

**MINUTES
PLANNING COMMITTEE**

Wednesday 21 December 2016

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller Councillor Colin Powell
 Councillor Chris Barnfather Councillor Paul Stirland
 Councillor Alan Bexon Councillor Paul Wilkinson
 Councillor Bob Collis Councillor Henry Wheeler
 Councillor David Ellis Councillor Jim Creamer
 Councillor Meredith Lawrence Councillor Muriel Weisz
 Councillor Marje Paling

Absent: Councillor Michael Adams, Councillor Pauline Allan,
 Councillor Kevin Doyle and Councillor Gary Gregory

Officers in Attendance: M Avery, N Morley, C Goodall, F Whyley, S Oleksiw, Tina
 Cooke and Clive Wood

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Adams, Allan, Doyle and Gregory. Councillors Creamer and Weisz attended as substitutes.

2 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 23 NOVEMBER 2016.

RESOLVED:

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

3 DECLARATION OF INTERESTS

Councillor Miller declared a disclosable pecuniary interest in application number 2016/0414 as a Director of the Gedling Homes Board.

The Chair declared a collective non pecuniary interest on behalf of all members of the committee in application number 2016/1107 as Gedling Borough Council was the owner of the site under consideration.

APPLICATION NO 2016/1138- PROPOSED CREMATORIUM, CATFOOT LANE, LAMBLEY, NOTTINGHAMSHIRE.

Variation of Conditions 2 (approved drawings) and 19 (implementation of approved footway and highway works) of Planning Permission no: 2012/0616 for Proposed Crematorium for Gedling to remove provision of footway on the south side of Catfoot Lane and pedestrian island on the B684 Mapperley Plains and to provide 2 no. central refuge islands on the B684 Mapperley Plains.

The Service Manager – Development Services introduced the report and provided context on existing highway constraints and drainage issues which concluded that it was not possible to incorporate a safe pedestrian footway.

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

For the Motion:

Councillor B Collis	Councillor D Ellis
Councillor M Lawrence	Councillor B Miller
Councillor M Paling	Councillor J Truscott
Councillor H Wheeler	Councillor P Wilkinson
Councillor J Creamer	Councillor M Weisz

Against the Motion:

Councillor C Barnfather	Councillor C Powell
Councillor A Bexon	Councillor P Stirland

RESOLVED:

TO GRANT PLANNING PERMISSION subject to the following conditions:

1. The development must be begun not later than three years from 9th July 2015.
2. The development hereby approved shall be built in accordance with the approved Elevations (04 Rev 4), Floor Plan (05), Floral Tribute Plans and Elevations (06) and Sections (M052.D.LS02) drawings, deposited on 23rd May 2012; Proposed Access Detail drawings (SCP/11100/D01 APPENDIX 4 Rev B, in relation to the site access only), received on 31st July 2012; Site Layout drawing (GD01_P(0)001 REV A), received on 6th October 2014; the submitted S278 Method Statement, received on 26th October

2016; and the Plan B - Improvement Works drawing (J13-086 3525 Rev F) and the Highway Construction Details drawing (J13-086 3355 Rev C), received on 2nd December 2016.

3. The development shall be carried out in accordance with the details of the materials approved under application no: 2014/0236DOC, unless otherwise prior agreed in writing by the Borough Council.
4. The development shall be carried out in accordance with the details of the means of enclosure approved under application no: 2014/0236DOC, unless otherwise prior agreed in writing by the Borough Council.
5. The development shall be carried out in accordance with the details of any proposed alterations to the existing ground levels of the site, other than those shown on Sections drawing (M052.D.LS02), approved under application no: 2014/0236DOC, unless otherwise prior agreed in writing by the Borough Council.
6. The access road, driveways, car parking areas, turning and servicing areas and other unbuilt on portions of the site shall be provided and completed in accordance with the details of the means of surfacing approved under application no: 2014/0236DOC before the development is first brought into use and the parking, turning and servicing areas shall not be used for any other purpose other than the parking, turning, loading and unloading of vehicles.
7. The access gates shall be provided in accordance with the details approved under application no: 2014/0236DOC before the development is first brought into use and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

8. The means of surfacing and/or enclosure of the remaining land on the northern and eastern part of the site, beyond the new hedgerows, shall be provided in accordance with the details approved under application no: 2014/0236DOC and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
9. The surface water drainage scheme shall be implemented in accordance with the details approved under application no: 2014/0236DOC before the development is completed and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
10. The external plant shall be provided in accordance with the details approved under application no: 2014/0236DOC before the development is first brought into use and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
11. The external lighting shall be provided in accordance with the details approved under application no: 2014/0236DOC before the development is first brought into use and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
12. The cycle stands shall be provided in accordance with the details approved under application no: 2014/0236DOC before the development is first brought into use and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
13. The landscape plan approved under application no: 2014/0236DOC shall be carried out in the first planting season following the substantial completion of the development. If within a period of five years beginning with the date of the planting of any tree, hedge, shrub or seeded area, that tree, shrub, hedge or seeded area, or any tree, hedge, shrub or seeded area that is

planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Borough Council seriously damaged or defective, another tree, shrub or seeded area of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Borough Council.

14. The ecological enhancement plan approved under application no: 2014/0236DOC shall be implemented in accordance with the approved details and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
15. The landscape and ecological management plan shall be implemented in accordance with the details approved under application no: 2014/0236DOC and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
16. The scheme for the protection of the existing hedgerows and hedgerow trees shall be implemented in accordance with the details approved under application no: 2014/09236DOC and shall be retained until all construction works have been completed.
17. The recommendations in the updated badger survey with regards to best practice during construction shall be implemented in accordance with the details approved under application no: 2014/09236DOC.
18. No part of the development hereby permitted shall be brought into use until the visibility splays shown on drawing no: SCP/11100/D01 APPENDIX 4 Rev B have been provided. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures or erections exceeding 0.90 metres in height.

19. Within 6 months of the grant of this planning permission, the highway improvement works incorporating two central refuges at the Mapperley Plains/Catfoot Lane junction shall be carried out and completed in accordance with the Plan B - Improvement Works drawing (J13-086 3525 Rev F), the Highway Construction Details drawing (J13-086 3355 Rev C), and the S278 Method Statement, or in accordance with any minor variation to these details as may be sought by the Highway Authority through the resolution of the required S278 agreement, which shall be prior agreed in writing by the Borough Council.

20. No part of the development hereby permitted shall become operational until a Travel Plan has been submitted to and approved in writing by the Borough Council. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to reduce the traffic and environmental impacts of the development and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in that plan and shall subsist for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

21. No vegetation clearance or ground works shall take place on site during the bird nesting season (1st March to 31st August inclusive in any given year), unless pre-commencement checks for nesting birds have been undertaken by an appropriately qualified ecologist and the outcome reported to the Borough Council. If any nesting birds are found to be present, details of any proposed mitigation measures shall be submitted to and approved in writing by the Borough Council before the development commences. The mitigation measures shall be implemented in accordance with the approved details before development commences.

Reasons for Decision

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

2. For the avoidance of doubt and to allow a proportionate approach to minor material amendments.
3. To ensure that the materials used in the external elevations of the proposed building are in accordance with the approved details, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
4. To ensure that the means of enclosure are provided in accordance with the approved details, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
5. To ensure that the alterations to the existing ground levels of the site are provided in accordance with the approved details, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
6. To ensure that the means of surfacing of the development is provided in accordance with the approved details, to ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
7. To ensure that the proposed access gates are provided in accordance with the approved details, in the interests of highway safety and in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
8. To ensure that the means of surfacing and/or enclosure of the remaining land on the northern and eastern part of the site is provided in accordance with the approved details, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

9. To ensure that the surface water drainage scheme is provided in accordance with the approved details; to prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures, in accordance with the aims of Section 10 of the National Planning Policy Framework, Policies ENV1 and ENV40 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014) and Policy 1 of the Aligned Core Strategy for Gedling Borough (September 2014).
10. To ensure that the external plant is provided in accordance with the approved details, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
11. To ensure that the external lighting is provided in accordance with the approved details, in the interests of visual amenity and to ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
12. To ensure that cycle stands are provided in accordance with the approved details, in accordance with the aims of Section 4 of the National Planning Policy Framework, Policy ENV1 of the Gedling Borough replacement Local Plan (Certain Policies Saved 2014).
13. To ensure the landscape plan is implemented for the whole site in accordance with the approved details, in the interests of visual amenity and to enhance biodiversity, in accordance with the aims of Section 11 of the National Planning Policy Framework, Policies 10 and 17 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
14. To ensure the ecological enhancements are implemented in accordance with the approved details to enhance biodiversity, in

accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014).

15. To ensure the landscape and ecological management plan is implemented in accordance with the approved details to maximise the value of new habitats and enhance biodiversity, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014).
16. To ensure the scheme for the protection of the existing hedgerows and hedgerow trees is implemented in accordance with the approved details, to minimise any potential impacts on biodiversity and the landscape in accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014).
17. To ensure the recommendations in the updated badger survey are implemented to minimise any potential impacts on biodiversity, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014).
18. To ensure that visibility splays are provided in the interests of highway safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
19. To ensure that the vehicular access and highway improvement works at the Mapperley Plains/Catfoot Lane junction are provided in the interests of highway safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

20. To ensure the traffic and environmental impacts of the development are mitigated and to ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
21. To minimise any potential impacts on biodiversity in accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014).

Notes to Applicant

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

The Environment Agency advises that condition 9 should not be altered without its prior notification to ensure that the above requirements can be incorporated into an acceptable drainage scheme that reduces the risk of flooding.

The Environment Agency does not consider oversized pipes or box culverts as sustainable drainage. Should infiltration not be feasible at the site, alternative above ground sustainable drainage should be used.

The Environment Agency advises that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. Sustainable Drainage Systems (SuDS) are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on-site, as opposed to traditional drainage approaches which involve piping water off-site as quickly as possible.

The Environment Agency advises that there should be no siting of the package sewage treatment plant within 50 metres or upslope of any well, spring or borehole used for private water supply. It should be noted that the private treatment plants may require a separate permit from the Environment Agency. This would be additional to planning permission.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported

immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

The Borough Council has worked positively and proactively with the applicant, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, based on seeking solutions to problems arising in relation to dealing with the planning application. This has been achieved by 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.

5 APPLICATION NO 2016/0414- DEVELOPMENT NEXT TO 64 BYRON STREET, DAYBROOK , NOTTINGHAMSHIRE.

Councillor Miller left the meeting.

(Revised Plans) The erection of 21 residential apartments on land to the Rear of Majestic Wines.

The Service Manager – Development Services, introduced the report and provided context to the revised recommendation, which was circulated to Members.

RESOLVED:

That the Borough Council GRANT FULL PLANNING PERMISSION, in accordance with the planning application ref 2016/044, subject to the provision of a Unilateral Undertaking given to the satisfaction of the Borough Council (such determination to be delegated to the Service Manager for Planning in consultation with the Director of Organisational Development and Democratic Services) for the provision of Affordable Housing; and subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be constructed strictly in accordance with the following approved and revised plans

submitted with the application drawing numbers: L001 revA (Site Plans) 17.10.16; L100 revJ(Proposed Site Layout) 24.10.16; P100 revB (Proposed Plans - Ground & First Floor) 14.09.16; P101 revB (Proposed Plans - Second Floor & Roof) 14.06.16; P110 rev D (Elevations) 07.11.16; P111 revC (Elevation Materials) 07.11.16; P112 rev E (Proposed Streetscene) 07.11.16; P113 revC (Block Elevations) 07.11.2016; P120 revB (Site Sections) 25.10.16; S110 revH (Proposed Site Layout) 28.10.16; S111 revC (Proposed Site Layout - Indicating Survey) 14.09.16; S112 revB (Proposed Site Layout - Site Visibility) 14.09.16; S113 revB (Site Plan - Vehicle Tracking) 14.09.16; S114 rev B (Site Plan - Constraints) 14.09.16; M100 rev A (Street Image - Existign and Proposed); Design and Access Statement 02.09.16; S115 (Site Constraints 2) 22.09.16; Tree Survey Report 18.10.16; 1542-001 (Tree Survey Report Plan) 18.10.16; S116 (Vision Splays) 24.10.16; S120 (Site Coordinates) 03.11.16; GEDA (Dust Management Plan) 07.11.16; (SK)1000 revD (Swept Path Analysis) 03.11.16; and (SK)1002 and revC (S184 Vehicle Access Detail) 03.11.16.

3. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the 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 good practice 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.

4. 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. The Local Employment Agreement shall be implemented in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.

5. Within 3 months from the date of this permission drainage plans for the disposal of surface water and foul sewage shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use and shall be retained for the life of the development, unless otherwise agreed in writing by the Local Planning Authority.
6. No part of the development hereby permitted shall be brought into use until the accesses and dropped vehicular footway crossing/s are available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
7. No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 'Vehicle Access Detail', drawing no. SK 1002 Rev B. The parking, turning and servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.
8. No part of the development hereby permitted shall be brought into use until the existing site access on Byron Street which currently serves Majestic Wine that has been made redundant and is permanently closed and access crossings are reinstated as footway in accordance with details to be first submitted to, and approved in writing by, the Local Planning Authority.
9. Within 3 months of the date of this permission, there shall be submitted to and approved in writing by the Borough Council details of the proposed means of enclosure of the site. The means of enclosure shall be implemented in accordance with the approved details before the development is first brought into use and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

10. Within 3 months from the date of this permission there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees, shrubs, and soft landscaping proposed to be planted. The details shall include the precise location of the proposed highway lime tree/s to be planted to the front of the application site. Once approved the landscape plan shall be implemented strictly in accordance with the approved details and shall be carried out in the first planting season following substantial completion of the development. Any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure that practicable and effective measures are taken to treat, contain or control any contamination, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policies ENV1 and ENV3 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).
4. To seek to ensure that the construction of the site provides appropriate employment and training opportunities, in accordance with Policy 4 of the Aligned Core Strategy for Gedling Borough (September 2014).
5. To ensure that the development is provided with satisfactory means of drainage as well as reduce the risk of creating or

exacerbating a flooding problem and to minimise the risk of pollution.

6. In the interests of Highway safety.
7. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.
8. In the interests of Highway safety.
9. To protect the residential amenity of the area, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014).
10. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008).

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 (2014) and H7, H16 and ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

Notes to Applicant

The proposal makes it necessary to construct vehicular crossing/s and reinstatement of the redundant 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.

Any essential maintenance to the tree marked TCL: 77.41 within the application site, shown on the site location plan reference: 10684/S110/G, shall be carried out in accordance with the relevant consent received from Nottinghamshire County Council as the Highway Authority at the expense of the applicant or their successors in title.

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have a 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 both protects the public sewer and the building.

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

Your attention is 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 to decrease levels by incorporating mitigation measures into scheme design as standard. (see: <http://gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>). It is therefore requested commitment to incorporate provision for an EV (electrical vehicle) charging point per dwelling; to allow future residents to charge electrical/hybrid vehicles into the future. Reference can be made to guidance produced by IET 'Code of Practice for EV Charging Equipment Installation' for details of charging points and plugs specifications.

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.

6 APPLICATION NO 2016/0726- LAND TO THE REAR OF 194, 196, 198, 200 AND 202 OAKDALE ROAD, CARLTON, NOTTINGHAMSHIRE, NG4 1AH.

Councillor Miller re-joined the meeting.

Construction of 9 three bedroom houses and 3 four bedroom houses.

Jamie Foot, the applicant's agent, spoke on behalf of the applicant.

Ian Burton, a neighbouring resident, spoke in objection to the application.

The Service Manager – Development Services introduced the report.

RESOLVED:

That the Borough Council GRANTS FULL PLANNING PERMISSION, subject to the applicant entering into a Section 106 Agreement with the County Council as local highway and education authority for the provision of, or financial contributions towards, Bus Stop Infrastructure and Educational Facilities; and subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be constructed and implemented in accordance with the following approved plans and documents: Proposed Site Layout: Detailed Access Set-Out (DL/321/215A Rev A), received on 16th August 2016; Proposed Site Layout: Plan, Site Sections & Street Elevations (DL/321/201 Rev C) and Proposed Site Layout: Site Sections 3 & 4 (DL/321/216), received on 13th September 2016; and Proposed Site Layout: Topographic Overlay (DL/321/200 Rev E) and House Types 1, 2, 3 and 4 (DL/326/211 Rev A, DL/321/212 Rev A, DL/321/213 Rev A, DL/321/214 Rev A), received on 5th December 2016.
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the materials to be used in the external elevations of the proposed buildings. Thereafter the development shall be carried out in accordance with approved materials, unless otherwise prior agreed in writing by the Borough Council.
4. Before development is commenced there shall be submitted to and approved writing by the Borough Council details of the means of surfacing of the access, car parking areas, turning and servicing areas and other unbuilt on portions of the site. The

access, car parking areas, turning and servicing areas and other unbuilt on portions of the site shall be provided and completed in accordance with the approved details before the development is first brought into use and the parking, turning and servicing areas shall not be used for any other purpose other than the parking, turning, loading and unloading of vehicles.

5. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees, hedges, shrubs or seeded areas proposed to be planted. The approved landscape plan shall be carried out in the first planting season following the substantial completion of the development. If within a period of five years beginning with the date of the planting of any tree, hedge, shrub or seeded area, that tree, shrub, hedge or seeded area, or any tree, hedge, shrub or seeded area that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Borough Council seriously damaged or defective, another tree, shrub or seeded area of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Borough Council.
6. Before development is commenced, including vegetation clearance or ground works, the existing trees to be retained, and any neighbouring trees, shall be protected in accordance with the details specified in the Arboricultural Survey, dated 7th May 2013 by Forest Farm Tree Services. The means of protection shall be implemented in accordance with the approved details for the duration of the construction period, unless otherwise prior agreed in writing by the Borough Council.
7. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the new road, including longitudinal and cross sectional gradients, visibility splays, street lighting, drainage and outfall proposals, construction specification, provision of and diversion of utilities services, and any proposed structural works. The development shall be constructed in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

8. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the proposed adoptable carriageway/footways, which shall be constructed with a gradient not exceeding 1 in 15 throughout the development. The development shall be constructed in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
9. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of measures to prevent the unregulated discharge of surface water from the access driveways, parking and turning areas. No part of the development hereby permitted shall be brought into use until the access driveways, parking and turning areas have been constructed in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
10. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of wheel washing facilities to be installed on the site. The approved wheel washing facilities shall be maintained in working order at all times during the construction phase, unless otherwise prior agreed in writing by the Borough Council, and shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public road.
11. No part of the development hereby permitted shall be brought into use until the carriageway works on Poplar Close, as shown on drawing no: DL/321/215A Rev A, have been constructed in accordance with the approved details. The carriageway works shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
12. No part of the development hereby permitted shall be brought into use until forward visibility is provided in accordance with the approved plans. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

13. No part of the development hereby permitted shall be brought into use until all drives and parking areas have been surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
14. No removal of hedgerows, trees or shrubs shall take place on site during the bird nesting season (1st March to 31st August inclusive in any given year), unless pre-commencement checks for nesting birds have been undertaken by an appropriately qualified ecologist and the outcome reported to the Borough Council. If any nesting birds are found to be present, details of any proposed mitigation measures shall be submitted to and approved in writing by the Borough Council before the development commences. The mitigation measures shall be implemented in accordance with the approved details before development commences, unless otherwise prior agreed in writing by the Borough Council.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and to allow a proportionate approach to minor material amendments.
3. To ensure that the materials to be used in the external elevations of the proposed building are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
4. To ensure that the means of surfacing of the development are satisfactory and 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 the landscaping of the proposed development accords with Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
6. To minimise any potential impacts on biodiversity and the landscape in accordance with Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014).

7. To ensure the development is constructed to adoptable standards, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
8. In the interests of general highway safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
9. To ensure surface water from the site is not deposited on the public highway causing dangers to road users, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
10. To reduce the possibility of deleterious material being deposited on the public highway in the interests of highway safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
11. To ensure the carriageway works are constructed to the Highway Authority's standards and requirements, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
12. To maintain the visibility splays throughout the life of the development and in the interests of general highway safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
13. To reduce the possibility of deleterious material being deposited on the public highway in the interests of highway safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
14. To minimise any potential impacts on biodiversity in accordance with Section 11 of the National Planning Policy Framework and Policy 17 of the Aligned Core Strategy for Gedling Borough (September 2014).

Notes to Applicant

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

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

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

This consent will require approval under Section 19 of the Nottinghamshire County Council Act 1985 and where the new streets are to be adopted an Agreement pursuant to Section 38/278 of the Highways Act 1980 will be required. Please contact Nottinghamshire County Council to ensure that approvals and agreements are secured before commencement of works.

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority, the new roads and any highway drainage would be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks, the 6C's Design Guide.

The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment would be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete, so it is recommended that the developer contact the Highway Authority as early as possible.

It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council in writing before any work commences on site.

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 the development might help decrease levels by incorporating mitigation measures into scheme design as standard: <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>)The Borough Council requests that the applicant considers the commitment to incorporate

provision for an EV (electric vehicle) charging point(s); to allow residents to charge electric/plug-in hybrid vehicles (see guidance produced by IET Code of Practice for EV Charging Equipment Installation for details of charging points and plugs specifications).

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

The Borough Council has worked positively and proactively with the applicant, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, based on seeking solutions to problems arising in relation to dealing with the planning application. This has been achieved by 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.

7 APPLICATION NO. 2016/1002- DBH SERVICED BUSINESS CENTRE, CARLTON SQUARE, CARLTON, NG4 3BP.

Conversion of existing top floor plant space, including construction of additional new lightweight extension to create 14 new apartments.

The Service Manager – Development Services introduced the report.

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

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be completed in accordance with the submitted plans, application form, Design and Access Statement, and Noise Impact Assessment received on the 13th September 2016 drawing no's: PL-01, PL-02, PL-03, PL-04, PL-05, PL-06, PL-07, PL-08, PL-09, PL-10, PL-11, PL-12, PL-13, PL-14, PL-15, and PL-16.
3. 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 proposed development. Once approved the development shall be constructed in accordance with these approved details unless otherwise 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 a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

Reasons for Decision

In the opinion of the Borough Council the proposed development 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 policies H11 and ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

Notes to Applicant

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

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.

Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application and during Pre Application discussions to address adverse impacts identified by officers to address concerns in connection with the proposal. Amendments have been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and favourable recommendation. The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

8 APPLICATION NO. 2016/1107- NEWSTEAD VILLAGE SPORTS PAVILION, TILFORD ROAD, NEWSTEAD, NOTTINGHAMSHIRE.

Change of use from D2 (Assembly and Leisure) to D2/A4 (Assembly and Leisure and Drinking Establishment - micropub).

The Service Manager – Development Services introduced the report.

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 implemented in accordance with the application form and design and access statement received on 21st October 2016, and the site location plan (dwg no. 16.09.119-03) and the existing and proposed layout plans (dwg nos 16.09.119-01 and -02 respectively) received on 4th November 2016.
3. The proposed A4 use shall be restricted to the area outlined in red (approx 101sq metres) as detailed on drawing no 16.09.119-02 received by the Local Planning Authority on 4th November 2016

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt
3. For the avoidance of doubt

Reasons for Decision

In the opinion of the Local Planning Authority there are special circumstances to allow this development in the Green Belt and the proposal will contribute to local employment, the enhancement of community facilities for residents and visitors to the Country Park and the Playing Field for sports events and be linked to sustainable forms of transport. The proposal is therefore in accordance with the National Planning Policy Framework, Policies 3, 4, 12 and 14 of the Gedling Borough Aligned Core Strategy and Policies ENV1, E9 and C1 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 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development given that there is no net additional increase of floorspace as a result of the development.

The applicant is advised that advertisement consent may be needed for signage. The applicant is advised to discuss this with the Local Planning Authority.

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 and sought confirmation of detailed issues to satisfy the Borough Council of the acceptability of the proposal.

9 ENFORCEMENT REFERENCE 0081/2016- LAND TO THE REAR OF CROMWELL CRESCENT, LAMBLEY

Material change of use of agricultural land to a mixed use of agriculture and leisure including the siting of two portable buildings or containers on the land.

RESOLVED:

That the Service Manager - Development Services, be authorised to take all enforcement action including the service of any necessary enforcement notices and proceedings through the courts in conjunction with the Director of Organisational Development & Democratic Services to ensure the unauthorised buildings/containers and other structures and items not usually considered incidental or ancillary to an agricultural use be removed from the land and the cessation of the unauthorised leisure use of the land.

10 APPEAL DECISION- LAND ADJACENT TO 51 KIRKBY ROAD, RAVENSHEAD

Conversion of existing stable to residential – resubmission of 2014/1227.

RESOLVED:

To note the information.

11 APPEAL DECISION- LAND OFF RICKET LANE, RAVENSHEAD.

The change of use of hay barn/tractor shed to two holiday lets.

RESOLVED:

To note the information.

12 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

13 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

14 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.55 pm

Signed by Chair:
Date: