



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

Agenda

Planning Committee

Date: **Wednesday 24 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

AGENDA

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1. **Apologies for Absence and Substitutions.**
2. **To approve, as a correct record, the minutes of the meeting held on 03 February 2016.** 5 - 28
- Planning Committee Protocol.**
3. **Declaration of Interests**
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MINUTES PLANNING COMMITTEE

Wednesday 3 February 2016

Councillor John Truscott (Chair)

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

Absent: Councillor Pauline Allan, Councillor Alan Bexon,
Councillor Sarah Hewson and Councillor Colin Powell

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

118 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Allan, Bexon and Powell. Councillors Doyle, Ellis and Parr attended as substitutes.

119 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 13 JANUARY 2016.

RESOLVED:

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

120 DECLARATION OF INTERESTS

The Chair declared a non-pecuniary interest on behalf of all Members on application numbers 2015/1255 on the grounds that the land is in the ownership of Gedling Borough Council.

The Chair declared a non-pecuniary interest on behalf of all Members on application numbers 2015/1421 on the grounds that the land is in the ownership of Gedling Borough Council and the applicant is Gedling Borough Council.

121 APPLICATION NO. 2015/0424- MILL FIELD CLOSE, BURTON JOYCE.

Outline Planning Permission for Residential Development.

The Service Manager, Planning introduced the report for outline planning permission all matters reserved, clarifying that while the land is safeguarded, as the Borough has not identified a five year land supply the need to meet short term housing need outweighs medium term need.

Councillor Stirland entered the meeting.

Mrs Johnson, resident objector, spoke against the application.

RESOLVED 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

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.

**122 APPLICATION NO. 2014/0169- GEDLING CARE HOME, 23
WAVERLEY AVENUE, GEDLING.**

Revised Plans (Resubmission) Demolition of the care home and construction of 14 apartments, car parking and associated landscaping.

The Service Manager, Planning, introduced the report informing Members that one additional letter had been received raising no new issues and that Members would have received two additional letters via email. The Service Manager outlined that the application had been

considered and approved by Committee in December 2015 and was being returned to Committee due to two inaccuracies within the report concerning plan numbers and the number of parking spaces to be provided on the development. The Service Manager advised Members that it was important to consider only the amended information, namely the amended provision of parking on site, when reaching their decision.

Councillor Wilkinson entered the meeting.

Mr Rodrigues, 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 Sandra Barnes
Councillor Bob Collis
Councillor Meredith Lawrence
Councillor Marje Paling
Councillor Paul Wilkinson

Councillor Peter Barnes
Councillor Gary Gregory
Councillor Barbara Miller
Councillor John Truscott
Councillor David Ellis

Against the motion:

Councillor Michael Adams
Councillor Paul Stirland
Councillor John Parr

Councillor Chris Barnfather
Councillor Kevin Doyle

RESOLVED to 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).

123 APPLICATION NO. 2015/1301- 130B MAIN ROAD, RAVENSHEAD.

The item was withdrawn prior to the meeting of Committee.

124 APPLICATION NO. 2015 1255- RECREATION GROUND, BRECK HILL ROAD, WOODTHORPE.

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.

RESOLVED to 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.

125 APPLICATION NO. 2015/1421- GARAGES, PERLETHORPE DRIVE, GEDLING.

To build a pair of semi-detached residential properties on the site.

RESOLVED to 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).
5. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
6. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
7. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
8. To ensure 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.

126 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

127 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

128 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The Chair informed Members that the Service Manager, Planning, would be leaving the authority, thanked him for his service and wished him all the best for the future.

The meeting finished at 7.00 pm

Signed by Chair:
Date:

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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: 2015/1257

97 Sheepwalk Lane, Ravenshead, Nottinghamshire, NG15

Location: 9FD.



NOTE:

This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.

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Report to Planning Committee

Application Number: 2015/1257

Location: 97 Sheepwalk Lane, Ravenshead, Nottinghamshire,
NG15 9FD.

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

Applicant: Miss Grace Lomas

Agent: Mr Martin Tucker

Case Officer: Elizabeth Campbell

Site Description

No.97 Sheepwalk Lane is a detached four bedroom bungalow in an elevated position, set back 65m from Sheepwalk Lane. There is a backcloth of mature trees behind the bungalow. The bungalow stands within a plot having a depth of 130m and a width of 19- 20m and it rises over the site by around 12m above the level of Sheepwalk Lane.

The existing dwelling is built in stone with a red pantile roof and white fenestration. Vehicular access is gained to the bungalow via a tarmacadam drive. Between the property and Sheepwalk Lane trees have recently been felled but the hedges and laurels on the boundaries with Nos. 95 and 99 Sheepwalk Lane are retained. The neighbouring dwelling, no.95 Sheepwalk Lane, is a detached house which also stands in an elevated position, but is sited slightly behind no.97, with its front wall in line with the back wall of No.97. The front garden boundary with no.97 is defined by a close boarded fence and mixed shrubs. No.99 Sheepwalk Lane, to the north, is a bungalow standing on higher ground than the front garden at 97. No.99 is set back from Sheepwalk Lane by distance of some 20 metres. To the north and northwest of the site, accessed from Nottingham Road, is a cul-de-sac development of detached dwellings. The postal addresses are 35 A, B, C and D Nottingham Road.

The site lies within the Ravenshead Special Character Area as defined on the Proposals Map of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014) and the established village envelope of Ravenshead.

Relevant Planning History

Under 93/1290 outline planning permission was refused for a detached bungalow

and garage in the front garden of 95 Sheepwalk Lane. The plan indicated that the dwelling would stand back about 15m from the highway. The reasons for refusal were that the development would be an incongruous feature in the street scene and that the siting would be out of keeping with the character of the surrounding development. The proposal was dismissed on appeal.

Under 2014/0999TPO an application, supported by a comprehensive professional tree survey, was submitted relating to the trees on the whole property. All trees between the dwelling and the road were shown to be felled. The application was withdrawn and whilst the property is within the Ravenshead Special Character Area, where the soft landscaping is important, it was not considered appropriate to protect the trees by means of a Tree Preservation Order.

Under 2015/0169 planning permission was refused to build a detached four bed dwelling varying from one to two and a half storeys in height sited between 15 metres and 20 metres from the back of the footway.

The property echoed No 95 in design in that would have two projecting gables on its front elevation. The ridge line was to be comparable to that of the existing bungalow and 1.3m higher than the ridge line of No 99. The property was to be constructed in facing brick, with some larch cladding, have a slate or tile roof, aluminium windows and timber doors. The boundaries were to be defined by 1.8m close boarded fencing, a 2.0m wall between the new house and the host dwelling, and tree (Silver birch and wild cherry) and hedge and shrub planting (Beech and hawthorn). Vehicular access would be off a new drive off Sheepwalk Lane.

Reasons for refusal were that it was considered that:

- ☐ The development, by reason of its siting, would be an incongruous feature within the streetscene and detrimental to the visual amenity of the area
- ☐ The subdivision of the plot and the introduction of a domestic dwelling in the frontage would be detrimental to the character and appearance of the Ravenshead Special Character Area

Proposed Development

The proposal comprises the demolition of the existing bungalow and the construction of two detached dwellings with integral garages. Unit 1, towards the front of the site would stand back 48m from the highway with a short single storey element projecting forward. It is positioned so that the two storey element is largely behind a notional “building line” drawn between nos. 95 and 99 Sheepwalk Lane.

Unit 2, towards the back of the site, would be sited alongside the neighbouring property, No 95 with the rear wall slightly behind the back wall to 95 and the single storey projection, consisting of the integral garage, would be in line with the front wall of no. 95.

Each dwelling would have two-storey, one and a half storey and single-storey elements set into the rising ground. They would be built in facing brick with larch cladding details; a 45 degree slate or tiled roof, and they would incorporate aluminium windows and timber doors. They are modern in concept with rooms

having full height glazing with overhanging eaves. They echo the design of 95 with two projecting gables. They are both 4 bedroom dwellings. The dwellings would be accessed via the existing drive, widened to 5.0m at the entrance and then realigned to run along the north-west boundary with planting.

Extensive planting is shown in the front garden to Unit 1 and the trees in the back garden to Unit 2 are shown to be retained.

A Design and Access and Planning Support Statement have been submitted in support of the proposal together with a supporting letter. Points of relevance are:-

- The proposal addresses the previous reasons for refusal in that the front of the site will be sensitively landscaped to reflect the character and appearance of the Ravenshead Special Character Area and the demolition of the existing bungalow have allowed Unit 1 to be built further back off Sheepwalk Lane. In response to each reason for refusal the following points are made:
 - Effect on the character and appearance of the area – the two dwellings proposed are sited so as to maintain the appearance of well-spaced detached dwellings set within large plots containing mature soft landscaping of an informal nature. The proposal also relates well to the existing pattern of development and follows a notional “building line” between Nos 95 and 99 Sheepwalk Lane. Unit 2 will sit alongside No 95. The landscaping of the garden to Unit 1 will include a new native species hedgerow and a mix of indigenous trees and shrubs across the width of the site frontage and thereby maintain the character and appearance of the Ravenshead Special Character Area. Both properties will have lower overall ridge heights than 95 Sheepwalk Lane and Nos 35B and 35D Nottingham Road that occupy similar positions on the hillside. The properties are set against a back cloth of mature trees and the roofscape of properties on Nottingham Road. Similar development in the vicinity is eclectic in style and increasingly contemporary in design. The use of a single access will reduce the impact of domestic activity on the site’s frontage.
 - Effect on the living conditions of neighbouring properties – Care has been taken to ensure that room layouts and the position of windows and private amenity space preserves the privacy of adjoining occupiers. The gable to the existing bungalow is close to the front elevation of No 95. This will be replaced by an area of landscaping and tree planting around the proposed turning area.
 - Highway Safety – A single access suitably widened and terminating in a turning area suitable for service and delivery vehicles is provided. Each property has a double garage with 2 further on plot spaces.
- The National Planning Policy Framework (NPPF) encourages a positive approach in decision making especially of sustainable development. The NPPF sets out 12 core planning principles, which amongst other things states that planning should proactively drive and support the delivery of homes, seek to secure high quality design and a good standard of amenity and encourage the reuse of existing resources and only prevented or refused on transport grounds where the residual cumulative impacts of development are severe

- ☐ Family housing is appropriate to this location maximising the sites potential. It relates physically and visually to the existing housing mix, which is eclectic but mainly larger properties set within landscaped plots
- ☐ The contractor will be encouraged to use local sub-contractors
- ☐ The development provides safe access for the users and people with disabilities
- ☐ The scheme uses best practice including a green construction system and renewable energy systems
- ☐ There are no windows on the side elevations
- ☐ The garage and turning area are located in a central position between the dwellings where hidden from the street scene so as to reduce the visual impact of parked vehicles
- ☐ An open plan environment will be retained to the frontage typical of the locality
- ☐ Landscaping – boundaries will be retained and made good with 1.8m fence and hedging to the south east (with 95), trees will be retained in the rear garden of Unit 2, additional buffer and foreground planting is shown for a depth of 16-20m in the front garden of Plot 1, the shared drive is tarmac with Aco drains and a bin collection area would be provided at the front of the site
- ☐ Planning permission has been given for contemporary designs in the vicinity and this is the preferred approach here
- ☐ The massing and bulk of unit 2 has been minimised by the use of a split level design and “digging in” the lower ground floor. Unit 1 has the first floor partially set into the roof space.
- ☐ There are good transport links and proximity to local facilities.
- ☐ The existing bungalow was built in the mid 1960s and is in a poor state of repair. New properties built around the site since this date are all significantly larger

In revised plans the following points have been confirmed:

1. The entrance off Sheepwalk Lane is 5.0m wide, to meet concerns of the Highway Authority, so two cars can enter and leave safely. The remainder of the drive is 4.25 metres as advised. The drive is unbounded with an equal camber and runoff and stoned mastic asphalt;
2. There is a screened bin collection area at the front of the site;
3. The turning head is of compliant proportions with a minimum 8.5m beyond the main turning area in each direction for emergency vehicles. It may be noted that Fire Appliances now carry 90m hose reels each side;
4. Tree survey and method statements submitted as requested
5. Bedroom 1 of Unit 1 does not have an external terrace. The double doors open inwards with a glass “Juliet” balustrade preventing access onto the flat roof above the dining/family area. Whilst full height aluminium framed section is indicated to bedroom 2 of Unit 1 the two central panes will be glazed with clear glass with the remaining panes infilled with opaque insulated panels.

Consultations

Ravenshead Parish Council – Strongly object to this application due to infill and that the property is in a special character area. This is a very large development for the area and a further access on the bend in the road could cause road transport issues.

If approved would request all trees be replaced.

Further to the receipt of the revised plans Ravenshead Parish Council feels that there are minimal alterations to the original site plan, and no previous concerns have been addressed.

Nottinghamshire County Council (Highways Authority) – (on revised plans) The revised scheme shows the access widened to 5.0m, which is now acceptable. No concerns subject to conditions relating to widening of the dropped kerb and the drive being surfaced in a hard bound material for a minimum of 5m off the highway boundary and surfaced to prevent surface water run off onto the highway - all prior to first occupation of the properties.

Footnote regarding the Fire Engine turning head requirement – Fire Engines do not all carry long hoses.

Fire and Rescue have confirmed that this is a building control issue and sprinklers may be incorporated as a compensatory feature.

Nottinghamshire County Council (planning) – Do not wish to comment as this is a “non-major” application

Nottinghamshire County Council (Arboricultural Officer) – (on revised plans) The tree survey is suitably adequate to describe and show how trees are to be protected on site, but it does not show how any neighbouring trees are going to be protected which are likely to be affected by the development and /or the amended siting of the vehicular access.

Recommend a new tree constraints plan is provided showing existing and neighbouring trees which are likely to be affected by the proposed development and to include root protection areas (RPA)

If it is found that development works and the new (widened existing) vehicular access is within any RPA then either the current tree survey should be reference to demonstrate how trees are to be protected or a new arboricultural method statement should be provided.

A Site Notice has been posted and adjoining neighbours consulted. Four letters of representation have been received. The objections are as outlined below: -

- ☐ Historically this part of Sheepwalk Lane is an area of large houses with large front and back gardens. The development would spoil the character of the area and be out of keeping
- ☐ Impact on the trees, birds and animals in the area
- ☐ Impact on a unique local environment
- ☐ Impact on privacy
- ☐ Likely to set a precedent for similar applications
- ☐ An incongruous feature within the street scene
- ☐ Contrary to the established policy of Gedling Borough Council and out of character with all the individual properties on this side of Sheepwalk Lane

- ☐ Planning permission was refused for a dwelling in the front of 95 Sheepwalk Lane
- ☐ There have been accidents at the front of the property – two serious with one person being killed
- ☐ The visibility splay is not adequate as cars coming down Sheepwalk Lane are hidden on the bend at the bottom of the hill and cannot be seen
- ☐ Tandem development on a relatively narrow plot
- ☐ The property has been neglected and the beech hedge – now trees shade the garden
- ☐ The is a special character area – The Ravenshead Special Character Area
- ☐ Visual and noise nuisance
- ☐ Overlooking from large storey height windows and balconies and positioned at an angle that would result in undue overlooking (of 99)

Two neighbours have corresponded in respect of the revised plans making the following additional points:

- ☐ Still fundamentally object to the proposed development, which is not in keeping with the immediate area
- ☐ If approved the plan should include a fence between 95 and 97 Sheepwalk Lane and building work should be only carried out during normal building hours and not at weekends and Bank Holidays

Planning Considerations

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 high quality homes (paragraphs 47 – 55); and
- ☐ 7. Requiring good design (paragraphs 56 – 68).

Paragraph 17 sets out 12 core planning principles to underpin sustainable development. These include provision to drive and support the delivery of homes, securing high quality design and a good standard of amenity and encouraging the reuse of existing resources

Gedling Borough Council adopted the Gedling Borough Aligned Core Strategy (GBACS) on 10th September and this now forms part of the Development Plan along with certain saved policies contained within the Gedling Borough Replacement Local Plan referred to in Appendix E of the GBACS. The following local policies are relevant: -

- ☐ Policy 8 Housing size, Mix and Choice; and
- ☐ Policy 10 –Design and Enhancing Local Identity

Policy 10 reflects the guidance contained in the NPPF and Replacement Local Plan policies and it states among other things that all new development should make a positive contribution to the public realm, create an attractive, safe, inclusive and

healthy environment

Appendix E of the GBACS refers to the following saved relevant policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2014:-

- ☐ ENV1 (Development Criteria);
- ☐ ENV17 (Ravenshead Special Character Area);
- ☐ H7 (Residential Development on Unidentified Sites Within the Urban area and Defined Village Envelopes);
- ☐ T10 (Highway Design and Parking Guides).

Criterion a, c and d of Policy ENV1 state that planning permission will be granted for development provided that it is of a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its scale, bulk, form, layout or materials. A proposal 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. It also should not have a significantly adverse effect on the amenities of adjoining occupiers.

Design and layout are considered in criterion a, and b. of Policy H7. This policy states that permission will be granted for residential development, within the urban area 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.

Policy ENV17 (Ravenshead Special Character Area) states:

‘Within Ravenshead Special Character Area, as identified on the Proposals Map, planning permission for development will be granted provided that it retains and/or enhances the soft landscaping nature of the area including trees, hedgerows and other soft landscaping features.

Infill or sub-division of existing plots, extensions or additional domestic buildings will not be permitted where this would result in urban forms out of character with the surrounding area.’

The supporting text to this policy states that –

“Ravenshead Special Character Area lies between the traditional urban form of Ravenshead to the east and the predominately rural area of Newstead Park, which is designated as Green Belt and Mature Landscape Area to the west. The area is characterised by mostly detached dwellings, well-spaced, set within large plots containing mature soft landscaping of an informal nature. The Ravenshead Special Character Area provides an appropriate visual transition from the rural character of Newstead Abbey Park to the more typical and established urban form of Ravenshead and as such the Borough Council wishes to maintain the characteristics of the Ravenshead Special Character Area. The Borough Council will resist the loss of existing mature planting and will encourage additional planting where appropriate.

Where residential development, infilling or the sub-division of existing plots is

proposed, this will not be permitted if it results in a housing form which is out of character with the special character of the area, even if an otherwise acceptable plot could be created for either the proposed development or the retained dwelling.”

In my opinion the main planning considerations in the determination of this application are: -

1. The principle of development;
2. The impact on the character and appearance of the site and the Special Character Area of Ravenshead;
3. The impact on highway safety;
4. The impact on neighbouring amenity;
5. Conclusion.

1. Principle of Residential Development.

The site is located within the existing village envelope of Ravenshead within an established residential area. The proposal is for the demolition of an existing bungalow for a residential development of 2 units.

I note that one of the core planning principles of the NPPF is to encourage the effective use of land that has been previously developed (brownfield land), provided it is not of high environmental value.

The NPPF’s definition of brown field 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 or surface infrastructure.’ This excludes ‘land in built-up areas such as private residential gardens.’ This advice is reflected in the ACS Policy 10 – 3.10.4 which goes on to state:

‘Although now considered to be greenfield sites, gardens can provide sustainable locations for new homes, and reduce the need to develop land within Green Belt and or the country side. However, it can also change the characteristics of areas, and may damage biodiversity. In accordance with this policy and the NPPF, subsequent Local Development Documents may seek to restrict development to avoid areas of special character and to protect the amenity value of private gardens.’

In my opinion the development would be in a sustainable location given its location within a village and its proximity to services. For the reasons set out in section 2, below, I do not consider that the proposed development would adversely affect the characteristics of the area. The redevelopment of the site in my opinion is therefore acceptable in principle and would accord with Policy 10 of the ACS.

2. Design and the impact on the Special Character Area of Ravenshead.

The Government attaches great importance to the design of the built environment.

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.

Policies ENV1, ENV17 and H7 of the Replacement Local Plan (RLP) 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 this area of Sheepwalk Lane is characterised by detached properties set in mature plots with long front gardens which rise up from highway level. The character of the immediate area is defined by a mixture of architectural styles and house types. I also note, immediately adjacent to the application site there are two bungalows, no's 99 and 99a Sheepwalk Lane that are located some 16 metres and 8 metres from the highway boundary in an elevated position. I also note that there are examples of tandem development at 89 and 89a Sheepwalk Lane and opposite the application site at 96 Sheepwalk Lane. I also note that the previous reasons for refusal (ref: [2015/0169](#)) for residential development was due to the development resulting in an incongruous feature in the streetscene.

I consider that the revised scheme has taken into account the pattern of development in the immediate vicinity and the previous reasons for refusal. The location of the proposed dwelling to the front of the site has now been altered to sit 48 metres from the edge of Sheepwalk Lane retaining an open frontage onto the highway. The new building line that would be created, whilst forward from no.95 Sheepwalk Lane, would step back from no.99 to no.95 to form a notional building line that reflects the pattern of development in the area.

I note that a number of the trees and the mature vegetation to the front of the site has been cleared which has had an adverse impact on the existing streetscene by way of the loss of the soft landscaping that defines the area. I also note that the vegetation was previously removed and following the submission of a Tree Preservation Order Application it was concluded that none of the trees were considered appropriate for protection by a Tree Preservation Order. The submitted plan shows extensive new planting to reintroduce an element of soft landscaping to the front of the site to reflect the requirements of the Special Character Area policy. It is my opinion that a satisfactory planting scheme could be achieved that would help integrate the proposed development into the Special Character Area of Ravenshead.

I note the comments of the Arboricultural Officer and recommend a pre commencement condition in respect of the protection of trees, including their root protection areas, on the site and adjacent to it. Should planning permission be forthcoming I would suggest attaching a condition to any approval requiring a detailed landscape plan to be submitted in order to secure suitable native planting to the front of the site.

I note that there are other examples of tandem development within the Special Character Area of Ravenshead in close proximity to the application site. In assessing the impact of the proposal on the character and appearance of the site and the wider area I consider that the design would be in keeping with the varying styles of properties on similar size plots and would reflect the character of the surrounding area. I also consider that the application site is of sufficient width and depth to occupy the 2 dwellings with the layout proposed without appearing cramped or over intensive.

I consider, given the undulating topography of the land, the mixture of two storey and single storey dwellings in the area, and that there is back land development in the immediate surrounding area, that the scale of the properties would be in keeping with the existing properties on the south side of Sheepwalk Lane.

Should planning permission be forthcoming appropriate landscaping, materials, means of enclosure, and surfacing would be secured by condition to ensure a satisfactory appearance on completion.

Having considered the overall design of the development and the constraining factors of the site, it is my opinion that the proposal would satisfy the design and landscaping criteria of Policies ENV1 and ENV17 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 key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

3. Highway Safety

I note the comments from the Highway Authority and as such I consider that a satisfactory development can be achieved without causing any undue highway safety implications as a result of the development. Should planning permission be forthcoming I would suggest attaching the recommended conditions relating to the widening and surfacing of the driveway and access.

When considering car parking provision for new residential development the Borough Council's Parking Provision for Residential Developments (SPD) is relevant. I note that the SPD requires 3 no. off street car parking spaces to be provided to serve a 4 bedroom dwelling. Each proposed property has a minimum of 3 off street car parking spaces. I am therefore satisfied that the design layout and vehicle hardstanding proposed is sufficient to satisfy the requirements of the SPD.

I note the comments which relate to the distance from the highway and the provision for fire safety, however, it has been confirmed that this would be a building control matter and sprinklers could be provided to compensate for this.

4. Residential Amenity

With respect to possible overlooking the agent has confirmed that there would be no balcony onto the flat roof outside bedroom 1 of Unit 1, and that the full height window to Bed 2 of Unit 1 would have the two central panes of clear glazed with the

remaining panes infilled with opaque insulated panels. Should planning permission be forthcoming the development would be conditioned to be built in accordance with the approved plans and remain that way for the life of the development.

I note comments raised with regards to the impact upon the residential amenity of the occupiers of neighbouring properties, however, given the distances to boundaries, the existing and proposed boundary treatments, and the relationship between the dwellings I do not consider there would be any undue impact on neighbouring amenity in this instance.

I consider; given the layout of the proposal and proximity to existing dwellings, should planning permission be forthcoming, then permitted development rights should be removed in respect of extensions and alterations to the dwelling houses to protect the amenity of adjoining neighbours.

5. Other considerations

I note the comments with regards to the fencing to be erected on the shared boundary, however, a fence with No 95 will be required as part of a recommended condition relating to enclosure of the site.

6. Conclusions

Taking these considerations into account, it is my opinion that, on balance, the proposed development is acceptable within the street scene and would reflect the pattern of development in the immediate vicinity. I am also satisfied that there would be no significant undue impact on the amenities of the neighbouring property and that there would be no highway safety implications as a result of the development.

In particular the frontage dwelling is sited 48m off the frontage on Sheepwalk Lane, it will be landscaped for the first 20m with indigenous trees and shrubs thus, in time, restoring the sylvan appearance. I am therefore satisfied that the proposed development would not detract from the Ravenshead Special Character Area and would result in a well-designed sustainable development.

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.

Recommendation:

GRANT PLANNING PERMISSION subject to the following conditions:

Conditions

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

2. The development hereby permitted shall be completed in accordance with the planning application form, the location plan, drawing nos. 11121/10A, 11121/03B, 1112/11, 11121/10, 20541_03_ES rev 0, 20541_OGL rev A the landscaping scheme (dated September 2015), plan as existing (drawing no 11121/12), the design and access statement and the planning support statement received on 16th October 2015 as amended by the revised site plan Dwg. no. 11122-09E, the tree survey and report received by email on 19th January 2016, the email of 21st December from the applicant confirming that bedroom 1 of Unit 1 incorporates a glass "Juliet" balustrade preventing access onto the flat roof above the dining/family area, and also that whilst a full height aluminium framed screen is indicated to bedroom 2 of Unit 1 only the two central panes will be glazed with clear glass with the remaining panes infilled with opaque insulated panels, the emails of 19th and 25th January 2016 confirming the width of the entrance is 5.0m and the remainder of the drive 4.25 m which is unbounded with an equal camber and run off. Also, that the drive is stoned mastic asphalt and that the turning head has a minimum 8.5m beyond the main turning area.
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details and a samples of the materials to be used in the external elevations of the proposed dwellings. Once approved the development shall be constructed in accordance with these approved details unless otherwise agreed in writing by the Borough Council.
4. The dwellings shall not be occupied until the access driveway has been widened to 5.0m and is surfaced in a hard bound material (not loose gravel) for a minimum of 5.5m behind the highway boundary. The surfaced drive shall be maintained in such hard bound material for the life of the development.
5. No works permitted under Class A, B, C, D, E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 shall be undertaken without the prior written permission of the Borough Council as local planning authority.
6. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details of the means of enclosure of the site. Thereafter the means of enclosure shall be erected and retained in accordance with the approved details.
7. The dwellings shall not be occupied 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 Borough Council. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
8. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a tree constraints plan of the site showing existing and neighbouring trees, including root protection areas, which are

likely to be affected by the proposed development. The plan should demonstrate how the trees are to be protected in a new arboricultural method statement. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Borough Council.

9. The dwellings shall not be occupied until the verge crossing has been widened and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Borough Council.
10. 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. The approved landscape shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.

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 ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
4. To reduce the possibility of deleterious material (loose stones etc) being deposited on the public highway.
5. In the interest of maintaining the character and appearance of the area, and in particular the Ravenshead Special Character Area, and protecting the amenities of the adjoining properties.
6. To ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2014).
7. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
8. To ensure that the details of the development are acceptable, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (certain policies saved 2014)
9. In the interests of Highway safety

10. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

Reasons for Decision

In the opinion of the Borough Council the proposed development is of an acceptable size and design in this setting and would have no undue impacts on the visual appearance of the street scene or on neighbouring amenity. There are no highway safety implications. The proposal therefore complies with Policies ENV1, H7, and T10 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.

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 proposal makes it necessary to widen the vehicular verge crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer services to arrange for these works on tel. no. 0300 500 8080 to arrange for these works to be carried out.

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 by discussing the scheme with the agent and applicant and developing a scheme which is acceptable to the applicant and the Council and its specialist advisers.



Report to Planning Committee

Application Number: 2012/0616

Location: Land North Of The Lighthouse, Catfoot Lane, Lambley.

Proposal: Proposed Crematorium for Gedling

Planning permission was originally granted for the above development, with the inclusion of a cemetery area, on the 17th May 2013.

Following a Judicial Review, the decision was quashed by the High Court on the 11th March 2014. An appeal to the Court of Appeal by the Borough Council regarding the quashed decision was dismissed on 22nd January 2015.

With the quashing of the permission and the dismissal of the appeal, the application was remitted back to the Borough Council for re-determination and planning permission was again granted for the proposed crematorium, but without a cemetery, on the 9th July 2015.

The Approved Judgement on a second Judicial Review in the High Court, following a challenge to the above decision, was handed down on 9th February 2016. The Hon. Mrs Justice Patterson DBE concluded that there was no error in law in the decision making process on the part of the Borough Council and dismissed this claim.

Accordingly, the planning permission no: 2012/0616, issued on 9th July 2015 stands.

Recommendation:

To note the information.

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ACTION SHEET PLANNING DELEGATION PANEL 22nd January 2016

2015/1028

146 Nottingham Road Ravenshead Nottinghamshire

Replacement of existing rear conservatory with new brick single storey extension

The proposed development would have no undue impact on the openness of the Green Belt and would be visually acceptable.

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

Decision to be issued following completion of paperwork.

2015/1305

58 Main Street Papplewick Nottinghamshire

Vehicle access

The proposed development would have no significant impact on the Conservation Area.

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

Decision to be issued following completion of paperwork.

2015/1349

50 Longdale Lane Ravenshead Nottinghamshire

Two storey rear/side extensions. Re-position bedroom window to rear elevation.

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

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

Decision to be issued following completion of paperwork.

2015/1363
180 Mansfield Road Redhill Nottinghamshire
2 Storey rear extension

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

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

Decision to be issued following completion of paperwork.

2015/1328
80 Main Road Gedling Nottinghamshire
Proposed development to demolish existing double garage and boundary wall and construct a single garage and a detached 3 bedroom dwelling with single garage

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

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

Decision to be issued following completion of paperwork.

David Gray - 25th January 2016

ACTION SHEET PLANNING DELEGATION PANEL - 29th January 2016

2015/1346

25 Church Street Lambley Nottinghamshire

Proposed new sun room and dormer with balcony over - proposed balcony to first floor bedroom and double garage.

The proposed development would have no undue impact on neighbouring amenity or the appearance of the application dwelling.

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

Decision to be issued following completion of paperwork.

2015/1378

3 Robin Hood Road Bestwood Nottinghamshire

Division of 1no. four-bedroom house into 2no. three-bedroom houses

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

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

Decision to be issued following completion of paperwork.

2015/1429

232 Oakdale Road Carlton Nottinghamshire

Construct first and second floor rear extension to previously approved scheme which was to demolish existing rear extension and construct first floor front extension, loft conversion including re-roofing with higher roof ridge with side dormers, a single storey rear extension with balcony and decking with steps to garden.

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

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

Decision to be issued following completion of paperwork.

2015/1393

36 Avondale Road Carlton Nottinghamshire

Construct two storey rear, single storey side and front extension.

The application was withdrawn from the agenda.

David Gray - 29th January 2016

ACTION SHEET PLANNING DELEGATION PANEL - 5th February 2016

2015/1407

Land to the Rear 106 Bridle Road Burton Joyce

Part demolition and part conversion of existing barn to single dwelling.

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

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

Decision to be issued following completion of paperwork.

2015/1409

294 Spring Lane Lambley Nottinghamshire

Demolition of existing building and construct a block of 4No residential dwellings.

This item was withdrawn from the agenda.

David Gray - 5th February 2016

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ACTION SHEET PLANNING DELEGATION PANEL - 12th February 2016

2015/0825

Sherwood Lodge Sherwood Lodge Drive Arnold

Refurbishment of existing building to include creation of new double door entrance, new single door entrance, infilling existing single entrance door and installation and placing of new modular portable building adjacent to the existing building.

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

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

Decision to be issued following completion of paperwork.

2015/1382

1 Byron Crescent Ravenshead Nottinghamshire

Proposed Bungalow with garage

The proposed development would have no undue impact on the character of the area or on the amenity of nearby residential properties.

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

Decision to be issued following completion of paperwork.

2015/1396

33 Hereford Road Ravenshead Nottinghamshire

Proposed Two Storey Side Elevation Extension And Single Storey Rear Elevation Extension With Open Porch To Front

The proposed development would have no significant undue impact on the existing streetscene or on the amenity of neighbouring residents.

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

Decision to be issued following completion of paperwork.

David Gray - 12th February 2016

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Report to Planning Committee

Subject: Future Planning Applications

Date: 24 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>
2014/0273	Land at corner Longdale Lane & Kighill Lane, Ravenshead.	Site for residential development.	6/4/16
2014/1343	Westhouse Farm, Moor Road, Bestwood Village.	New single storey primary school.	6/4/16
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.	6/4/16
2015/1009	Bestwood Lodge Hotel, Bestwood.	Granite memorial to 9th Duke of St Albans.	18/5/16

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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