



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

Agenda

Planning Committee

Date: **Wednesday 25 January 2017**

Time: **6.00 pm**

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

For any further information please contact:

Lyndsey Parnell

Senior Elections and Members' Services Officer

0115 901 3910

Planning Committee

Membership

Chair Councillor John Truscott

Vice-Chair Councillor Barbara Miller

Councillor Michael Adams
Councillor Pauline Allan
Councillor Chris Barnfather
Councillor Alan Bexon
Councillor Bob Collis
Councillor Kevin Doyle
Councillor David Ellis
Councillor Gary Gregory
Councillor Meredith Lawrence
Councillor Marje Paling
Councillor Colin Powell
Councillor Paul Stirland
Councillor Paul Wilkinson
Councillor Henry Wheeler

AGENDA

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Five Year Housing Land Supply Assessment 2016
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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 N Morley, C Goodall, F Whyley and S Oleksiw
Attendance:

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 M Lawrence
Councillor M Paling
Councillor H Wheeler
Councillor J Creamer

Councillor D Ellis
Councillor B Miller
Councillor J Truscott
Councillor P Wilkinson
Councillor M Weisz

Against the Motion:

Councillor C Barnfather
Councillor A Bexon

Councillor C Powell
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:

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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Report to Planning Committee

Subject: Five Year Housing Land Supply Assessment 2016

Date: 25 January 2017

Author: Planning Policy Manager

1. Purpose of the Report

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

2. Background

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

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

The methodology for undertaking the assessment has been amended slightly this year. The key changes are:-

- The Council now adopts a 20% buffer. Whilst the 5 year land supply assessments for previous years used a 5% buffer, it is now considered prudent to adopt a 20% buffer. The shortfall for the year 2015/16 is greater than the shortfall for the year 2014/15 and given the emerging Local Planning Document it is appropriate for this to be based on a cautious approach to housing delivery.
- The Council no longer takes a forward look approach and considers the five year period starting from the current financial year. Previous five year land supply assessments were based upon a 'forward look' approach as required by previous Government guidance. The forward look approach used to estimate the number of homes built during the current financial year, which was added to the past completions figure and the five year period would start after the current financial year. Past experience reveals that the estimates were not always accurate and this approach has therefore been revisited for the purposes of this assessment.

- The methodology used to calculate the five year supply now accords with advice from Planning Advisory Service (PAS). It is emphasised that the revised approach is presentational only and does not affect the conclusion reached.

The assessment shows that against the housing requirement of the Aligned Core Strategy, Gedling Borough Council does not have a five year plus 20% buffer supply of land for housing. The Council has a 3.14 year supply. This is a decrease from the 2015 assessment's figure of 3.65 years.

It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the delivery of strategic sites in the Aligned Core Strategy and also the adoption of the emerging Local Planning Document which will bring forward additional housing sites. The five year housing supply assessment prepared for the Local Planning Document demonstrates that there will be a 5.01 year supply of land (including the 20% buffer) when the document is adopted, which is anticipated in Summer 2017.

3. Proposal

To ask Planning Committee to note the content of the Five Year Housing Supply Assessment 2016 for the purposes of determining planning applications.

4. Resource Implications

None.

5. Recommendation

That Planning Committee note the content of the Five Year Housing Land Supply Assessment 2016.

6. Appendices

Appendix A – Gedling Borough Five Year Housing Land Supply Assessment 2016.

Five Year Housing Land Supply Assessment (2016)

as at 31 March 2016

December 2016

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Introduction

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

Policy Context

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

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

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

Table 1: Housing requirement (2011-2028)³

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

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

Methodology

Sites that make up the housing supply

- 8 The sources of sites that have the potential to deliver housing during the five year period are:-
- Strategic sites allocated in the Aligned Core Strategy;
 - Site allocations in the Replacement Local Plan;
 - Sites with planning permission; and
 - Unallocated sites.
- 9 Unallocated sites exclude sites which are residential gardens in accordance with paragraph 48 of the National Planning Policy Framework. They are sites that:
- are deliverable or developable; and
 - do not have extant planning permission.
- 10 All sites in the assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA) (2016 update). New sites submitted by developers and those that have been granted planning permission up to 31 March 2016 have been added to the SHLAA database. Any updates to the SHLAA sites during the current financial year (i.e. work on site has started or construction on site has completed) have been noted.
- 11 Where available, anticipated completion timescales and delivery rates are as provided by the developer/landowner. Where delivery information has not been provided for the sites by the developer/landowner, assumptions have been used (as set out in **Appendix A**) based on the viability sub-market within which the site is located.
- 12 The Aligned Core Strategy includes a windfall allowance of 208 homes during the last five years of the plan period (i.e. 2023 to 2028). The windfall allowance figure has been updated for the emerging Local Planning Document. The windfall allowance calculation updates for the ten year period

³ These figures are rounded to the nearest 50 homes.

2005 to 2015 using the same approach as taken through the Aligned Core Strategy. The average number of small windfall completions excluding garden land has increased from 40 to 46 dwellings per year. This results in a windfall allowance for the last five years of the plan period of 230 homes. The windfall allowance does not fall within the five year period (i.e. 2016 to 2021) thus it is not included in this assessment.

Liverpool or Sedgfield approach

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

5% or 20% buffer

- 16 To assess whether Gedling Borough has "a record of persistent under delivery of housing", it is important to look at the long term trend over an economic cycle. The Aligned Core Strategy was adopted in September 2014 so housing delivery against previous development plans also need to be assessed.
- 17 The East Midlands Regional Plan was adopted in March 2009 and set a housing requirement of 8,000 homes for the period 2006 to 2026 (equating to an annual requirement of 400 homes). The Aligned Core Strategy sets a housing requirement of 7,250 homes for the period 2011 to 2028, but provides different annual targets through the plan period, as shown in Table 1. Table 2 shows that the number of new homes completed between 2011 and 2013 exceeded the Aligned Core Strategy target for those years. The number of net homes completed between 2013 and 2016 falls short of the Aligned Core Strategy target for those years.

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

| | | Net completions | Net completions (cumulative) | Plan target | % of target |
|-----------------------------|----------------|------------------------|-------------------------------------|--------------------|--------------------|
| East Midlands Regional Plan | 2006/07 | 296 | 296 | 400 | 74 % |
| | 2007/08 | 447 | 743 | 800 | 93 % |
| | 2008/09 | 204 | 947 | 1,200 | 79 % |
| | 2009/10 | 274 | 1,221 | 1,600 | 76 % |
| | 2010/11 | 341 | 1,562 | 2,000 | 78 % |
| Aligned Core Strategy | 2011/12 | 275 | 275 | 250 | 110 % |
| | 2012/13 | 227 | 502 | 500 | 100 % |
| | 2013/14 | 321 | 823 | 940 | 88 % |
| | 2014/15 | 311 | 1,134 | 1,380 | 82 % |
| | 2015/16 | 174 | 1,308 | 1,820 | 72 % |

- 18 It is important to note that there has generally been a drop nationally in the housing completions since 2007/08 due to the effect of the UK's recession with housing delivery slowed or stopped on a number of sites. The Greater Nottingham Housing and Economic Prospects report (2012)⁴ states that the past completions trend for Gedling Borough has not been significantly affected by the market downturn. It should be noted that the Housing and Economic Prospects report looked at a longer term over 21-year period (1991-2012). From discussions with developers, it is understood that this reluctance to bring forward sites is a result of the economic recession and the lack of available mortgage finance.
- 19 Whilst the 5 year land supply assessments for previous years used a 5% buffer, it is now considered prudent to adopt a 20% buffer. As shown in Table 2, the shortfall for the year 2015/16 is greater than the shortfall for the year 2014/15 and given the emerging Local Planning Document it is appropriate for this to be based on a cautious approach to housing delivery.

Forward look approach

- 20 Previous five year land supply assessments were based upon a 'forward look' approach as required by previous Government guidance. The forward look approach used to estimate the number of homes built during the current financial year, which was added to the past completions figure and the five year period would start after the current financial year. The estimate was derived from the housing trajectory which was based on the updated SHLAA information. Past experience reveals that the estimates were not always accurate and this approach has therefore been revisited for the purposes of this assessment.
- 21 It is considered appropriate for the five year period to begin with the current financial year i.e. this assessment will look at the period 1 April 2016 to 31 March 2021.

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

Lapse rate

- 22 A lapse rate has not been included in the five year land supply calculations as each site with planning permission has been considered individually and on its merits. If a site has been lapsed for five years or more and no information has been provided by the developer/landowner through the SHLAA process to indicate that the site is likely to come forward for development in the future, then it has been assumed that the site is not deliverable and has therefore been excluded from the assessment. Footnote 11 of the National Planning Policy Framework requires inclusion only of 'deliverable' sites.

Five year land supply calculations

- 23 The approach taken to the five year land supply calculation has been revisited for the purposes of this assessment. It is emphasised that the revised approach is presentational only and does not affect the conclusion reached. Previous five year land supply assessments used an approach whereby the housing supply for the five year period was divided by the annual requirement excluding the percentage buffer which provided the number of years of supply which was then compared to the five year target plus a buffer. This approach has been revisited for the purposes of this assessment. Using advice from Planning Advisory Service (PAS), the Council now presents the 5 year land supply calculation in the following way:-

Completions to date – housing requirement to date = shortfall/surplus

[Housing requirement for 5 year period + shortfall or surplus] + [5% or 20% buffer] = 5 year land supply target

5 year land supply target ÷ 5 years = annual target

Housing supply for 5 year period ÷ annual target = supply in years

Summary

- 24 In summary, the methodology in calculating the five year assessment for the 2016 update has been revisited and differs from the approach taken in previous assessments as follows:-
- The sources of sites remains the same;
 - The Council continues with the Sedgfield approach which means any shortfall (or surplus) is distributed across the five year period;
 - The Council now adopts a 20% buffer due to past performance;
 - The Council no longer takes a forward look approach and considers the five year period starting from the current financial year;
 - The lapse rate continues not to be applied to accord with the National Planning Policy Framework; and

- The methodology used to calculate the five year supply now accords with the PAS advice.

25 The outcome of these changes is to take a cautious approach to housing land supply.

Five Year Housing Land Supply Assessment

26 The housing requirement for the five year period needs to be adjusted to reflect the number of new homes that have already been delivered since the beginning of the plan period (i.e. 2011). The new homes completed in Gedling Borough between 2011 and 2016 are shown in Table 3 below.

Table 3: New homes completed 2011-2016

| | Completed 2011-2016 |
|----------------------------|--------------------------------|
| Urban area | 1,004 |
| Teal Close * | 0 |
| Edge of Hucknall | 0 |
| North of Papplewick Lane * | 0 |
| Top Wighay Farm * | 0 |
| Bestwood Village | 52 |
| Calverton | 149 |
| Ravenshead | 72 |
| Other villages | 31 |
| Total | 1,308 |

* strategic site

27 The housing requirement for the period 2011 to 2016 is 1,820 homes⁵. The number of new homes completed during that period is 1,308 which is a shortfall against the housing requirement of 512 homes.

28 The housing requirement for the five year period (2016 to 2021) is 2,320 homes⁶. However taking account of the under-delivery of 512 homes from 2011-2016, and taking the Sedgefield approach, this means the revised five year housing requirement is 2,832 homes. The housing requirement plus a 20% buffer for the next five year period is therefore 3,398 homes.

29 The estimated housing supply for the five year period is 2,134, as shown in Table 4. Paragraphs 8 to 12 explain the sites that make up the housing supply.

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

⁶ See Table 1. 2/5 of target for 2013 to 2018 (880) + 3/5 of target for 2018 to 2023 (1,440) = 2,320.

Table 4: Estimated housing supply for the five year period

| | Projected completions |
|---------------------------------|------------------------------|
| Teal Close * | 260 |
| North of Papplewick Lane * | 255 |
| Top Wighay Farm * | 188 |
| Gedling Colliery/Chase Farm ** | 288 |
| Urban area | 527 |
| Bestwood Village | 295 |
| Calverton | 119 |
| Ravenshead | 123 |
| Other villages | 79 |
| Estimated Housing Supply | 2,134 |

* strategic site

** strategic location

- 30 Comparing the estimated housing supply of 2,134 homes to the five year housing requirement of 3,398 homes, there is a shortfall of 1,264 homes.

| | |
|---------------------------------|-------------------|
| Housing Supply | 2,134 |
| Annual Requirement ⁷ | 680 |
| No of Years Supply | 3.14 years |

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

Conclusion

- 32 The assessment shows that against the housing requirement of the Aligned Core Strategy, Gedling Borough Council has a 3.14 year supply.
- 33 It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the delivery of strategic sites in the Aligned Core Strategy and also the adoption of the emerging Local Planning Document which will bring forward additional housing sites.

⁷ Five year housing requirement of 3,398 homes ÷ 5 years = 680 homes.

Appendix A: Deliverability Notes

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

Sites in the planning system

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

Sites not in the planning system

- Unallocated sites.

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

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

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

A map of the sub markets in Gedling Borough is included on page 12.

The assumptions are as follows:

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

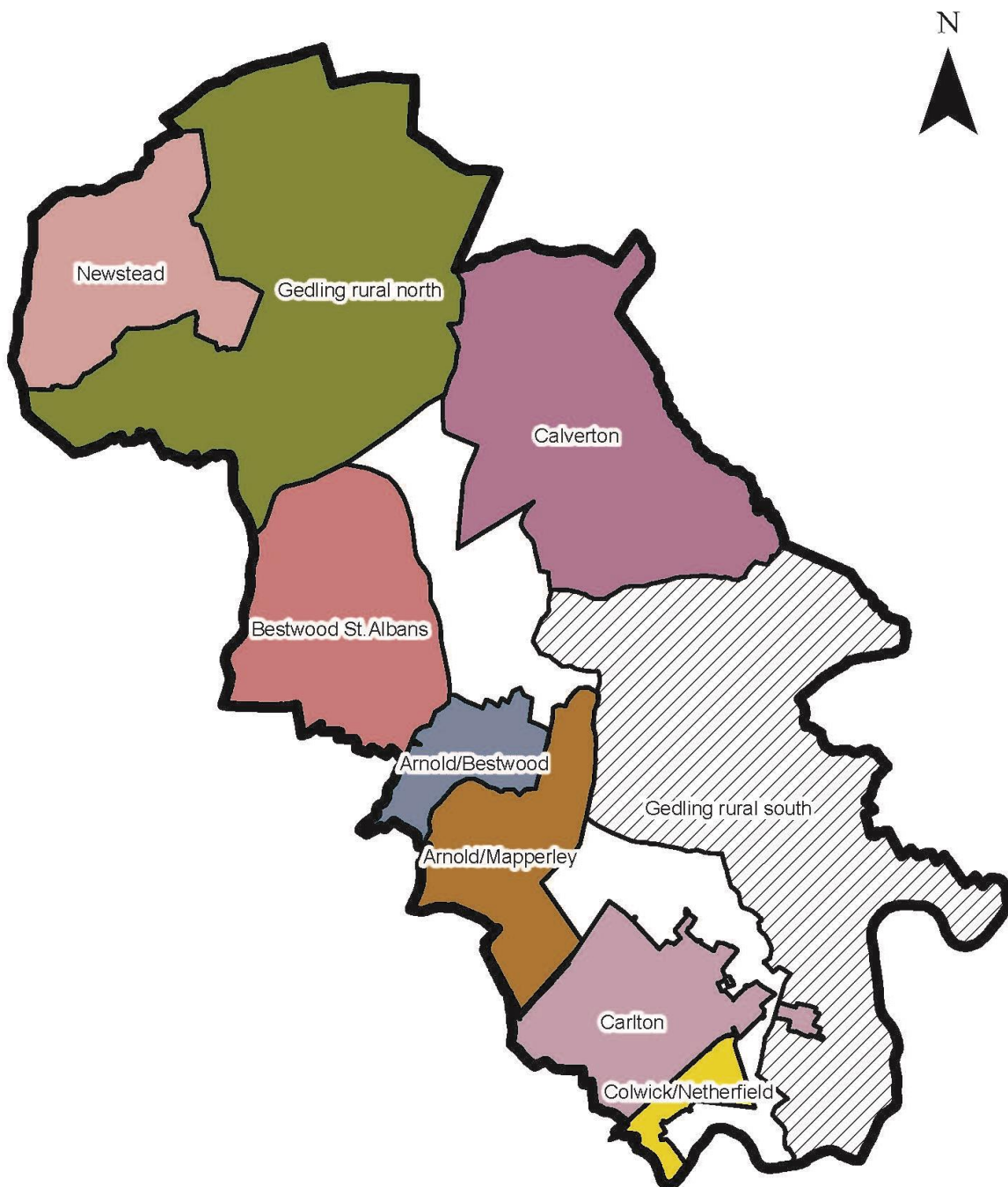
Table A1: Assumptions for sites in the planning system

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

Table A2: Assumptions for sites not in the planning system

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

Map 1: Sub Markets in Gedling Borough



Viability Sub Markets in Gedling Borough



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

Aligned Core Strategy strategic sites / strategic location

| Ref | Site | Locality | Status | Projected completions 2016-2021 |
|--------------|-----------------------------|----------|--|---------------------------------|
| 6/782 | Teal Close | Carlton | Planning permission | 260 |
| 6/463 | North of Papplewick Lane | Hucknall | Planning permission | 255 |
| 6/989 | Top Wighay Farm | Hucknall | Part of site under construction (38 homes). Reminder of site allocated | 188 |
| 6/131 | Gedling Colliery/Chase Farm | Carlton | Approved subject to s106 | 288 |
| Total | | | | 991 |

Urban Area

| Ref | Site | Locality | Status | Projected completions 2016-2021 |
|-------|--|----------|--|---------------------------------|
| 6/927 | Arno Vale Road (1, Land Adj) | Arnold | Planning permission | 3 |
| 6/880 | Arnot Hill Road (48A) | Arnold | Planning permission | 1 |
| 6/189 | Ashe Close (19, Land Adj To) | Arnold | Unallocated site | 1 |
| 6/928 | Bagnall Avenue | Arnold | Planning permission | 4 |
| 6/882 | Beech Avenue (35, Land Adj To) | Arnold | Planning permission | 3 |
| 6/883 | Benedict Court (1) | Arnold | Site completed in October 2016. | 5 |
| 6/820 | Byron House | Arnold | Planning permission | 4 |
| 6/929 | Churchmoor Lane (50) | Arnold | Planning permission | 1 |
| 6/313 | Clipstone Avenue (7) | Arnold | Planning permission | 1 |
| 6/930 | Gedling Road (323) | Arnold | Planning permission | 1 |
| 6/931 | Grange Road (42, Land Rear Of) | Arnold | Planning permission | 1 |
| 6/582 | High Street (24) | Arnold | Unallocated site | 1 |
| 6/612 | Maitland Road (Garage) | Arnold | Under construction | 2 |
| 6/884 | Mansfield Road (57) | Arnold | Under construction | 2 |
| 6/621 | Mansfield Road (71, undercroft car park) | Arnold | Under construction | 1 |
| 6/813 | Mapperley Plains (231) | Arnold | Planning permission | 1 |
| 6/626 | Mapperley Plains (335) | Arnold | Unallocated site | 5 |
| 6/220 | Melbury Road (24, Land Rear Of) | Arnold | Under construction | 1 |
| 6/723 | Melbury Road (65) | Arnold | Unallocated site | 1 |
| 6/187 | Middlebeck Drive (11) | Arnold | Unallocated site | 1 |
| 6/932 | Newcombe Drive (4) | Arnold | Planning permission | 1 |
| 6/933 | Nursery Road | Arnold | Planning permission | 1 |
| 6/727 | Plains Road (35) | Arnold | Unallocated site | 1 |
| 6/203 | Plains Road (143A) | Arnold | Under construction | 3 |
| 6/680 | Ramsey Drive (38) | Arnold | Under construction | 1 |
| 6/885 | Ramsey Drive (71) | Arnold | Planning permission | 1 |
| 6/934 | Robin Hood Road (3) | Arnold | Under construction | 2 |
| 6/590 | Rolleston Drive (102-104) | Arnold | Site complete confirmed by Local Tax (November 2016) | 1 |
| 6/935 | Rolleston Drive (5) | Arnold | Planning permission | 1 |

| Ref | Site | Locality | Status | Projected completions 2016-2021 |
|-------|--|----------|--|---------------------------------|
| 6/936 | Sandfield Road (51) | Arnold | Planning permission | 1 |
| 6/887 | Sandfield Road (117) | Arnold | Site completed in October 2016 | 1 |
| 6/681 | Sobers Gardens (36, Land Adj To) | Arnold | Planning permission | 1 |
| 6/937 | Stanhope Crescent (9) | Arnold | Planning permission | 1 |
| 6/938 | Sunnyholme (A) | Arnold | Planning permission | 1 |
| 6/69 | Sunnyholme (B) | Arnold | Planning permission | 4 |
| 6/482 | The Grove Public House | Arnold | Site completed in August 2016. | 20 |
| 6/797 | Warren Hill Community Church | Arnold | Planning permission | 6 |
| 6/803 | Woodchurch Road (63) | Arnold | Site completed in June 2016. | 1 |
| 6/218 | Woodchurch Road (64, Land Adj To) | Arnold | Planning permission | 3 |
| 6/939 | Worrall Avenue (48) | Arnold | Planning permission | 1 |
| 6/892 | Adbolton Avenue (4) | Carlton | Planning permission | 2 |
| 6/646 | Arnold Lane (51, Land Adj To) | Carlton | Planning permission | 1 |
| 6/392 | Avon Road (Land Off) | Carlton | Site completed in May 2016. | 1 |
| 6/735 | Blenheim Avenue (21 and 23) | Carlton | Planning permission | 2 |
| 6/645 | Burton Road (127) | Carlton | Under construction | 6 |
| 6/949 | Carlton and District Constitutional Club | Carlton | Planning permission | 10 |
| 6/979 | Carlton Hill (137) | Carlton | Planning permission | 3 |
| 6/950 | Carlton Hill (404) | Carlton | Site completed in May 2016. | 1 |
| 6/146 | Carlton Mill | Carlton | Planning permission | 16 |
| 6/951 | Cavendish Avenue (11) | Carlton | Planning permission | 2 |
| 6/894 | Cavendish Road (68) | Carlton | Planning permission | 2 |
| 6/893 | Cavendish Road (263) | Carlton | Planning permission | 4 |
| 6/895 | Chandos Street (7) | Carlton | Planning permission | 2 |
| 6/952 | Coningswath Road (66) | Carlton | Site completed in October 2016. | 1 |
| 6/985 | Conisbrough Avenue (10) | Carlton | Planning permission | 1 |
| 6/896 | County Road (35) | Carlton | Planning permission | 1 |
| 6/308 | Cromford Avenue (4) | Carlton | Planning permission | 2 |
| 6/980 | Daisy Road (17) | Carlton | Planning permission | 2 |
| 6/897 | DBH House | Carlton | Planning permission | 12 |
| 6/953 | Ethel Avenue (21) | Carlton | Planning permission | 2 |
| 6/898 | Florence Road (26) | Carlton | Planning permission | 1 |
| 6/499 | Forester Road (24, Land Adj To) | Carlton | Under construction | 1 |
| 6/558 | Friday Lane (St Eia, Land Rear Of) | Carlton | Planning permission | 1 |
| 6/817 | Godfrey Street (77) | Carlton | Under construction | 5 |
| 6/899 | Greenhill Rise (7) | Carlton | Planning permission | 3 |
| 6/690 | Hilton Road (41, Land Adj To) | Carlton | Site complete confirmed by Local Tax (November 2016) | 1 |
| 6/821 | Ivy Villa | Carlton | Under construction | 4 |
| 6/502 | Jessops Lane (114-120, Land Rear Of) | Carlton | Under construction | 1 |
| 6/666 | Lambley Lane (46, Land Adj To) | Carlton | Unallocated site | 10 |
| 6/982 | Main Road (80) | Carlton | Planning permission | 1 |
| 6/273 | Main Road (87, Land Adj To) | Carlton | Planning permission | 3 |

| Ref | Site | Locality | Status | Projected completions 2016-2021 |
|--------------|-------------------------------------|----------|--|---------------------------------|
| 6/984 | Main Road (98) | Carlton | Planning permission | 4 |
| 6/747 | Maycroft Gardens (52) | Carlton | Under construction | 1 |
| 6/901 | Meadow Road (70, 72 & 74) | Carlton | Planning permission | 1 |
| 6/902 | Midland Road (6) | Carlton | Under construction | 1 |
| 6/206 | Midland Road (30) | Carlton | Planning permission | 3 |
| 6/221 | Mount Pleasant (12, Land Adj To) | Carlton | Planning permission | 1 |
| 6/903 | New School House | Carlton | Planning permission | 1 |
| 6/956 | Northcliffe Avenue (4, Land Adj To) | Carlton | Planning permission | 4 |
| 6/954 | Northcliffe Avenue (37) | Carlton | Under construction | 2 |
| 6/802 | Oakdale Road (202, Land Rear Of) | Carlton | Planning permission | 5 |
| 6/957 | Perlethorpe Drive (garages) | Carlton | Planning permission | 2 |
| 6/804 | Pioneer Accident Repair Centre | Carlton | Under construction | 6 |
| 6/725 | Plains Road (86) | Carlton | Planning permission | 1 |
| 6/822 | Plains Road (92) | Carlton | Planning permission | 1 |
| 6/823 | Plains Road (92, Land Adj To) | Carlton | Planning permission | 4 |
| 6/958 | Play Area (Dunstan Street) | Carlton | Site completed in May 2016 | 6 |
| 6/335 | Podder Lane | Carlton | Under construction | 1 |
| 6/959 | Porchester Road (162) | Carlton | Planning permission | 2 |
| 6/878 | Porchester Road (182) | Carlton | Planning permission | 1 |
| 6/960 | Porchester Road (194) | Carlton | Planning permission | 2 |
| 6/961 | Porchester Road (200) | Carlton | Planning permission | 4 |
| 6/962 | Rowland Avenue (1) | Carlton | Planning permission | 1 |
| 6/824 | Rutland Road (garage site) | Carlton | Planning permission | 6 |
| 6/818 | Sandford Road (2 & 2A) | Carlton | Planning permission | 10 |
| 6/175 | Sandford Road (44) | Carlton | Planning permission | 7 |
| 6/904 | Sandford Road (118) | Carlton | Planning permission | 1 |
| 6/260 | Sol Construction Ltd | Carlton | Planning permission | 44 |
| 6/963 | South Devon Avenue (31) | Carlton | Planning permission | 1 |
| 6/964 | Southdale Road (112) | Carlton | Planning permission | 1 |
| 6/52 | Spring Lane | Carlton | Under construction | 150 |
| 6/510 | Spring Lane (375) | Carlton | Unallocated site | 2 |
| 6/246 | Standhill Road (161, Land Adj To) | Carlton | Under construction | 1 |
| 6/965 | The Cavendish Pub | Carlton | Planning permission | 20 |
| 6/799 | The Elms (2) | Carlton | Under construction | 2 |
| 6/905 | The Elms (2A) | Carlton | Planning permission | 3 |
| 6/751 | Victoria Road (51c) | Carlton | Site complete confirmed by Local Tax (November 2016) | 1 |
| 6/164 | Victoria Road (58) | Carlton | Planning permission | 2 |
| 6/170 | Waterhouse Lane (15, Land Adj To) | Carlton | Planning permission | 2 |
| 6/966 | Westdale Lane West (437) | Carlton | Planning permission | 2 |
| 6/137 | Wood Lane | Carlton | Allocated in the Replacement Local Plan | 20 |
| 6/906 | Wood Lane (65) | Carlton | Planning permission | 1 |
| 6/752 | Woodlands (Highclere Drive) | Carlton | Under construction | 1 |
| Total | | | | 527 |

Bestwood Village

| Ref | Site | Locality | Status | Projected completions 2016-2021 |
|--------------|--|----------|--------------------------|---------------------------------|
| 6/20 | Bestwood Business Park | | Planning permission | 146 |
| 6/73 | Bestwood Hotel | | Under construction | 12 |
| 6/683 | Bottom House Farm | | Planning permission | 2 |
| 6/877 | Land at Park Road/Broad Valley Drive (1) | | Planning permission | 3 |
| 6/125 | Land at Park Road/Broad Valley Drive (2) | | Planning permission | 2 |
| 6/814 | The Sycamores | | Planning permission | 4 |
| 6/484 | The Sycamores | | Under construction | 25 |
| 6/27 | Westhouse Farm | | Approved subject to s106 | 101 |
| Total | | | | 295 |

Calverton

| Ref | Site | Locality | Status | Projected completions 2016-2021 |
|--------------|-------------------------------|----------|----------------------------------|---------------------------------|
| 6/945 | Bonner Lane (75) | | Under construction | 1 |
| 6/946 | Broadfields (38) | | Planning permission | 1 |
| 6/890 | Crookdole Lane (71-73) | | Planning permission | 1 |
| 6/130 | Dark Lane | | Planning permission | 54 |
| 6/891 | Hollinwood Lane (5) | | Planning permission | 1 |
| 6/489 | Little Tithe Farm | | Planning permission | 3 |
| 6/452 | Longue Drive | | Under construction | 4 |
| 6/490 | Longue Drive (Plots 34 To 59) | | Under construction | 26 |
| 6/491 | Longue Drive (Plots 63 To 72) | | Under construction | 2 |
| 6/551 | Main Street (145) | | Under construction | 2 |
| 6/788 | Manor Road (27, Land Rear Of) | | Site completed in September 2016 | 1 |
| 6/154 | Mansfield Lane (110-112) | | Under construction | 6 |
| 6/947 | Spring Farm Kennels (A) | | Planning permission | 1 |
| 6/948 | Spring Farm Kennels (B) | | Planning permission | 1 |
| 6/801 | Spring Farm Kennels (plot 3) | | Planning permission | 1 |
| 6/686 | The Cherry Tree | | Under construction | 14 |
| Total | | | | 119 |

Ravenshead

| Ref | Site | Locality | Status | Projected completions 2016-2021 |
|-------|-----------------------------|----------|--|---------------------------------|
| 6/759 | Beech Avenue (3) | | Site complete confirmed by Local Tax (November 2016) | 1 |
| 6/812 | Byron Crescent (1) | | Site completed in November 2016 | 1 |
| 6/793 | Chapel Lane (70) | | Planning permission | 4 |
| 6/41 | Cornwater Fields (Site B) | | Planning permission | 70 |
| 6/910 | Culag (Newstead Abbey Park) | | Planning permission | 1 |
| 6/527 | Gorse Hill (4) | | Unallocated site | 2 |
| 6/758 | Gorse Hill (7) | | Planning permission | 2 |

| Ref | Site | Locality | Status | Projected completions 2016-2021 |
|--------------|-------------------------------------|----------|----------------------------------|---------------------------------|
| 6/640 | Grays Drive (Greendales) | | Under construction | 1 |
| 6/117 | Longdale Avenue (2) | | Planning permission | 1 |
| 6/800 | Longdale Lane (12) | | Planning permission | 2 |
| 6/968 | Longdale Lane (225) | | Under construction | 1 |
| 6/983 | Main Road (29) | | Site completed in July 2016 | 1 |
| 6/283 | Main Road (92-98) | | Site completed in May 2016 | 1 |
| 6/204 | Mandalay | | Site completed in September 2016 | 1 |
| 6/522 | Milton Court (8) | | Unallocated site | 1 |
| 6/969 | Milton Crescent (11) | | Planning permission | 1 |
| 6/970 | Milton Drive (43) | | Site completed in June 2016 | 1 |
| 6/563 | Nottingham Road (102, Land Rear Of) | | Under construction | 1 |
| 6/911 | Regina Crescent (8) | | Under construction | 1 |
| 6/808 | Regina Crescent (9) | | Under construction | 2 |
| 6/639 | Sheepwalk Lane (20) | | Planning permission | 1 |
| 6/971 | Sheepwalk Lane (73) | | Planning permission | 1 |
| 6/310 | Sheepwalk Lane (94) | | Under construction | 4 |
| 6/972 | Sheepwalk Lane (97) | | Under construction | 2 |
| 6/809 | Tabramcore | | Planning permission | 1 |
| 6/913 | The Bungalow (Newstead Abbey Park) | | Under construction | 1 |
| 6/636 | The Hollies (Sheepwalk Lane, 37) | | Site completed in September 2016 | 12 |
| 6/620 | The Sherwood Ranger | | Unallocated site | 2 |
| 6/973 | Vernon Crescent (34) | | Planning permission | 1 |
| 6/634 | Woodlands Farm | | Planning permission | 1 |
| 6/633 | Woodlands Farm (outbuilding) | | Planning permission | 1 |
| Total | | | | 123 |

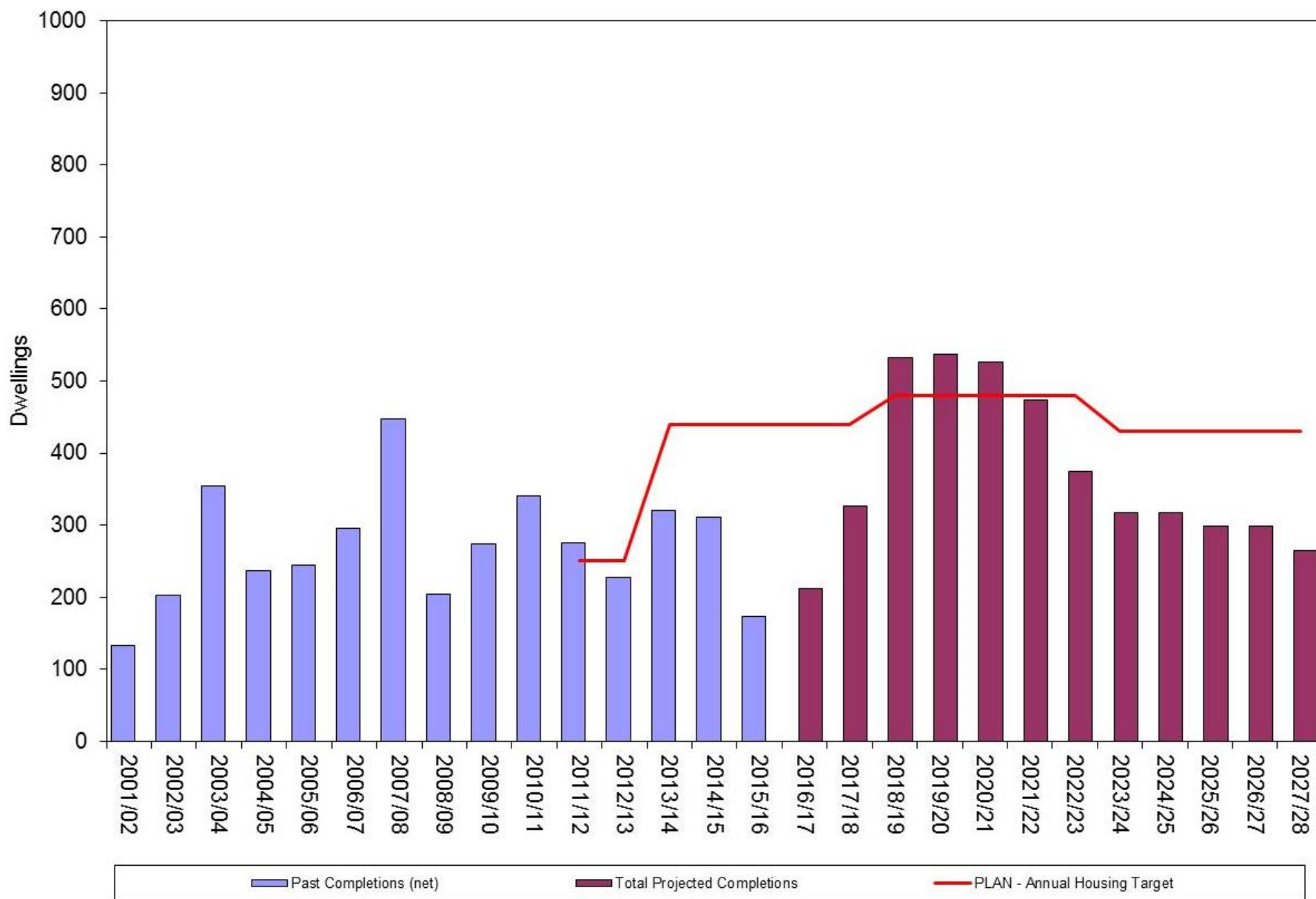
Other Villages

| Ref | Site | Locality | Status | Projected completions 2016-2021 |
|-------|-----------------------------------|--------------|--|---------------------------------|
| 6/940 | Bridle Road (106, Land Rear Of) | Burton Joyce | Planning permission | 1 |
| 6/728 | Bridle Road (108) | Burton Joyce | Planning permission | 1 |
| 6/888 | Bridle Road (Barn to the Rear Of) | Burton Joyce | Planning permission | 1 |
| 6/807 | Crifftin Road (21) | Burton Joyce | Planning permission | 1 |
| 6/583 | Foxhill Road (56, Land At) | Burton Joyce | Site complete confirmed by Local Tax (November 2016) | 4 |
| 6/142 | Kapur (Land Adj To) | Burton Joyce | Planning permission | 1 |
| 6/103 | Lambley Lane (120, Land Adj To) | Burton Joyce | Planning permission | 1 |
| 6/263 | Lambley Lane (124) | Burton Joyce | Planning permission | 1 |
| 6/729 | Lambley Lane (15) | Burton Joyce | Under construction | 3 |
| 6/941 | Lambley Lane (27) plot 1 | Burton Joyce | Planning permission | 1 |
| 6/942 | Lambley Lane (29) plots 2-4 | Burton Joyce | Planning permission | 3 |
| 6/943 | Lambley Lane (33A) | Burton Joyce | Planning permission | 1 |
| 6/469 | Millfield Close (Safeguarded) | Burton Joyce | Approved subject to | 23 |

| Ref | Site | Locality | Status | Projected completions 2016-2021 |
|-------|---------------------------------|--------------|---------------------------------|---------------------------------|
| | Land) | | s106 | |
| 6/944 | United Reform Church | Burton Joyce | Site completed in November 2016 | 1 |
| 6/753 | Catfoot Squash Club | Lambley | Planning permission | 1 |
| 6/584 | Mapperley Plains (600) | Lambley | Planning permission | 1 |
| 6/967 | Reed Pond House | Lambley | Planning permission | 1 |
| 6/907 | Spring Lane (300) | Lambley | Planning permission | 1 |
| 6/908 | The Lambley (Land Adj To) | Lambley | Site completed in November 2016 | 1 |
| 6/152 | Barn Stable and Cart Sheds | Linby | Planning permission | 1 |
| 6/195 | Fraser Street (38, Land Adj To) | Newstead | Planning permission | 1 |
| 6/806 | Mansfield Road (131) | Papplewick | Planning permission | 1 |
| 6/196 | Ash Grove | Woodborough | Under construction | 9 |
| 6/914 | Bank Hill House | Woodborough | Planning permission | 1 |
| 6/974 | Lowdham Lane (21) | Woodborough | Planning permission | 1 |
| 6/334 | Main Street (142) | Woodborough | Under construction | 1 |
| 6/789 | Main Street (147) | Woodborough | Planning permission | 6 |
| 6/790 | Main Street (152-156) | Woodborough | Planning permission | 3 |
| 6/915 | Main Street (161, Land Rear Of) | Woodborough | Under construction | 1 |
| 6/916 | Main Street (165) | Woodborough | Under construction | 4 |
| 6/367 | Roe Hill | Woodborough | Site completed in November 2016 | 1 |
| 6/978 | Woodsend | Woodborough | Planning permission | 1 |
| | | | | 79 |

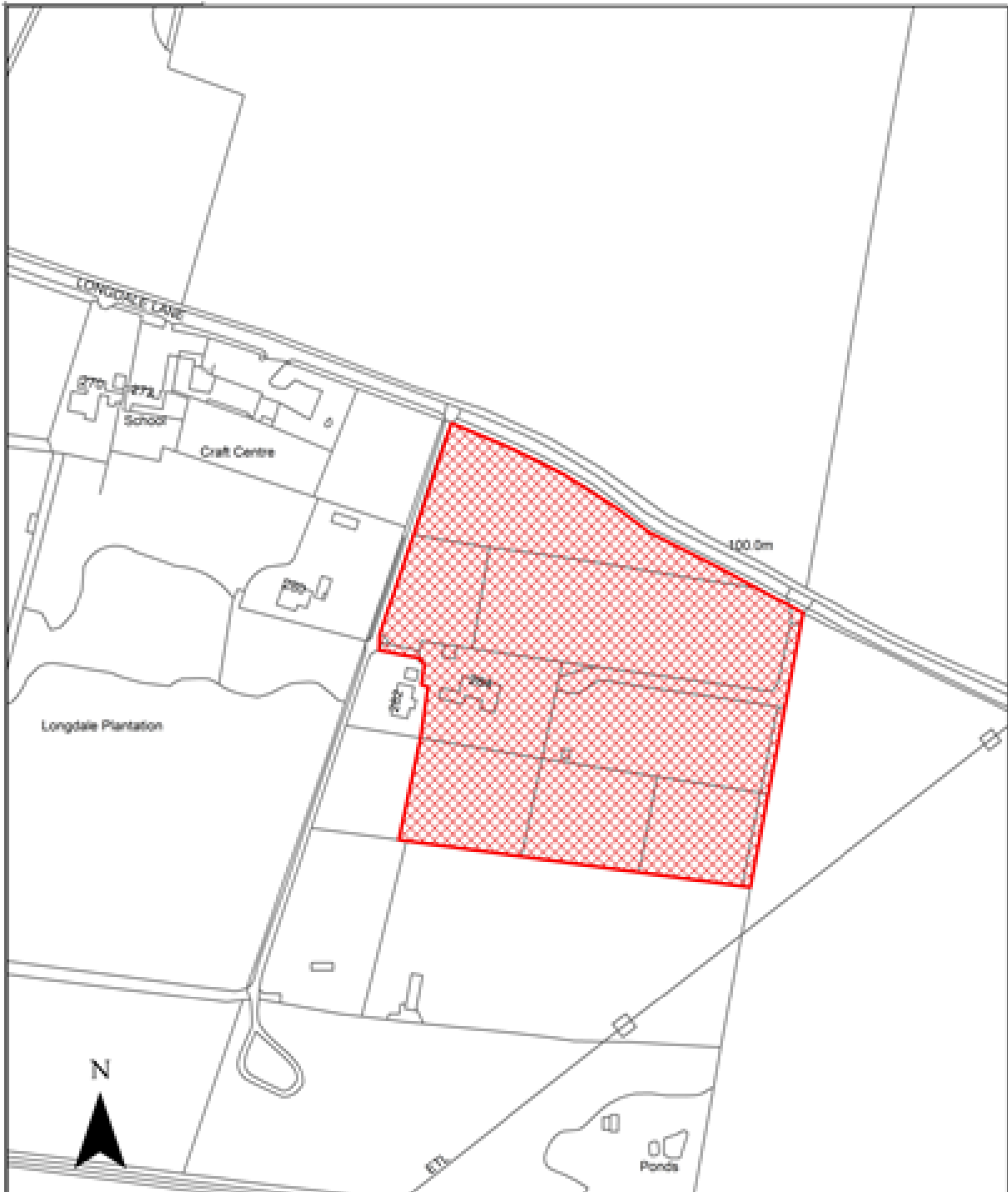
Appendix C: Housing Trajectory

| | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | TOTAL |
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| Past Completions (net) | 275 | 227 | 321 | 311 | 174 | | | | | | | | | | | | | 1308 |
| Teal Close | | | | | | | 20 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 90 | 830 |
| North of Papplewick Lane | | | | | | | 15 | 60 | 90 | 90 | 45 | | | | | | | 300 |
| Top Wighay Farm | | | | | | 30 | 8 | | 50 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 57 | 845 |
| Gedling Colliery/Chase Farm | | | | | | | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 72 | 792 |
| Urban area | | | | | | 95 | 106 | 139 | 107 | 80 | 112 | 84 | 20 | 20 | | 1 | | 764 |
| Bestwood Village | | | | | | 6 | 49 | 65 | 96 | 79 | 37 | 37 | | | | | | 369 |
| Calverton | | | | | | 35 | 23 | 20 | 23 | 18 | 26 | | | | | | | 145 |
| Ravenshead | | | | | | 31 | 9 | 77 | 1 | 5 | | | | | | | | 123 |
| Other villages | | | | | | 15 | 25 | 19 | 18 | 2 | 2 | 1 | | | | | | 82 |
| Windfall allowance | | | | | | | | | | | | | 46 | 46 | 46 | 46 | 46 | 230 |
| Total Projected Completions | | | | | | 212 | 327 | 532 | 537 | 526 | 474 | 374 | 318 | 318 | 298 | 299 | 265 | 4480 |
| Cumulative Completions | 275 | 502 | 823 | 1134 | 1308 | 1520 | 1847 | 2379 | 2916 | 3442 | 3916 | 4290 | 4608 | 4926 | 5224 | 5523 | 5788 | 5788 |
| PLAN - Annual Housing Target | 250 | 250 | 440 | 440 | 440 | 440 | 440 | 480 | 480 | 480 | 480 | 480 | 430 | 430 | 430 | 430 | 430 | 7250 |
| PLAN - Housing Target (cumulative) | 250 | 500 | 940 | 1380 | 1820 | 2260 | 2700 | 3180 | 3660 | 4140 | 4620 | 5100 | 5530 | 5960 | 6390 | 6820 | 7250 | |
| MONITOR - No. dwellings above or below cumulative housing target | 25 | 2 | -117 | -246 | -512 | -740 | -853 | -801 | -744 | -698 | -704 | -810 | -922 | -1034 | -1166 | -1297 | -1462 | |
| MANAGE - Annual housing target taking account of past/projected completions | 426 | 436 | 450 | 459 | 470 | 495 | 521 | 540 | 541 | 542 | 544 | 556 | 592 | 661 | 775 | 1013 | 1727 | 1462 |
| Remaining Years | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 | |





Application Number: 2016/0989
Location: 284 Longdale Lane Ravenshead Nottinghamshire NG15 9AH



NOTE:

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Report to Planning Committee

Application Number: 2016/0989

Location: 284 Longdale Lane Ravenshead Nottinghamshire NG15 9AH

Proposal: The retention of the equestrian and residential access, the change of use of land from agricultural to equestrian and the erection of boundary treatment.

Applicant: Mr Simon Rood

Agent: Miss Laura McCombe

Case Officer: Christina Dinescu

Site Description

The application site relates to Green Belt land currently being used for recreational equestrian activities. There is a residential barn conversion, no.284 Longdale Lane, sited within the fields within the ownership of the applicant. The land to the north of the residential curtilage is paddock land which has the benefit of a planning permission to erect a stable block with a tractor shed and a manege area.

Current access to no.284 and the fields is via Longdale Lane through two separate private drives, one to the east and one to the west. The private drive to the east serves only the application site whilst the one to the west is a shared private drive with no's 280, 282 and 284.

The application site is adjoined by a detached two-storey dwelling to the west at no. 282 Longdale Lane and open fields to the east and south.

The application site is set within the Nottinghamshire Green Belt as indicated on the Proposals Map of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2014.

Relevant Planning History

In May 2005 (ref. no. 2005/0278) Planning Permission was granted to convert existing brick barns into one residential unit with an extension to the eastern side. In 2007 (ref. no. 2007/0472) and 2010 (ref.no. 2009/1027) the dwelling was further more extended.

In 2007 (ref. no. 2007/0023) Planning Permission was granted to erect a detached

garage on the northern property boundary.

2007/0499 – Planning Permission was granted for a tractor shed and stables.

2009/0223 – Planning Permission was refused for a two-storey extension to provide bed and breakfast.

2010/0344 – Planning Permission was granted to relocate the tractor shed and stables.

2011/1208 – Planning Permission was refused for a two-storey rear extension to the dwelling.

2014/0074 – Relocation of the tractor shed and stable and provision of a manege.

In 2015 (ref. no. 2015/0684) Planning Permission was granted for an extension to the garage.

2016/0989 – in September 2016 a planning application was submitted for the retention of an extension to the existing garage and store to provide a stable. This is yet to be determined.

Proposed Development

Full Planning Permission is sought to retain an equestrian and residential access, the change of use of land from agricultural to equestrian and the erection of a boundary treatment.

The equestrian and residential access is approximately 160 metres long and it is located on the eastern side of the application site with a gated access to Longdale Lane. The track is constructed with overlaying gravel on a previous overgrown hardcore track. It was constructed to allow larger vehicles and horse transporters to access the paddocks and equestrian land used to keep horses.

The boundary treatment is located to the north-eastern side of the residential curtilage, along the existing lawful residential access. The wall measures 2.1m at its highest point from ground level, measured from the paddock.

A Planning Statement has been submitted in support of the application. It is stated that the fields surrounding the dwellinghouse have been used for the keeping and exercising of the applicant's horses since 2005. The applicant has four horses that are being kept in Livery elsewhere and two ponies that are being kept in the store and stable on site. The access lane is required to enable the applicant's land to be accessible for larger vehicles. The existing shared driveway is very narrow with limited passing space making it difficult to be accessed by horse transporters and delivery of equine related provisions. The brick wall is a replacement of wooden fencing.

Part of the access to be retained overlaps the highway boundary and the requisite Certificate has been served on the Highway Authority.

Consultations

Ravenshead Parish Council – Strong objection to the planning application; the second gated entrance to the property has been opened without planning permission and is therefore retrospective. No justification has been given for the apparent need for a second entrance to the property in a situation where the existing entrance is perfectly adequate. We recommend immediate closure of the second gate which also generates potential highway issues on this very busy road. It is unclear why the proposed change of use from agricultural to equestrian status is required, nor the external implications and extent of the equestrian activities which will follow. Finally complaints have been received regarding concerns about the closeness and height of the wall in question which also now seeks retrospective permission.

The Highways Authority – This application is retrospective with the access already constructed. The site has been visited prior to the application being submitted and assessed to be acceptable in terms of highways and visibility. Therefore there are no highway concerns.

Planning Policy – Consideration should be given to whether the proposed access and boundary treatment can be classed as not inappropriate development and the implications of the Kemnal Mount judgement. The applicant will need to demonstrate that there are very special circumstances for the change of use of land to equestrian use (and potentially the access and boundary treatment) that clearly outweigh the harm to the openness of the Green Belt and any other harm caused.

The application has been advertised as a Departure from the Local Plan, adjoining neighbours have been notified by letter and a site notice and press notice have been posted – One letter of representation was received as a result. The concerns raised can be outlined as follows:

- References about a different proposal on the same site;
- The brick wall seriously reduces the openness of the area;
- The solution to create a new entrance is selfish.

Planning Considerations

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

- Impact on the Green Belt;
- Impact on residential amenity;
- Highway safety.

The relevant national policy guidance in respect of these matters is set out in the National Planning Policy Framework (March 2012). At the heart of the NPPF is a presumption in favour of sustainable development. The core planning principles set out in the guidance states at paragraph 17: -

Planning should:

- 'proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'; and
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

In particular the chapter 9 "Protecting Green Belt Land" is relevant in considering this application.

Paragraph 79 of the NPPF states that, 'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'.

Paragraph 80 identifies the five purposes that Green Belt serves as follows:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 87 states that, 'As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'. In this context, paragraph 88 goes on to state that, 'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. "Very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations'.

Paragraph 89 of the NPPF states that, 'A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are, inter-alia, provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it'.

Gedling Borough adopted the Aligned Core Strategy (ACS) on 10th September 2014 and this now forms part of the Development Plan along with certain policies saved contained within the Gedling Borough Council Replacement Local Plan referred to in Appendix E of the ACS.

The following ACS policies are relevant:

- Policy A: Presumption in Favour of Sustainable Development
- Policy 3: The Green Belt.

The following saved policies of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014) are also relevant:

- ENV1 (Development Criteria); and
- R11 (Keeping of Horses and Construction of Small Stables).

Policy R11 states that:

‘Planning permission will be granted for the keeping of horses for recreational purposes and construction of small stables provided that:

- a) they are in accordance with Green Belt Policy and would not conflict with the purposes of including the site within the Green Belt;
- b) any new building in the countryside is small in scale and is an essential facility required in connection with outdoor sport or recreation;
- c) built development is sited and designed to minimise its visual impact;
- d) the proposal would not adversely affect any nearby residential properties; and
- e) it would not cause traffic problems and
- f) they would not adversely affect sites of nature conservation interest or mature landscape areas. ‘

The Local Planning Document (LPD) for Gedling Borough was approved for publication by Council at its meeting on 20th April 2016 and was published for a six week consultation on 23rd May 2016 ending on 4th July. Paragraph 216 of the NPPF sets out that from the day of publication weight may be given to relevant policies in emerging plans according to:

- The stage of preparation (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency with the NPPF (the greater the consistency, the greater the weight that may be given).

Following publication and prior to all comments being considered it is recommended that only limited weight can be given to the LPD. Relevant policies in the LPD include:

- Policy LPD 25 Equestrian Development.

Impact on the Green Belt

The proposed use is within the Green Belt where there is a general presumption against development. The NPPF at paragraph 87 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

I am mindful that the change of use of the application site to equestrian use would

not be considered appropriate development in the Green Belt. Paragraph 87 states that inappropriate development in the Green Belt should not be approved unless 'very special circumstances' can be demonstrated. The planning statement accompanying the application forwards the special circumstances from the agent: This includes:

- ☐ The applicant's landholding extends in total to over 3 hectares, the majority of which is utilised as paddocks for the keeping and exercising of horses;
- ☐ The horses are all domestic hobby horses and there is no commercial equestrian activity;
- ☐ The land has been used for the keeping of horses for over 10 years.

I note that paragraph 89 lists a number of appropriate buildings that can be erected in Green Belt, amongst them being provision of appropriate facilities for outdoor sport, outdoor recreation, as long as the openness of the Green Belt is preserved. Local Planning Authorities are encouraged under paragraph 81 to positively enhance the beneficial use of Green Belt by supporting applications which improve accessibility and supporting opportunities for recreational use.

When considering very special circumstances it is my opinion that the access to the sport and recreation facilities on a domestic scale would carry little weight. However, weight should be given to paragraph 81, but in itself I do not consider that this is a very special circumstance.

In relation to this application the very special circumstance is derived because the change of use of the fields to an equestrian use would not alter the appearance or character of the fields and it would preserve the openness of the Green Belt at this site and the purposes of including the land within the green belt. It would be unreasonable in my view to refuse this application because there would be negligible harm to the green belt at this location. In my opinion the actual harm to the green belt needs to be given substantial weight in this instance.

Given the information received I consider the change of use to be appropriate for an outdoor sport or recreation activity, given the absence of buildings and the lack of commercial activity I consider there to be very special circumstances that outweigh the harm and any other harm to the Green Belt in this instance.

Whilst I note the application site is served by a shared private drive, along with other dwellings in the vicinity, I consider the second access to be more appropriate to the equestrian use of the application site, given the different type of vehicles associated with the keeping of horses. I note the second access would also serve the residential dwelling and therefore could be considered encroachment into the countryside. However, given the need for a second access associated to the equestrian use has been established, I consider the degree of encroachment is limited in this location. I also note that the surfacing is loose stone aggregate and is well assimilated in the landscape with the use of landscaping such as hedgerows and trees. I consider that on balance the access to be retained has a rural appearance and is sited to give access to land managed / within the ownership of the applicant, and would not unduly impact on the openness of the Green Belt in this location.

I note that the brick wall erected is a replacement of a previous means of enclosure. I

also note that under the General Permitted Development Order means of enclosure measuring less than 2 metres in height do not require planning permission. Given that the brick wall is a replacement of a previous means of enclosure and that its height does not represent a significant increase to a means of enclosure erected under permitted development, I consider the brick wall to have a limited degree of impact on the openness of the Green Belt in this instance.

I note the agent considers in the Planning Statement, submitted with the application, that the access track and the brick wall should be classed as engineering operations and therefore they would not constitute inappropriate development in the Green Belt. However, in my opinion, as the brick wall has been erected to replace an existing boundary treatment and the access track has been constructed of gravel, the two elements of this application should not be considered engineering operations.

Given that the special circumstances considered state that the use of the land for horses is all on a domestic level, should planning permission be forthcoming a condition would be attached restricting the use to domestic equestrian only without any commercial livery facilities.

In conclusion I have identified the following as being capable of forming the very special circumstances required to permit inappropriate development in the Green Belt.

- Domestic nature of the equestrian use;
- The limited degree of impact on encroachment and openness;
- The change of use relates to activities for outdoor sport and recreation.

Taking these considerations into account I am satisfied that, on balance, the proposal accords with Green Belt policies.

Impact on residential amenity

Given the location of the application site, significant distances to neighbouring properties and the domestic nature of the equestrian use, I am satisfied the proposal would have no undue impact on adjoining properties.

Highway safety

I note the comments received from the Highways Authority and I am therefore satisfied there are no highway safety issues associated with the use of the land.

Conclusion

At the heart of the NPPF is a presumption in favour of sustainable development, for decision making purposes this means approving development proposals that accord with the development plan, and where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework

- taken as a whole; or
- Specific policies in this framework indicate the development should be restricted.

In light of the considerations given above in relation to:

- Impact on Green Belt
- Impact on residential amenity
- Highway safety

Given the above considerations I am satisfied that there would be no undue impact on the openness of the Green Belt, the amenity of nearby residential properties or on highway safety. I therefore recommend that planning permission be granted.

Recommendation:

To GRANT CONDITIONAL PLANNING PERMISSION

Conditions

1. This permission shall be read in accordance with the details and plans submitted to the Borough Council on 9th September 2016.
2. The application site shall be used only for domestic equestrian purposes in connection with no.284 Longdale Lane as shown on the location plan received on 9th September 2016 and no livery/riding school, business, or commercial use is permitted unless otherwise agreed in writing by the Borough Council.

Reasons

1. For the avoidance of doubt.
2. This is to restrict the volume of traffic entering and leaving the site.

Reasons for Decision

In the opinion of the Borough Council, the proposed development is acceptable in terms of Green Belt policy and would have no adverse impact on the openness of the Green Belt. The proposal will have no undue impact on the amenity of neighbouring residential properties. The proposal therefore complies with Policies ENV1 and R11 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014) and advice contained within the NPPF (2012).

Notes to Applicant

Positive and Proactive 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. Negotiations have taken place before the submission of the application in connection to an ongoing enforcement investigation.

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.



Application Number: 2016/1106
19 Nell Gwyn Crescent Bestwood Nottinghamshire NG5 8NQ

Location:



NOTE:

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Report to Planning Committee

Application Number: 2016/1106

Location: 19 Nell Gwyn Crescent Bestwood Nottinghamshire NG5 8NQ

Proposal: Proposed new single family dwelling

Applicant: Mr & Mrs Mark Thompson

Agent: Mr Colin Dicken

Case Officer: Christina Dinescu

Background

This application is being referred to the Planning Committee due to part of the application site being in the ownership/control of the Borough Council.

Site Description

No.19 Nell Gwyn Crescent is a two-storey semi-detached dwelling with a long rear garden adjoining Bullins Close. The site is within the built up area of Bestwood.

The application site comprises of the end of the rear garden adjoins which adjoins an area of incidental open space on Bullins Close and Deer Park Drive. The open space is an area of land which is grassed and contains several trees.

Adjoining properties comprise semi-detached two-storey properties at no's 17 and 21 Nell Gwyn Crescent.

Bullins Close is characterised by semi-detached two-storey dwellings with dual pitched roofs set back from the highway boundary and with landscaped front gardens featuring driveways.

Relevant Planning History

88/0853 – Planning Permission was granted for an extension to the dwelling.

Proposed Development

Planning Permission is sought for the construction of a two bedroom, two-storey detached dwelling with an integral single garage in the rear garden of the existing dwelling. The proposed dwelling would be accessed from Bullins Close over an area of incidental public open space owned by Gedling Borough Council.

The proposed dwelling would have maximum footprint dimensions of 12.25m in depth x 10.11m in width which includes a single storey front projection forming a single garage with side access. The front wall of the garage would be set on the boundary with the open space.

The dwelling would consist of a single storey element and a two-storey element. The single storey element would measure 1.75m and 2.4m at eaves height and 4.74m at ridge height from ground level. The two storey element would measure 5.08m at eaves height and 7.13m at ridge height.

The proposed design incorporates dual pitched roof with front, side and rear facing gables.

Windows are proposed on all elevations at ground floor and on the front and rear elevations at first floor.

Consultations

The Highways Authority – No highway concerns subject to conditions.

Bestwood St Albans Parish Council – Objects to the development as it would constitute precedent for similar developments, it would result in loss of privacy in the bedrooms of the houses opposite, loss of tranquillity and safe playing space used by local children and the access point would be dangerous for locals due to construction traffic and afterwards by cars emerging from the new build on a bend.

Parks and Street Care – Comments to be reported verbally.

Estates Surveyor – The Council, subject to approval, may be willing to sell land in connection with development at 19 Nell Gwyn Crescent but this would only be provided that planning permission had already been granted and that it complied in respect of the covenants that are on the land.

Adjoining Neighbours have been notified and a Site Notice was posted and 5 letters of representation were received as a result. The concerns raised can be outlined as follows:

- The construction would totally dominate Bullins Close and some lower properties on Nell Gwyn Crescent;
- The new construction would require land owned by Gedling Borough Council and part of no.21 Nell Gwyn Crescent;
- A 1.8m high wooden fence would partially surround the car parking;
- Objection against the sale of the land owned by Gedling Borough Council;
- There is a stipulation on Bullins Close regarding no erection of front fences and no parking of caravans at properties;
- The site notice was posted on the lamp post, away from the location of the development and none of the residents on Bullins Close were aware of the proposed development;
- Loss of green space where children play;
- It would result in more traffic on an already dangerous bend;
- The proposed house would affect the value of properties on Bullins Close;
- More on-street parking;
- Increased overlooking onto adjacent properties.

Planning Considerations

The main planning considerations in the determination of this application are the principle of the development, impact on character of the area, any undue impacts on the amenity of neighbouring properties, any highway safety implications and off-street parking provision.

At national level the National Planning Policy Framework (March 2012) chapters 6 and 7 are relevant in considering this application: -

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

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

- Policy 8 - Housing size, mix and choice; and
- Policy 10 - Design and Enhancing Local Identity.

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

- ENV1 (Development Criteria);
- H7 (Residential Development on Unidentified Sites within the Urban Area and Defined Village Envelopes).

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

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

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

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

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

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

In respect to car parking, regards should be had to the Borough Council's Supplementary

The Principle of the Development

The site is located within the established built up area of Bestwood. The proposal is for the erection of a new dwelling in the rear garden of an existing dwelling.

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

The NPPF's definition of brown field land is 'previously developed land that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface or surface infrastructure.' This excludes 'land in built-up areas such as private residential gardens.' This advice is reflected in the ACS Policy 10 – 3.10.4 which goes on to state:

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

There have been changes in guidance in relation to the definition of garden land, which is no longer considered to be brownfield land. Whilst I note the change in definition, I do not consider that paragraph 3.10.4 of the ACS precludes development on such sites. The key aspects that need to be considered are whether the proposed development would be in a sustainable location, would adversely affect the characteristics of the area or damage biodiversity. I do not consider that biodiversity is an issue in this instance. Whilst I note the location of the proposed development is in a built up area and therefore in a sustainable location, I also note this part of Bullins Close and Deer Park Drive is characterised by the presence of incidental open space, which in my opinion represents an important amenity feature adding to the characteristics of the area. I note the proposed dwelling would front Bullins Close and would have vehicular and pedestrian access from Bullins Close over the incidental open space land. I also note the frontage along this strip of open space is characterised by the rear boundaries of properties on Nell Gwyn Crescent, lawn and trees. As such I am of the opinion the principle of a new dwelling in the rear garden area of 19. Nell Gwyn Crescent would not be acceptable in this location as it would adversely affect the characteristics of the area, thus not being in accordance with Policy 10 of the ACS.

Impact on the Character of the Area

I note the design of the proposed dwelling incorporates dual pitched roof with gables, it would be set on the boundary with the incidental open space, and access would be provided over part of the open space land that adjoins the rear garden of no.19 Nell Gwyn Crescent. Given the size and design of the proposed dwelling I am satisfied the proposal would be in keeping scale and design with the surrounding area. However, the proposal would result in a new frontage on Bullins Close, therefore an opening, where the characteristic of this part of Bullins Close is defined by the fence line of rear boundaries of properties on Nell Gwyn Crescent abutting an incidental open space. I note the open space is not a Protected Open Space as indicated on the Proposals Map of the Gedling Borough Replacement Plan, however I am of the opinion the open space represents an important amenity feature which helps define the individual characteristics of the area. It is therefore my opinion that the loss of part of the incidental open space in this location would significantly affect the character of

the area to its detriment, therefore, in my opinion, the proposal for a new dwelling on this side of Bullins Close would result in the loss of an important amenity feature that helps define the characteristics of the area and would result in an incongruous feature within the existing streetscene.

I note that the proposed built form of the integral garage would be sited in line with the existing rear garden boundaries of adjacent dwellings, against the back edge of the incidental open space. I also note that existing properties in the area are all set back from the highway edge with significant front garden areas and driveways. It is my opinion given that the proposed built form of the dwelling is set in line with existing rear boundaries of neighbouring dwellings then the resulting development would appear overly dominant on this side of Bullins Close resulting in a cramped appearance out of character with existing pattern of development in the area.

In my opinion the proposal would not be in accordance with Saved Policy H7 (Residential Development on Unidentified Sites within the Urban Area and the Defined Village Envelopes) of the Gedling Borough Replacement Local Plan.

Residential Amenity

I note the proposal is for a two-storey dwelling with single storey extensions. Whilst I note a window would serve a bathroom at first floor on the rear elevation I am satisfied the window could be conditioned to be obscurely glazed and top opening only to prevent an overlooking impact on to the host dwelling and adjacent properties.

I note the proposed depth of the rear garden of the proposed dwelling would measure approximately 6.6m, however, given the proposed design and separation distances I am satisfied the proposed dwelling would not result in an undue overbearing and overshadowing impact on the amenity of adjacent properties nor on the host dwelling.

Highway Safety and Parking Provision

I note that the submitted plans show the proposed dwelling to have provision for a single garage and a hardstanding area in front of the garage for a second vehicle to be parked off-street. The Borough Council's SPD on Residential Car Parking requires new dwellings with 2 bedrooms in built up areas to have provision for 1 off-street car parking space, therefore, I am of the opinion the proposal would comply with the requirements of paragraph 4.2 of the SPD.

I am mindful that the Highway Authority have raised no objection to the proposal subject to conditions, I therefore consider there would be no highway safety implications arising from the proposal.

Other Issues

I note the comments received from the Estates Surveyor and the concerns raised by residents, however, given that the transfer of ownership is not a planning matter that would warrant a refusal of this application, I am satisfied that all the planning considerations affecting this development have been fully addressed.

I note the comments in relation to the site notice not being posted close to the application site on Bullins Close, however, I am satisfied, that the application has been correctly advertised in accordance with the Town and Country Planning (Development Management Order) 2015.

Conclusion

Having regard to the above considerations I am of the opinion that the proposal is not in accordance with Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy 2014 and Saved Policy H7 (Residential Development on Unidentified Sites Within the Urban area and Defined Village Envelopes) of the Gedling Borough Replacement Local Plan and advice contained within the National Planning Policy Framework 2012. The proposal would result in a detrimental impact on the character of the area as a result of the partial loss of incidental open space which represents an important amenity feature of the area, resulting in an incongruous feature in the streetscene. The proposed development due to its siting adjacent to the back edge of an important area of incidental open space would appear cramped and dominant in its location and out of character with the existing pattern of development in the area.

Accordingly I recommend that planning permission be refused.

Recommendation:

To Refuse Planning Permission.

1. In the opinion of the Borough Council the proposed new dwelling in the rear garden of no.19 Nell Gwyn Crescent would result in an incongruous feature within the streetscene resulting in a significant adverse impact on the character of the area by virtue of the impact on an important incidental open space which provides an amenity area for local residents. The proposed development, by virtue of its siting close to the back edge of an existing incidental open space, would result in an overly dominant feature that would appear cramped and dominant in its location and out of character with the pattern of development in the area. The proposal would therefore be contrary to Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy (September 2014), Saved Policy H7 of the Gedling Borough Replacement Local Plan (2014) and the advice contained within the NPPF.

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ACTION SHEET PLANNING DELEGATION PANEL 16th December 2016

2016/0764

48 Northcliffe Avenue Mapperley NG3 6DA

Residential development - 2 no. family houses

The proposed development would have no undue impact on the residential amenity of adjacent properties, the streetscene or highway safety and would not represent an over-intensive development.

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

Decision to be issued following completion of paperwork.

2016/0902

Garages Perlethorpe Drive Gedling

4no. new semi-detached dwelling houses with associated landscape and parking - car parking revisions.

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

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

Decision to be issued following completion of paperwork.

2016/0916

Moriah House Deep Furrow Avenue Carlton

Rear extension to existing care home to create 16 additional bedrooms

The proposed development would have an unduly detrimental overbearing and overlooking impact on adjacent residential properties.

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

Decision to be issued following completion of paperwork.

2016/1059
Wickes Mansfield Road Daybrook
Retention of OPC racking and lighting

Application withdrawn from agenda.

2016/1080
137 Nottingham Road Ravenshead Nottinghamshire
Single storey dwelling at rear to be used as holiday let in conjunction with main dwelling.

The proposed development would be an unacceptable form of backland development & would have a detrimental 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.

Parish to be notified following issue of decision.

SS

2016/1101
Jericho Farm Green Lane Lambley
Removing the existing 17.5m monopole tower for a new 17.5m tower with 6 additional antennas and 1 additional dish. Ground works include the installation of 3 new equipment cabinets.

Very special circumstances have been demonstrated for this proposed development within the Green Belt.

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

Decision to be issued.

Parish to be notified following issue of decision.

SS

2016/1155
Site Of 4A Woodthorpe Avenue Woodthorpe
Proposed new 5 bedroom detached dwelling, double garage and family games building

Application withdrawn from agenda.

2016/1112TPO
Beech Court Plains Road Woodthorpe
G1 - 3 Yew trees on Clumber Avenue. Crown raise to 5m to clear tall vehicles passing the trees

G2 - 2 Ash trees on Clumber Avenue. Crown raise to 5m and crown clean to remove dead wood.

The proposed development would have no undue impact on the character & appearance of this part of Clumber Avenue.

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

Decision to be issued.

2016/1139

6 The Spinney Woodthorpe NG5 4GN

Extension to form 1st Floor Bedroom and En-suite with Render Finish & Replacement Windows and Doors

The proposed development would have a detrimental impact on the character & appearance of the area & would have an overbearing & overshadowing impact on the residential amenities of the adjacent residential property.

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

Decision to be issued following completion of paperwork.

2016/1146

146 Lambley Lane Burton Joyce NG14 5BN

Two storey front extension to form front entrance, single storey extension to form pool, first floor extension to form dressing room and double garage.

Application withdrawn from agenda.

**N Morley,
Principal Planning Officer
16th December 2016**

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ACTION SHEET PLANNING DELEGATION PANEL 21st December 2016

2016/1064

58 Main Road Ravenshead NG15 9GT

Erect two storey side extension and single storey rear extension and front porch.

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

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

Decision to be issued following completion of paperwork.

2016/1090

The Old Coach House, Main Street Woodborough

Refurbishment works and replacement external windows and doors, addition of conservation roof lights, demolition of modern flat roofed carport, external first floor walkway and access spiral stairs. New detached garage.

The proposed development would have no undue impact on the historic fabric of a Listed Building or on the amenity of adjoining neighbouring properties.

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

Decision to be issued following completion of paperwork.

2016/1091

The Old Coach House Main Street Woodborough

Refurbishment works and replacement external windows and doors addition of conservation skylights, demolition of modern flat roofed, external first floor walkway and access spiral stairs.

The proposed development would have no undue impact on the historic fabric of a Listed Building or the Conservation Area.

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

Decision to be issued following completion of paperwork.

2016/1147

53 Sunninghill Rise Arnold Nottinghamshire

Side extension forming lower ground floor garage, upper ground floor lounge with balcony on front elevation and dormered bedroom over on first floor; existing garage converted to form entrance hall with staircase to upper floor

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

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

Decision to be issued following completion of paperwork.

2016/1099

Land Adjacent 21 Lowdham Lane Woodborough

Proposed new dwelling

The Application was withdrawn from the agenda.

2016/1106

19 Nell Gwyn Crescent Bestwood Nottinghamshire

Proposed new single family dwelling

The proposed development would have an undue impact on the character of the area by reason of its scale, design, and layout.

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

Decision to be issued following completion of paperwork.

2016/1155

Site Of 4A Woodthorpe Avenue Woodthorpe

Proposed new 5 bedroom detached dwelling, double garage and family games building

The proposed development would have no undue impact on the character of the streetscene, highway safety 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.
2016/1124
353 Moor Road Papplewick NG6 8UN
Replace existing pitched and flat roofs with new pitched roof

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

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

Decision to be issued following completion of paperwork.

2016/1128
80 Main Road Gedling NG4 3HG
Retention of garage

The application was withdrawn from the agenda.

2016/1140
322 Spring Lane Lambley NG3 5RQ
Raising the ridge of the flat roof dormer and installing a solar panel array. Changing tile hanging to weather boarding and UPVC windows to powder coated aluminium frames.

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

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

Decision to be issued following completion of paperwork.

2016/1165
93 Highfield Drive Carlton NG4 1PN
Rear Extension

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

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

Decision to be issued following completion of paperwork.

David Gray - 22nd December 2016

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ACTION SHEET PLANNING DELEGATION PANEL 6th January 2017

2016/0409

105-107 Carlton Hill Carlton

Change of use for building from Print Shop (Class B1) to a micro-pub (A4)

The proposed development would have an unacceptable impact on the residential amenity currently enjoyed by the occupier(s) of the adjacent residential property.

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

Decision to be issued following completion of paperwork.

2016/0938

55 Hillcrest View Carlton Nottinghamshire

Removal of condition to convert existing garage into room.

The proposal would not increase on street car parking in the immediate locality due to the presence of existing off street car parking at the property.

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

Decision to be issued following completion of paperwork.

2016/1128

80 Main Road Gedling NG4 3HG

Retention of garage

The development, by reason of its position, scale and design would have an overbearing impact on the residential amenity currently enjoyed by the occupier(s) of the adjacent property.

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

Decision to be issued following completion of paperwork.

2016/1166

1 Hall Cottages Hall Lane Papplewick

Single storey side extension and first floor dormer window

The proposed development would not have an adverse impact on the character and appearance of the existing property or 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 Council to be notified.

2016/1201

161B Main Street Woodborough Nottinghamshire

Construction of two-storey and single-storey rear extension including loft conversion.

Withdrawn from the agenda

Mike Avery

Service Manager, Development Services

6th January 2017

ACTION SHEET PLANNING DELEGATION PANEL 13th January 2017

2016/0988

284 Longdale Lane Ravenshead Nottinghamshire

Retention of the extension to existing garage and store to provide a stable.

The proposed development would provide appropriate facilities for outdoor recreation and would preserve 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 following issue of decision.

SS

2016/1011

42 Bank Hill Woodborough NG14 6EF

Adaptation of an existing attached stable building into two levels of living accommodation with associated raised roof works and dormer windows, central ground floor infill structure to house, adaptation of existing garage to living accommodation with associated roof works, replacement dormer windows, new hard landscaping works, and over cladding of the existing external walls.

The proposed development raises complex Green Belt policy issues.

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

2016/1059

Wickes Mansfield Road Daybrook

Retention of OPC racking and lighting

Application withdrawn from agenda.

2016/1094

190 Westdale Lane East Gedling NG4 4FP

Two storey side and rear extensions, and alterations to roof.

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

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

Decision to be issued following completion of paperwork.

2016/1146

146 Lambley Lane Burton Joyce NG14 5BN

Two storey front extension to form front entrance, single storey extension to form pool, first floor extension to form dressing room and double garage.

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

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

Decision to be issued following completion of paperwork.

Parish to be notified following issue of decision.

SS

2016/1226

33 Yew Tree Lane Gedling Nottinghamshire

Single storey rear extension. Porch and pitched roof at front.

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

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

Decision to be issued.

2016/1201

161B Main Street Woodborough Nottinghamshire

Construction of two-storey and single-storey rear extension including loft conversion.

The proposed development would have no undue impact on the residential amenity of adjacent properties or on the character & appearance of the Woodborough Conservation Area.

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

Decision to be issued following completion of paperwork.

Parish to be notified following issue of decision.

SS

2016/1209

27 Cheriton Drive Ravenshead NG15 9DG

Two storey side and single storey front & rear extensions to existing property.

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

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

Decision to be issued following completion of paperwork.

Parish to be notified following issue of decision.

SS

**Nick Morley,
Principal Planning Officer
13th January 2017**

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Report to Planning Committee

Subject: Future Planning Applications

Date: 25 January 2017

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> |
|---------------|--|--|----------------------|
| 2016/0306 | Land At Glebe Farm, Glebe Drive, Burton Joyce | Outline Application with All Matters Reserved (except access and landscaping) for up to 14 New Residential Dwellings with the demolition of existing structures and retention of the existing farm house and outbuildings; provision of access to the site, associated infrastructure works and landscaping. | 22/2/17 |
| 2016/1011 | 42 Bank Hill, Woodborough | Extensions | 22/2/17 |
| 2016/1033 | 2 Sandford Road, Mapperley | Erection of 10 dwellings | 22/2/17 |
| 2016/1033 | Metallifactory Ltd, Mansfield Road | Erection of 72 dwellings and new vehicular access from Mansfield Road. | 22/2/17 |
| 2016/0875 | Earl Of Chesterfield 37 Carlton Hill, Carlton | Demolish pub & erect 3 storey mixed use building consisting of 3 retail units & 14 flats | 22/3/17 |

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.