on an already waterlogged site will make this problem even worse for residents.
- Often flooded in heavy downpours to a height of 2 or 3 feet and becomes

- impassable. This was the case four times in 2014.
- In respect of flood risk number 40 (Tennyson Avenue) is the most vulnerable.
 - Surface water runs to this corner – need to find an alternative outlet – not available or Severn Trent would have pursued it – letter signed by 6 people.
 - The properties will flood. The developer has upped the ground floor level by 300mm in the plans to ease this flood risk. But the corner where this development is situated regularly exceeds this level. The flood documentation associated with this plan does not mention this. The flood assessment also does not account for the objections raised by the Environment Agency. The flood assessment has added a new appendix E with the objection listed, but then not addressed the objection.
 - Average car ownership rates indicate that depending on number of people in the apartments -possibly up to 56 cars – there are not enough parking spaces and the result will be on-street parking in front of neighbours properties/drives – obstructing peoples drives – or obstructing the view of drivers if parking right on the corner to avoid being outside peoples properties.
 - Both Waverley and Tennyson Avenues are swamped with vehicles which mean that most houses have to park their cars on the street and half on the pavement which is a potential problem for wheelchair users, the blind families with prams and other vulnerable pedestrians – potential accident/fatality.
 - Zero provision for visitors. No provision for residents having more than one vehicle.
 - The site is located at the corner of two heavily used roads. The plans have only limited car-parking with less than one space assigned to each flat, despite them all being two-bedroom flats. There will be conflict with the local residents and other highway users. I live close to the junction and regularly see vehicles coming round the sharp 90-degree bend on the wrong side of the road, this will only get worse with the increase in cars that will be parked on the street as a result of this large development. Please do not accept the developer's statements that there will be no disruption, which will just be false and completely unrealistic.
 - During construction local residents would be hampered by construction vehicles.
 - In the Local Plan (2005) Policy H11 states that conversions or changes of use to residential will be granted where the proposals do not cause unacceptable harm to the amenities of nearby residents. This structure would not only block out an afternoon sunlight but invade our privacy.
 - The top end of the parking is very close to the Ouse Dyke and any possible fluid leakage from any of the vehicles would mean a catastrophic result on existing wildlife in and around the water.
 - The parking spaces are not wide enough.
 - Blind corner – 2 car crashes in 7 years.
 - There are only 12 parking spaces.
 - You have only to look down Waverly and Tennyson Avenues to see the problem – the proposed flats are 2 bedrooms as far as I can see from the plans which I would suggest is from single to 4 persons occupancy - even taking an average of 2 persons per flat and a reasonable compromise on 1.2 cars per flat you have approx 17 cars - however if you look at the other side of the coin, a 2 bedroom apartment could house 4 people, 4 people could have 3 - 4 cars which would then equate to a possibility of 56 cars!!! - where on the

plans you only have 12 all week parking spaces. The true prospect is that more people will own more cars over time (just look at the current state of both adjoining roads) and it's very easy to see that there are not enough parking spaces for the occupants nor for the prospect of visitors or service people.

- Parents and school children use the road – an accident waiting to happen.
- Refuse storage less than 2m to natural stream where rats and other vermin live – could cause an infestation of vermin/pests.
- The upper balconies on the rear flats would not only overlook private property as all the trees need to be removed for the parking spaces, but would also be at an angle to look straight into bedrooms and living areas of the adjacent property.
- Direct views into garden, conservatory and bedrooms and lounges.
- Bay windows would overlook neighbouring properties and bedrooms.
- Should be one or two normal 2 storey houses which would not alter the existing street/adjacent houses nor add to parking or flood problems – anyone considering putting flats in a normal housing environment is just adding to a problem.
- There is more than enough space at Gedling Colliery site – too greedy – will result in 8/10 flats which is not required or wanted.
- Garden grabbing – developer seeks to maximise profits which will benefit neither the new residents nor the neighbourhood in general.
- New plan does nothing to address the problem of density and the problems the high density causes.
- Can you actually get furniture in a two bedroomed apartment of 52 square metres?
- Where would you put all the refuse bins? Will they all fit on the pavement of Waverley Avenue?
- No design and access statement submitted.
- Concerns about anti-social behaviour – risk of fire etc.
- Anti-social behaviour statements are a blatant attempt to force through the flats – it is because the developer has not secured the property until recently – no reason to force through an ill-conceived and poorly developed plan.
- Detrimental effect on property values.
- Illogical solution to transfer problem (objections from 40 Tennyson Avenue) to more immediate neighbour at 25 Waverley Avenue, inclusion of a privacy screen will in no way mitigate problem of overlooking of garden. Balcony only a metre from the site boundary. Balconies should be removed.
- Lack of time for re-consultation – changes not clearly marked.
- Critical pieces of information not submitted – Design and Access Statement, Sunlight/Daylight Report, Energy Statement, Transport/Highways statement.

There were objections to the application following its original submission, which raised issues mostly covered above but also raised concerns about the development intruding into the easement required for the Ouse Dyke, and the following additional comments:

- Will worsen existing situation for 25 Waverley Avenue, will be a sizeable mass that is overbearing, restricting light and views to property and garden. Larger, higher and closer than existing building. Contravention of local plan policies

- on amenity.
- The land has been raised over the last 30 years which has an impact upon neighbouring properties.
 - Dust and dirt during construction.
 - Reference to restricting to over 55's.
 - Number 40 Tennyson Avenue takes the main flood threat.
 - Road has water damage from flooding.
 - Footings to new buildings will result in cellars of neighbouring properties flooding. Will GBC pay to rectify the problem?
 - Committee for Climate Change reports that garden grabbing is a major factor in flooding.
 - Traffic speeds.
 - Street has become a rat-run with school traffic and two shops at the end of the road.
 - 28 bins – should have allocated spaces for 'ownership' and be sheltered from the sun.
 - The bins will smell during warm weather and effect enjoyment of garden as will noise of the bins being wheeled around.
 - Question use of black pvc and timber cladding – not in favour of design.
 - Building over 10m in height would limit light to all surrounding buildings.
 - Effect on wildlife.
 - Over-development, building on rear garden, out of keeping with Victorian/Edwardian properties in the area.
 - Overlooking of gardens – will be like living in a 'goldfish bowl'.
 - Bats seen flying around the garden, emerging from in or around the care home.
 - Foundations at 21 Waverley Avenue are only 1 foot deep due to age of property – concerns about compromising the structure of the building – insist on a Stability Risk Assessment Report.

Planning Considerations

The issues as previously considered are set out again below:

The main issues for consideration in the determination of this application are:

- a) The principle of developing the site;
- b) Whether the proposal makes efficient and effective use of the land;
- c) Whether the design of the development is acceptable;
- d) The highway implications of the development, including parking provision;
- e) Whether there would be an adverse impact on neighbouring properties;
- f) Flood Risk;
- g) Other matters raised by local residents.

The relevant national planning policy guidance in respect of this application is set out in the National Planning Policy Framework (March 2012). The core planning principles set out in the guidance is a presumption in favour of sustainable development. In particular the following chapters are relevant in considering this application:

- 6. Delivering a wide choice of quality homes
- 7. Requiring good design

Section 6 of the NPPF states inter-alia that housing applications should be considered in the context of the presumption in favour of sustainable development. Section 7 of the NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings...decisions should aim to ensure developments, amongst other things, respond to local character and history, and reflect the identity of local surroundings and materials. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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 2 – The Spatial Strategy;
- Policy 8 – Housing Size, Mix and Choice;
- Policy 10 – Design and Enhancing Local Identity.

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;
- H16 – Design Criteria.

Criterion a., c. and d. of Policy ENV1 of the Replacement Local Plan are 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.

Design and layout are also considered in criterion a. and b. of Policy H7 and criterion c. of Policy H16 of the Replacement Local Plan. These policies state inter alia that permission will be granted for residential development, including conversions, and the change of use of buildings to residential use within the urban area and the defined village envelopes, provided it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials, and that it would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area.

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

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

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 proposal makes efficient and effective use of the land;
- c) Whether the design of the development is acceptable;
- d) The highway implications of the development, including parking provision;
- e) Whether there would be an adverse impact on neighbouring properties;
- f) Flood Risk;
- g) Other matters raised by local residents.

Each of the above aspects is considered in detail below.

The Principle of Developing the Site

The site is located within the main urban area of Greater Nottingham and therefore accords with Policy 2 of the ACS which adopts a strategy of urban concentration with regeneration.

The proposal is for the development of an existing care home in a built up urban area. It is therefore my opinion that the redevelopment of the site to housing would be acceptable in principle within the well-established urban residential area of Gedling.

When referring to the NPPF the definition of brownfield land is 'previously developed land that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.'

Given the location of the development within the established residential area of Gedling and its former use which falls within the definition of brownfield land, there is no objection in principle to the redevelopment of the site for residential purposes. It is also my opinion that the development would be in a sustainable location delivering 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.

Objectors have questioned the validity of the application as they believe key documents have not been submitted. This is incorrect, a Planning Statement was submitted which is functionally the same as a 'Design and Access Statement' and is perfectly acceptable in terms of validating and assessing a planning application – the other documents referred to are not required for such an application.

Efficient and Effective Use of Land

I am of the opinion that the application site is of sufficient size to accommodate the 14 no. dwellings with the layout proposed without appearing cramped or over-intensive and is an efficient use of land.

An interested party has raised the issue of room sizes, and has referred to and sent links to a Department for Communities and Local Government publication 'Technical housing standards – nationally described space standard'. The party who has raised this, points to the fact that the room sizes in the proposed apartments are smaller than the room sizes set out in the above publication.

However, the document referred to is guidance not policy and Gedling Borough Council has no such policy within the Local Plan, nor in the emerging plan. I am content that this application, if approved, would help to diversify local housing stock to add to the mix of dwellings available to smaller households and single people in particular and would be entirely compliant with the planning guidance within the National Planning Policy Framework.

Design

Policies ENV1, H7 and H16 of the Replacement Local Plan require development to be of a high standard of design. The policies require regard to be given to the appearance of the surrounding area, the provision of safe and convenient access and circulation of pedestrians and vehicles, and incorporating crime prevention measures in the design and layout in terms of good lighting levels, natural surveillance, and defensible space and well considered layouts and landscaping.

I note that the proposal would result in a high density development that would not reflect the density of the surrounding area. However given the mixture of architectural styles in the immediate vicinity, the previous use of the site for a 26 bedroom care home and the size of the application site, I consider that taking the opportunity to create a sense of place, introducing contemporary design principles and materials would add to the architectural mix in the area and would result in a positive feature in the immediate streetscene.

I am satisfied that an imaginative layout has been achieved. Despite the limited dimensions of the site and the number of properties being proposed, the layout achieves a frontage onto Waverley Avenue with architectural features of merit. I consider this will ensure a positive contribution to the streetscene.

The use of a contemporary architectural style and materials is considered appropriate for this site and the resulting development.

In my opinion, the proposed development would also meet the relevant design elements of Policy 10 of the ACS/PV in terms of the positive contribution it would make in the streetscene by virtue of its architectural style, detailing and materials.

I note that the surrounding area is a typical built up and urban area with a variety of ages of buildings and architectural styles, with the immediately surrounding area a mixture of detached and semi-detached dwellings.

I note that the proposed development would be in three blocks of apartments, 14 dwellings in total. The buildings would be a modern design style with balconies, including Juliet balconies, and the use of timber cladding and render as well as brickwork to give a contemporary feel to the development.

Whilst the apartment blocks would be a mixture of two-storey and three-storey elements, this reflects the scale and massing of the existing care home in general terms, and given the orientation of the elevations with windows and the distances to the neighbouring dwellings, I do not consider that the proposed development would be out of scale or keeping with the existing dwellings in the immediate vicinity.

Having considered the overall design of the development and the constraining factors of this site, it is my opinion that the proposal would satisfy the design and landscaping criteria of Policies ENV1 of the RLP and Policy 10 of the ACS. I also consider that the proposed development accords with the broad design aims of the NPPF, which states that good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making places better for people.

Given the urban residential nature of the surrounding area I am satisfied that modest planting and raised shrub borders to the frontage of the development would be satisfactory to soften the built form of the development and would add visual interest to the locality. Should planning permission be forthcoming I would suggest attaching a condition requiring the submission of a detailed landscape scheme to be implemented.

I note that the preliminary materials proposed for the surfacing and external appearances of the development have been outlined on the site plan. Should planning permission be forthcoming I would suggest attaching a condition to any approval requiring precise details of the bricks, tiles and means of surfacing to be approved before development commences.

In my opinion, the proposed development would meet the relevant design elements of Policy 10 of the ACS in terms of the positive contribution it would make in the street scene by virtue of its architectural style, detailing and materials.

Given the above considerations I am satisfied that the design of the proposed development is acceptable and accords with the above Policies.

Highway Safety, Car Parking and Rights of Way

When considering the car parking provision the adopted Parking Provision for Residential Development Supplementary Planning Document (SPD) May 2012 is relevant.

The SPD requires 0.8 parking spaces per 2 bedroom flat, this would equate to 11 spaces for this development.

The development proposes 12 unallocated car parking spaces which are over and above the requirements of the SPD. Given the proposal accords with SPD I do not

consider that there would be an adverse impact on highway safety by way of under provision of off street car parking.

Additionally, it is noted, in agreement with the applicants Planning Statement, that there does not appear to be any great issue with on-street parking on Waverley Avenue allowing some room for occasional periods of additional need, and that the site is highly sustainable, being within walking distance of local facilities and close to the main bus-route into Nottingham City Centre.

As such I am satisfied that the development complies with the requirements of the SPD.

Objectors have raised concerns about highway safety and feel that increased parking and traffic movements as well as the potential for over-spill parking leading to problems with visibility and safe passage of vehicles in the context of the heavy use of the road by school traffic, school children and their parents is a safety hazard

However, I note the comments from the Highway Authority who do not object, and as such, I am satisfied that the proposed development would not result in any adverse Highway Safety implications.

Residential Amenity

The proposed development replaces an existing, large, three-storey building. The proposals offer an opportunity for betterment of the situation relating to 21 Waverley Avenue, to the northern boundary, which is currently dominated by the existing care home to quite a significant degree. The apartment blocks would be sited sympathetically and would minimise the impacts upon neighbouring properties, in particular the situation for number 21 Waverley Avenue would be improved in relation to the current arrangement of buildings.

The nearest dwelling to the south, 25 Waverley Avenue, has a blank elevation facing the site and the impact of the apartment block adjacent to that boundary would not be unacceptably adverse, especially with a condition to require the agreement of site and finished floor levels and a requirement for privacy screens on the balconies.

Objections have been received, including from 40 Tennyson Avenue who are concerned that overlooking of their private garden area from the apartments would impact their amenity.

Following this concern being raised Officers discussed the matter with the agent and amended plans have been submitted which alter the internal layout and substitute rear balconies in place of the Juliet balconies previously shown.

Now there would be standard bedroom windows facing 40 Tennyson Avenue, with the distance involved (11.5m), which is over a vehicular access, a cycleway and with a large tree adjacent, the actual material impact would be entirely acceptable and not untypical for new residential development in an urban area.

The two apartments, which potentially could have given rise to concerns of

overlooking from Juliet balconies, have been amended to provide the living space and balcony to the rear elevation and bedrooms now form the front elevation of the block.

Whilst the plans have been amended to protect the amenity of the occupiers of 40 Tennyson Avenue it is critical that no unacceptable material harm is thereby created to other adjoining or adjacent properties.

With this in mind, the side elevations of the new, rear, balconies would be screened to ensure that no unacceptable overlooking would be created, particularly to 25 Waverley Avenue – this can be ensured by condition. The details of the privacy screens would need to be submitted to the Council for full consideration before details were agreed.

The screens would reduce and mitigate any overlooking to only oblique views and would be acceptable in terms of protecting amenity.

The agent confirmed that in considering the revised plans and in relation to the layout it was viewed that moving the apartment block back into the site would create an issue of massing on the boundary for no 25 Waverley Avenue and accordingly it was not considered to be an appropriate amendment – this view is shared by Officers.

It is my opinion that the design and layout of the proposed scheme carefully considers the location of neighbouring properties to minimise any potential impact on neighbouring amenity. I am satisfied that the design and layout of the scheme would not result in any undue overlooking, overshadowing or overbearing impact on neighbouring amenity.

Flood Risk and Sustainable Urban Drainage

Whilst objectors make several references to flooding events in the vicinity of the site it is well established as a principle in planning that new development is not expected to be burdened with resolving existing problems in an area, if it is demonstrated to have no additional impacts in terms of flooding and would not result in a worsened situation, and would itself be made safe from the risk of flooding, then new development should be allowed to go ahead.

I note the site is located within an area at risk of flooding and that the Environment Agency raised no objections to the proposed development. The design of the proposed dwellings accounts for the risk and Finished Floor Levels are to be provided that accord with the Environment Agency advice.

The proposed development would result in a significantly smaller area of the site being covered by buildings/impermeable hardstanding – so that the impermeable area would be about 50% of that currently.

To the rear of the site is a watercourse, Ouse Dyke, which requires a 9m easement and which directly results in the area in which the site is located being classed as 'high risk' on the Environment Agency's flood risk maps. The agent believes that due

to the elevated site levels the true classification should be Flood Zone 1 – lowest risk, however the Environment Agency’s Flood Risk maps have not been altered and the development must be assessed on the basis of a classification of ‘high risk’.

Therefore a Sequential Test was required to be carried out. The applicant provided a Sequential Test document which was found to be acceptable to Officers.

With regards to the Exception Test, the site is brownfield, the provision of housing particularly of a smaller scale to diversify the Borough’s housing stock I consider to be a wider sustainability benefit and the applicants Flood Risk Assessment demonstrates that the development will be safe in terms of flood risk – I therefore conclude that the Test is passed.

I also note that the Lead Local Flood Authority have raised no objections subject to an agreed condition. Should planning permission be forthcoming a condition would be attached to any approval requiring the surface water drainage to be completed in accordance with details to be submitted to and approved by the Local Planning Authority.

Environmental Protection

The Council’s Scientific Officer has considered the proposals and has commented that they have no real concerns; however, conditions should be imposed to protect against unexpected contamination and dust during construction. In accordance with that advice the relevant conditions are included at the end of this report.

Planning Obligations

Paragraph 204 of the NPPF states that planning obligations should only be sought where they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

As the site and number of proposed dwellings are below the relevant thresholds there would be no requirement for affordable housing or open space, however an education contribution is required and the development will fall to be liable under the CIL Regulations – the agent has confirmed acceptance of both.

Conclusion

I am of the opinion that the proposed development would comply with the relevant planning policies that are set out above and that planning permission should be granted subject to the applicant completing a S106 legal agreement to provide an education contribution of £34,365 and the relevant CIL payment.

In light of the above considerations and that the development accords with current

policy I do not consider the amendments to the report would warrant a refusal of this application.

Recommendation:

GRANT CONDITIONAL PLANNING PERMISSION, subject to the applicant entering into a s.106 Agreement with the County Council as education authority for the provision of financial contributions towards Educational Facilities, and 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 hereby permitted shall be constructed in accordance with the following approved plans: - 108/02/A, 108/03/A, 108/07/C- 108/05/C- 108/04/C- 108/06/C Received November 2015 - Location Plan Received 13 February 2014.
3. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Borough Council and development must be halted immediately on that part of the site until such time that the Borough Council has given written approval for works to recommence on site. Once contamination has been reported to the Borough Council, an assessment of contamination must be undertaken in accordance with the requirements of condition 5 above. Where remediation is necessary, a written remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Borough Council. The Remediation Scheme shall be implemented as approved.
4. Before development is commenced, there shall be submitted to and approved in writing by the Borough Council details of a Dust Management Plan. The plan shall be produced in accordance with 'The Control of Dust and Emissions from Construction and Demolition' (Best Practice Guidance). The plan shall be implemented in accordance with the approved details.
5. Before development is commenced, there shall be submitted to and approved in writing by the Borough Council details of measures to prevent the deposit of debris upon the adjacent public highway. The approved measures shall be provided before development is commenced and shall be maintained in working order at all times during the construction period and shall be used by every vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public road.
6. Before development is commenced, there shall be submitted to and approved in writing by the Borough Council drainage plans for the proposed means of

disposal of surface water and foul sewage. The scheme shall be implemented in accordance with the approved details before the development is first brought into use and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

7. Before development is commenced, excluding the demolition of the existing buildings, there shall be submitted to and approved in writing by the Borough Council details of the proposed means of enclosure of the site. The means of enclosure shall be implemented in accordance with the approved details before the development is first brought into use and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
8. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details and samples of the materials to be used in the external elevations of the proposed dwellings. Once approved the development shall be constructed in accordance with these approved details unless otherwise agreed in writing by the Borough Council.
9. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted and including where appropriate details of existing trees to be felled and retained.
10. No part of the development hereby permitted shall be brought into use until the dropped vehicular footway crossing has been extended and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
11. No part of the development hereby permitted shall be brought into use until the access driveway is constructed with provision to prevent the unregulated discharge of surface water from the driveway to the public highway in accordance with details first submitted to and approved in writing by the 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.
12. The proposed access, parking and turning facilities shall be surfaced in permanent materials in accordance with details, including plans of the facilities showing their precise location, to be approved in writing by the Borough Council as local planning authority before the development hereby permitted is first occupied. The access, parking and turning facilities shall be maintained as approved for the lifetime of the development and shall not be used for any purpose other than the manoeuvring and parking of vehicles.
13. No part of the development hereby permitted shall be occupied until the access is constructed with a gradient not exceeding 1 in 20 for a distance of 5m from the rear of the highway boundary, and which never exceeds 1 in 12 thereafter, in accordance with details to be approved in writing by the Borough Council as local planning authority.

14. The development hereby permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Revision D, prepared by SCC Consulting Engineers in September 2015 and in particular the following mitigation measures detailed within the FRA: 1. The internal finished floor levels shall be set no lower than 300mm above the existing ground levels. 2. The design and layout of the building shall incorporate an 8.0m wide unobstructed easement from the top embankment of the Ouse Dyke. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.
15. The development hereby permitted shall not be commenced until such a time as a scheme to ensure that there is no loss of floodplain storage and that the existing overland flood flow routes are not compromised as a result of the redevelopment of the site has been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing by, the Local Planning Authority.
16. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is first occupied. The scheme to be submitted shall: - undertake infiltration testing in accordance with the BRE 365 guidance to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site;- demonstrate that the surface water drainage system is designed in accordance with CIRIA C697 and C687 and the National SUDS Standards;- Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 30% (allowance for climate change) critical rain storm to the Greenfield runoff rates for this site. As a minimum the developed site must not exceed the run-off from the undeveloped site and must not increase the risk of flooding off-site;- Demonstrate the provisions of surface water run-off attenuation storage in accordance with the requirements specified in 'Science Report SC030219 Rainfall Management for Developments';- Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year plus climate change return periods;- confirm how on-site surface water drainage systems will be adopted and maintained in perpetuity to ensure long term operation at the designed parameters.

17. Before development is commenced there shall be submitted to and approved by the Borough Council details of the height of proposed floor levels of the proposed building(s) relative to existing levels.
18. All balconies shall be fitted with privacy screens in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The privacy screens shall be implemented in accordance with the approved details before the development is first occupied and shall maintained thereafter for the lifetime of the development.
19. Prior to the development hereby approved first being brought into use, individual parking spaces shall be clearly marked out on site in accordance with the approved plan reference 'Site Plan' (108/02/A). Parking spaces shall be kept unallocated and available for parking in association with the development thereafter.

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 practicable and effective measures are taken to treat, contain or control any contamination, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
4. To protect the residential amenity of the area, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014).
5. In the interests of highway safety in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
6. To ensure the development is provided with a satisfactory means of drainage and to minimise the risk of pollution, in accordance with Section 11 of the National Planning Policy Framework and Policy 1 of the Aligned Core Strategy for Gedling Borough (September 2014).
7. To protect the residential amenity of the area, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014).
8. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

9. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).
10. In the interests of road safety, in accordance with the aims of policies ENV1 and T10 of the Gedling Borough Replacement Local Plan (Certain Saved Policies 2008).
11. In the interests of road safety, in accordance with the aims of policies ENV1 and T10 of the Gedling Borough Replacement Local Plan (Certain Saved Policies 2008).
12. To ensure that adequate off-street parking provision is made to reduce the possibilities of the development leading to on-street parking in the area.
13. In the interests of road safety, in accordance with the aims of policies ENV1 and T10 of the Gedling Borough Replacement Local Plan (Certain Saved Policies 2008).
14. To reduce the risk of flooding to the proposed development and future occupants and to allow future maintenance and emergency activities relating to Ouse Dyke to be undertaken without obstruction.
15. To prevent flooding elsewhere by ensuring there is no loss of flood plain storage and that the existing overland flood flow routes are not compromised as a result of the redevelopment of the site.
16. To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures.
17. To ensure that the details of the development are acceptable , in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
18. To prevent the overlooking of neighbouring properties in accordance with Policy H10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
19. In the interests of highway safety.

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, on flood risk and is acceptable from a highway safety viewpoint. The proposal therefore accords with Policy 10 of the Aligned Core Strategy (2014) and H7, H16 and ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014)

Notes to Applicant

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

Your attention is brought to comments received from Severn Trent Water. For any new connection(s), into the public sewer or the reuse of an existing sewer connection(s), you will need to apply under Section 106 Water Industry Act 1991 as amended by the Water Act 2003. Severn Trent New Connection Team currently processes Section 106 applications and can be contacted on 0800 707 6600 for an application pack and guidance notes (or visit www.stwater.co.uk). Applications to make such connections should be made separately from any application for adoption of the related sewers under Section 104 Water Industry Act 1991 as amended by the Water Act 2003.

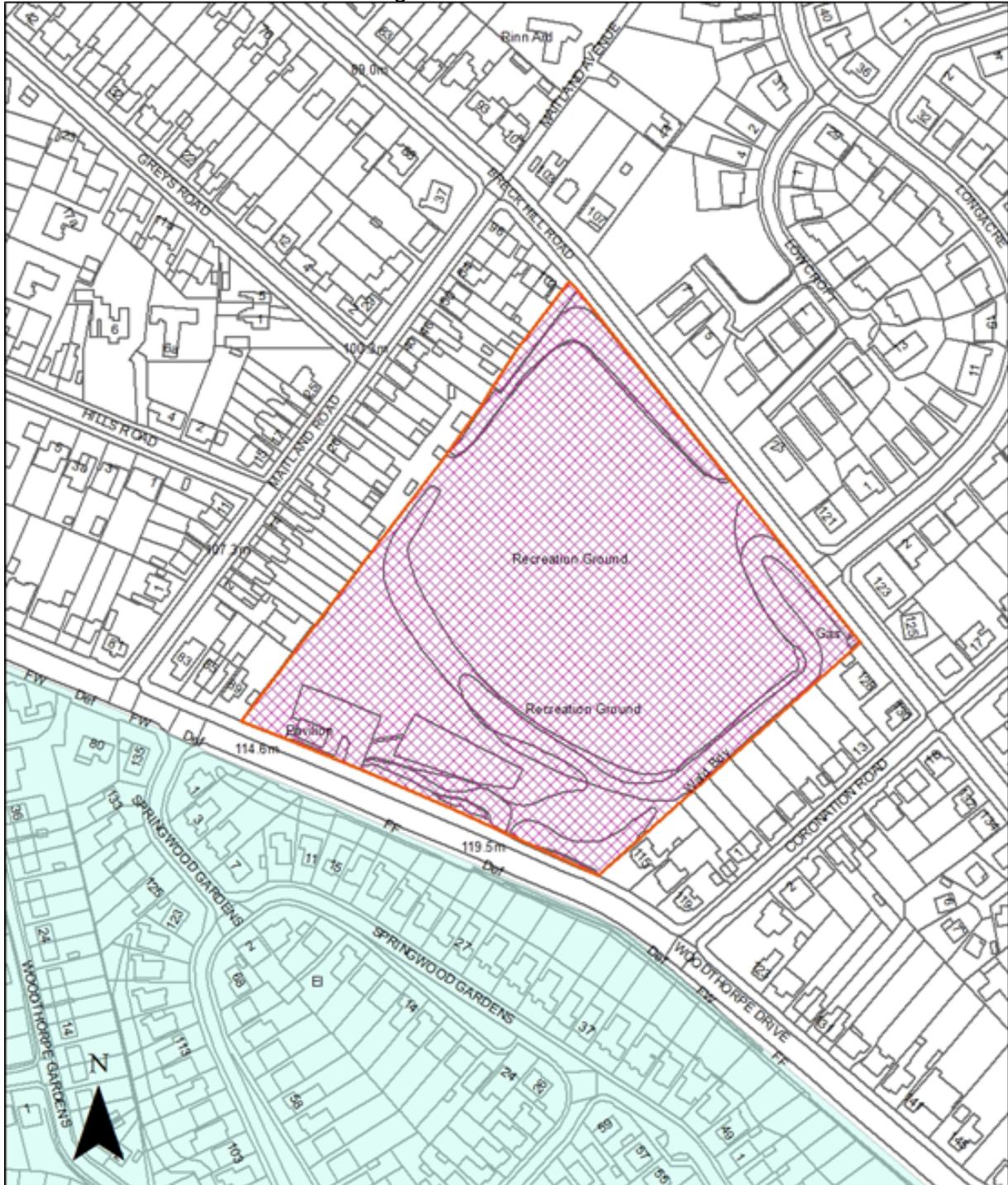
The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake these works you will need to enter into an agreement under Section 278 of the Act. Please contact Matt Leek on 0300 500 8080 for details.

Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application to address adverse impacts identified by officers and the Highway Authority to address concerns in connection with the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and favourable recommendation. The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework (March 2012).



Application Number: 2015/1255
Location: Recreation Ground, Breck Hill Road, Woodthorpe, Nottinghamshire.



NOTE:
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Report to Planning Committee

Application Number: 2015/1255

Location: Recreation Ground, Breck Hill Road, Woodthorpe, Nottinghamshire.

Proposal: Siting of a 20ft Shipping Container onto an unused area of the recreation ground. This will act as storage to support the existing use of the site.

Applicant: Mr Jamie Baddeley

Agent:

Case Officer: Cristina Dinescu

Background

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

Site Description

This application relates to Breck Hill Recreation Ground, a public protected open space as defined on the Proposals Map of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

The Recreation Ground is adjoined by residential properties to north-west and south-east, Breck Hill Road to north-east and Woodthorpe Drive to south-west.

A larger area of the open space towards Breck Hill Road is used for playing activities and it has two pitches and a predominantly flat surface.

The smaller area towards Woodthorpe Drive is in a higher position, as well as the adjoining residential properties, and is comprised of a playground and a sports pavilion with changing rooms.

Mature trees are present on site towards the boundaries with residential properties.

Relevant Planning History

77/1224 – Planning Permission was granted for change of use of former quarry to open space for recreational purposes.

2001/0397 – Planning Permission was granted to construct new sports pavilion with changing rooms and club room.

2002/1691 – Planning Permission was granted for a new fence line of 2.75m in height.

Proposed Development

The proposal seeks Planning Permission to site a shipping container onto the south east corner of the open space, within the playing area, towards the rear gardens of no's 11 and 13 Coronation Road, for the purpose of storing sports equipment in connection to the playing field.

Consultations

Adjoining neighbours have been notified and a site notice posted – two letters of representation were received as a result and the objections are outlined as follows:

- The ugly metal container would be very detrimental to the surroundings;
- Local residents and other users do not see the location as an unused area;
- A shipping container would be appropriate on a building site, not a green public space;
- It should be sited on the tarmac area near the pavilion;
- Little or no facilities for parking;
- Car parking should be provided before any further facilities are provided.

Planning Considerations

In my opinion the main planning considerations in determining this application are the impact on neighbouring amenities, the impact on the playing field, the visual impact of the proposal, and whether the container would be an essential facility to support sport and recreation.

At the national level the National Planning Policy Framework (NPPF) is relevant. At the heart of the NPPF there is a presumption in favour of sustainable development. The NPPF sees good design as a key element of sustainable development, paragraphs 56-68 are particularly relevant to this application and relate to “Requiring good design”.

At local level, 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 policy is relevant:

- 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:

- ENV1 – Development Criteria;
- R1 – Protection of Open Space.

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.

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;
- e) Reflect the need to reduce the dominance of motor vehicles.

Policy ENV1 requires development to be of a high standard of design, in keeping with the scale, bulk, form, layout or materials and should not cause unacceptable harm to the amenity of neighbouring residents. In addition Policy ENV1 requires appropriate parking and circulation of pedestrian and vehicles to be made.

Policy R1 states inter alia: -

‘Planning permission will not be granted for development on land that is used, or was last used, as open space. Exceptions to this policy include the following:

- The development would enhance or improve the recreational or sporting potential or quality of the site;
- The proposed development is ancillary to the use of the site as a playing field and would not adversely affect the quantity or quality of pitches or their use.’

I note that the shipping container is proposed to store sports equipment for Carlton Juniors FC, an existing sports club. The proposed development of a shipping container for the secure storage of sports equipment can be considered an essential facility for outdoor sports and recreation and is ancillary to the use of the protected open space. Therefore, it is my opinion; it would constitute an appropriate form of development on an existing recreation ground.

I note from the submitted details that the shipping container would be sited next to the rear boundaries of residential properties on Coronation Road, behind a raised area with mature trees, I also note that the container would be coloured a natural green and would be sited adjacent to mature vegetation. I am satisfied the container would be sited in an unobtrusive location and its impacts would be softened as a result of its colour and location. I also consider that the design of the container is functional and fit for the purpose proposed, to securely store sports equipment for Carlton Juniors FC. Should planning permission be forthcoming I would suggest a condition being attached to any permission requiring the proposed shipping container to be maintained in a natural green colour for the life of the development.

Given that the residential properties are in a higher position than the playing field and the separation distances involved, it is my opinion the proposal would have no undue impact on the amenity of nearby residential properties.

Given the proposed marginal location of the shipping container and the purpose to

store sports equipment securely, it is my opinion the proposal would be ancillary to the use of the site as a playing field and would not adversely affect the quantity or quality of pitches or their use. Given the nature of the proposal, it is my opinion that the impact on the open space would be minimal and completely reversible when the shipping container is removed. Should planning permission be forthcoming I would suggest a condition to be attached regarding the container to be removed when it would no longer be needed.

With regards to the resident's objections, the area is described as unused only in relation to the playing field and its pitches and the proposed location reflects that. It is my opinion that the proposed development would assist in the primary purpose of the open space by providing a secure area to store sporting equipment in support of an existing recreational use.

I note the comment with regard to car parking, however, the development is to support an existing recreational use and should not result in a significant increase in car journeys. I therefore consider there to be no highway safety implications as a result of the development.

For the reason set out above I consider the proposal to accord with Policy 10 of the Aligned Core Strategy 2014 and saved Policies ENV1 and R1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) and Government advice contained within the NPPF. I would therefore recommend that Planning Permission be granted.

Recommendation:

GRANT PLANNING PERMISSION subject to conditions:-

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be carried out in accordance with the application form, site location plan and details, received on 30th October 2015.
3. The shipping container hereby approved shall be removed from site in the event of being not in use for a period in excess of 6 months, and the site returned to its original condition, unless otherwise agreed in writing by the Borough Council.
4. The shipping container hereby approved shall be finished in a natural coloured green finish for the life of the development.

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 a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
4. To ensure a satisfactory development in accordance with policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014)

Reasons for Decision

In the opinion of the Borough Council, the proposed development would have no undue impact on neighbouring residential amenity or the locality in general and it would not affect the streetscene. The proposal is ancillary to the use of the site as a playing field and would not adversely affect the quantity or quality of pitches or their use. The development therefore complies with Policies ENV1 and R1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014), Policies 10 and 16 of the Aligned Core Strategy (September 2014) and advice contained with the NPPF.

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. 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.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

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.



Application Number: 2015/1301

Location: 130B Main Road, Ravenshead, Nottinghamshire, NG15 9GW.



NOTE:

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Report to Planning Committee

Application Number: 2015/1301
Location: 130B Main Road, Ravenshead, Nottinghamshire, NG15 9GW.
Proposal: Detached garage and garage conversion
Applicant: Mr G Flint
Agent: Mr A Hill
Case Officer: Cristina Dinescu

Background

This application is being referred to the Planning Committee at the request of the Delegated Members Panel.

Site Description

No. 130B Main Road is a detached two-storey dwelling with an integral garage and an additional parking space.

The site is adjoined by detached dwellings at no.130A, no. 132A, no. 132B and no. 126A Main Road, and a play area to the rear.

The site is elevated from the highway level and no.130A dwelling level is lower than no.130B dwelling level.

Relevant Planning History

2000/1314 - Planning Permission was granted in November 2000 to erect 4 new dwellings and replacement of fifth.

Following consultation with the County Council Highways Authority amendments to the internal turning arrangements were made to the landscaped area between Plots 4 and 5 (130A and 130B Main Road) that was reduced in order to provide additional space for delivery traffic to manoeuvre / turn around at the end of the private drive.

Condition 5 attached to app. Ref. no. 2000/1314 states:

- The garages shown to be provided on the approved plan shall remain in use for garage purposes ancillary to the dwelling houses which they serve. They shall be kept available for the accommodation of private vehicles at all times and shall not be used for any other purpose unless otherwise agreed in

writing by the Borough Council as local planning authority.

2015/0188 – Planning Permission was refused for the conversion of the integral garage into habitable space incorporating a front extension, and a new detached garage. The grounds for refusal were as follows:

- Net loss of usable off street car parking provision;
- Detrimental impact on residential amenity and encroachment onto the shared turning area for service vehicles.

Proposed Development

The proposal seeks Planning Permission to enclose the front canopy to create a porch, conversion of the integral garage into habitable room and a detached garage over the existing parking space.

The proposed front porch would have pitched roof and would measure 1.115 metres in depth, 3.0 metres in width, 2.4 metres at eaves height and 3.0 metres at maximum roof height from ground level.

The proposed detached garage with hipped roof and a gable towards no.130A Main Road, would measure 5.9 metres in width, 5.7 metres in depth, 2.65 metres at eaves height and 4.7 metres at ridge height from ground level. The garage would be equipped with a roller shutter door and it would be positioned in front of the dwelling, at a distance of 3.1m, on the right hand side of the property.

The proposed retaining wall, between 130B and 130A Main Road, would measure 1.3m in length, 0.85m in height from 130B level and 1.3m in height from 130A level.

Materials are specified as to match existing according to application form.

Consultations

Ravenshead Parish Council – Object to this application as per the previous application; no improvements in the submission and limited neighbouring shared space, and drainage problems.

It is noted that previous objection refers to application 2015/0188 and the reason for objection at that time was “over development of the site”.

Adjoining neighbours have been notified and a site notice posted – two letters of objection were received as a result and the objections are outlined as follows:

- Submitted drawing almost identical with those rejected earlier this year;
- Original development of four dwellings with two of them (no.130A and no. 130B) to have integrated garages due to smaller plots.
- Access driveway and courtyard to remain as it was originally approved; Construction of the garage would mean parking vehicles in front of them and therefore obstruction of shared courtyard.
- Concern about emergency services accessing and exiting the property and also turning manoeuvres for ambulance or fire engine.
- The proposed wall between the garages would restrict the movement of

- neighbours' vehicles and service vehicles in case of an emergency;
- Submitted plans do not show the present garden retaining walls which prevent flooding;
- Where would visitors to 130B park their cars?

Planning Considerations

In my opinion the main planning considerations in determining this application are the impact of the proposals on the safe and convenient circulation of pedestrians and vehicles in respect of the shared turning area, the impact on neighbouring amenities and the visual impact of the proposals.

At the national level the National Planning Policy Framework (NPPF) is relevant. At the heart of the NPPF there is a presumption in favour of sustainable development. The NPPF sees good design as a key element of sustainable development, paragraphs 56-68 are particularly relevant to this application and relate to "Requiring good design".

At local level, 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 policy is relevant:

- 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:

- ENV1 – Development Criteria;
- H10 – Extensions;

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;
 - e) Reflect the need to reduce the dominance of motor vehicles.

Policy ENV1 requires development to be of a high standard of design, in keeping

with the scale, bulk, form, layout or materials and should not cause unacceptable harm to the amenity of neighbouring residents. In addition Policy ENV1 requires appropriate parking and circulation of pedestrian and vehicles to be made.

Policy H10 requires the appearance of the proposal to be kept with the scale and character of the dwelling to be extended and not to cause unacceptable harm to the amenities of nearby residents.

In respect to parking, regard should be had to the Borough Councils Supplementary Planning Document "Parking Provision for Residential Developments" (May 2012). Paragraph 4.7 of the SPD states that, planning permission should not be granted for extensions that result in a loss of parking provision for a property. When referring to the SPD a dwellinghouse with 4 or more bedrooms in a rural area is required to provide 3 off-street car parking spaces. The proposal is to replace the existing parking space with a detached garage and retain the existing off street car parking provision in front of the proposed converted integral garage. I note that the existing hard standing in front of the garage measures 5.2 metres in width. When referring to the Nottinghamshire 6cs Highway Design Guide I note that the required width for an off street car parking space is 2.4 metres and two vehicles can be accommodated in front of the converted garage as proposed. Given that a third car can be parked in the proposed detached garage I am satisfied it would not result in a net loss of parking spaces and that 3 vehicles could successfully be parked off street in line with the SPD. Should planning permission be forthcoming, I would suggest a condition be attached requiring the garage door to remain as a roller shutter door and a restrictive condition preventing vehicles being parked in front of the proposed detached garage at all times, in order to avoid encroachment onto the shared turning area.

I note the front porch extension would involve enclosing the existing canopy and would incorporate a mono-pitched roof, as such; I am satisfied the proposed extension would be visually acceptable and in keeping scale and character with the property itself and the wider setting. I am also satisfied, given the size of the proposed front porch extension; it would not affect the shared turning area.

Given the plot orientation and relationship with neighbouring properties, it is my opinion the proposed detached garage would be visually acceptable and in keeping scale and character of the property and the wider setting and it would have no significant undue overbearing, overshadowing and overlooking impact on any adjoining residential properties. I also note that the proposed garage reflects the design of the garages opposite the application site.

In my opinion, the proposed development would have no undue impact onto the shared turning area as the resulting width of turning head, between the proposed retaining wall and the existing retaining wall that separates no's 132A and 132B Main Road, would be some 10.5m which is greater than the minimum required width of 9.0m. As such, I am satisfied the proposal would result in sufficient turning space for a fire engine or an ambulance.

I am mindful of the Parish Council and neighbouring representations. However, the application has been amended to make the proposal acceptable and to mitigate the adverse impacts onto the shared turning area. The officer advice which was

considered and reflected in the current application has resulted in a reduction in length of the retaining wall, a garage equipped with a roller shutter door and no additional extension in front of the proposed converted integral garage.

For the reason set out above I consider the proposal to accord with Policy 10 of the Aligned Core Strategy 2014 and saved Policies ENV1 and H10 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) and Government advice contained within the NPPF. I would therefore recommend that Planning Permission be granted.

Accordingly I recommend that planning permission is granted.

Recommendation:

GRANT PLANNING PERMISSION subject to conditions:-

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be carried out in accordance with the application form, site location plan and deposited plans, drawing no's 2015-05-A, 2015-05-B, 2015-05-D, 2015-05-G, received on 5th November 2015.
3. The materials to be used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
4. The detached garage hereby approved shall be equipped with a roller shutter door for the life of the development unless otherwise agreed in writing by the Borough Council.
5. The detached garage shown to be provided on the approved plan shall remain in use for garage purposes ancillary to the dwelling house which it serves. It shall be kept available for the accommodation of private vehicles at all times and shall not be used for any other purpose unless otherwise agreed in writing by the Borough Council as local planning authority.
6. The shared turning area in front of the proposed detached garage shall remain free of parked vehicles for the life of the development.
7. The existing area to front of the converted integral garage hereby approved shall be left available for the parking of 2 vehicles for the life of the development. The space available for off street car parking shall measure a minimum of 4.8 metres in width and 5 metres in depth.

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 a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
4. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
5. To ensure that adequate off street car parking provision is available to serve the development in accordance with the Gedling Borough Council Car Parking Provision for Residential Dwellings SPD.
6. In the interests of road safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).
7. To ensure that adequate off street car parking provision is available to serve the development in accordance with the Gedling Borough Council Car Parking Provision for Residential Dwellings SPD.

Reasons for Decision

In the opinion of the Borough Council, the proposed development would have no significant undue impact on neighbouring residential amenity or the locality in general. The proposal is of a size and design in keeping with the existing dwelling and its wider setting. The development therefore complies with Policies ENV1 and H10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014), the Supplementary Planning Document "Parking Provision for Residential Developments" (2012), Policy 10 of the Aligned Core Strategy (September 2014) and advice contained within the NPPF.

Notes to Applicant

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.gedling.gov.uk. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less 100 square metres

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.

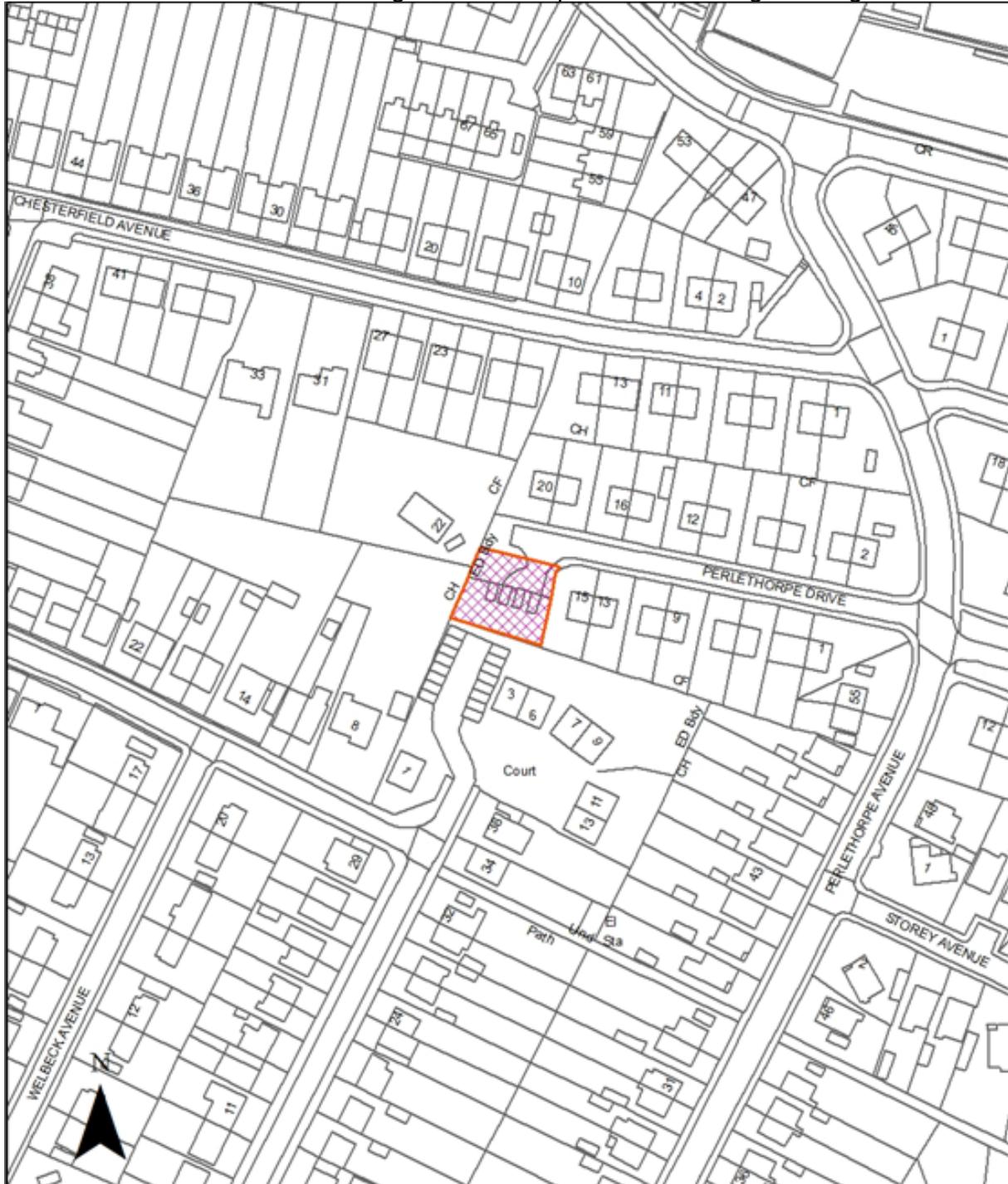
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal 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.

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.



Application Number: 2015/1421

Location: Garages, Perlethorpe Drive, Gedling, Nottinghamshire.



NOTE:

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Report to Planning Committee

Application Number:	2015/1421
Location:	Garages, Perlethorpe Drive, Gedling, Nottinghamshire.
Proposal:	To build a pair of semi detached residential properties on the site
Applicant:	Gedling Borough Council
Agent:	
Case Officer:	Amy Cockayne

This application has been brought to Committee as the applicant is Gedling Borough Council.

Site Description

Situated in the built-up area of Gedling, the application site was previously used for the setting of residential garages for nearby dwellings. These garages have now been demolished and the site is unused and inaccessible, being fenced off by Heras fencing. The site is located in a residential cul-de-sac and neighbours residential properties.

Proposed Development

The application seeks outline consent for 2no. semi-detached residential properties. As the application is outline, only an indicative site plan has been submitted showing the proposed layout of the dwellings.

Consultations

Letters of notification were sent to the properties in close proximity to the site, and a site notice was put up near to the site. Three representations have been received, including one in support, comments included:

- The existing turning area would be lost/lack of vehicle turning space
- Potential for additional congestion on street for existing residents and the possibility of not being able to park for existing residents
- Large vans, lorries and car backing out onto Perlethorpe Avenue near the brow of the hill would be at great risk of collision.
- Site is an eyesore and have failed to sell house because of the state of the land – wait in anticipation of a more favourable view

Gedling Borough Council's Public Protection (Land Contamination and Air Quality) team were consulted and advised that due to the historic use of the site and the air quality in the locality, the following conditions be attached to any approval of the proposal:

- 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 applicants' attention is drawn to an informal planning guidance document which has been produced to try and define what sustainable development means in the context of air quality, and how we might help decrease levels by incorporating mitigation measures into scheme design as standard. (See <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>)

We would also ask therefore, that the developer considers the commitment to incorporate provision for an EV (electric vehicle) charging point per dwelling; to allow future residents to charge electric/hybrid vehicles into the future. Reference can be made to guidance produced by IET 'Code of Practice for EV Charging Equipment Installation' for details of charging points and plugs specifications.

Nottinghamshire County Council Highways were consulted and have advised there are no concerns for the principle of development, subject to the following conditions:

- The width of the access shall be a minimum of 5.35m to serve both dwellings, hard surfaced with suitable drainage on the driveways
- The car parking required for each dwelling will need to comply with Gedling Borough Council's Parking Policy for new development
- The formal written approval of the LPA is required prior to commencement of any development with regard to parking and turning facilities, access widths, gradients, surfacing, visibility splays and drainage.

Nottinghamshire County Council's Forestry Officer has been consulted and has advised that there are neighbouring trees on the site; however the proposed works will not affect the retained trees.

Planning Considerations

The following policies are relevant to the application:

National Planning Policy Framework:

Part 1 – Building a strong, competitive economy

Part 6 – Delivering a wide choice of quality homes

Part 7 – Requiring good design

Part 10 – Meeting the challenge of climate change...

Gedling Replacement Local Plan 2005 (as amended by Saved Policies 2008)

ENV1 – Development Criteria

H7 – Residential Development on Unidentified sites within the Urban Area and Defined Village Envelopes

Gedling Borough Aligned Core Strategy (GBACS)

Policy 8 – Housing Size, Mix and Choice

Policy 10 – Design and Enhancing Local Identity

The main planning considerations in the determination of the application are; principle of development, impact upon residential amenity of neighbouring dwellings, impact upon the highway and visual amenity.

The site is located within the urban area of Gedling where, in principle, there are no objections to residential development.

Impact upon 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 for outline permission with all matters reserved for subsequent approval; as such I am satisfied that subject to precise details, the proposed dwelling would have an acceptable relationship with existing neighbouring properties.

Impact upon the Highway

In terms of impact upon the highway network, Notts County Council Highways department have advised that there are no concerns with the principle of development, subject to further conditions being submitted as a 'reserved matters' in the event of an approval of this outline application i.e. access widths, off-street parking provision, turning facilities and surfacing.

In regard to the objections received from local residents, I am satisfied that the principle of development at this location would have no undue impact in terms of safety for other users of the highway network. I consider the site is of adequate size to provide off-street parking provision for each property in accordance with Gedling's SPD: Parking Provision for Residential Development, subject to specific details being provided under reserved matters. As the site is currently enclosed by security fencing, no manoeuvring within this area can take place. Although specific details or turning arrangements have not been submitted with this application, the turning head within the highway would be maintained for the use of all road users/residents.

Visual Impact

I consider that the site is of adequate size to accommodate the proposed development of 2no. semi-detached dwellings. I am satisfied that the proposed development would reflect the existing built form of the neighbouring properties on Perlethorpe Drive.

A suitably designed dwelling could be achieved that would reflect the character of the neighbouring dwellings in the locality under reserved matters, and I am therefore of the opinion that the dwelling would be visually acceptable.

I therefore consider the proposed dwelling would accord with Policy 10 of the ACS and Saved Policies H7 and ENV1 of the Gedling Replacement Local Plan.

Trees

A tree survey has been submitted with the application. Notts County Council's Forestry Officer has confirmed that there are no concerns with the proposed development affecting existing trees around the site.

Land Contamination

Due to the historic use of the site as garage plots, Gedling's Public Protection team have advised that conditions are attached to any approval of the application to ensure a satisfactory development.

Conclusion

For the reasons set out above, the proposed development accords with Saved Policies ENV1 and H7 of the Gedling Borough Replacement Plan, Policies 8 and 10 of the Gedling Aligned Core Strategy, as well as the NPPF. It is therefore recommended that planning permission is granted.

Recommendation:

Grant planning permission, subject to the following conditions:-

Conditions

1. An application for approval of all the reserved matters (access, design, layout, scale, landscaping) shall be made to Gedling Borough Council 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 in writing by the Borough Council detailed plans, sections and elevations of the proposed dwellings.

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 is commenced there shall be submitted to and approved in writing by the Borough Council details of the materials proposed to be used in the external elevations of the proposed dwelling. The development shall then be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.
6. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the means of enclosure of the site. The approved means of enclosure shall be erected before the dwelling is first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.
7. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a site layout plan and details of the means of surfacing of the unbuilt on portions of the site. The approved means of surfacing shall be implemented before the dwelling is first occupied.
8. The development shall have a minimum access width of 5.25m for the provision of both dwellings, along with 1 off street car parking space for each 2 bedroom dwelling or 2 off street car parking spaces for 3 bedroom dwellings.
9. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted. The development shall then be carried out in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.
10. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of any proposed alterations to the existing ground levels of the site and details of the height of proposed floor levels of the proposed dwelling relative to the existing levels.
11. The dwelling shall not be occupied until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel) for minimum of 5.5m behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such bound material for the life of the development.
12. The formal written approval of the Local Planning Authority is required prior to the commencement of any development with regard to parking and turning facilities, access widths, gradients, surfacing, visibility splays and drainage (hereinafter referred to as reserved matters.) All details submitted to the Local

Planning Authority for approval shall comply with the County Council's current 6Cs Highways Design and shall be implemented as approved and maintained in perpetuity for the lifetime of the development.

13. No works permitted under Class A, B, C, D or 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.
14. 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 development shall then be carried out in accordance with the approved details, unless otherwise agreed in writing with 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).
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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 a satisfactory development in accordance with the aims of Policy T10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014) and the SPD "Parking Provision for Residential Developments (2012).
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. To reduce the possibility of deleterious material being deposited on the public highway (loose stoned etc.).
12. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
13. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014)
14. To ensure any potential land contamination issues are dealt with accordingly to ensure a satisfactory development.

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 and H7 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) 2014, as well as the Policies contained within the NPPF.

Notes to Applicant

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved. The actual amount of CIL payable will be calculated when a decision is made on the subsequent reserved matters application.

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.

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.

The applicants attention is drawn to an informal planning guidance document which has been produced to try and define what sustainable development means in the context of air quality, and how we might help decrease levels by incorporating mitigation measures into scheme design as standard. (See <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>) We would also ask therefore, that the developer considers the commitment to incorporate provision for an EV (electric vehicle) charging point per dwelling; to allow future residents to charge electric/hybrid vehicles into the future. Reference can be made to guidance produced by IET 'Code of Practice for EV Charging Equipment Installation' for details of charging points and plugs specifications.

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ACTION SHEET PLANNING DELEGATION PANEL 8th January 2016

2015/0555

Hall Farm Main Street Linby

Alterations to existing Grade II* agricultural building to form new Farm Office. Existing floor internally to be removed and new floor built at original floor height with access from Ground floor via new timber staircase. Existing external stone stairs to be adjusted to suit new floor at original floor height. Windows to be replaced to match existing with no projecting cills. Doors to be replaced to match existing. Existing chimney to be repaired.

The proposed development would have no undue impact on the Listed Building, Linby Conservation Area or 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.

Parish to be notified following issue of decision.

SS

2015/0556

Hall Farm Main Street Linby

Alterations to existing Grade II* agricultural building to form new Farm Office. Existing floor internally to be removed and new floor built at original floor height with access from ground floor via new timber staircase. Existing external stone stairs to be adjusted to suit new floor at original floor height. Windows to be replaced to match existing with no projecting cills. Doors to be replaced to match existing. Existing chimney to be repaired.

The proposed development would have no undue impact on the Listed Building.

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

2015/0650

153 Main Street Woodborough Nottinghamshire

Proposed two storey and single storey rear extension. Proposed alterations and single storey extension to existing outbuildings.

The proposed development, as revised, would have no undue impact on the character of this Building of Local Interest & would conserve the character of the Woodborough Conservation 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

2015/1028

146 Nottingham Road Ravenshead

Replacement of existing rear conservatory with new brick single storey extension

Application withdrawn from agenda.

2015/1214

112 Nottingham Road Ravenshead Nottinghamshire

Replace existing window with a bay window

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

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

Decision to be issued.

Parish to be notified following issue of decision.

SS

2015/1257

97 Sheepwalk Lane Ravenshead Nottinghamshire

Proposed demolition of existing dwelling and development of site with 2 replacement dwellings and garages together with amended access arrangements

The site is within the Ravenshead Special Character Area & has a complex planning history.

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

2015/1245

9 Kirkby Road Ravenshead Nottinghamshire

Two storey front and side extension

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

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

Decision to be issued.

Parish to be notified following issue of decision.

SS

2015/1291

1 Strathmore Road Arnold Nottinghamshire
Double storey rear extension

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

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

Decision to be issued.

2015/1333

Spring Farm Kennels Salterford Lane Calverton
Demolition of existing isolation kennels/worker's flat, waiting room and dog exercise compound and the erection of single dwelling, garage and domestic curtilage.

The proposed development would have no undue impact on the openness of the Green Belt and Very Special Circumstances have been provided that outweigh the harm to the Green Belt by way of the development's inappropriateness. There would be 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.

Parish to be notified following issue of decision.

SS

2015/1342

107 Lambley Lane Burton Joyce Nottinghamshire
Two storey rear extension and single storey first floor extension above the existing dwelling. Over cladding of the existing dwelling and replacement windows.

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

Parish to be notified following issue of decision.

SS

2015/1343

4 Meeks Road Arnold Nottinghamshire

Erection of timber decking (1.5metres above ground) across the rear and southern side of the bungalow, with steps to the garden

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

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

Decision to be issued.

2015/1360

18 Chelwood Drive Mapperley Nottinghamshire

Single storey side extension

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

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

Decision to be issued.

NM

8th January 2016



Report to Planning Committee

Subject: Future Planning Applications

Date: 03 February 2016

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>
2015/1009	Bestwood Lodge Hotel, Bestwood	Granite memorial to 9th Duke of St Albans	24/2/16
2015/1257	97 Sheepwalk Lane, Ravenshead	Demolish existing & erect 2 dwellings	24/2/16
2014/0273	Land at corner Longdale Lane & Kighill Lane, Ravenshead	Site for residential development	16/3/16
2014/1343	Westhouse Farm, Moor Road, Bestwood Village	New single storey primary school	16/3/16
2015/1376	Land at Chase Farm/former Gedling Colliery, Arnold Lane/Lambley Lane, Gedling	Hybrid application for phased development of 1,050 dwellings & local centre with retail units, health centre & primary school	16/3/16

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.

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