



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

# Agenda

## Planning Committee

Date: **Wednesday 20 July 2016**

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Time: **6.00 pm**

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

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For any further information please contact:

**Lyndsey Parnell**

Senior Elections and Members' Services Officer

0115 901 3910

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# Planning Committee

## Membership

**Chair**                      Councillor John Truscott

**Vice-Chair**                Councillor Barbara Miller

Councillor Michael Adams  
Councillor Pauline Allan  
Councillor Peter Barnes  
Councillor Sandra Barnes  
Councillor Chris Barnfather  
Councillor Alan Bexon  
Councillor Bob Collis  
Councillor Kevin Doyle  
Councillor Gary Gregory  
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 22 June 2016**

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller Councillor Marje Paling  
Councillor Michael Adams Councillor Colin Powell  
Councillor Pauline Allan Councillor Paul Stirland  
Councillor Alan Bexon Councillor Paul Wilkinson  
Councillor Bob Collis Councillor David Ellis  
Councillor Kevin Doyle Councillor Sarah Hewson  
Councillor Gary Gregory Councillor Nicki Brooks  
Councillor Meredith Lawrence

Absent: Councillor Peter Barnes, Councillor Sandra Barnes and  
Councillor Chris Barnfather

Officers in Attendance: C Goodall, D Gray, F Whyley and P Seddon

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

Councillors Brooks, Ellis and Hewson attended as substitutes for Councillors P Barnes, S Barnes and Barnfather, who had given their apologies for absence.

### **2 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 18 MAY 2016.**

#### **RESOLVED:**

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

### **3 DECLARATION OF INTERESTS**

None.

### **4 APPLICATION NO. 2015/1301- 130B MAIN ROAD, RAVENSHEAD**

Detached garage and garage conversion.

Mr Bevan, a local resident, spoke in objection to the application.

The Interim Head of Planning introduced the item.

**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 carried out in accordance with the application form, site location plan and deposited plans, drawing no's 2015-05-A, 2015-05-B, 2015-05-D, received on 5th November 2015, and drawing no' 2015-05-G titled "Site Plan Existing Landscape", "Site Plan Proposed" received on 29th January 2016.
3. The materials to be used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
4. The detached garage hereby approved shall be equipped with a roller shutter door for the life of the development unless otherwise agreed in writing by the Borough Council.
5. The detached garage shown to be provided on the approved plan shall remain in use for garage purposes ancillary to the dwelling house which it serves. It shall be kept available for the accommodation of private vehicles at all times and shall not be used for any other purpose unless otherwise agreed in writing by the Borough Council as local planning authority.
6. The shared turning area in front of the proposed detached garage shall remain free of parked vehicles for the life of the development.
7. The existing area to front of the converted integral garage hereby approved shall be left available for the parking of 2 vehicles for the life of the development unless otherwise agreed in writing by the Borough Council. The space available for off street car parking shall measure a minimum of 4.8 metres in width and 5 metres in depth.

**Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
4. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
5. To ensure that adequate off street car parking provision is available to serve the development in accordance with the Gedling Borough Council Car Parking Provision for Residential Dwellings SPD.
6. In the interests of road safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).
7. To ensure that adequate off street car parking provision is available to serve the development in accordance with the Gedling Borough Council Car Parking Provision for Residential Dwellings SPD.

### **Reasons for Decision**

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

### **Notes to Applicant**

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

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

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

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

**5 APPLICATION NO. 2015/1433- LAND AT GOOSEDALE FARM, GOOSEDALE LANE, BESTWOOD**

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

Mr Hayer, applicant for the development, spoke in support of the scheme.

The Interim Head of Planning introduced the item.

**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 following drawing numbers and documents and such other plans, and documents as may be approved pursuant to the conditions of this planning permission unless otherwise agreed in writing by the local planning authority: Goosedale Lodges - (Sections) 15 12 2015; Goosedale Lodges Operator Statement; A101 (Lodge Information Point); A101 - Floor Plan (Type 3 Two Bed Variation); A103 - Roof Plan (Type 3

Two Bed Variation); A104 - Elevations 1 & 2 (Type 3 Two Bed Variation); A105 - Elevations 3 & 4 (Type 3 Two Bed Variation); A106 - Sections; A107 - Front Elevation Image (Type 3 Two Bed Variation); A109 - Rear Elevation Image (Type 3 Two Bed Variation); A110 - Side Elevation Image 1 (Type 3 Two Bed Variation); A112 - Sun Study; A101 - Floor Plan (Type 3 Bed Variation); A103 - Roof Plan (Type 3 Bed Variation); A104 - Elevations 1 & 2 (Type 3 Bed Variation); A105 - Elevations 3 & 4 (Type 3 Bed Variation); A106 - Sections (Type 3 Bed Variation); A107 - Front Elevation Image (Type 3 Bed Variation); A109 - Rear Elevation Image (Type 3 Bed Variation); A110 - Side Elevation Image 1 (Type 3 Bed Variation); A111 - Side Elevation Image 2 (Type 3 Bed Variation); A101 - Floor Plan (4 Bed Lodge Type 3); A103 - Roof Plan (4 Bed Lodge Type 3); A104 - Elevations 1 & 2 (4 Bed Lodge Type 3); A105 - Elevations 3 & 4 (4 Bed Lodge Type 3); A106 - Sections (4 Bed Lodge Type 3); A107 - Front Elevation Image (4 Bed Lodge Type 3); A109 - Rear Elevation Image (4 Bed Lodge Type 3); A110 - Side Elevation Image 1 (4 Bed Lodge Type 3); A111 - Side Elevation Image 2 (4 Bed Lodge Type 3); A101 - Floor Plan (2 Bed Lodge Type 2); A102 - First Floor Plan (2 Bed Lodge Type 2); A103 - Roof Plan (2 Bed Lodge Type 2); A104 - Front Elevation (2 Bed Lodge Type 2); A105 - Rear Elevation (2 Bed Lodge Type 2); A106 - Side Elevation 1 (2 Bed Lodge Type 2); A107 - Side Elevation 2 (2 Bed Lodge Type 2); A108 - Section 1 (2 Bed Lodge Type 2); A109 - Section 2 (2 Bed Lodge Type 2); A110 - Front Elevation Image 1 (2 Bed Lodge Type 2); A112 - Rear Elevation Image 2 (2 Bed Lodge Type 2); A113 - Side Elevation Image (2 Bed Lodge Type 2); A114 - Side / Front Image (2 Bed Lodge Type 2); A101 - Floor Plan (3 Bed Lodge type 1); A102 - Roof Plan (3 Bed Lodge type 1); A103 - Elevations (3 Bed Lodge type 1); A104 - Elevations (3 Bed Lodge type 1); A105 - Sections (3 Bed Lodge type 1); A109 - Rear Elevation Image (3 Bed Lodge type 1); A110 - Front Elevation Image (3 Bed Lodge type 1); A101 - Floor Plan (Type 1 Four Bed Variation); A102 - Roof Plan (Type 1 Four Bed Variation); A103 - Elevations (Type 1 Four Bed Variation); A104 - Elevations (Type 1 Four Bed Variation); A105 - Sections (Type 1 Four Bed Variation); A108 - Front Elevation Image (Type 1 Four Bed Variation); A109 - Rear Elevation Image (Type 1 Four Bed Variation); A110 - Side Elevation 1 (Type 1 Four Bed Variation); A111 - Side Elevation 2 (Type 1 Four Bed Variation); Location Plan 17.03.2016; Combined Design and Access Statement - March 2016; and Goosedale lodges - Masterplan 16.03.2016.

- 3 The holiday lodges hereby permitted shall be used as holiday accommodation and shall not be occupied continuously by any person or persons for a period in excess of 28 days in any one single letting. There shall be no consecutive lettings beyond four weeks to the same person, family or group and a written record of lettings shall be kept and made available for inspection by the Local Planning Authority at their reasonable request.
- 4 Before development is commenced there shall be submitted to and approved by the Borough Council precise details of the materials to be used on the external elevations of the proposed development. The development shall be carried out in accordance with the approved details.
- 5 The application site shall only be used for holiday accommodation in the 9 approved holiday lodges and no other camping or caravanning shall be operated on the site other than the provisions permitted within The Town and Country Planning (General Permitted Development) 2015 - Part 4 and Part 5 (or any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order).
- 6 The development hereby permitted shall be completed in accordance with the recommendations given in section 7 of the Bridle and Green Ecology Report BG15.174.
- 7 Before development is first commenced full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Once approved the works shall be carried in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme of works that has been prior agreed in writing with the Local Planning Authority.
- 8 The hard and soft landscaping details to be submitted in relation to condition 7 above shall include the following; proposed finished levels or contours of the site; hard surfacing materials for car parking areas, and other vehicular and pedestrian access and circulation areas; minor artefacts and structures such as column lighting and bollard style luminaries to communal car parking areas; planting plans; written specifications; schedules of plants (noting species, plant sizes and proposed numbers/densities) and a schedule of landscape maintenance for a minimum period of five years from the date that the soft landscape works are completed.

- 9 Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of a Local Employment Agreement to cover the construction of the development hereby permitted and the creation of new jobs in the local area. The Local Employment Agreement shall be implemented strictly in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.

## **Reasons**

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 To ensure the use of the holiday lodges is effectively restricted to tourist accommodation as the introduction of a permanent residential use would be contrary to paragraph 89 of the National Planning Policy Framework (March 2012).
- 4 To ensure a satisfactory development, in accordance with Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and with the aims of policy ENV1, ENV21, ENV25, and ENV37 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 5 To ensure the use of the holiday lodges is effectively restricted to the tourist accommodation proposed and not as a permanent campsite or caravan site.
- 6 To protect and enhance the ecology that has been located on the site.
- 7 To ensure that the details of the development are acceptable , in accordance with the aims of Policy 10 of the Aligned Core Strategy and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 8 To ensure that the final form of the development complies with policies ENV1, of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 9 To seek to ensure that the development provides appropriate employment and training opportunities, in accordance with Policy 4 of the Aligned Core Strategy for Gedling Borough (September 2014).

## **Reasons for Decision**

The development has been considered in accordance with the National Planning Policy Framework, the Aligned Core Strategy for Gedling Borough (September 2014) and the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014), where appropriate. It is the opinion of the Borough Council that where the development conflicts with the Development Plan that other material considerations indicate that permission should be granted. The benefits of granting the proposal outweigh any adverse impact to the openness of the Green Belt or any of the purposes of including land within the Green Belt.

## **Notes to Applicant**

For the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. You can obtain copies of Severn Trent's current guidance notes and application from either ([www.stwater.co.uk](http://www.stwater.co.uk)) or by contacting the New Connections Scheme (Tel: 0800 707 6600).

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area that is specified, there may be sewers that have recently been adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

The Borough Council requests that the applicant considers incorporating provision for residential dwellings (with dedicated parking) to have dedicated outside electric power points, to allow residents to charge electric/hybrid vehicles into the future (see IET Code of Practice for EV Charging Equipment Installation).

You must contact the Borough Council's Building Control Section with regard to any proposed demolition of buildings on the site at least 4 weeks prior to any site clearance commencing.

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

The Borough Council has worked positively and proactively with the applicant, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, based on seeking solutions to problems arising in relation to dealing with the planning application. This has been achieved by meeting the applicant to discuss issues raised, providing details of issues raised in consultation responses; requesting clarification, additional information or drawings in response to issues raised; and providing updates on the application's progress.

Date Recommended: 6th October 2015

**6 APPLICATION NO. 2016/0060- 88 SHEEPWALK LANE, RAVENSHEAD**

Demolition of existing dwelling and erection of 3 no. detached dwellings with integral garages. Block up existing vehicular access and provide new relocated vehicular access.

The Interim Head of Planning introduced the item and advised Members of a proposed revision to Condition 7 regarding landscaping and a proposed additional condition 10 regarding drainage.

It was proposed and seconded to accept the revised conditions and the application was then put to a vote.

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

**Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be built in accordance with the approved plans, application form, Arboricultural Impact Assessment and Supporting Document received on the 21st

January 2016, drawing no's VED394-504 "Plot C & D - As Proposed" received on 21st January 2016, drawing no. VED394-506A "Existing Site Survey/Tree Removal" received on 4th March 2016, and revised plans, drawing no's VED394-500B "Site Plan - As Proposed", VED394-501B "Site Plan - As Proposed with Landscaping", VED394-505B "Site Plan - Tracking, Vis Splay & Highway", VED394-502A "Site Sections - As Proposed", VED394-503B "Plot B - As Proposed (Plot A removed)", received on 22nd April 2016.

3. No part of the development hereby permitted shall be brought into use until the visibility splays shown on drawing no VED394-505B are provided. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures or erections.
4. 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.
5. No part of the development hereby permitted shall be brought into use until the access is constructed with a gradient not exceeding 1 in 20 for a distance of 5m from the rear of the highway boundary, and never exceeds 1:12 thereafter, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.
6. No part of the development hereby permitted shall be brought into use until the existing site access that has been made redundant as a consequence of this consent and as shown on plan VED394 505B is permanently closed and the access crossing reinstated as verge and footway in accordance with details to be first submitted to and approved in writing by Gedling Borough Council.
7. The approved landscape scheme, drawing no. VED394-501B, 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. The retained trees shown on plan no: VED394-500B shall be protected strictly in accordance with the approved details and

shall be retained for the life of the development. The retained trees shall not be felled / lopped / pruned without the prior written approval of the Local Planning Authority.

8. No additional windows or openings to those shown on the approved plans shall be inserted in the external elevations of the proposed dwellings at any time, unless express consent has been given in writing by the Borough Council.
9. No works permitted under Class A, B, C and E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2015 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the express consent of the Borough Council.
10. No part of the development hereby approved shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority for that phase, based on sustainable drainage principles. The scheme shall subsequently be implemented strictly in accordance with the approved details before occupation and shall be retained for the life of the development 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.
3. In the interests of Highway safety.
4. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.).
5. In the interests of Highway safety.
6. In the interests of Highway safety.
7. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).
8. To prevent the overlooking of the adjoining property, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (2014).

9. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2014.
10. To prevent the increased risk of flooding, to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of sustainable drainage structures, in accordance with the National Planning Policy Framework and Policies 1 and 17 of the Aligned Core Strategy for Gedling Borough (September 2014).

### **Reasons for Decision**

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring properties, the area in general and is acceptable from a highway safety viewpoint. The proposal therefore accords with Policy 10 of the Aligned Core Strategy (September 2014), policies ENV1 and H7 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014), advice contained within the NPPF (2012) and the SPD "Parking Provision for Residential Development".

### **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 as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

You must contact the Borough Council's Building Control Section with regard to any proposed demolition of buildings on the site at least 4 weeks prior to any site clearance commencing.

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

current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com).

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

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. Negotiations have taken place during the consideration of the application to address adverse impacts identified by officers in connection with the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

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

Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development.

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.

7

**APPLICATION NO. 2016/0264- LONGDALE CRAFT CENTRE,  
LONGDALE LANE, RAVENSHEAD.**

Outline application for residential development.

Kelly Whyles spoke on behalf of the applicant, in support of the scheme.

**RESOLVED:**

**TO GRANT PLANNING PERMISSION subject to the following  
amended conditions:-**

**Conditions**

1. An application for approval of all the reserved matters (access, 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. This permission relates to the application form, site location plan, Supporting Planning Statement and Preliminary Ecological Appraisal, received on 2nd March 2016.
4. 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. Once approved the buildings shall be built strictly in accordance with the approved plans unless otherwise agreed in writing by the Borough Council.
5. 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 4 above have been implemented, unless other timescales are prior agreed in writing by the Borough Council.
6. Before development (including site preparation) is commenced a full Tree Survey (BS 5837:2012) to include an Arboricultural Method Statement, 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.

7. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a landscape plan of the site showing retention of hedgerows and any supplementary planting as well as details of the existing planting to be removed or retained. The landscape plan shall also include a 2m buffer between the proposed development and the boundary of the adjacent Local Wildlife Site. The approved details shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
8. Before development is commenced there shall be submitted to and approved in writing 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.
9. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the means of enclosure of the site. The means of enclosure of the residential gardens shall include boarding with mammal passes. 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.
10. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details regarding the retention of habitats in the eastern portion of the site, with enhancement to the grassland in that area and the inclusion of reptile refuge and bird nesting boxes and hedgehog boxes. Once these details are approved the development shall be carried out strictly in accordance with the approved details.
11. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a Method Statement for clearance works regarding reptiles. Once approved the development shall be carried out strictly in accordance with these details.

12. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details regarding the findings of a pre-works check for badger's setts onsite / within 30m of the site. Best practice measures outlined in Report Reference RSE\_459\_01-V1 – January 2016 shall be carried out regarding the pre-works checks. Once approved the development shall be carried out strictly in accordance with the approved details unless otherwise agreed in writing by the Borough Council.
13. Demolition and construction works (including site preparation) will not be undertaken during the bird breeding season (1st March to the 31st August inclusive). If this cannot be avoided, an ecologist will need to search for active bird nests immediately prior to works commencing. If nesting birds are on site, works cannot commence until the young have fledged. Written confirmation should be submitted to the Local Planning Authority that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site as birds, their nests and eggs, are protected by the Wildlife and Countryside Act 1981.
14. 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.
15. 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.
16. 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 2015 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior written permission of the Borough Council as local planning authority.
17. 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).

18. 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 Borough Council.
19. 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).

20. The development hereby permitted shall be limited to not more than three dwellings with a maxim cumulative floorspace of 600 square metres.

### **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. For the avoidance of doubt.
4. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
5. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
6. 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).
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) and in the interest of protecting the adjacent Local Wildlife Site.
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) and in order to prevent anthropogenic disturbance on the adjacent Local Wildlife Site and to retain ecological connectivity.
10. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014) and in order to protect the adjacent Local Wildlife Site.

11. To ensure the protected species present on site and in the area are offered adequate protection.
12. Because the surrounding habitat is being considered as good sett excavation potential for badgers and because of the mobile nature of this species.
13. In order to protect all birds (except pest species), their nests and eggs.
14. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
15. In the interest of highway safety.
16. To ensure the openness of the Green Belt is protected in accordance with Paragraphs
17. Because agricultural and horticultural holdings are considered to be a potentially contaminative land use and the proposals are for sensitive end-use (residential with gardens).
18. Because agricultural and horticultural holdings are considered to be a potentially contaminative land use and the proposals are for sensitive end-use (residential with gardens).
19. Because agricultural and horticultural holdings are considered to be a potentially contaminative land use and the proposals are for sensitive end-use (residential with gardens).
20. To ensure the openness of the Green Belt is protected in accordance with paragraphs 89 and 90 of the NPPF.

### **Reasons for Decision**

In the opinion of the Borough Council the proposal results in an acceptable re-development of brownfield land within the Green Belt, is not detrimental to the open character of the Green Belt, results in no significant impact on neighbouring residential properties and is acceptable in terms of highway safety. The proposal therefore accords with Paragraphs 79 - 92 of the National Planning Policy Framework, Policies A (Presumption in Favour of Sustainable Development), 3 (The Green Belt) and 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy (September 2014), and Policy ENV1 (Development Criteria) of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

### **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.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

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

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

You must contact the Borough Council's Building Control Section with regard to any proposed demolition of buildings on the site at least 4 weeks prior to any site clearance commencing.

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

**8 SECTION 106 DEED OF VARIATION- VALE ROAD, COLWICK**

Erection of 44 dwellings with associated roads & sewers.

The Service Manager, Legal Services, introduced the report, providing clarity as to the purpose of the deed of variation.

**RESOLVED:**

That the Service Manager for Legal Services be instructed to undertake the necessary work to prepare and finalise a Deed of Variation to the Planning Obligation lodged with the Borough Council dated 7th June 2011, in relation to the development permitted by planning permission no: 2008/0287.

**9 ENFORCEMENT ACTION- 80 CHURCH DRIVE, DAYBROOK**

Construction of a timber framed and clad garden annex in the rear of the ground floor flat, ancillary use to the ground floor flat.

**RESOLVED:**

That the Chief Executive and the Director of Organisational Development and Democratic Services be authorised to take any appropriate enforcement action including the service of relevant notices.

The Director of Organisational Development and Democratic Services be authorised to take any further legal action following the service of any relevant notices, if such legal action is appropriate.

**10 DELEGATION PANEL ACTION SHEETS**

**RESOLVED:**

To note the information.

**11 FUTURE PLANNING APPLICATIONS**

**RESOLVED:**

To note the information.

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

None.

The meeting finished at 7.40 pm

Signed by Chair:

Date:

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## **PLANNING COMMITTEE PROTOCOL**

### **Introduction**

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

### **Disclosable Pecuniary and Non- Pecuniary Interests**

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

### **Pre-determination and Predisposition**

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

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

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

### **Lobbying**

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

### **Roles at Planning Committee**

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

### **Speaking at Planning Committee**

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

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

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

### **Determination of planning applications**

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

Oct 2015

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**Application Number:** 2016/0611

**Location:** Room 3, Arnot Hill House and The Aviary, Arnot Hill Park  
Arnold.



**NOTE:**

This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright No. LA 078026  
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## **Report to Planning Committee**

<b>Application Number:</b>	2016/0611
<b>Location:</b>	Room 3, Arnot Hill House and The Aviary, Arnot Hill Park Arnold.
<b>Proposal:</b>	Change of use from B1 to sui generis marriage ceremonies.
<b>Applicant:</b>	Ms Hazel Tait
<b>Agent:</b>	
<b>Case Officer:</b>	Christina Dinescu

### **Background**

This application is referred to the Planning Committee because Arnot Hill House and the Aviary are owned by Gedling Borough Council.

### **Site Description**

Arnot Hill House is a Grade II listed building dating from 1866 and sited within Arnot Hill Park, in a prominent location.

The listing describes it as having hipped and polygonal slate roofs with elaborate bracketed eaves. On the south front is a central canted two storey tower porch, whilst the west front has a central half round bay with hipped terminal wings and canted bays. Inside is a cantilevered stone staircase with iron balustrade and several ashlar Gothic fireplaces.

The building is in office use and it is situated within the built up area of Arnold but standing within a protected public open space.

The Aviary is a single storey building with arched openings and hipped roof sited within Arnot Hill Park, to the east of the Civic Centre, within the Rose Garden. The building was used as an aviary but the birds have been removed in 2014 and since then the building has been empty.

Both Arnot Hill House and the Aviary are located within the park, at significant distance from the adjoining residential properties on the northern and eastern side, on Arnot Hill Road, and Goerge Street. To the south, the park is adjoined by a dismantled railway.

Arnot Hill Park is located within walking distance to Arnold Town Centre and public transport is available on Nottingham Road.

Vehicular access to the park is made off Nottingham Road and parking is available on site for both employees and public users of the park. The parking areas for public users are limited to 2 hours from Monday to Friday and are located close to the vehicular entrance off Nottingham Road and close to the main entrance of the Civic Centre. The parking areas for employees are available for employees only from Monday to Friday and are located as follows: one adjacent to Arnot Hill House, one behind the rose Garden and one to the south of the Civic Centre.

The park is accessible by foot from 4 points: off Arnot Hill Road, off Nottingham Road and off the dismantled railway.

### **Relevant Planning History**

2013/0728 Listed Building Consent granted for alterations and improvements to the first floor, including works to windows and internal layout, floor finishes, doors and electrical services.

2015/0750 Listed Building Consent granted for a joint security system.

Pre-application advice was given in 2015.

### **Proposed Development**

Full Planning Permission is sought to change the use of Room 3 in Arnot Hill House and the Aviary to a sui generis use for "marriage ceremonies".

The marriage ceremonies would take place from Monday to Friday and weekends. The number of guests would vary as follows:

- A maximum of 40 guests in total at any one time for both locations (Room 3 and the Aviary), or limited to one location, from Monday to Thursday 09:30-17:30 and Fridays from 09:30 am till 14:00 pm; the events would be one hour apart;
- A maximum of 80 guests at any one time for both locations (Room 3 and the Aviary), or limited to one location, from Friday 14:00 pm till 18:00 pm, 09:30-18:00 Saturdays, Sundays and Bank Holidays; the events would be 45 minutes apart.

Literature for customers would be supplied advising that parking on site would not be available during week days, other than the public car park, and that throwing confetti or other associated products would not be permitted.

At the entrance point to the Rose Garden there would be a sign advising that a marriage ceremony is in progress. Access for the public would not be restricted.

Tables and chairs for up to 30 people would be sited in the Rose Garden for guests.

The marriage ceremonies would last between 10 to 20minutes, the additional time

would be allowed for the couple to arrive approximately 15 minutes early for a pre-ceremony interview, and a short photography session after the ceremony.

There would be no marriage ceremonies during Arnold Carnival days.

In addition to the marriage ceremonies Room 3 would be used for registration of births, deaths, marriages and other registration related services.

### **Consultations**

The Highways Authority (Notts County Council) –The Highway Authority has been made aware that although there are going to be multiple time slots made available between Monday-Thursday, and Friday mornings, the actual frequency of weddings during this period of the week will be sporadic, and are to be limited to 40 guests. In view of this, the Highway Authority considers that what is proposed should not have any significant knock on effect to parking outside of Arnot Hill Park, and therefore will not impact on the highway in the vicinity of the site.

With regards to weekends, the supporting information indicates that there will be an usher to control traffic flow and ensure the smooth running of the operation, which should help minimise the impacts of the proposal. Also, as Gedling Borough Council offices are closed on weekends, there will be an increased provision of parking within the site that can be utilised by wedding ceremony guests. There is no mention as to whether there would be an usher provided to help minimise the impacts on Friday afternoons, however we consider that the demand for parking in association with the Borough Council offices will gradually reduce throughout the afternoon period, thereby reducing the likelihood of conflict for parking between vehicles accessing the site.

It should be noted that there is a public car park within Arnot Hill park which can be used should it be necessary. Taking this, and the rest of the supporting information into account, the Highway Authority is satisfied that the proposal would not have a detrimental impact on roads in the vicinity of the site as the availability of parking within the curtilage of Arnot Hill Park should be satisfactory to serve the proposed use.

With regards to the potential for the development to result on-street parking, if limited numbers of vehicles needed to park occasionally on-street then there looks to be satisfactory areas for vehicles to park. Also, there are Traffic Regulation Orders in place to help protect against indiscriminate on-street parking.

To summarise, the Highway Authority has no objections in principle to the proposal as we consider that it would not result in a detrimental impact on highway safety in the vicinity of the site.

Historic England – The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Planning Policy – No objections to this proposal; Policy background provided.

Public Protection – No comments.

Estates Surveyor –

In favour of the Registrar's service being based at Arnot Hill House and the Aviary for the following reasons:

- Collocation of this valuable service together with other public sector partners will be beneficial for residents;
- The setting of Arnot Hill Park is appealing for ceremonies as well as being accessible due to it being on a bus route;
- The letting will generate income for the rooms at Arnot House which have been empty and could bring the Aviary back into use.

Parks and Street Care – Following clarifications received from the Applicant there are no objections to the proposal.

Licensing – No comments received up to this date.

Friends of Arnot Hill Park Group – No comments received up to this date.

Adjoining neighbours have been consulted and a Site Notice was posted. The application was also advertised in the local Press. As a result a petition signed by 9 residents was received. The concerns raised can be outlined as follows:

- No actual mention of whether there would be receptions held as well;
- In that case there should be some control on consumption of alcohol, hours of use, car parking provision;
- Considerable disruption to local residents.

### **Planning Considerations**

The main planning considerations in the determination of this planning application are as follows:

- Impact on the significance of Arnot Hill House and its setting;
- Impact on the wider community and upon the amenity of neighbouring residents;
- Impact on parking and highway safety implications.

The following policies are relevant in the consideration of this application:

- NPPF paragraphs 18-22 (Building a strong, competitive economy);
- NPPF paragraphs 126-141 (Conserving and Enhancing the Historic Environment);
- ACS Policy 11 (The Historic Environment);
- ACS Policy 12 (Local Services and General Principles);
- RLP Policy ENV1 (Development Criteria);
- RLP Policy C1 (Community Services General Principles).

Paragraph 18 of the NPPF states that the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's

inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

Paragraph 19 states inter alia that planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

#### Significance of the Listed Building and its setting

Paragraphs 132 and 133 of the National Planning Policy Framework advise that: -

‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional.

Where a proposed development will lead to substantial harm to the loss of significance of a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that the harm or loss.’

Policy 11 of the ACS advises that proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance.

I note the proposal is for change of use without external alterations or extensions, I am therefore satisfied the proposed use would be in line with the Listed Buildings interest and significance and it would ensure the building would continue to be in a viable use consistent with its conservation.

Whilst I note the Aviary is not listed, the single storey building is set within the grounds of the Listed Building; I am satisfied, however, that the proposal would return a redundant building back into use and would not result in a detrimental impact on the setting of the Listed Building.

#### Wider community and residential amenity

Policy 12 of the ACS states that community facilities should be located within the City Centre, town centre or other centre, wherever appropriate; or be in locations accessible by a range of sustainable transport modes suitable to the scale and function of the facility; and where possible, be located alongside or shared with other local community facilities.

Criterion b. of Policy ENV1 of the Replacement Local Plan requires development not to have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic

generated.

Policy C1 of the Replacement Local Plan states that planning permission will be granted for proposals to improve community services and facilities provided that:

- a. They are not detrimental to the amenity of adjoining and nearby properties;  
and
- b. Their location is within or near to local/district centres or easily accessible to local residents.

I note the nearby residential properties are sited at significant distance from Arnot Hill House and the Aviary, as such; I am satisfied the proposed change of use would not result in a detrimental impact on the amenity of nearby residents by reason of noise and traffic generated.

Given that both Arnot Hill House and the Aviary are located within a public protected open space, within walking distance to Arnold Town Centre and well served by public transport, I am of the opinion the proposal would be in accordance with RLP Policies C1 and ENV1.

I am mindful about the concerns raised by the local residents; however I am satisfied the proposal for the change of use to marriage ceremonies, operating within the parameters provided within the application with no receptions, would not result in a detrimental impact on residential amenity or the wider community. Should planning permission be forthcoming conditions would be attached restricting the use as described in the application, including hours of opening and number of guests.

#### Parking and highway safety

I note the comments from the Highways Officer with regards to impact on the highway network in the area and parking availability on site. However, I am satisfied, after receiving confirmation from the Applicant that the marriage ceremonies would be one hour apart although the marriage ceremonies would not last more than 20 minutes; the proposal would not result in a significant increase in traffic within the park nor on the public car park located next to the vehicular access point. As such, in my opinion the proposal would not result in any highway safety implications.

#### Other issues

Negotiations have taken place from pre-application stage regarding the number of guests, hours of operating in relation to existing businesses on site, the status of the open space, and parking availability. I am now satisfied with the way in which the business would operate and I am of the opinion it reflects a more comprehensive and understanding approach on how the park, the Civic Centre, the Listed Building and parking provision for both public users and employees coexist.

#### Conclusion

Having regard to all the above I consider that the proposal is in accordance with all the policies mentioned above and would recommend that Planning Permission be

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. The development hereby permitted shall be completed in accordance with the application form, site location plan and heritage statement received on 25th April 2016, and e-mail regarding the description of activity received on 8th July 2016.
3. The development hereby approved shall only be used for marriage ceremonies as follows:- Monday to Thursday 09:30-17:30 and Fridays 09:30-14:00; the events would be one hour apart;- Fridays 14:00-18:00, 09:30-18:00 Saturdays, Sundays and Bank Holidays; the events would be 45 minutes apart.

### **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory development in accordance with the aims of policies ENV1 and C1 of the Borough Council Replacement Local Plan (Certain Saved Policies 2014).

### **Reasons for Decision**

In the opinion of the Borough Council the proposed change of use of Room 3 in Arnot Hill House and the Aviary to a sui generis use of "marriage ceremonies" is an acceptable use in this location, results in no detrimental impact on the amenity of neighbouring properties or the surrounding area, is acceptable from a highway safety viewpoint and car parking. The proposal is therefore in accordance with the National Planning Policy Framework (2012), Policy 11 (The Historic Environment) and Policy 12 (Local Services and General Principles) of the Aligned Core Strategy (September 2014) and Saved Policies ENV1 (Development Criteria) and C1 (Community Services General Principles) of Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

### **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 not payable on the development hereby approved as the development type proposed is zero rated.

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. Negotiations have taken place during the consideration of the application to address adverse impacts identified by officers and/or address concerns raised by letters of representation submitted in connection with the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

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**Application Number:** 2016/0612  
**Location:** Arnot Hill House, Arnot Hill Park Arnold,  
Nottinghamshire.



**NOTE:**  
This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.  
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## **Report to Planning Committee**

**Application Number:** 2016/0612

**Location:** Arnot Hill House, Arnot Hill Park Arnold.

**Proposal:** Internal alterations in Arnot Hill House.

**Applicant:** Ms Hazel Tait

**Agent:**

**Case Officer:** Christina Dinescu

### **Background**

This application is referred to the Planning Committee because Arnot Hill House is owned by Gedling Borough Council.

### **Site Description**

Arnot Hill House is a Grade II listed building dating from 1866 and sited within Arnot Hill Park, in a prominent location.

The listing describes it as having hipped and polygonal slate roofs with elaborate bracketed eaves. On the south front is a central canted two storey tower porch, whilst the west front has a central half round bay with hipped terminal wings and canted bays. Inside is a cantilevered stone staircase with iron balustrade and several ashlar Gothic fireplaces.

The building is in office use and it is situated within the built up area of Arnold but standing within a protected public open space.

Vehicular access to the park is made off Nottingham Road and parking is available on site for both employees and public users of the park. The parking areas for public users are limited to 2 hours from Monday to Friday and are located close to the vehicular entrance off Nottingham Road and close to the main entrance of the Civic Centre. The parking areas for employees are available for employees only from Monday to Friday and are located as follows: one adjacent to Arnot Hill House, one behind the rose Garden and one to the south of the Civic Centre.

The park is accessible by foot from 4 points: off Arnot Hill Road, off Nottingham Road and off the dismantled railway.

### **Relevant Planning History**

Recent planning history, relating to listed building consent for other internal alterations, comprises:

2012/1075 Listed Building Consent granted for works to first floor including removal of stud partition and addition of new stud partition to amend office layout.

2013/0728 Listed Building Consent granted for alterations and improvements to the first floor, including works to windows and internal layout, floor finishes, doors and electrical services.

2015/0750 Listed Building Consent granted for a joint security system.

Pre-application advice was given in 2015.

There is a current planning application for change of use to marriage ceremonies for Room 3 – ref. No. 2016/0611. The application has the recommendation for approval.

### **Proposed Development**

Listed Building Consent is sought for internal works to upgrade Room 1 and Room 3 and other areas in Arnot Hill House for the Registrar's activity as follows:

- Front entrance / porch area: white paint to pillars and walls, door to be painted black, gilt effect paint to the featuring moulding around the front door.
- Hallway covering all of the downstairs area but not the stairs, using Dulux heritage paints: all upper wall and all parts where there is no moulding – Dulux heritage paints “lead white”; all lower parts of the wall and moulding work to be “Swedish white”.
- Room 1: all walls “Dale white”, all paint work “Swedish white”.
- Room 3: top part of the walls and paintwork “Roman white”, middle part “Pale sepia”, bottom part “Biscuit beige”; Chandelier as main light and wall lights to complement the chandelier; Mirror above the fireplace; framed painting or mirror on back wall between the two wall lights; drapes for windows.
- Toilets to be redecorated.
- Trellis to be erected to cover the bins at the rear exit from the building.

### **Consultations**

Historic England – The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Adjoining neighbours have been consulted and a Site Notice was posted. The application was also advertised in the local Press. No letters of representation were

received as a result.

### **Planning Considerations**

The main issues involved in the determination of this application are the impact that the work would have on the special architectural and historic interest of the listed building.

It is a statutory requirement for local planning authorities to have special regard to the desirability of preserving the building, its setting and any features of special interest (S66 Planning (Listed Buildings and Conservation Areas Act) 1990). Great weight is given to the conservation of listed buildings and any degree of harm to listed buildings requires “clear and convincing” justification (paras 131-134 of the National Planning Policy Framework (NPPF)).

The glossary to the NPPF defines significance in terms of heritage policy. This states that the interest of a heritage asset may be archaeological, architectural, artistic or historic and that significance derives not only from a heritage asset’s physical presence, but also from its setting. The importance of understanding the significance of a heritage asset is developed in the Planning Practice Guidance (as updated April 2014) in understanding the potential impact and acceptability of development proposals and the recently ((April 2015) published Good Practice Advice Note 2 – The Historic Environment – managing significance in decision - taking. The extent of setting may change and elements may make a positive or negative effect to the significance of the heritage asset. A local authority should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In determining applications, LPAs should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation

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

- Policy 11 – Proposals will be supported where heritage assets are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can have to the delivery of wider social, cultural, economic and environmental objectives. A variety of approaches will be used to assist in the protection and enjoyment of the historic environment including ....working with owners to make better use of historic assets

Paragraph 132 of the NPPF states...that great weight should be given to the asset’s conservation as heritage assets are irreplaceable... and that any harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The building, the subject of this application, is a Grade II listed building and as such

a building of special architectural and historic interest.

With respect to the proposed works –there are no features of architectural or historic interest which will be affected. Furthermore, as indicated in the described works, the proposal involves mainly re-painting the walls in a more appropriate colour scheme with the age of the building and fitting other features like a chandelier and drapes which in my view would complement the use of the rooms for the Registrar’s activity.

It is concluded that the proposed works will not adversely affect the special architectural and historic interest of this listed building and that the alterations will ensure that the building is fully used and in an appropriate use. I therefore support this application.

**Recommendation:**

To **GRANT LISTED BUILDING CONSENT** subject to the following conditions:

**Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be completed in accordance with the application form, site location plan and description of works and heritage statement submitted on 25th April 2016.

**Reasons**

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

**Reasons for Decision**

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

**Notes to Applicant**

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.

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## **Report to Planning Committee**

**Application Number:** 2013/0836

**Location:** Land at Cornwater Fields, Longdale Lane, Ravenshead.

**Proposal:** Application to Vary Section 106 Planning Obligations.

**Case Officer:** Nick Morley

### **Background**

As a stimulus to economic growth, the Growth and Infrastructure Act 2013, introduced Sections 106BA, BB and BC into the Town and Country Planning Act 1990. This allows the modification or discharge of the affordable housing elements of Section 106 planning obligations in order to make developments that can be demonstrated by the applicant to have stalled due to economically unviable housing requirements, come forward for development.

### **Relevant Planning History**

In October 2014 outline planning permission was granted for the erection of 70 dwellings, including access, equipped play area and open space, under application no: 2013/0836. This permission is, amongst other things, subject to a Section 106 planning obligation with the Borough Council for the provision of nine affordable two-bedroom bungalows on the site and a commuted sum for the provision of 12 affordable units off-site.

### **Proposal**

An application has been made to the Borough Council under Section 106BA to remove the whole of the affordable housing requirement from the planning obligation attached to outline planning permission no: 2013/0836 on viability grounds.

In support of the application, it is stated within the Section 106BA application that the joint landowners have undertaken a comprehensive assessment of the development having had the opportunity to obtain estimates for the various abnormal construction costs associated with this scheme and have come to a conclusion that the impact of these costs, in tandem with the requirement for £0.5 million of infrastructure contributions, and 30% affordable housing renders the project economically unviable and undeliverable in its current form. The development has therefore effectively stalled and cannot progress with the current level of affordable housing.

The application is accompanied by a Viability Appraisal, which concludes that:

- Even with 0% affordable housing, the development still demonstrates negative viability of -£207,000 and illustrates the even before affordable housing discounts are applied, the costs of the overall development compared to the projected value do not allow for a reasonable development profit or return for the landowners.
- The additional impact of 30% affordable housing provision is illustrated by the Viability Appraisal, which shows that negative viability increases by around £1.4 million to -£1.67 million.
- The primary reasons that affordable housing delivery is not viable in this location are the abnormal site development costs of £420,000 and the Section 106 planning obligation infrastructure contributions of £501,000.
- The conclusion is that if the scheme is to deliver new housing in this location, then the developer will have to accept reduced returns, but that there is no additional margin for affordable housing. The Appraisal demonstrates that the overall viability position becomes positive with a reduced 18% developers return and it is hoped that the scheme could proceed on this basis, if the affordable housing requirements are removed.
- It is considered by the applicant that up to date evidence of viability has been provided demonstrates that the development is not capable of providing any affordable housing based on current market conditions. The applicant therefore seeks to vary the terms of the current Section 106 planning obligation in accordance with the provisions of Section 106BA of the Act to remove all requirements for affordable housing delivery for a period of 3 years.

### **Planning Considerations**

The Borough Council as local planning authority must assess the affordable housing obligation and decide whether it prevents the development from being economically viable.

If the Borough Council finds that the obligation remains economically viable, it has no choice but to keep the obligation as it is. However, if the Borough Council finds that the obligation prevents the development from being economically viable, then it has to deal with the application in a way that safeguards and promotes the economic viability of the proposed development. In order to achieve this, the Borough Council has three options:

1. It can modify the obligation, either in the way the application suggests or in another way if more appropriate;
2. It can replace the obligation in the way the application suggests or with another obligation, if more appropriate; or
3. It can remove the obligation altogether

The applicant may appeal to the Secretary of State if:

1. The Borough Council does not make its determination within the prescribed period;
2. The application is refused; or
3. The Borough Council modifies the obligation in a different way to that suggested in the application.

The Borough Council's Housing and Planning Officers have held open and constructive dialogue with the applicants consultants from the outset of the application being lodged. At the agreement of the applicants agent, and as per Gedling Borough Council's Affordable Housing Supplementary Planning Document, an independent Viability Appraisal was sought from the District Valuer at the land owner's expense.

The District Valuer's report concluded that the site was viable with a requirement for 30% affordable housing, comprising affordable contributions of 9 affordable bungalows on-site and a £964k off-site commuted sum. The District Valuer's report has been shared with the applicant and challenges to the findings in response have been discussed and refuted. Furthermore, Housing and Planning Officers have offered to attend a meeting with the District Valuer and agent to discuss the findings but this has been rejected by the agent.

Following the above, the Borough Council received a revised proposal, stating that an off-site contribution of £404,502 could be provided, with no affordable on-site accommodation.

Furthermore, in order to test the District Valuer's findings and respond to further comments from the applicant, the Borough Council commissioned its own Viability Appraisal, which agrees with the findings of the District Valuer that the site is viable with full affordable housing contributions equivalent to 30%.

It is considered that the additional appraisal reaffirms the view of the District Valuer, that the site can make affordable housing contributions at 30% and remain viable.

The Borough Council is therefore unable to agree with the applicant's Viability Appraisal and disputes that the site has stalled on viability grounds

Government guidance indicates that "it is for the developer to demonstrate to the Local Planning Authority and to the Planning Inspectorate on appeal that the affordable housing obligation as currently agreed makes the scheme unviable in current market conditions." The guidance goes on to emphasise that "the developer will need to submit clear, up to date and appropriate evidence". In this case, it is considered that the applicant has failed to do this and that there is no alternative but to recommend refusal of the application.

**Recommendation:**

That the Borough Council determines under Section 106BA that the affordable housing requirement in the planning obligation attached to outline planning permission no: 2013/0836 is to continue to have effect without modification or replacement.



## Report to Planning Committee

**Application Number:** 2015/0280

**Location:** Wild Acres, Lamins Lane, Bestwood, Nottinghamshire  
NG6 8WS.

**Proposal:** Change of use of land from leisure uses (horses) to residential by the demolition of existing outbuildings, a stable block/tackroom and an area of hardstanding; the construction of two single storey dwellings on part of land known as Wildacres Farm and the construction of a driveway to link the two new dwellings with the existing vehicular access.

**Case Officer:** Elizabeth Campbell

Planning permission was refused by the Borough Council on the 17<sup>th</sup> July 2015 on the following grounds:

- 1 In the opinion of the Borough Council the proposed development is inappropriate development within the Nottinghamshire Green Belt and that there are no very special circumstances that outweigh the harm to the Green Belt by way of the developments inappropriateness. The proposal therefore does not accord with paragraph 87 of the National Planning Policy Framework (NPPF) (2012) or Policy 3 of the Gedling Borough Aligned Core Strategy
- 2 In the opinion of the Borough Council the proposal will impact on the openness of this part of the Nottinghamshire Green Belt by reason of the extension of a residential use into paddock land and by reason of the height, bulk and scale of the new residential properties. The proposal will therefore not be in accordance with paragraph 88 of the National Planning Policy Framework (2012)
- 3 In the opinion of the Borough Council the proposal development would have an undue impact on the amenities of the residential properties immediately to the south, by reason of the proximity of the new residences to the shared boundary and potential overlooking. The proposal would therefore not accord with Policy ENV1 of the Gedling Borough Saved Local Plan (Certain Policies Saved) 2014.
- 4 In the opinion of the Borough Council the proposed dwellings are of a design and appearance which have no particular architectural merit and would not

enhance the rural setting of the site; and would not result in the provision of residential dwellings that would be of an outstandingly high quality of design or architecturally sensitive to the rural surroundings, as required by paragraph 55 and 64 of the NPPF.

- 5 In the opinion of the Borough Council the site is presently in non-domestic use, and the plans include its use as garden. This would create a suburban appearance and use which does not accord with the five fundamental purposes of including land within the Green Belt, set out at Paragraph 90 of the NPPF. Accordingly the proposals would not safeguard the countryside from encroachment.

An appeal against this decision was subsequently lodged with the Planning Inspectorate.

This appeal has been dismissed. The Inspector concluded that the proposal was inappropriate development and therefore it would harm the Green Belt. The inspector referred to Paragraph 88 of the National Planning Policy Framework (NPPF), in this respect, which advises that substantial weight should be given to such harm. The inspector found that the other considerations put forward by the appellant fall far short of clearly outweighing the harm identified. The inspector therefore concluded that the very special circumstances necessary to justify the development do not exist and, as such, the proposal would be contrary to the NPPF and should be dismissed.

On technical and procedural matters the inspector considered that as the proposal related primarily to redevelopment of the buildings it should be assessed against criteria in para. 89 of the NPPF rather than as a change of use. Also that Policy 3 of the Gedling Borough Aligned Core Strategy was not relevant as this relates to retention and review of the Green Belt and, in his opinion, that the development would not adversely affect the living conditions of the occupiers of the houses, to the south.

**Recommendation:**

To note the information.

## ACTION SHEET PLANNING DELEGATION PANEL 10th June 2016

2015/1439

320 Spring Lane Lambley Nottinghamshire

Demolition of existing house and outbuildings and construction of new dwelling and garage

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.

2016/0329

Garage Site 2 Danes Close Arnold

SITE 2 - Demolition of existing garages and construction of 2 No 2 Bed semi-detached houses and associated external works.

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

2016/0348

146 Mapperley Plains Mapperley Nottinghamshire

New build bungalow

The proposed development would have no undue impact on highways, amenity, or the visual character of the area.

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

Decision to be issued following completion of paperwork.

2016/0357

131 Breck Hill Road Woodthorpe Nottinghamshire

Two storey front and side extensions and single storey rear extension and alterations to facades. First floor extension and balcony over part of rear extension. First floor extension over existing garage and enlargement of same (and conversion to music room).

The proposed development would have no undue impact on the character and appearance of the area or on the amenity of neighbouring dwellings.

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

Decision to be issued following completion of paperwork.

2016/0497

Pendlewood Newstead Abbey Park Nottingham Road Ravenshead

Second storey on one side area of existing dwelling and side double storey extension

**Withdrawn from agenda**

2016/0518

5 Kirkby Road Ravenshead Nottinghamshire

Removal of Condition 5 (in respect of removal of permitted development rights) imposed on Planning Permission 2016/0025 re demolition of garage/garden extension and in its place construction of a two storey side extension together with a projecting two storey feature gable, rendering of the property and erection of a detached garage in the front garden.

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.

**David Gray - 14th June 2016**

## **ACTION SHEET PLANNING DELEGATION PANEL 17th June 2016**

2016/0259  
7 Gorman Court Arnold Nottinghamshire  
New dwelling

**Application withdrawn from agenda.**

2016/0433  
333 Coppice Road Arnold NG5 7HH  
Two Storey Rear extension with chimney and reinstatement of integrated garage.

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

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

Decision to be issued.

2016/0552  
9 Nottingham Road Ravenshead NG15 9HG  
Demolish existing single garage and rebuild new larger single garage, to include storage area. New Orangery to rear of property to infill between house and garage.

The proposed development would have no undue impact on the character and appearance of the property, the Ravenshead Special Character Area 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**

2016/0556  
54 Shelt Hill Woodborough NG14 6DG  
2 storey front extension

The proposed development would not accord with Green Belt policy.

**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**

2016/0562TPO

The Stables Main Street Woodborough

Oak tree on driveway, crows nesting causing health hazard. Solid gates and driveway covered in excrement. Tree roots also breaking up drive. Would like to remove tree.

There is insufficient justification to warrant the protected tree to be removed.

**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**

2016/0570

101 Wighay Road Linby NG15 8AH

Residential extension of 2.35m to provide habitable bedroom over existing utility room.

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

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

Decision to be issued following completion of paperwork.

Parish to be notified following issue of decision.

**SS**

**NM**

**20th June 2016**

## ACTION SHEET PLANNING DELEGATION PANEL 24th June 2016

2016/0328

168A Oxclose Lane Daybrook Nottinghamshire

Demolition of existing dwelling and prefab garage, formerley care home, construction of dormer type bungalow for 5no persons living as single household and receiving care. First floor sleep over room (class C3b carers), ancillary staff office, en-suite, car parking, access ramps, paths and garden works.

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

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

Decision to be issued following completion of paperwork.

2016/0500

100 Spring Lane Lambley Nottinghamshire

Demolition of existing outbuilding and garage, to be replaced with single storey, dual pitch roofed, single bedroom, ancillary living unit, annexed to the existing main dwelling.

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

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

Decision to be issued following completion of paperwork.

Parish to be notified of decision.

2016/0538

16 Springfield Road Redhill NG5 8JN

Two storey side, single storey rear extension and new dormer

Subject to the extension being recessed from the front elevation the proposed development would have no undue impact on the character of the area or the amenity of adjoining properties.

**Subject to the extension being recessed from the front elevation of the existing dwelling the Panel recommended that the application be determined under delegated authority.**

Decision to be issued following completion of paperwork.

2016/0572

Land North Of The Lambley Catfoot Lane Lambley

Demolition of existing buildings; erection of 3 dwellings; alteration to vehicular access.

The proposed development would be an appropriate form of development in the Green Belt and would have no undue impact on the Conservation Area or on the amenity of adjoining properties.

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

Decision to be issued following completion of paperwork.

Parish to be notified of decision.

2016/0576

22 Elmtree Road Calverton NG14 6QA

First floor extension to create two additional bedrooms and new roof to garage.

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

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

Decision to be issued following completion of paperwork.

Parish to be notified of decision.

2016/0578

Woodlands Lowdham Lane Woodborough

Rear Two Storey Extension to Dwelling.

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

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

Decision to be issued following completion of paperwork.

Parish to be notified of decision.

**DG - 24th June 2016**

## **ACTION SHEET PLANNING DELEGATION PANEL 1st July 2016**

2015/0862

Land To The North Of Lime Lane And South Of Ramsdale Park Golf Centre Calverton Road Arnold

Erection of a 4MW PV Solar Farm and associated infrastructure.

The proposed development raises complex Green Belt policy issues.

**Chair of Planning Committee requested a technical briefing for Planning Committee Members.**

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

2016/0595

Rose Cottage, Goosedale Lane, Bestwood

Take down existing temporary car port & metal storage container & construct new car port. Provide an extension to rear of garage for workshop

**Application withdrawn from agenda.**

2016/0627

170 Main Street Calverton Nottinghamshire

7ft high garden fence with trellis at the top, to be erected at the end of our garden.

**Application withdrawn from agenda.**

2016/0609

The Sycamores Moor Road Bestwood

Erect 4 dwellings following demolition of existing building. Removal of Condition 11 to allow for demolition of The Sycamores prior to a contract being agreed for the redevelopment.

The proposed removal of condition 11 would have no undue impact on the Bestwood Village Conservation Area or on the residential amenity of adjacent properties.

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

Decision to be issued following completion of paperwork.

Parish to be notified following issue of decision.

**SS**

**DG 1<sup>st</sup> July 2016**

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## **ACTION SHEET PLANNING DELEGATION PANEL 8th July 2016**

2015/0822

Cockliffe Country House Hotel Burntstump Hill Arnold

New function venue in extension on the rear and side to be detached from the main part of the building, with the exception of the North gable wall, which the new building will abut. Rebuilding of north boundary wall, to form new external wall to extension.

Very special circumstances have been demonstrated which outweigh the harm to the Green Belt by reason of inappropriateness and the proposed development would not have a significantly detrimental impact on the openness of the Green Belt or on visual amenity.

The proposed development would have less than substantial harm to the significance of this Grade II listed heritage asset, which is outweighed by the public benefits of the proposal, including securing its optimum use.

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

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

Decision to be issued following completion of paperwork.

2015/0823

Cockliffe Country House Hotel Burntstump Hill Arnold

Alterations to listed building to provide, in an extension, a new function venue on the rear and side and abutting it on the North gable wall. Careful dismantling of the existing northern boundary wall and link between North gable and boundary and rebuilding the northern boundary wall on new foundations to form part of the new external wall to the extension. Any additional stone would be locally sourced to match the existing and finished with coping to match.

The proposed development would have less than substantial harm to the significance of this heritage asset, which is outweighed by the public benefits of the proposal, including securing its optimum use.

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

Decision to be issued following completion of paperwork.

2016/0590

Wickes Mansfield Road Daybrook

New 'Outdoor Projects Centre' installed within existing Service Yard. New automatic sliding door to new OPC. Cladding trims, bollards, fire exit doors, glazing frames repainted to gray (RAL:5008).

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

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

Decision to be issued following completion of paperwork.

2016/0600

Land Off Ricket Lane Ravenshead Nottinghamshire

Proposed Change of Use to Two Holiday Lets

The proposed development would not accord with Green Belt policy.

**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**

2016/0641

5 Almond Walk Gedling NG4 4AH

Flat roof dormer to rear elevation to extend existing loft conversion

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

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

Decision to be issued following completion of paperwork.

2016/0667

15 Buxton Avenue Carlton Nottinghamshire

Retention of garden outbuilding.

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

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

Decision to be issued following completion of paperwork.

**NM**  
**8th July 2016**

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## Report to Planning Committee

**Subject:** Future Planning Applications

**Date:** 20 July 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>
2015/0709	Linby House, Linby Lane, Linby.	Retention of small welfare facility & secure store: retention of relocated refuse store.	24/8/16
2015/0862	Land north of Lime Lane & south of Ramsdale Park Golf Centre.	Solar Farm.	24/8/16
2016/0179	Land adj Bradstone Drive, Spring Lane, Gedling.	Approval of Reserved Matters – Landscaping.	24/8/16
2016/0306	Glebe Farm, Glebe Drive, Burton Joyce.	Outline application for up to 45 new residential dwellings.	24/8/16
2016/0624	Ernehale Court, Cross Street, Arnold.	Demolish former sheltered accommodation & erect 6 houses & 12 apartments.	24/8/16
2014/0273	Land at corner Longdale Lane & Kighill Lane, Ravenshead.	Site for residential development.	21/9/16
2014/1343	Westhouse Farm, Moor Road, Bestwood Village.	New single storey primary school.	21/9/16

2015/1009	Bestwood Lodge Hotel, Bestwood.	Granite memorial to 9th Duke of St Albans.	21/9/16
2016/0414	Adjacent 64 Byron Street, Daybrook.	Erection of 21 residential apartments.	23/11/16

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.