



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

Agenda

Planning Committee

Date: **Wednesday 27 April 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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- Planning Committee Protocol.**
3. **Declaration of Interests**
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MINUTES PLANNING COMMITTEE

Wednesday 6 April 2016

Councillor John Truscott (Chair)

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

Absent: Councillor Chris Barnfather and Councillor Alan Bexon

Officers in Attendance: N Morley, L Parnell, P Seddon and F Whyley

146 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Councillor Parr and Doyle attended as substitutes for Councillors Barnfather and Bexon, who had given their apologies for absence.

147 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 16 MARCH 2016.

RESOLVED:

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

148 DECLARATION OF INTERESTS

The Chair declared a non-pecuniary interest, on behalf of all members of the Committee, in application number 2016/0196 on the grounds that the applicant is Gedling Borough Council and in application number 2016/0254 on the grounds that Gedling Borough Council is both the applicant and the owner of the site.

149 APPLICATION NO. 2016/0075- THE FOLLY, PARK LANE, LAMBLEY, NOTTINGHAMSHIRE

Outline planning application to Gedling Borough Council for the residential redevelopment of land next to The Folly, Park Lane, Lambley

to provide five new affordable dwellings comprising of two 2 bedroom bungalows and three 2 bedroom starter houses.

The Planning Officer introduced the application, informing Members of a letter received from the agent following the publication of the agenda. The letter raised a number of points around the developments limited effect on the openness of the greenbelt, the size, bulk and design of the properties and around the infill development, all of which were addressed in the content of the report. Additional information was provided within the letter in relation to the interest received in relation to the purchase of the affordable homes proposed for the site.

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

For the motion:

Councillor Michael Adams
Councillor Sarah Hewson
Councillor Colin Powell
Councillor John Truscott
Councillor John Parr

Councillor Pauline Allen
Councillor Meredith Lawrence
Councillor Paul Stirland
Councillor Kevin Doyle

Against the motion:

Councillor Sandra Barnes
Councillor Bob Collis
Councillor Barbara Miller
Councillor Paul Wilkinson

Councillor Peter Barnes
Councillor Gary Gregory
Councillor Marje Paling

RESOLVED:

To REFUSE PLANNING PERMISSION:

1. In the opinion of the Borough Council, the proposed development would constitute inappropriate development in the Green Belt by virtue of not serving the five purposes of land within the Green Belt. Therefore, in the absence of any very special circumstances the proposed development would, by definition, be harmful to the Green Belt contrary to the guidance contained within the National Planning Policy Framework (2012) and the Aligned Core Strategy.
2. In the opinion of the Borough Council, the proposed development would result in a significantly detrimental impact on the openness of the Green Belt. Therefore, in the absence of any very special circumstances the proposed development would, by definition, be harmful to the Green Belt contrary to the guidance contained within the National Planning Policy Framework (2012) and the Aligned Core Strategy.

Notes to Applicant

You are advised that as of 16th October 2015, the Gedling Borough Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority you are advised that CIL applies to all planning permissions granted on or after this date. Thus any successful appeal against this decision may therefore be subject to CIL (depending on the location and type of development proposed). Full details are available on the Council's website.

150 APPLICATION NO. 2016/0181- 4 RENALS WAY, CALVERTON, NOTTINGHAM, NG14 6PH

Application for the removal of a condition to change wooden window frames to UPVC (white).

RESOLVED to GRANT PLANNING PERMISSION, subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be undertaken in accordance with the details as set out within the application forms received on the 3rd February 2016.
3. Notwithstanding the provisions of the Town & Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order) no further extensions shall be built without the prior written permission of the Borough Council as Local Planning Authority.
4. No additional windows to those shown on the submitted plans shall be inserted in the elevations of the proposed dwelling at any time.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. In order to protect the amenity of neighbouring properties, in accordance with the aims of policy ENV1 of the Replacement Local Plan (Certain Policies Saved 2014).

4. In order to protect the privacy of neighbouring dwellings, in accordance with the aims of policy ENV1 of the Replacement Local Plan (Certain Policies Saved 2014).

Reasons for Decision

The proposal is visually acceptable, results in no undue impact on neighbouring properties or the Calverton Conservation Area. The proposal therefore accords with the National Planning Policy Framework 2012, the Aligned Core Strategy and the Gedling Borough Council Replacement Local plan (Certain Policies Saved 2014).

Notes to Applicant

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

You are advised that the remaining conditions attached to planning permission 91/0324 remain applicable.

151 APPLICATION NO. 2016/0110- 24 PATRICIA DRIVE, ARNOLD, NOTTINGHAMSHIRE, NG5 8EH.

Ground floor front extension to form a wet room.

RESOLVED to GRANT CONDITIONAL PLANNING CONSENT:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission shall be carried out in accordance with the following plans: Existing and Proposed Elevations, Existing and Proposed Ground Floor Layouts and Proposed Section and Site Plan, all received by the Local Planning Authority on 27th January 2016.
3. The materials to be used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwelling.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. For the avoidance of doubt and to define the terms of this permission.
3. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).

Reasons for Decision

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

Notes to Applicant

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 considered to be 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 at www.gedling.gov.uk. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less 100 square metres

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APPLICATION NO. 2016/0196- PROPOSED CCTV, TILFORD ROAD, NEWSTEAD, NOTTINGHAMSHIRE.

CCTV Camera at the junction of Tilford Road and Fraser Street, Newstead Village.

RESOLVED to GRANT CONDITIONAL PLANNING PERMISSION

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans and supporting information received on 4th February 2016 which form part of this permission, unless otherwise agreed in writing by the local planning authority.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and to ensure that the development is carried out in accordance with the details as approved.

Reasons for Decision

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

Notes to Applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. 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. There were no issues to resolve in the processing of this application.

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

153 APPLICATION NO. 2016/0253- LAND (2) AT PARK ROAD/BROAD VALLEY DRIVE, BESTWOOD, NOTTINGHAMSHIRE.

Item withdrawn.

154 APPLICATION NO. 2016/0254- LAND CORNER OF PARK ROAD AND BROAD VALLEY DRIVE, BESTWOOD, NOTTINGHAMSHIRE.

Residential development for 3 dwellings.

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

Conditions

1. An application for approval of all the reserved matters (appearance, landscaping, layout and scale) shall be made to the local planning authority before the expiration of three years from the date of this permission.
2. The development hereby approved shall be begun within two years from the date of the approval of the last reserved matter to be approved.
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council detailed plans, sections and elevations of all buildings.
4. The proposed dwellings shall not be brought into use until the details approved as part of the plans and particulars to be submitted for the application for the approval of reserved matters referred to in condition 1, 2 and 3 above have been implemented, unless other timescales are prior agreed in writing by the Borough Council.
5. Before development (including site preparation) is commenced an Arboricultural Method Statement, including details of tree protection fencing and a tree protection plan, to protect the existing trees, shall be submitted to and approved in writing by the Borough Council as Local Planning Authority. Once these details are approved the development shall be carried out in accordance with the approved details and the trees shall be protected at all times during site preparation and development.
6. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing any proposed planting as well as details of the existing planting to be removed or retained. The approved details shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
7. Before development is commenced there shall be submitted to and approved by the Borough Council precise details of the materials to be used in the external elevations of the development. Once approved the development shall be carried out in accordance with these details.

8. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of enclosure of the site. The approved means of enclosure shall be erected before the dwellings are first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.
9. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of surfacing of the unbuilt on portions of the site. The approved means of surfacing shall be erected before the dwellings are first occupied.
10. The formal written approval of Gedling Borough Council is required prior to 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 Gedling Borough Council for approval shall comply with the County Council's current 6'cs Highway Design and shall be implemented as approved.
11. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of surface water and foul drainage. Once approved the development shall be carried out in accordance with these details.
12. 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 dwellings relative to the existing levels. Once approved the development shall be carried out in accordance with these details.
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) (Amendment) (No.2) (England) Order 2008 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior written permission of the Borough Council as local planning authority.
14. Unless otherwise agreed by the Local Planning Authority, development must not commence until the following has 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 Local Planning Authority. 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 Local Planning Authority. 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 assessment should be carried out in line with current guidance CLR11 and the appropriate British Standards (i.e. BS10175).

15. 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. 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 Local Planning Authority.
16. 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 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 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 Local Planning Authority. The assessment should be carried out in line with current guidance CLR11 and the appropriate British Standards (i.e. BS10175).

Reasons

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

4. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
5. In the interests of good arboricultural practice and to ensure that the details of the development are acceptable, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
6. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
7. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
8. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
9. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
10. In the interest of highway safety.
11. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
12. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
13. To ensure the details of the development are satisfactory, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) 2014.
14. Because the site has had a history of 'industrial' land use (agriculture) that is a potentially contaminative use. Additionally, the Borough Council is aware that assessments carried out during the re-development of the neighbouring site revealed made ground to depth.
15. Because the site has had a history of 'industrial' land use (agriculture) that is a potentially contaminative use. Additionally, the Borough Council is aware that assessments carried out during the re-development of the neighbouring site revealed made ground to depth.

16. Because the site has had a history of 'industrial' land use (agriculture) that is a potentially contaminative use. Additionally, the Borough Council is aware that assessments carried out during the re-development of the neighbouring site revealed made ground to depth.

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), Policies ENV1, H7 and T10 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) 2014 and advice contained within the NPPF (2012).

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 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 relocate the Parish Council sign in order to facilitate accesses to the proposed dwellings.

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 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.

155 PLANNING ENFORCEMENT 0014/2015- 4 DERRY DRIVE, ARNOLD, NOTTINGHAMSHIRE.

Erection of unauthorised fence above 1 metre in height adjacent to a public highway.

RESOLVED:

To authorise the Corporate Director to close the enforcement investigation without taking enforcement action in relation to the Town and Country Planning Act 1990.

156 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

157 FUTURE PLANNING APPLICATIONS

The Planning Officer advised Members that the revised expected committee dates of applications 2014/0273 and 2015/1376 were 08/06/2016 and 27/04/2016, respectively.

RESOLVED:

To note the information.

158 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.45 pm

Signed by Chair:
Date:

PLANNING COMMITTEE PROTOCOL

Introduction

1. This protocol is intended to ensure that planning decisions made at the Planning Committee meeting are reached, and are seen to be reached, in a fair, open and impartial manner, and that only relevant planning matters are taken into account.
2. Planning Committee is empowered by the Borough Council, as the democratically accountable decision maker, to determine planning applications in accordance with its constitution. In making legally binding decisions therefore, it is important that the committee meeting is run in an ordered way, with Councillors, officers and members of the public understanding their role within the process.
3. If a Councillor has any doubts about the application of this Protocol to their own circumstances they should seek advice from the Council Solicitor and Monitoring Officer as soon as possible and preferably well before any meeting takes place at which they think the issue might arise.
4. This protocol should be read in conjunction with the Council's Member's Code of Conduct, Code of Practice for Councillors in dealing with Planning Applications, briefing note on predetermination and the Council's Constitution.

Disclosable Pecuniary and Non- Pecuniary Interests

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

Pre-determination and Predisposition

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

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

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

Lobbying

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

Roles at Planning Committee

12. The role of Councillors at committee is not to represent the views of their constituents, but to consider planning applications in the interests of the whole Borough. When voting on applications, Councillors may therefore decide to vote against the views expressed by their constituents. Councillors may also request that their votes are recorded.
13. The role of Officers at Planning Committee is to advise the Councillors on professional matters, and to assist in the smooth running of the meeting. There will normally be a senior Planning Officer, plus a supporting Planning Officer, a senior Legal Officer and a Member Services Officer in attendance, who will provide advice on matters within their own professional expertise.
14. If they have questions about a development proposal, Councillors are encouraged to contact the case Officer in advance. The Officer will then provide advice and answer any questions about the report and the proposal, which will result in more efficient use of the Committees time and more transparent decision making.

Speaking at Planning Committee

15. Planning Committee meetings are in public and members of the public are welcome to attend and observe; however, they are not allowed to address the meeting unless they have an interest in a planning application and follow the correct procedure.
16. Speaking at Planning Committee is restricted to applicants for planning permission, residents and residents' associations who have made written comments to the Council

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

17. Other than as detailed above, no person is permitted to address the Planning Committee and interruptions to the proceedings will not be tolerated. Should the meeting be interrupted, the Chair of the Committee will bring the meeting to order. In exceptional circumstances the Chair of the Committee can suspend the meeting, or clear the chamber and continue behind closed doors, or adjourn the meeting to a future date.
18. Where members of the public wish to leave the chamber before the end of the meeting, they should do so in an orderly and respectful manner, refraining from talking until they have passed through the chamber doors, as talking within the foyer can disrupt the meeting.

Determination of planning applications

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

Oct 2015

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Application Number: 2016/0068
Location: 9 Rosegrove Avenue, Arnold, Nottinghamshire, NG5 8DU.



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:	2016/0068
Location:	9 Rosegrove Avenue, Arnold, Nottinghamshire, NG5 8DU.
Proposal:	Construction of a detached bungalow and associated alterations to existing boundary and parking arrangement.
Applicant:	Mr D Storer
Agent:	Green 2K Design
Case Officer:	Elizabeth Campbell

This application is referred to the Planning Committee because the owner of the property is a Freeman of Gedling Borough.

Site Description

No 9 Rosegrove Avenue is a detached modern bungalow on the north side of the junction of Grenville Rise with Rosegrove Avenue. The dwelling is accessed from Rosegrove Avenue via a private drive leading to a detached garage. The front gable to the bungalow stands back from Grenville Rise by 6 metres. The rear amenity serving the dwelling measures a depth of some 15 metres with the east side boundary adjacent to 11 Rosegrove Avenue. The rear boundaries of the application site are defined by mature hedges. The land slopes down to the detached garage which serves the dwelling and the adjacent property to the west, No 9 Grenville Rise, stands at a lower level.

The site is within the built up area of Arnold.

Proposed Development

Full Planning Permission is sought for the construction of a detached bungalow and associated alterations to the existing parking arrangement.

- The proposed one bedroom bungalow would be sited in the rear amenity serving no.9 Rosegrove Avenue.
- The bungalow would have footprint dimensions of some 10 metres and 6.7 metres, with ridge and eaves heights of 4.85 metres and 2.2 metres respectively.
- There would be a gap of 4.64m between the existing and proposed bungalow,
- There would be a path of 1m – 1.2m in width between the proposed bungalow and the side boundary of 11 Rosegrove Avenue;

- 2.415m deep back garden, along the side boundary of the back garden to 9 Grenville Rise.
- Windows on the rear elevation – to a bathroom and the kitchen/dining would be obscure glazed with top opening lights only. The kitchen has a second smaller window and front/back door on the side elevation.
- The proposed bungalow would be built in brick, with a rendered panel on the front elevation and have a concrete interlocking tiled roof to match the existing bungalow. Windows would be white UPVC.
- A 1.8 m high fence would be erected on the side and rear boundaries.
- The development would provide two car parking spaces to serve the proposed bungalow.
- The Proposal incorporates two parking spaces to serve the existing property accessed from Grenville Rise.

Following a site visit, a section through the site and street scene were requested and submitted by the agent. The submitted plans show the bungalow with a slightly lower ridgeline than the existing bungalow and the site regraded at the front with a steeper drive and the front of the bungalow set within the ground.

Consultations

Nottinghamshire County Council (Highway Authority –

The proposed bungalow will be accessed from an existing crossing on Rosegrove Avenue where there is sufficient space to station two vehicles clear of the public highway.

Two parking spaces will be created for the host dwelling that will be accessed from Grenville Rise, which is acceptable. It is not envisaged that this proposal will compromise highway safety.

There are, therefore, no highway objections subject to conditions in respect of the surfacing of the drive to the proposed dwelling and the provision of a dropped kerb, both prior to occupation

A Site notice has been posted and neighbouring properties have been notified. Three letters of representation have been received in response. One letter represents seven other signatories and another letter also represents two other neighbours. Neighbours were also consulted on the additional information (street scene and cross section through the site). The representations received can be outlined as follows:

- The left corner Grenville Rise into Rosegrove Avenue is treacherous in snow and ice for cars and people, so object to the new parking to serve the existing bungalow off Grenville Rise so close to the junction. The proposed access is almost across the corner of the junction. This would be dangerous. Children use the area to get to school.
- Since the installation of traffic lights by Arnold Library there is queuing up Calverton Road and Surgey's lane, and Rosegrove Avenue and Grenville Rise are used "to speed around"
- Invasion of privacy in conservatory and garden of neighbouring property

- because of the height of the bungalow (on land at a 1metre higher level)
- Overbearing impact on neighbouring property by reason of loss of light and outlook
- The existing property is poorly maintained
- The existing area is characterised by fairly modern 2, 3 and 4 bedroomed family houses and bungalows, all of which have reasonably large rear gardens. The proposal will virtually eliminate the amenity space of the existing bungalow and the new bungalow will have an overbearing effect on the rear windows of the existing bungalow
- Because of the difference in levels between the site and 9 Grenville Rise the new 1.8m privacy fence would be overbearing on this property. The new bungalow would have an estimated ridge height of 5.5m above the amenity space of 9 Grenville Rise resulting in a loss of sunshine for much of the day
- Many authorities ask for a back garden of 13 m in depth.
- The proposal is totally out of keeping with the existing residential development in the area and creates an incongruous street scene
- The extra information submitted does not change the substances of the initial objections, which remain in place
- The National Planning Policy Framework (NPPF) (Section 7 - para 64) states that “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” We (eight signatories) consider that the character of the area is family houses and bungalows with good amenity spaces and consistent street scenes with...safe access. The proposal leaves only the front garden to No. 9 as amenity space. The new bungalow is in effect a two bedroomed dwelling with a 2 metre deep back garden and having an unacceptable and detrimental effect on the existing bungalow and the neighbour on Grenville Rise (to the west)
- NPPF (para 58) states “the quality of development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development” The community (eight signatories) feel the new dwelling is a poor design – with no clearly identified front door and far below “Lifetime Homes” standards and therefore unsustainable. The study window is 4m from the existing bungalow bedroom window.
- Policy H7 of the Local Plan (Residential development on unidentified sites within the urban area). We (eight signatories) believe that the development does not comply with this policy because it is not of a high standard of design and does not complement the appearance of the area.

Planning Considerations

In my opinion the main planning considerations in the determination of this application are whether the proposal has an undue impact on the character and appearance of the site and the wider area, any impact upon the residential amenity of the occupiers of neighbouring properties, and any highway safety implications that may arise.

At the national level the National Planning Policy Framework (NPPF) (March 2012) is relevant. At the heart of the NPPF is a presumption in favour of sustainable development. The following sections are relevant:

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

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

Gedling Borough Council adopted the Gedling Borough Aligned Core Strategy (GBACS) on 10th September 2014 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 (see below)

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);
- 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.

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.

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

Design and Layout

The site is located within the urban residential area of Arnold where in, principle; a new dwelling would be acceptable. I note that the area is characterised by similar bungalows and semi-detached two-storey dwellings. I would accept that there are

examples of modern bungalows of similar style to the application dwelling in the immediate area; however, these tend to be on larger plots of greater depth. Given the character and appearance of the surrounding properties and the size of the plots I am of the opinion that the erection of a detached bungalow over the majority of the rear amenity serving the application dwelling would be overintensive development and would result in a design, layout and massing that would not reflect the pattern of development in the area. It is my opinion that the resultant development would appear cramped and would result in an incongruous appearance within the existing streetscene.

The proposed dwelling would therefore not accord with either Policy H7 or ENV1 as these policies require development to be of a high standard of design which does not have an adverse impact on the appearance of the area. Neither would the proposal accord with Policy 10 which requires development to have regard to its local context and make a positive contribution to the public realm and sense of place. Paragraph 64 of the NPPF advises that development of poor design should be refused, in this instance I consider that the proposed development is of poor design.

Residential Amenity

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

It is my opinion, that by reason of the proposal being in a higher position to no.9 Grenville Rise, the distance to the rear boundary, and that the bungalow would occupy the majority of the shared boundary, that the development would result in an unacceptable overbearing and overshadowing impact on the residential amenity of the neighbouring property.

Highway Safety

I note that the Highway Authority has no concerns subject to conditions and that the proposed parking arrangements for both the existing and proposed dwellings are acceptable.

The highway issues raised by the neighbours were referred to the Highway Authority, however; the Authority considers the new access on Grenville Rise and the widened access onto Rosegrove Avenue would not compromise highway safety.

Other Considerations

With respect to the neighbour objections it is considered that the proposal does not accord with the National Planning Policy Framework and Policy 8 of the Aligned Core Strategy because of the introduction of a residential development with inadequate amenity space serving it and the application dwelling. Furthermore it is considered that the proposed dwelling would have an undue impact on the amenities of 9 Grenville Rise by reason of overbearing and overshadowing.

Conclusion

Having regards to the above considerations it is my opinion that the proposed bungalow would result in an overintensive development of the site resulting in an incongruous feature in the streetscene. The proposal would therefore be contrary to Policies 10 of the Aligned Core Strategy and Saved Policies H7 and ENV1 of the Gedling Borough Replacement Local Plan. The proposed development would also fail to accord with paragraph 63 of the NPPF which seeks to ensure that new development is of good design.

Recommendation:

To REFUSE PLANNING PERMISSION:

1. The proposed development by reason of its scale and design would result in an overintensive development of the site that would be detrimental to the visual appearance of the area and incongruous on the streetscene. The proposal would therefore not accord with the following local policies:- Policy 10 'Design and Enhancing Local Identity' of the Aligned Core Strategy 2014 and Saved Policies H7 'Residential Development on unidentified sites within the Urban Area and the Defined Village Boundaries' and ENV1 'Development Criteria' of the Gedling Borough Council Replacement Local Plan. The proposed development would also fail to accord with paragraph 63 of the National PPF which seeks to ensure that new development is of good design.
2. In the opinion of the Borough Council, by reason of the scale and bulk of the proposed bungalow on elevated land and the proximity to neighbouring residential amenity, the proposed development would result in an undue overbearing and overshadowing impact on no.9 Grenville Rise. The proposal would therefore be contrary to the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

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Application Number: 2016/0069
Location: Land Adjacent 219 Standhill Road, Carlton,
Nottinghamshire, NG4 1LF.



NOTE:
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Report to Planning Committee

Application Number:	2016/0069
Location:	Land Adjacent 219 Standhill Road, Carlton, Nottinghamshire, NG4 1LF.
Proposal:	Construction of two self-contained flats.
Applicant:	Mr D Storer
Agent:	Green 2K Design
Case Officer:	Amy Cockayne

This application is referred to the Planning Committee as the owner of the site is a Freeman of the Borough.

Site Description

Located within the urban area of Carlton, the application site is a corner plot at the junction of Morley Road and Standhill Road. There is an existing derelict single storey cabin structure on the site known as 217 Standhill Road.

The eastern and southern boundaries of the site are open to the highway. The northern and western boundaries are shared with adjoining dwellings; 35 Morley Road, a detached bungalow, and 219 Standhill Road, a semi-detached house. There is an existing primary school to the north-east of the site. The site is level in nature.

There is no relevant planning history to the site.

Proposed Development

This application seeks planning permission for the construction of 2no. 2 bed self-contained flats. The existing structure on site would be removed.

The submitted details show that the building would be a detached two-storey building with one flat to the ground floor and one flat to the first floor. There would be shared amenity space within the site. The footprint of the building would be approximately 60m².

There would be off-street parking provision for three vehicles, accessed via Morley Road. The proposed building would have a principal elevation fronting Standhill Road, being set back from the boundary with the highway by approximately 3.5m to the eastern boundary and a minimum of 3.8m to the southern boundary.

Revised plans have been submitted, showing a parking space accessed from Standhill Road removed from the scheme.

Consultations

Neighbours of the development site were notified via letter and a site notice was put up next to the site. Two representations were received in response, which can be summarised as follows;

- Overall, the proposed self-contained flats represent a suitable use of land
- The plan allows 4 parking spaces – condition should be attached for developer to ensure these spaces will be delivered
- Parking on street is restricted and congested given school opposite
- Developer needs to be sympathetic in the choice of materials

Nottinghamshire County Council Highways were consulted and had concerns with the access for the single parking space fronting Standhill Road. It was requested that this element of the scheme was removed from the design – revised plans were received 4th March 2016.

- Single parking space per flat is sufficient for a development of this scale.
- Three parking spaces is adequate.
- No objection (subject to the removal of the single parking space), subject to the following conditions; dropped vehicular footway is available for use, drives and parking areas surfaced with hard bound material, drives and parking areas constructed with provision to prevent the unregulated discharge of surface water

Severn Trent Water was also consulted and has confirmed there are no objections to the proposal subject to suggested informative to be attached to recommendation.

Public Protection (Scientific Officer) was consulted and has no comments to make for this application.

Planning Considerations

The main planning considerations in the determination of this application are the impact upon the character and appearance of the area, impact of the development on the amenities of neighbouring properties, and the impact upon highway safety.

At the national level, the NPPF is relevant. The following Policies are relevant to this application;

- Part 6 – Delivering a wide choice of high quality homes
- Part 7 – Requiring good design

At local level, the following policies are relevant;

Gedling Borough Council Replacement Local Plan (Saved Policies 2008)

- ENV1 – Development Criteria
- H7 – Residential Development on Unidentified Sites within the Urban Area

- and Defined Village Envelopes
- T10 - Highway Design and Parking Guidelines

Gedling Borough Council Aligned Core Strategy (adopted 2014)

- Policy 10 – Design and Enhancing Local Identity

Gedling's SPD 'Parking Provision for Residential Development' is also relevant. This specifies that off-street parking provision for 2 bed residential properties in built up areas should be for one vehicle per unit. I am satisfied that this requirement can be met for both proposed dwellings through the development, plus one extra space provided over this requirement for one of the proposed flats for potential use by another resident or visitor etc. The Highways Authority did raise an objection to the original scheme which proposed four parking spaces, due to the close proximity of the access of a single parking space from Standhill Road and this was subsequently removed from the scheme. The Highways Authority therefore raises no objections to the development, subject to certain conditions to allow for highway safety.

I am satisfied that the size of the site would be sufficient to accommodate the proposed development of the building and reasonable amenity space. I am satisfied that the proposal would not result in the over-development of the plot, and that the built form of neighbouring properties has been taken into consideration. The proposed building would be set back to match the principal elevation of the neighbouring properties on Standhill Road, to include a small garden area to front the highway. Conditions have been attached to the recommendation to ensure that appropriate materials are used in the construction of the building, and details of the unbuilt areas of the site and boundary treatments are to be agreed with the Council before development commences.

The site is situated within the established urban area in Carlton. The surrounding properties of the application site include detached and semi-detached dwellings of varying styles and plot sizes. I am therefore satisfied that the proposed development of a two storey detached building incorporating two separate dwellings at this location would not have an adverse effect upon the street-scene or the character of the locality.

The impact on the residential amenity of existing properties adjoining the application site, namely 35 Morley Road and 219 Standhill Road, has been carefully considered. In terms of overbearing impact, I am satisfied that the design and layout of the proposal in relation to the neighbouring property to the north, 219 Standhill Road is acceptable and would not cause undue harm to the amenity of residents. I consider that the proposed layout and orientation of the development would not result in any undue overshadowing or overlooking impact to the detriment of the residents of 219 Standhill Road.

Although there is a only a 6m separation distance from the rear elevation of the development to the boundary with 35 Morley Road, due to the positioning of 35 Morley Road within its plot I consider that there would be no undue overbearing or overshadowing impact or unduly detrimental overlooking impact from the rear first floor proposed windows of the development which facilitate a bedroom.

Given the above considerations, I am of the opinion that the development is acceptable and would have no unduly detrimental impact upon the streetscene, the amenity of neighbouring properties or highway safety. I am therefore satisfied that the proposed development accords with Saved Policies ENV1 and H7 of the Gedling Borough Replacement Plan as well as Policies contained within the NPPF and the Gedling Core Strategy. It is therefore recommended that planning permission is granted.

Recommendation:

To GRANT PLANNING PERMISSION, subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission shall be read in accordance with the revised plans received by the Local Planning Authority on 4 March 2016, ref. 'Proposed Layouts, Elevations, Site Layout, Block and Location Plans' 1109 - 101 - Rev A. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.
3. Before development commences, samples of all external materials to be used in the development shall be first submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with those details unless otherwise agreed with the Local Planning Authority.
4. Before development is commenced there shall be submitted to and approved by the Local Planning Authority details of the means of surfacing of the unbuilt on portions of the site, including details of a pedestrian access from Standhill Road. The development shall thereafter be carried out in accordance with those details unless otherwise agreed with the Local Planning Authority.
5. Before development is commenced there shall be submitted to and approved by the Local Planning Authority details of the means of enclosure of the site. The development shall thereafter be carried out in accordance with those details unless otherwise agreed with the Local Planning Authority.
6. The proposed car parking spaces shall be surfaced and marked out in permanent materials before the development hereby permitted is first brought into use, and the spaces shall not thereafter be used for any other purpose other than the parking of vehicles.
7. No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

8. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel) for a minimum of 5.5 metres behind the highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.
9. No part of the development hereby permitted shall be brought into use until the access driveway/parking/turning areas is constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning areas to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
10. Before development commences, details of the bin storage area including location and design shall be submitted to the Local Planning Authority for approval. The development shall thereafter be carried out in accordance with those details unless otherwise agreed with the Local Planning Authority.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and to define the terms of this permission.
3. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
4. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
5. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
6. In the interests of highway safety.
7. In the interests of highway safety.
8. To reduce the possibility of deleterious materials being deposited on the public highway.
9. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
10. For the interests of residential amenity.

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring residential properties and amenities and has no adverse impact upon the highway network. The proposal therefore accords with Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy 2014 and saved Policies ENV1 (Development Criteria) and H7 (Residential Development on Unidentified Sites in the Urban Area) of the Gedling Borough Replacement Local Plan.

Notes to Applicant

The proposal makes it necessary to construct a vehicular crossing over a footway of the public highway. These works shall then be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80 to arrange for these works to be carried out.

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

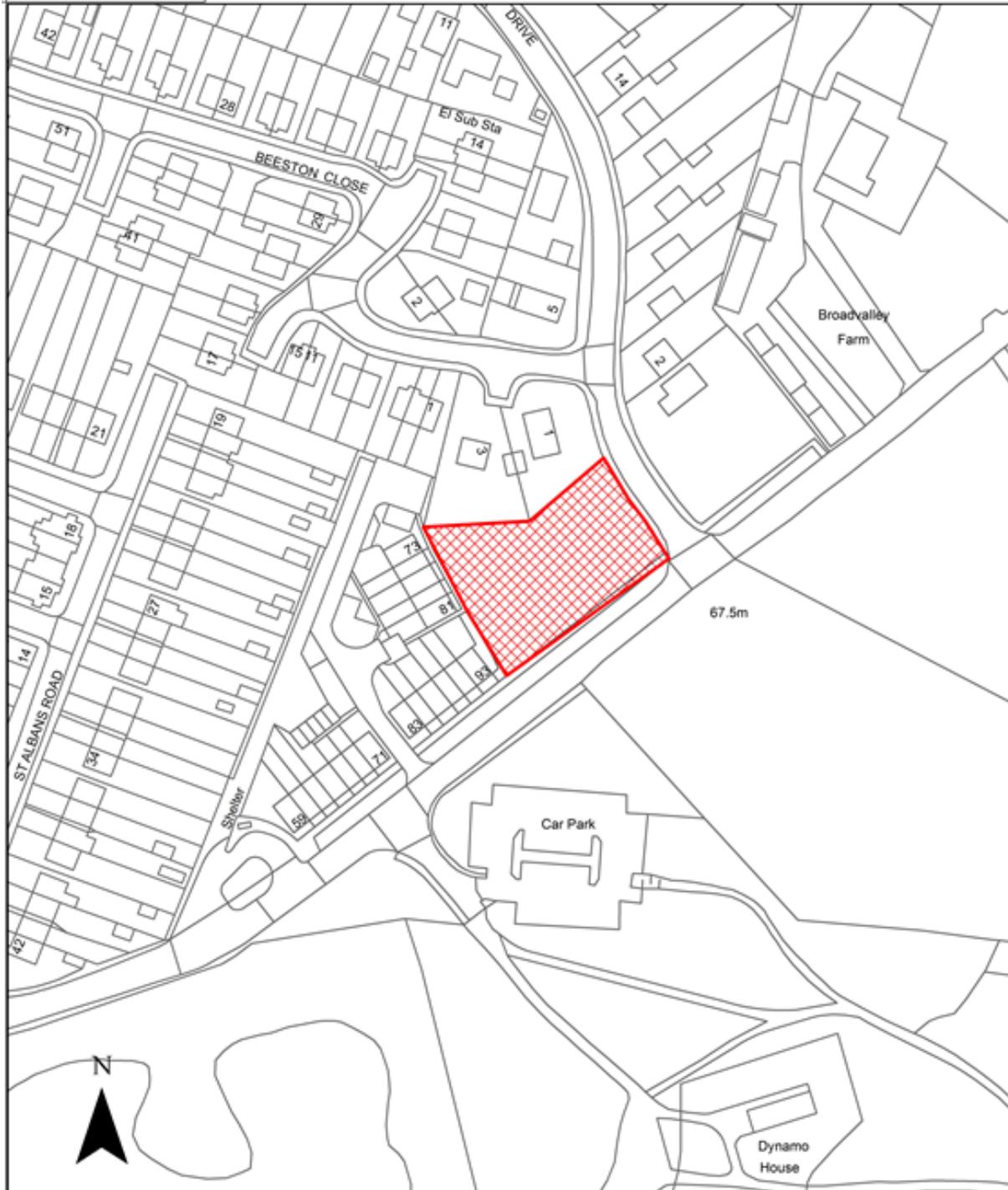
The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. Discussions have taken place during the consideration of the application to address adverse impacts identified by officers and/or address concerns raised in letters of representation submitted in connection with the proposal. The application for planning permission is subsequently approved subject to conditions.

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.

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Application Number: 2016/0253
Location: Land (2) At Park Road/ Broad Valley Drive, Bestwood, Nottinghamshire.



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Report to Planning Committee

Application Number:	2016/0253
Location:	Land (2) At Park Road/ Broad Valley Drive, Bestwood, Nottinghamshire.
Proposal:	Residential development for 2 dwellings
Applicant:	Gedling Borough Council
Agent:	Mr George Machin
Case Officer:	Cristina Dinescu

Background

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

Site Description

The application site lies within the established residential area of Bestwood Village, on the left hand side of the junction between Park Road and Broad Valley Drive.

The site is adjoined by two bungalows at no's 1 and 3 Broad Valley Drive and a row of terraced town houses at no's 93, 81, 79, 77, 75 and 73 Park Road.

The site covers an area of approximately 971sqm, is open and free of built form and has 4 mature trees that are located towards Park Road and the row of town houses to the west.

The site has been used by local residents for informal leisure purposes but it is not a Protected Open Space when referring to the Proposals Map of the Gedling Borough Replacement Local Plan.

Proposed Development

Outline Planning Permission is sought for the residential development of two bungalows with all matters reserved except access.

An indicative layout plan and elevations have been submitted with the application showing two semi-detached dormer bungalows with two bedrooms.

Access is proposed off Broad Valley Drive.

The submitted plans show one off street parking space to serve each dwelling.

A Design and Access Statement and an Arboricultural Report have also been submitted with the application.

Consultations

NCC (Highway Authority) – No concerns in principle subject to conditions regarding parking and turning facilities, access widths, gradients, surfacing, visibility splays and drainage. It should be noted that the waste bin and bench will require relocation to facilitate the vehicular accesses to the proposed dwellings.

Bestwood Parish Council – No comments received.

NCC (Forestry Manager) – Happy with the arboricultural report supplied but would require additional information regarding an arboricultural method statement which includes details of tree protection fencing and a tree protection plan.

Severn Trent – No comments received.

Public Protection – The site has had a history of ‘industrial’ land use (agriculture) this is a potentially contaminative use. Additionally, we are aware that assessments carried out during the re-development of the neighbouring site revealed made ground to depth. As it appears that no desktop study/preliminary risk assessment has been submitted prior to, or with the planning application, then I would request that our standard phased contamination conditions are attached to the planning consent. The assessment should be carried out in line with current guidance CLR11 and the appropriate British Standards (i.e. BS10175).

Local residents have been notified and a Site Notice posted – 2 letters of representation were received as a result of which one contains neutral comments stating facts regarding the existing situation on site.

The following concerns were raised through the letter of representation objecting to the proposed development:

- Local Green space that must be protected;
- Highway safety;
- Impact on parking;
- Flooding and drainage;
- Impact on school places;
- Fair and transparent process since Gedling Borough Council is the applicant;
- Guarantees for the plans to not be altered once Gedling Borough council sells the land;
- No detailed impact assessment on neighbouring properties has been undertaken;
- Have the neighbours been actively consulted?

The following facts were presented in the neutral letter of representation:

- Part of the gardens of the proposed houses look as to belong to the open piece of land;
- The fence adjoining no.3 Broad Valley Drive has been moved by the owner to give the owner better access to the open land, therefore the fence line does not run straight anymore.

Planning Considerations

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

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

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

Gedling Borough Council at its meeting on 10th September approved the Aligned Core Strategy (ACS) for Gedling Borough (September 2014) which is now part of the development plan for the area. The following policies are relevant: -

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

Appendix E of the ACS refers to the Saved Policies from Adopted Local Plans. The following policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2014 are relevant: -

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

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

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

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

e) reflect the need to reduce the dominance of motor vehicles.

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

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

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

Visual Impact

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

I consider that the site is of adequate size to accommodate the proposed dwellings. I am mindful that there are a variety of styles of dwellings within the Bestwood Village area and I consider that suitably designed dwellings could be achieved that reflect the local characteristics.

I note the proposal is for two bungalows and that the neighbouring properties are also bungalows, as such I am satisfied the proposed development would reflect the character and scale of neighbouring properties.

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

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

Impact on Residential Amenity

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

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

Car parking and Highway Safety

A two bedroom dwelling in a rural area requires the provision of at least one off-street car parking space in order to accord with the Council's Residential Car Parking Supplementary Planning Guidance. The development as now proposed does make provision for sufficient parking to serve the dwellings. I am mindful that the County Highways Officer has raised no objections subject to a condition regarding details of parking and turning facilities, access widths, gradients, surfacing, visibility splays and drainage, to be submitted and approved by the Borough council before development is commenced, as such; should planning permission be forthcoming I would suggest the highway condition to be attached in the interest of highway safety.

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

Trees and Vegetation

The redevelopment of the site for residential purposes will result in the reduction of the open land that has been used by local residents for informal leisure purposes, however, the proposed drawings show a comprehensive development that has regard to the open nature of the site and existing trees on site, leaving the rest of the site open.

Negotiations have taken place before the application was submitted and officer advice was given to reduce the number of proposed dwellings and to have regards to the open nature of the land in order to result in a more comprehensive development in keeping with the character of the area.

It is noted that the application site is not a Protected Open Space when referring to the Proposals Map of the Gedling Borough Replacement Local Plan.

I am mindful that the Arboricultural Officer has request additional information regarding an arboricultural method statement with details of tree protection fencing and a tree protection plan, however I am of the opinion that, given the significant distance from the existing trees to the proposed boundary line of the two bungalows, the requested additional information could be dealt with under a condition attached to any planning permission.

Contamination

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

Other issues

I note the concerns raised by the objecting neighbour with regards to flooding and drainage, impact on school places, plans to be approved and the fairness and transparency of the planning process when Gedling Borough Council is the applicant.

The number of dwellings proposed does not meet the requirement for developer contributions for education therefore I consider the scale of the development would not have an adverse impact on education provision.

With regards to flooding and drainage, I note that no comments have been received from Severn Trent, I therefore recommend a condition be attached to any planning permission regarding details of surface water and foul drainage to be submitted before development is commenced.

With regards to the fairness and transparency of the planning process when Gedling Borough Council is the applicant, The Gedling Borough Council Constitution requires any planning application for land that is owned by Gedling Borough Council or when Gedling Borough Council is the applicant, to be automatically considered at Planning Committee. It is also noted that all adjoining neighbours have been consulted and a Site Notice has been posted.

Given the limited residential curtilage resulting to serve each dwelling I would recommend, should planning permission be forthcoming, that permitted development rights for extensions under classes A, B, C and D are removed in order to protect the amenity of adjoining residential properties and the street scene.

Conclusion

Having regard to all the above I consider that the proposal is in accordance with Policies 8 and 10 of the Aligned Core Strategy, Saved Policies H7 and ENV1 of the Gedling Borough Replacement Local Plan and advice contained within the NPPF, and would recommend that Planning Permission be granted.

Recommendation:

To **GRANT PLANNING PERMISSION** subject to the following conditions:-

Conditions

1. An application for approval of all the reserved matters (appearance, landscaping, layout and scale) shall be made to the local planning authority before the expiration of three years from the date of this permission.
2. The development hereby approved shall be begun within two years from the date of the approval of the last reserved matter to be approved.
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council detailed plans, sections and elevations of all buildings.
4. The proposed dwellings shall not be brought into use until the details

approved as part of the plans and particulars to be submitted for the application for the approval of reserved matters referred to in condition 1, 2 and 3 above have been implemented, unless other timescales are prior agreed in writing by the Borough Council.

5. Before development (including site preparation) is commenced an Arboricultural Method Statement, including details of tree protection fencing and a tree protection plan, to protect the existing trees, shall be submitted to and approved in writing by the Borough Council as Local Planning Authority. Once these details are approved the development shall be carried out in accordance with the approved details and the trees shall be protected at all times during site preparation and development.
6. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing any proposed planting as well as details of the existing planting to be removed or retained. The approved details shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
7. Before development is commenced there shall be submitted to and approved by the Borough Council precise details of the materials to be used in the external elevations of the development. Once approved the development shall be carried out in accordance with these details.
8. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of enclosure of the site. The approved means of enclosure shall be erected before the dwellings are first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.
9. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of surfacing of the unbuilt on portions of the site. The approved means of surfacing shall be erected before the dwellings are first occupied.
10. The formal written approval of Gedling Borough Council is required prior to 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 Gedling Borough Council for approval shall comply with the County Council's current 6'cs Highway Design and shall be implemented as approved.
11. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of surface water and foul drainage. Once approved the development shall be carried out in accordance with these details.

12. 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 dwellings relative to the existing levels. Once approved the development shall be carried out in accordance with these details.
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) (Amendment) (No.2) (England) Order 2008 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior written permission of the Borough Council as local planning authority.
14. Unless otherwise agreed by the Local Planning Authority, development must not commence until the following has 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 Local Planning Authority. 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 Local Planning Authority. 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 assessment should be carried out in line with current guidance CLR11 and the appropriate British Standards (i.e. BS10175).
15. 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. 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 Local Planning Authority.
16. 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 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 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 Local Planning Authority. The assessment should be carried out in line with current guidance CLR11 and

the appropriate British Standards (i.e. BS10175).

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
3. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
4. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
5. In the interests of good arboricultural practice and to ensure that the details of the development are acceptable, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
6. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
7. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
8. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
9. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
10. In the interest of highway safety.
11. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
12. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
13. To ensure the details of the development are satisfactory, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) 2014.
14. Because the site has had a history of 'industrial' land use (agriculture) that is a potentially contaminative use. Additionally, the Borough Council is aware that assessments carried out during the re-development of the neighbouring site revealed made ground to depth.
15. Because the site has had a history of 'industrial' land use (agriculture) that is a

potentially contaminative use. Additionally, the Borough Council is aware that assessments carried out during the re-development of the neighbouring site revealed made ground to depth.

16. Because the site has had a history of 'industrial' land use (agriculture) that is a potentially contaminative use. Additionally, the Borough Council is aware that assessments carried out during the re-development of the neighbouring site revealed made ground to depth.

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), Policies ENV1, H7 and T10 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) 2014 and advice contained within the NPPF (2012).

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 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 relocate the Parish Council sign in order to facilitate accesses to the proposed dwellings.

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 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.



Report to Planning Committee

Subject: Five Year Housing Land Supply Assessment 2015

Date: 27 April 2016

Author: Planning Policy Manager

1. Purpose of the Report

The report is to inform Planning Committee that the Council's Five Year Housing Land Supply Assessment has been updated.

2. Background

The Five Year Housing Supply Assessment has been updated to take into account the position as at 31 March 2015. The five year period is 1 April 2016 to 31 March 2021 and the Assessment is attached as **Appendix A**.

The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis.

The Assessment shows that against the housing requirement of the Aligned Core Strategy, Gedling Borough Council does not have a five year plus 5% buffer supply of land for housing. The Council has a 3.65 year supply (against the requirement a 5.25 year supply). This is a decrease from the 2014 Assessment's figure of 4.31 years.

It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the delivery of strategic sites in the Aligned Core Strategy (including the Gedling Colliery/Chase Farm site) and also the adoption of the emerging Local Planning Document which will bring forward additional housing sites. The Five Year Housing Supply Assessment prepared for the Local Planning Document Publication Draft demonstrates that there will be a 5.33 year supply of land when the document is adopted.

3. Proposal

To ask Planning Committee to note the content of the Five Year Housing Supply Assessment 2015.

4. Resource Implications

None.

5. Recommendation

That Planning Committee note the content of the Five Year Housing Land Supply Assessment 2015.

6. Appendices

Appendix A – Gedling Borough Five Year Housing Land Supply Assessment 2015.

Five Year Housing Land Supply Assessment (2015)

as at 31 March 2015

January 2016

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Introduction

- 1 The purpose of this assessment is to monitor and review the Council's housing supply against the housing requirement as required by the National Planning Policy Framework.
- 2 The assessment should be based on the current development plan which sets out the housing requirement which for Gedling Borough Council is the Aligned Core Strategy.
- 3 The information is provided as at 31 March 2015. The assessment covers the five year period 1 April 2016 – 31 March 2021.

Policy Context

- 4 The National Planning Policy Framework includes a requirement to have sufficient housing land available to accommodate a five year supply plus a buffer of either 5% or 20% depending upon past performance. Paragraph 47 states that planning authorities should:-
 - identify and update annually a supply of specific deliverable¹ sites sufficient to provide five years worth of housing against their housing requirement with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and
 - identify a supply of specific, developable² sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
- 5 Paragraph 48 of the National Planning Policy Framework states that local planning authorities may only make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area, will continue to provide a reliable source of supply and are best justified on the basis of a particular source. The Framework states that the windfall allowance should not include residential gardens. The Aligned Core Strategy includes a windfall allowance of 208 homes during the last five years of the plan period (i.e. 2023 to 2028).
- 6 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028.

¹ To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

² To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

Table 1: Housing requirement (2011-2028)³

2011 to 2013	2013 to 2018	2018 to 2023	2023 to 2028
500 (250 per annum)	2,200 (440 per annum)	2,400 (480 per annum)	2,150 (430 per annum)

7 It should be noted that the Aligned Core Strategy's housing figures in **Table 1** are not upper limits to development. They represent the anticipated rate of housing completions and are to be used to determine the level of five year supply of deliverable housing sites.

Methodology

Sites that make up the housing supply

8 The sources of sites that have the potential to deliver housing during the five year period are:-

- Strategic sites allocated in the Aligned Core Strategy;
- Site allocations in the Replacement Local Plan;
- Sites with planning permission; and
- Unallocated sites.

9 Unallocated sites exclude sites which are residential gardens in accordance with the National Planning Policy Framework. They are sites that:

- are deliverable or developable; and
- do not have extant planning permission.

10 All sites in the assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA) (2015 update). Where available, anticipated completion timescales and rates are as provided by the developer/landowner. Where delivery information has not been provided for the sites, then assumptions have been used (as set out in **Appendix A**) based on the viability of a site's sub-market.

11 The Aligned Core Strategy includes a windfall allowance of 208 homes during the last five years of the plan period (i.e. 2023 to 2028). The windfall allowance does not fall within the five year period (i.e. 2016 to 2021) thus it is not included in this assessment.

Liverpool or Sedgfield approach

12 In considering the housing requirement for the five year period, account needs to be taken of any shortfall or overprovision in completions in previous years. There are two potential approaches to dealing with any shortfall or overprovision. The Liverpool approach is where any shortfalls (or

³ These figures are rounded to the nearest 50 homes.

overprovision) are equally distributed across the remainder of the plan period. The Sedgefield approach is where any shortfall (or overprovision) is distributed across the current five year period.

- 13 Paragraph 97 of the Inspector's Report on the Aligned Core Strategy states "In general it would be ideal for housing completions over the full plan period to be the same in each year of a plan, in order to meet the emerging requirements or needs in full. Higher numbers might be necessary to make good any shortfalls in supply in the recent past (ideally in the early years using the Sedgefield approach)". The National Planning Practice Guidance states local planning authorities should aim to deal with any undersupply within the first five years of the plan period where possible.
- 14 In the light of the Inspector's Report and national guidance, it is considered appropriate to apply the Sedgefield approach to assess housing land supply.

5% or 20% buffer

- 15 To assess whether Gedling Borough has "a record of persistent under delivery of housing", it is important to look at the long term trend over an economic cycle. The Aligned Core Strategy was adopted in September 2014 so housing delivery against previous development plans would also need to be assessed.
- 16 The Nottinghamshire and Nottingham Joint Structure Plan was adopted in February 2006 and set a housing requirement of 5,000 homes for the period 2001 to 2021 (annual requirement of 250 homes). The East Midlands Regional Plan was adopted in March 2009 and set a housing requirement of 8,000 homes for the period 2006 to 2026 (annual requirement of 400 homes). The Aligned Core Strategy sets a housing requirement of 7,250 homes for the period 2011 to 2028. The Aligned Core Strategy provides different annual targets through the plan period, as shown in **Table 1**.
- 17 **Table 2** shows that the number of new homes completed between 2011 and 2013 exceeded the Aligned Core Strategy target for those years. The number of net homes completed between 2013 and 2015 falls short of the Aligned Core Strategy target for those years.

Table 2: Gedling's net completions (cumulative) in the last 10 years

		Net completions	Net completions (cumulative)	Plan target	% of target
East Midlands Regional Plan	2004/05	236	926	1,000	93 %
	2005/06	244	1,170	1,250	94 %
Nottinghamshire and Nottingham Joint Structure Plan	2006/07	296	296	400	74 %
	2007/08	447	743	800	93 %
	2008/09	204	947	1,200	79 %
	2009/10	274	1,221	1,600	76 %
	2010/11	341	1,562	2,000	78 %
Aligned Core Strategy	2011/12	275	275	250	110 %
	2012/13	227	502	500	100 %
	2013/14	321	823	940	88 %
	2014/15	311	1,134	1,380	82 %

- 18 It is important to note that there has generally been a drop nationally in the housing completions since 2007/08 due to the effect of the UK's recession with housing delivery slowed or stopped on a number of sites. The Greater Nottingham Housing and Economic Prospects report (2012)⁴ states that the past completions trend for Gedling Borough has not been significantly affected by the market downturn. It should be noted that the Housing and Economic Prospects report looked at a longer term over 21-year period (1991-2012). From discussions with developers, it is understood that this reluctance to bring forward sites is a result of the economic recession and the lack of available mortgage finance.
- 19 As noted in a recent appeal decision (ref APP/K2420/A/12/2188915) relating to Land at Shilton Road, Barwell, Leicestershire⁵, the rate of house building cannot be considered to be entirely the result of decisions made by the Council. In addition (and reflecting the Barwell decision) there is no evidence that the Council has been obstinate in relation to the under-delivery of housing and the persistence referred to in paragraph 47 of the National Planning Policy Framework has not been demonstrated.
- 20 Under these circumstances, it is considered appropriate to use a 5% buffer rather than 20% to assess housing land supply.

Five Year Housing Land Supply Assessment

- 21 The housing requirement needs to be adjusted to reflect the number of new homes that have already been delivered since the beginning of the plan period (i.e. 2011). As previous Government guidance required the five year land supply assessment to be based upon a 'forward look', an estimate needs to be made for the number of completions during 2015-16. The estimated

⁴ [http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20\(11-12-12-nxi\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20(11-12-12-nxi).pdf)

⁵ <http://www.pcs.planningportal.gov.uk/pcsportal/ViewCase.asp?caseid=2188915&coid=2123328>

figure has been derived from the housing trajectory, which is based on the SHLAA, in **Appendix C**. The new homes completed in Gedling Borough between 2011 and 2016 are shown in **Table 3** below.

Table 3: New homes completed (and estimated) 2011-2016

	Completed 2011-2015	Estimated 2015-2016	Total 2011-2016
Urban area	884	146	1,030
Teal Close	0	0	0
North of Papplewick Lane	0	0	0
Top Wighay Farm	0	0	0
Gedling Colliery/Chase Farm	0	0	0
Bestwood Village	52	0	52
Calverton	93	65	158
Ravenshead	77	9	86
Other villages	28	9	37
Total	1,134	229	1,363

22 The housing requirement for the period 2011 to 2016 is 1,820 homes⁶. The number of new homes completed during that period is 1,363 which is a shortfall against the housing requirement of 457 homes.

23 The housing requirement for the five year period (2016 to 2021) is 2,320 homes⁷. However taking account of the under-delivery of 457 homes from 2011-2016, and taking the Sedgefield approach, this means the revised five year housing requirement is 2,777 homes. The housing requirement plus a 5% buffer for the next five year period is therefore 2,916 homes.

24 The estimated housing supply for the five year period is 2,024, as shown in **Table 4**. Paragraphs 5 to 11 explain the sites that make up the housing supply.

Table 4: Estimated housing supply for the five year period

	Projected completions
Urban area	291
Teal Close	270
North of Papplewick Lane	300
Top Wighay Farm	380
Gedling Colliery/Chase Farm	240
Bestwood Village	203
Calverton	124
Ravenshead	93
Other villages	123
Estimated Housing Supply	2,024

⁶ See Table 1. Target for 2011 to 2013 (500) + 3/5 of target for 2013 to 2018 (1,320) = 1,820.

⁷ See Table 1. 2/5 of target for 2013 to 2018 (880) + 3/5 of target for 2018 to 2023 (1,440) = 2,320.

- 25 Comparing the estimated housing supply of 2,024 homes to the five year housing requirement of 2,777 homes, there is a shortfall of 753 homes. Comparing the estimated housing supply to the five year housing requirement including the 5% buffer (i.e. 2,916 homes), there is a shortfall of 892 homes.

Total Housing Supply	2,024
Annual Requirement for 2015-2020 ⁸	555
No of Years Supply	3.65 years
Five Year plus 5% buffer target	5.25 years

- 26 **Appendix B** contains the list of deliverable sites which are expected to deliver homes during the five year period and therefore make up the five year housing land supply.

Conclusion

- 27 The assessment shows that against the housing requirement of the Aligned Core Strategy, Gedling Borough Council has a 3.65 year supply (against the requirement for a 5.25 year supply).
- 28 It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the delivery of strategic sites in the Aligned Core Strategy (including the Gedling Colliery/Chase Farm site) and also the adoption of the emerging Local Planning Document which will bring forward additional housing sites.

⁸ Five year housing requirement of 2,777 homes ÷ 5 years = 555 homes.

Appendix A: Deliverability Notes

All future development sites included in the housing trajectory and five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA database contains:-

Sites in the planning system

- Strategic sites that are allocated in the Aligned Core Strategy
- Site that are allocated in the Replacement Local Plan
- Sites with planning permission

Sites not in the planning system

- Unallocated sites

Sites that have planning permission or allocated in the Aligned Core Strategy and Replacement Local Plan are assumed to be suitable and available as they have been through the planning application or development plan process. Sites with planning permission that have lapsed within the past five years are assumed to be suitable. The submitted and council identified sites have been fully assessed but they have not been through the planning application or development plan process. Some of those sites are considered to be suitable subject to policy changes which will occur through the Local Planning Document.

Sites that are unlikely to be developed based on up-to-date information provided by developers or replaced by new planning permission for non-residential development are assessed as 'non-deliverable' and are therefore excluded from the housing trajectory and five year housing land supply.

Developers are asked to provide information on the delivery rates through the SHLAA process. If these are not provided, then the Council's assumptions are applied. Assumptions about when a site will start to be developed are made based on the strength of the site's sub-market area. Market strength is reviewed each year and is a professional judgement based on an assessment of past completions data, viability information and local knowledge. Sites in strong market are more likely to come forward before other sites in moderate and weak markets. As the housing market improves, sites in moderate and weak markets will become more viable.

The assumptions are as follows:

- On sites up to 10 homes, the completion rate is 5 per year;
- On sites up to 250 homes, the completion rate is 20 per year;
- On sites up to 1,000 homes, the completion rate is 40 per year; and
- On sites over 1,000 homes, the completion rate is 100 per year.

Table A1: Assumptions for sites in the planning system

Market Strength	Site	Assumed year development will start
Weak (Colwick/Netherfield, Newstead)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2020/21 (Year 5) 2022/23 (Year 6) 2023/24 (Year 7) 2024/25 (Year 8)
Moderate (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2019/20 (Year 4) 2020/21 (Year 5) 2022/23 (Year 6) 2023/24 (Year 7)
Strong (Arnold/Mapperley, Gedling Rural North)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2018/19 (Year 3) 2019/20 (Year 4) 2020/21 (Year 5) 2022/23 (Year 6)

Table A2: Assumptions for sites not in the planning system

Market Strength	Site	Assumed year development will start
Weak (Colwick/Netherfield, Newstead)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2023/24 (Year 7) 2024/25 (Year 8) 2016/27 (Year 9) 2018/29 (Year 10)
Moderate (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2022/23 (Year 6) 2023/24 (Year 7) 2024/25 (Year 8) 2016/27 (Year 9)
Strong (Arnold/Mapperley, Gedling Rural North)	Up to 10 homes Up to 250 homes Up to 1,000 homes Over 1,000 homes	2020/21 (Year 5) 2022/23 (Year 6) 2023/24 (Year 7) 2024/25 (Year 8)

Appendix B: Schedule of Deliverable Sites in the Five Year Period

Urban Area

Ref	Site	Locality	Status	Projected completions 2016-2021
6/879	Accent Nene Ltd	Arnold	Planning permission	2
6/673	Arnold Daybrook and Bestwood Constitutional Club	Arnold	Planning permission	13
6/880	Arnot Hill Road (48A)	Arnold	Planning permission	1
6/189	Ashe Close (19, Land Adj To)	Arnold	Unallocated site	2
6/89	Ashington Drive (Plot 15)	Arnold	Unallocated site	1
6/719	Aylesham Avenue (70, Land Adj To)	Arnold	Planning permission	1
6/882	Beech Avenue (35, Land Adj To)	Arnold	Planning permission	1
6/883	Benedict Court (1)	Arnold	Planning permission	4
6/582	High Street (24)	Arnold	Unallocated site	1
6/612	Maitland Road (Garage)	Arnold	Under construction	2
6/813	Mapperley Plains (231)	Arnold	Planning permission	1
6/722	Mapperley Plains (421)	Arnold	Planning permission	1
6/723	Melbury Road (65)	Arnold	Planning permission	1
6/187	Middlebeck Drive (11)	Arnold	Planning permission	1
6/203	Plains Road (143A)	Arnold	Planning permission	4
6/727	Plains Road (35)	Arnold	Planning permission	1
6/885	Ramsey Drive (71)	Arnold	Planning permission	1
6/784	Ravenswood Road (143)	Arnold	Planning permission	1
6/887	Sandfield Road (117)	Arnold	Planning permission	1
6/482	The Grove Public House	Arnold	Planning permission	20
6/797	Warren Hill Community Church	Arnold	Planning permission	6
6/218	Woodchurch Road (64, Land Adj To)	Arnold	Planning permission	3
6/892	Adbolton Avenue (4)	Carlton	Planning permission	2
6/646	Arnold Lane (51, Land Adj To)	Carlton	Planning permission	1
6/735	Blenheim Avenue (21 and 23)	Carlton	Planning permission	2
6/172	Burton Avenue (6A)	Carlton	Unallocated site	1
6/168	Carlton Hill (257 & 257a)	Carlton	Unallocated site	3
6/146	Carlton Mill	Carlton	Under construction	13
6/893	Cavendish Road (263)	Carlton	Planning permission	4
6/894	Cavendish Road (68)	Carlton	Planning permission	2
6/895	Chandos Street (7)	Carlton	Planning permission	2
6/896	County Road (35)	Carlton	Planning permission	1
6/897	DBH House	Carlton	Planning permission	12
6/606	Emmanuel Avenue (2)	Carlton	Unallocated site	1
6/898	Florence Road (26, Land Adj To)	Carlton	Planning permission	1
6/500	Forester Street (1)	Carlton	Under construction	2
6/558	Friday Lane (St Eia, Land Rear Of)	Carlton	Planning permission	1
6/817	Godfrey Street (77)	Carlton	Planning permission	5
6/899	Greenhill Rise (7)	Carlton	Planning permission	3
6/821	Ivy Villa	Carlton	Planning permission	1
6/666	Lambley Lane land adj to 46	Carlton	Unallocated site	10
6/745	Main Road (61)	Carlton	Planning permission	1
6/273	Main Road (87, Land Adj To)	Carlton	Planning permission	3
6/746	Marshall Hill Drive (122, Land Adj To)	Carlton	Planning permission	1

Ref	Site	Locality	Status	Projected completions 2016-2021
6/901	Meadow Road (70, 72 & 74)	Carlton	Planning permission	1
6/206	Midland Road (30)	Carlton	Planning permission	3
6/902	Midland Road (6)	Carlton	Planning permission	1
6/737	Mile End Road (Electricity Sub Station)	Carlton	Planning permission	2
6/221	Mount Pleasant (12, Land Adj To)	Carlton	Planning permission	1
6/903	New School House	Carlton	Planning permission	1
6/159	Nursery Drive (1) Plot A	Carlton	Planning permission	1
6/160	Nursery Drive (1) Plot B	Carlton	Planning permission	1
6/161	Nursery Drive (1) Plot C	Carlton	Planning permission	2
6/802	Oakdale Road (202, Land Rear Of)	Carlton	Planning permission	5
6/804	Pioneer Accident Repair Centre	Carlton	Planning permission	6
6/725	Plains Road (86)	Carlton	Planning permission	1
6/822	Plains Road (92)	Carlton	Planning permission	1
6/823	Plains Road (92, Land Adj To)	Carlton	Planning permission	4
6/878	Porchester Road (182)	Carlton	Planning permission	1
6/904	Sandford Road (118)	Carlton	Planning permission	1
6/818	Sandford Road (2 & 2A)	Carlton	Planning permission	10
6/52	Spring Lane	Carlton	Planning permission	80
6/246	Standhill Road (161, Land Adj To)	Carlton	Planning permission	1
6/905	The Elms (2A)	Carlton	Planning permission	3
6/750	Victoria Road (23)	Carlton	Planning permission	2
6/137	Wood Lane	Carlton	Allocated in Replacement Local Plan	20
6/906	Wood Lane (65)	Carlton	Planning permission	1
6/752	Woodlands (Highclere Drive)	Carlton	Planning permission	1
Total				291

Strategic Sites/Strategic Location

Ref	Site	Locality	Status	Projected completions 2016-2021
6/782	Teal Close	Carlton	Planning permission	270
6/462	North of Papplewick Lane	Hucknall	Planning permission	300
6/467 6/136	Top Wighay Farm	Hucknall	Part of site under construction (38 homes). Reminder of allocated site has no planning permission	380
6/131	Gedling Colliery/Chase Farm	Carlton	Allocated in Aligned Core Strategy.	240
Total				1190

Bestwood Village

Ref	Site	Locality	Status	Projected completions 2016-2021
6/20	Bestwood Business Park	Bestwood Village	Planning permission	128

Ref	Site	Locality	Status	Projected completions 2016-2021
6/73	Bestwood Hotel	Bestwood Village	Under construction	6
6/814	The Sycamores	Bestwood Village	Planning permission	4
6/484	The Sycamores	Bestwood Village	Under construction	25
6/27	Westhouse Farm	Bestwood Village	Planning approval subject to signing of s106	40
Total				203

Calverton

Ref	Site	Locality	Status	Projected completions 2016-2021
6/730	Crookdole Lane (16)	Calverton	Planning permission	1
6/130	Dark Lane	Calverton	Planning permission	60
6/891	Hollinwood Lodge	Calverton	Planning permission	1
6/32	Land Between Main Street and Hollinwood Lane	Calverton	Under construction	18
6/489	Little Tithe Farm	Calverton	Planning permission	1
6/732	Lodge Farm	Calverton	Planning permission	4
6/490	Longue Drive (Plots 34 To 59)	Calverton	Under construction	16
6/491	Longue Drive (Plots 63 to 72)	Calverton	Under construction	1
6/788	Manor Road (27, Land Rear Of)	Calverton	Planning permission	1
6/154	Mansfield Lane (110-112)	Calverton	Under construction	6
6/390	Renals Way	Calverton	Under construction	5
6/733	Spring Farm Kennels	Calverton	Planning permission	2
6/801	Spring Farm Kennels (plot 3)	Calverton	Planning permission	1
6/686	The Cherry Tree	Calverton	Under construction	7
Total				124

Ravenshead

Ref	Site	Locality	Status	Projected completions 2016-2021
6/812	Byron Crescent (1)	Ravenshead	Planning permission	1
6/793	Chapel Lane (70)	Ravenshead	Planning permission	4
6/41	Cornwater Fields (Site B)	Ravenshead	Planning permission	60
6/910	Culag (Newstead Abbey Park)	Ravenshead	Planning permission	1
6/117	Longdale Avenue (2)	Ravenshead	Planning permission	1
6/800	Longdale Lane (12)	Ravenshead	Planning permission	2
6/522	Milton Court (8)	Ravenshead	Unallocated site	1
6/563	Nottingham Road (102, Land Rear Of)	Ravenshead	Planning permission	1
6/911	Regina Crescent (8)	Ravenshead	Planning permission	1
6/808	Regina Crescent (9)	Ravenshead	Planning permission	2
6/639	Sheepwalk Lane (20)	Ravenshead	Planning permission	1
6/809	Tabramcore	Ravenshead	Planning permission	1
6/913	The Bungalow (Newstead Abbey Park)	Ravenshead	Planning permission	1
6/636	The Hollies (Sheepwalk Lane, 37)	Ravenshead	Planning permission	12
6/620	The Sherwood Ranger	Ravenshead	Unallocated site	2
6/634	Woodlands Farm	Ravenshead	Planning permission	1

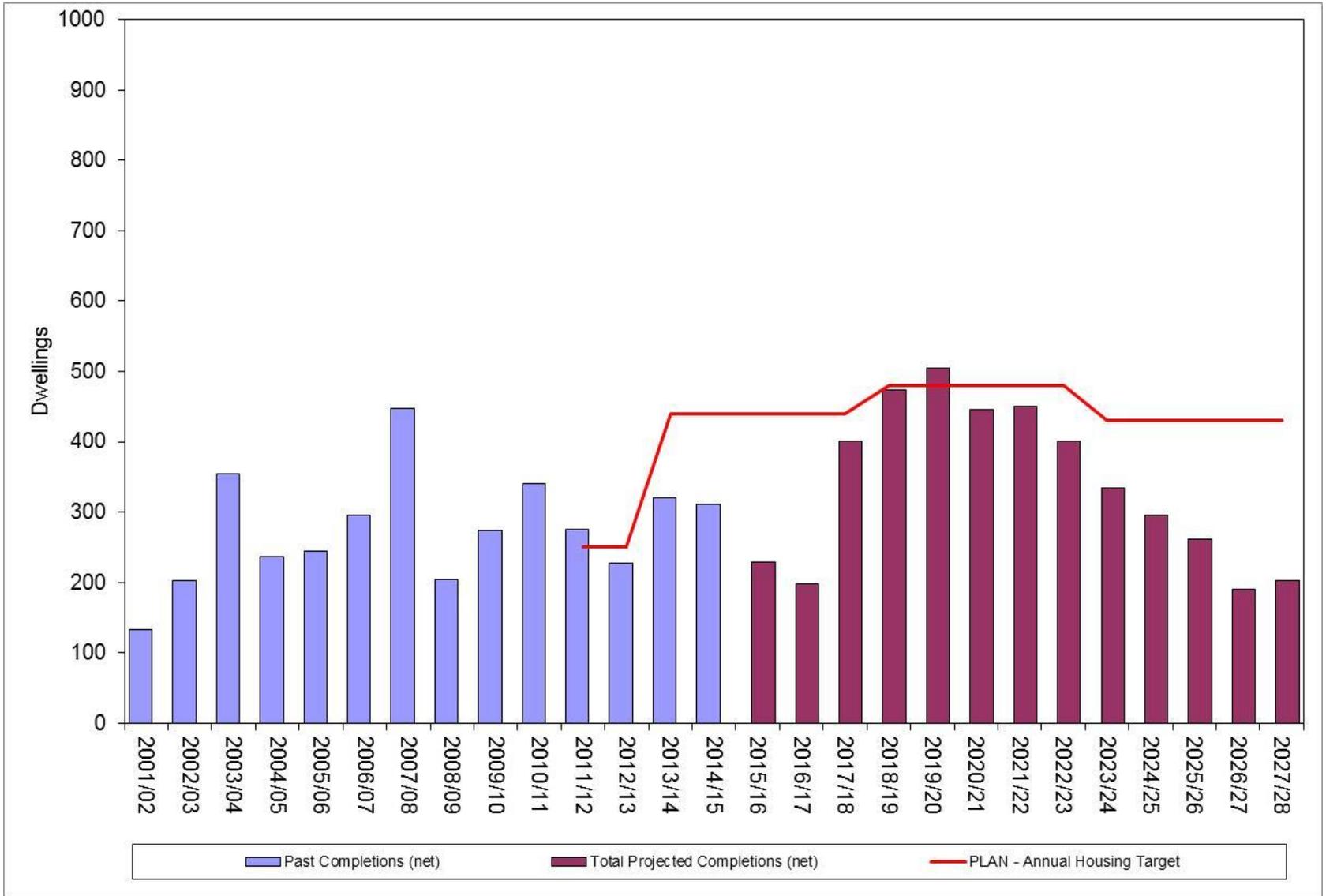
Ref	Site	Locality	Status	Projected completions 2016-2021
6/633	Woodlands Farm (outbuilding)	Ravenshead	Planning permission	1
Total				93

Other Villages

Ref	Site	Locality	Status	Projected completions 2016-2021
6/728	Bridle Road (108)	Burton Joyce	Planning permission	1
6/888	Bridle Road (Barn to the Rear Of)	Burton Joyce	Planning permission	1
6/807	Crifftin Road (21)	Burton Joyce	Planning permission	1
6/583	Foxhill Road (56, Land At)	Burton Joyce	Planning permission	4
6/142	Kapur (Land Adj To)	Burton Joyce	Planning permission	1
6/103	Lambley Lane (120, Land Adj To)	Burton Joyce	Planning permission	1
6/889	Station Road (3)	Burton Joyce	Planning permission	3
6/370	Ashlea (Land Adj To)	Lambley	Under construction	1
6/753	Catfoot Squash Club	Lambley	Planning permission	1
6/519	Mapperley Plains (358)	Lambley	Planning permission	1
6/907	Spring Lane (300)	Lambley	Planning permission	1
6/908	The Lambley (Land Adj To)	Lambley	Planning permission	1
6/195	Fraser Street (38, Land Adj To)	Newstead	Planning permission	1
6/132	Newstead Sports Ground	Newstead	Allocated in Replacement Local Plan	80
6/806	Mansfield Road (131)	Papplewick	Planning permission	1
6/196	Ash Grove	Woodborough	Under construction	8
6/914	Bank Hill House	Woodborough	Planning permission	1
6/761	Lowdham Lane (78)	Woodborough	Planning permission	1
6/789	Main Street (147)	Woodborough	Planning permission	6
6/790	Main Street (152-156)	Woodborough	Planning permission	3
6/916	Main Street (165)	Woodborough	Planning permission	4
6/367	Roe Hill	Woodborough	Planning permission	1
Total				123

Appendix C: Housing Trajectory

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
Past Completions (net)	275	227	321	311														1134
Teal Close						30	60	60	60	60	80	80	80	80	80	80	80	830
North of Papplewick Lane						15	60	90	90	45								300
Top Wighay Farm						30	50	100	100	100	100	100	100	100	65			845
Gedling Colliery/Chase Farm							60	60	60	60	60	60	60	60	60	60	60	660
Urban area					146	46	15	55	109	66	107	106	26	15	17	10	15	733
Bestwood Village						14	40	45	32	72	79	53	28					363
Calverton					65	53	23	15	18	15	12							201
Ravenshead					9	2	9	33	26	23	10							112
Other Villages					9	8	84	16	10	5	2	2						136
Windfall allowance													40	40	40	40	48	208
Total Projected Completions (net)					229	198	401	474	505	446	450	401	334	295	262	190	203	4388
Cumulative Completions	275	502	823	1134	1363	1561	1962	2436	2941	3387	3837	4238	4572	4867	5129	5319	5522	5522
PLAN - Annual Housing Target	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430	7250
PLAN - Housing Target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3660	4140	4620	5100	5530	5960	6390	6820	7250	
MONITOR - No. dwellings above or below cumulative housing target	25	2	-117	-246	-457	-699	-738	-744	-719	-753	-783	-862	-958	-1093	-1261	-1501	-1728	
MANAGE - Annual housing target taking account of past/projected completions	426	436	450	459	470	491	517	529	535	539	552	569	602	670	794	1061	1931	1728



ACTION SHEET PLANNING DELEGATION PANEL 24th March 2016

2015/1278

Land Off Fraser Street Newstead

8 no. new four bed dwellings, land off Fraser Street, Newstead Village, Nottinghamshire

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

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

Decision to be issued following completion of paperwork.

2016/0005

24 Whitby Crescent Woodthorpe Nottinghamshire

Double storey side and single storey rear extensions

The proposed development would have an undue impact on the amenity of the neighbouring residential property.

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

Decision to be issued following completion of paperwork.

2016/0046

153B Main Street Woodborough Nottinghamshire

Rear garden shed

The proposed development would have no undue impact on neighbouring residents or the Conservation Area of Woodborough.

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

Decision to be issued following completion of paperwork.

2016/0062

322 Spring Lane Lambley Mapperley

Demolition of existing bungalow and erection of replacement dwelling.

The proposed development would have an 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.

2016/0081

95A Bonner Lane Calverton Nottinghamshire

New build bungalow

The proposed development would be inappropriate development in the Green Belt.

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

Decision to be issued following completion of paperwork.

David Gray - 30th March 2016

ACTION SHEET PLANNING DELEGATION PANEL 8th April 2016

2015/0423

Adjacent Goosedale Farm Goosedale Lane Bestwood

Full Planning Permission for the erection of nine holiday lodges and the change of use of harstanding area to car park.

The Panel recommended that the application be referred to Planning Committee

2015/1119

Caravan Park Hayes Farm Hucknall Road Newstead

Proposed Extension to Existing Caravan Storage Area (Change of use of land)

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.

2016/0079

Timmermans Garden Centre Lowdham Lane Woodborough

Full application for the erection of canopy, extension and associated works in conjunction with the Garden Centre

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

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

Decision to be issued following completion of paperwork.

2016/0093

Land Off Bagnall Avenue Between 41 And 43 Bagnall Avenue Arnold

The proposal is for 4 new build self contained residential apartments

Withdrawn from Agenda.

2016/0198
9 Regina Crescent Ravenshead Nottinghamshire
Variation of conditions no's 2, 3, 4, 8 and 9 of planning permission 2013/0886.

The proposed development would be a minor material amendment to a previously approved scheme.

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

Decision to be issued following completion of paperwork.

2016/0148
6 Jessops Lane Gedling Nottinghamshire
The proposal is to create both ground & first floor extensions, and a detached garage.

The application has been deferred.

2016/0178
16 Cantley Avenue Gedling Nottinghamshire
First Floor Extension to Rear of Existing Dwelling House

The proposed development would have an overbearing impact on neighbouring amenity.

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

Decision to be issued following completion of paperwork.

2016/0243
11 Buckland Drive Woodborough Nottinghamshire
Proposed alteration to ground floor layout and first floor extension over existing garage

The proposed development would have no undue impact on neighbouring residents or the Streetscene.

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

Decision to be issued following completion of paperwork.

David Gray - 11th April 2016

ACTION SHEET PLANNING DELEGATION PANEL 1st April 2016

2015/1191

Woodmans Cottage Park Road Bestwood

Erection of a children's Tree house in the grounds of Woodman's Cottage.

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

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

Decision to be issued.

Parish to be notified following issue of decision.

SS

2015/1330

355 Coppice Road Arnold Nottinghamshire

Two storey side extension

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

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

Decision to be issued following completion of paperwork.

2016/0095

14 Worcester Road Woodthorpe Nottinghamshire

First floor side extension above existing garage

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

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

Decision to be issued following completion of paperwork.

2016/0069

Land Adjacent 219 Standhill Road Carlton Nottinghamshire

Construction of 2no. self contained flats.

Application to be determined by the Planning Committee, as one of the owners of the site is a Freeman of the Borough.

2016/0114
23 Spencer Avenue Mapperley Nottinghamshire
Erection of detached house in rear garden

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

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

Decision to be issued.

2016/0202
66 Green Lane Lambley Nottinghamshire
Proposed bungalow & garage.

The proposed development is inappropriate and would have a detrimental impact on the Green Belt.

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

Decision to be issued.

Parish to be notified following issue of decision.

SS

2016/0229
64 Woodchurch Road Bestwood Nottinghamshire
Either removal of condition 9 or requirement for improved visibility splay to west of junction only.

The proposal would have a detrimental impact on road safety.

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

Decision to be issued following completion of paperwork.

Parish to be notified following issue of decision.

SS

2016/0231
Castle Mill Bungalow Castle Mill Linby Lane
To erect a proposed glazed porch to the rear of the bungalow.

Application withdrawn from agenda.

NM
1st April 2016

ACTION SHEET PLANNING DELEGATION PANEL 15th April 2016

2016/0101

West Lodge Station Avenue Newstead

Retrospective permission for demolition and rebuilding of former outbuilding and garden features including blockwork driveway, oil tank, external heating boiler, pond and circulatory water feature together with circular gazebo structure and bridge over stream and sunken hot tub. Proposed erection of timber shed.

Application withdrawn from agenda.

2016/0185

West Lodge Station Avenue Newstead

Retrospective consent to demolish and rebuild the former outbuilding plus new roof together with the erection of wooden fence and gateway to drive and side access and erection of refurbished original metal gateway to driveway.

Application withdrawn from agenda.

2016/0187

12 Woodland Grove Woodthorpe Nottinghamshire

The proposal is for a two storey domestic extension.

Subject to the provision of off-street parking, the proposed development would have no undue impact on the residential amenity of adjacent properties, the character & appearance of the area or highway safety & trees.

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

Decision to be issued following completion of paperwork.

2016/0216TPO

227 Plains Road Woodthorpe Nottinghamshire

Silver birch, located to the rear of 227 plains road in a communal garden, reduction of 50% due to neighbours concern over possible damage to property

Insufficient information has been provided to demonstrate that the development as proposed would not have a detrimental impact on the protected tree & its visual amenity.

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

Decision to be issued following completion of paperwork.

NM 15th April 2016

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Report to Planning Committee

Subject: Future Planning Applications

Date: 27 April 2016

The following planning applications or details have been submitted and are receiving consideration. They may be reported to a future meeting of the Planning Committee and are available for inspection online at: <http://pawam.gedling.gov.uk:81/online-applications/>

Alternatively, hard copies may be viewed at Gedling1Stop or by prior arrangement with Development Control.

<u>App No</u>	<u>Address</u>	<u>Proposal</u>	<u>Possible Date</u>
2015/0423	Adjacent Goosedale Farm, Goosedale Lane, Bestwood.	Erection of nine holiday lodges.	18/5/16
2015/1009	Bestwood Lodge Hotel, Bestwood.	Granite memorial to 9th Duke of St Albans.	18/5/16
2014/0273	Land at corner Longdale Lane & Kighill Lane, Ravenshead.	Site for residential development.	22/6/16
2014/1343	Westhouse Farm, Moor Road, Bestwood Village.	New single storey primary school.	22/6/16
2016/0306	Glebe Farm, Glebe Drive, Burton Joyce.	Outline application for up to 45 new residential dwellings.	22/6/16
2016/0414	Adjacent 64 Byron Street, Daybrook.	Erection of 21 residential apartments.	22/6/16

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.