



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

Agenda

Council

Date: **Wednesday 15 November 2017**

Time: **6.00 pm**

Place: **Council Chamber**

For any further information please contact:

Alec Dubberley

Service Manager, Democratic Services

0115 901 3906

Council

Membership

Mayor

Councillor Viv McCrossen

Deputy Mayor

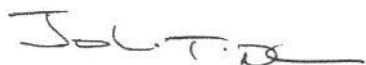
Councillor Barbara Miller

Councillor Michael Adams
Councillor Bruce Andrews
Councillor Pauline Allan
Councillor Emily Bailey Jay
Councillor Peter Barnes
Councillor Sandra Barnes
Councillor Chris Barnfather
Councillor Denis Beeston MBE
Councillor Alan Bexon
Councillor Tammy Bisset
Councillor Nicki Brooks
Councillor Bob Collis
Councillor John Clarke
Councillor Jim Creamer
Councillor Kevin Doyle
Councillor Boyd Elliott
Councillor David Ellis
Councillor Roxanne Ellis
Councillor Andrew Ellwood
Councillor Paul Feeney

Councillor Kathryn Fox
Councillor Gary Gregory
Councillor Helen Greensmith
Councillor Sarah Hewson
Councillor Jenny Hollingsworth
Councillor Meredith Lawrence
Councillor Marje Paling
Councillor John Parr
Councillor Michael Payne
Councillor Carol Pepper
Councillor Stephen Poole
Councillor Colin Powell
Councillor Alex Scroggie
Councillor Paul Stirland
Councillor John Truscott
Councillor Jane Walker
Councillor Muriel Weisz
Councillor Henry Wheeler
Councillor Paul Wilkinson

SUMMONS

A meeting of the Borough Council will be held in the Council Chamber, Civic Centre, Arnot Hill Park on Wednesday 15 November 2017 at 6.00 pm to transact the business as set out below.



John Robinson
Chief Executive

AGENDA

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- 1 Opening Prayers.
- 2 Apologies for Absence.
- 3 Mayor's Announcements.
- 4 To approve, as a correct record, the minutes of the meeting held on 12 July 2017. 7 - 12
- 5 Declaration of Interests.
- 6 To answer questions asked by the public under Standing Order 8.
- 7 To deal with any petitions received under Standing Order 8a.
- 8 To answer questions asked by Members of the Council under Standing Order 9.

Question received From Councillor Ellwood:

In light of the start of the building of Gedling Access Road in 2018 and the likelihood that the existing footpath that connects Lambley Lane Recreation Ground with Gedling Country Park will be removed during the building of the Access Road; has the Council got any plans to retain access from the south side of the Country Park for walkers during the period of construction of the Access Road with a designated access point?

- 9 Referral from Cabinet: Arnold Market 13 - 24

Report of the Service Manager for Economic Growth and Regeneration.

Please be advised that Appendix 2 to the report contains **exempt information** and members of the public and press may be excluded from the meeting while this item is discussed.

Council is being asked:

- 1) To approve the establishment of the budget required to acquire the Arnold Market site (as shown on the Plan at Appendix 1 to the report) for no more than the sum set out in Exempt Appendix 2

10 Referral from Cabinet: Prudential Code Indicator Monitoring 2017/18 and Quarterly Treasury Activity Report for Quarter ended 30 September 2017 25 - 44

Report of the Deputy Chief Executive and Director of Finance.

Council is asked to approve:

- 1) The amendment to the Treasury Management Strategy Statement for 2017/18, to add the use of Property Funds to the list of approved investment instruments referred to at 2.7(i) of the report.

11 Council Tax Reduction Scheme 45 - 52

Report of the Deputy Chief Executive and Director of Finance.

12 Overview and Scrutiny Annual Report 53 - 58

Report of the Chair of the Overview and Scrutiny Committee.

13 Changes to Representation on Committees 59 - 60

Report of the Service Manager Democratic Services.

14 To receive questions and comments from Members concerning any matter dealt with by the Executive or by a Committee or Sub-Committee (Standing Order 11.1).

a Minutes of meeting Wednesday 21 June 2017 of Planning Committee 61 - 80

b Minutes of meeting Thursday 29 June 2017 of Standards Committee 81 - 82

c Minutes of meeting Tuesday 4 July 2017 of Environment and Licensing Committee 83 - 86

d	Minutes of meeting Monday 17 July 2017 of Overview and Scrutiny Committee	87 - 98
e	Minutes of meeting Wednesday 19 July 2017 of Planning Committee	99 - 106
f	Minutes of meeting Thursday 27 July 2017 of Cabinet	107 - 112
g	Minutes of meeting Tuesday 1 August 2017 of Environment and Licensing Committee	113 - 116
h	Minutes of meeting Tuesday 29 August 2017 of Joint Consultative and Safety Committee	117 - 120
i	Minutes of meeting Wednesday 30 August 2017 of Planning Committee	121 - 138
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k	Minutes of meeting Thursday 7 September 2017 of Cabinet	143 - 148
l	Minutes of meeting Tuesday 12 September 2017 of Audit Committee	149 - 152
m	Minutes of meeting Friday 15 September 2017 of Appointments and Conditions of Service Committee	153 - 154
n	Minutes of meeting Tuesday 10 October 2017 of Environment and Licensing Committee	155 - 158
o	Minutes of meeting Wednesday 18 October 2017 of Planning Committee	159 - 176
p	Minutes of meeting Thursday 12 October 2017 of Cabinet	177 - 184
q	Decisions made under delegated authority	185 - 186
15	To consider comments, of which due notice has been given, under Standing Order 11.03(a).	
16	To consider motions under Standing Order 12.	

“No scheduled meeting of the Council or Cabinet shall be cancelled, postponed or otherwise altered without the prior agreement of the Leader of the Council and the Leader of the Second Group, or their appointed representatives.”

Proposed by Councillor Michael Adams
Seconded by Councillor Kevin Doyle

MINUTES COUNCIL

Wednesday 12 July 2017

Councillor Viv McCrossen (Mayor)

Present:

Councillor Barbara Miller	Councillor Gary Gregory
Councillor Michael Adams	Councillor Helen Greensmith
Councillor Bruce Andrews	Councillor Sarah Hewson
Councillor Pauline Allan	Councillor Jenny Hollingsworth
Councillor Emily Bailey Jay	Councillor Meredith Lawrence
Councillor Peter Barnes	Councillor Marje Paling
Councillor Sandra Barnes	Councillor John Parr
Councillor Chris Barnfather	Councillor Michael Payne
Councillor Alan Bexon	Councillor Carol Pepper
Councillor Tammy Bisset	Councillor Stephen Poole
Councillor Nicki Brooks	Councillor Colin Powell
Councillor Bob Collis	Councillor Alex Scroggie
Councillor Jim Creamer	Councillor Paul Stirland
Councillor Kevin Doyle	Councillor John Truscott
Councillor Boyd Elliott	Councillor Jane Walker
Councillor David Ellis	Councillor Muriel Weisz
Councillor Roxanne Ellis	Councillor Henry Wheeler
Councillor Andrew Ellwood	Councillor Paul Wilkinson
Councillor Kathryn Fox	

Absent: Councillor Denis Beeston MBE, Councillor John Clarke and Councillor Paul Feeney

15 OPENING PRAYERS.

In the absence of the Mayor's Chaplain, Canon Jonathan delivered opening prayers.

16 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Beeston MBE, Clarke and Feeney.

17 MAYOR'S ANNOUNCEMENTS.

The Mayor spoke about a fundraising appeal for recent Gedling Award winner, Dylan Baker, who had been diagnosed with cancer for a fourth time at 29 years old. The Mayor praised Dylan as a positive and bright young man and asked the Members support the family in raising funds to make the coming months special for Dylan.

At the Mayor's invitation, Councillor Barnfather informed Members of recent fundraising activity that he and Councillor Clarke had undertaken to raise money towards Dylan's appeal. Councillors Barnfather and Clarke, avid Notts County and Derby County football fans, had agreed to spend a day wearing Forest shirts, Dylan's team, as a show of unity and support.

The Mayor thanks Councillors and Officers for their support at her recent Civic Service, which was very uplifting.

The Mayor informed Members that she had been very busy since becoming Mayor, having attended a variety of events across the Borough. In particular, the Mayor had attended a number of Care Home open days and events for families, which she felt were important in bringing communities together.

The Mayor had also visited Buckingham Palace, attended the Lord Mayor of Nottingham's parade and taken part in the annual pilgrimage to Crick to remember those who lost their lives in service.

The Mayor reminded Members of her forthcoming bike ride from Bridlington to Morecombe, along the way of the roses, to raise money for her chosen charity, the Motor Neurone Disease Association.

18 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETINGS HELD ON 26 APRIL AND 24 MAY 2017.

RESOLVED:

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

19 DECLARATION OF INTERESTS.

None received.

20 TO ANSWER QUESTIONS ASKED BY THE PUBLIC UNDER STANDING ORDER 8.

None received.

21 TO DEAL WITH ANY PETITIONS RECEIVED UNDER STANDING ORDER 8A.

None received.

22 TO ANSWER QUESTIONS ASKED BY MEMBERS OF THE COUNCIL UNDER STANDING ORDER 9.

None received.

**23 REFERRAL FROM CABINET: COUNCIL PLAN AND BUDGET
OUTTURN AND BUDGET CARRY FORWARDS 2016/17**

Consideration was given to a report of the Senior Leadership Team, which had been referred to Council by Cabinet.

RESOLVED to approve:

1. The capital carry forward of £70,000 for non-committed schemes in excess of £50,000;
2. The overall method of financing the 2016/17 financing of capital expenditure set out in the; and
3. The capital determinations set out in the report.

24 CHANGES TO REPRESENTATION ON COMMITTEES

Councillor Adams entered the meeting.

Consideration was given to a report of the Service Manager, Democratic Services, which had been circulated prior to the meeting, seeking approval for changes to the membership on a number of committees following a request from the Conservative Group Business Manager

RESOLVED:

To approve the following changes to representation on the following Committees:

1. Councillor Parr is replaced by Councillor Hewson on the Environment and Licensing Committee and the Licensing Act Committee; and
2. Councillor Hewson is replaced by Councillor Stirland as substitute member of the Joint Consultative and Safety Committee

**25 COMMUNITY GOVERNANCE REVIEW OF BESTWOOD ST
ALBANS PARISH COUNCIL**

Consideration was given to a report of the Service Manager, Democratic Services, which had been circulated prior to the meeting, concluding the Community Governance Review of Bestwood St. Albans Paris Council and seeking approval to make a Reorganisation Order to give effect to the final recommendations of the review.

Councillor Scroggie left the meeting.

RESOLVED:

1. That a new Parish with a Parish Council is established to cover the area comprised of the current Village Parish Ward named "The Parish Council of Bestwood Village." The Parish Council should have seven members;
2. That a new Parish with a Parish Council is established to cover the area comprised of the current Top Valley Parish Ward named "The Parish Council of St. Albans." The Parish Council should have nine members;
3. That the new Parishes shall not be warded;
4. The boundaries of the new parishes should be as shown on the map contained within Appendix 4 to this report;
5. That Elections shall be held in May 2018 for the new Parish Councils, with further elections held the year after to return the Parish Councils to the appropriate cycle of elections for all other Gedling Parishes;
6. The Parish Council for the Parish of Bestwood St. Albans should be dissolved and the Parish of Bestwood St. Albans abolished;
7. To appoint the Chief Executive as proper officer for the purposes of the Local Government (Parishes and Parish Councils)(England) Regulations 2008 and authorise the Director of Organisational Development and Democratic Services to make the necessary amendment to the Proper Officer list in the Constitution; and
8. To delegate authority to the Chief Executive, in consultation with the Member Reference Group, to make the Reorganisation Order to give effect to the recommendations made in the review in order that its commencement is consistent with the statutory electoral timetable and the process for setting any parish budget requirements.

26

APPOINTMENT OF INDEPENDENT PERSON AND RESERVE INDEPENDENT PERSON

Consideration was given to a report of the Director of Organisational Development and Democratic Services, which had been circulated prior to the meeting, seeking approval to make appointments to the roles of Independent Person and Reserve Independent Person.

RESOLVED that:

1. John Baggaley be appointed as the Independent Person for a further 5 years; and

2. Susan Dewey OBE be appointed as the reserve Independent Person for 5 years with a review after a year.

27 TO RECEIVE QUESTIONS AND COMMENTS FROM MEMBERS CONCERNING ANY MATTER DEALT WITH BY THE EXECUTIVE OR BY A COMMITTEE OR SUB-COMMITTEE (STANDING ORDER 11.1).

In accordance with Standing Order 11.1, a number of comments were made and responded to by the appropriate Cabinet Member or Committee Chair.

28 TO CONSIDER COMMENTS, OF WHICH DUE NOTICE HAS BEEN GIVEN, UNDER STANDING ORDER 11.03(A).

None received.

29 TO CONSIDER MOTIONS UNDER STANDING ORDER 12.

None received.

The meeting finished at 7.25 pm

Signed by Chair:
Date:

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Report to Cabinet

Subject: Arnold Market

Date: 2 November 2017

Author: Service Manager for Economic Growth and Regeneration

Wards Affected:

Located within the Borough's principal town centre, re-development of the Arnold Market site has the potential to impact on all wards within the Borough.

Key Decision

This is a Key Decision because acquisition of Arnold Market will result in the Council incurring significant expenditure and benefit residents across the Borough.

Purpose

- 1.1 Subject to budget approval by Council, this report seeks Cabinet approval for the acquisition of the Arnold Market site and associated buildings. The report seeks delegated approval for the Chief Executive to agree Heads of Terms and make a formal offer to acquire Arnold Market ("the site") as shown edged red on the attached plan at Appendix 1, for no more than the maximum price set out in Exempt Appendix 2. Approval is also sought to progress proposals to improve the site.

Background

- 2.1 Improving the image and offer of Arnold Town Centre, including Arnold Market, is a top priority for the Council and included as an action in the Gedling Plan. In December 2016, Cabinet considered a report which set out the deteriorating condition of the market, its negative impact on Arnold Town Centre and the very strong community support for improvements to the market area - the Council has previously received a petition with over 900 signatures in favour of improving the market.
- 2.2 The physical extent of the market ground and buildings is shown on the plan at Appendix 1. The site comprises of a market ground with approximately 90 fixed market stalls, five lockable kiosks, market traders

toilet, residential flat and storage area.

- 2.3 Cabinet have previously authorised officers to commence negotiations with the market owners with a view to the Council acquiring the market and undertaking direct improvements to the physical appearance of the area subject to a maximum price (this is set out in Exempt Appendix 2) with the following objectives:
- to deliver improvements to the physical environment through the removal of the fixed stalls, refurbishment or demolition of the buildings, an upgrade of the storage/bin store and linked public realm improvements including landscaping, lighting, seating and paving;
 - to boost the economic performance of the town by generating more footfall through provision of a wider choice of market goods and services;
 - to boost the economic performance of the town and its role in strengthening individual and community well-being by offering an attractive and varied programme of community events and activities.
- 2.4 Following approval to commence negotiations, a specialist property agent was appointed to act on the Council's behalf. Positive engagement has taken place with Thurland Estates, the company which owns the land, buildings and operates the market.
- 2.5 This has provided further information on the extent and nature of land and buildings to be included in any sale, the commercial activities of Thurland Estates and the principles on which acquisition might progress. In parallel, officers have commissioned an independent valuation of the land and buildings.
- 2.6 Legal advice has also been sought on the Council's powers to acquire and operate a market and to consider alternative procurement routes. Sections 226 and 227 of the Town and Country Planning Act 1990 make provision for the Council to acquire land for the purpose of redevelopment or improvement which brings about subsequent improvements to the economic, social and environmental well being of an area. Further details of the valuation and legal advice are included in Exempt Appendix 2.
- 2.7 Acquisition of the land and buildings at Arnold Market will enable the Council to deliver significant improvements to the environmental, economic and social well being of Arnold Town Centre with benefits for residents, visitors and the business community. As owner, the Council will have the ability to remove unsightly market stalls and dilapidated

buildings, improve the public realm and bring forward a greater number and wider choice of both markets and events to enhance the image and perception of Arnold Town Centre and boost economic activity in the town. This is in line with the Gedling Plan, the Greater Nottingham Aligned Core Strategy and emerging Local Planning Document (Part 2 Local Plan).

- 2.8 Should the recommendations be approved, detailed proposals for the future of the buildings, public realm and market will need to be developed and transitional arrangements for the market put in place. This may include, for example, new temporary stalls. Detailed proposals will be reported to members at a future date.
- 2.9 Cabinet have previously authorised officers to enter into negotiations to acquire the market subject to the maximum price set out in Exempt Appendix 2. Cost estimates were also provided for the operation of a Council owned market alongside estimates for initial improvements to the area. These costs are included for information within Exempt Appendix 2.

Proposal

- 3.1 It is proposed that the Council proceeds with the purchase of the site and acquires the site using powers contained in section 226 of the Town and Country Planning Act 1990.
- 3.2 A budget will need to be approved and established by Council for the purchase of the site. Subject to budget approval by Council, it is proposed that Cabinet delegates authority for the acquisition of the site to the Chief Executive (for no more than the amount set out in Exempt Appendix 2), delegates authority to approve Heads of Terms and that officers progress proposals for improvements. The maximum costs of acquisition and legal fees are set out in Exempt Appendix 2.
- 3.3 Subject to securing the acquisition of the market, further reports will be brought to Cabinet on proposals and costs for the operation and longer term future of the site including the potential to draw in external funding to support more comprehensive town centre improvements.

Alternative Options

Do nothing.

The Council has no statutory responsibility for the market and could choose to take no action. However, improving the town centre, including the market area, is an objective of the Gedling Plan. A do nothing option is also likely to lead to further deterioration of the market area.

Joint Working.

The Council has explored joint working with the current owner to bring about improvements to the market including direct investment but this was not supported by the owners.

Acquire the site by purchasing the company that owns it.

This is rejected as the Council has no experience of operating a commercial company of this type and acquisition may result in financial and operational liabilities.

Compulsory Purchase.

This is rejected, as compulsory acquisition should only be considered as a last resort and where voluntary negotiations have been exhausted. Whilst Thurland Estates are willing to sell the site it will not be necessary to commence the CPO process.

Financial Implications

The estimated costs associated with the market acquisition are set out in the attached Exempt Appendix 2.

Appendices

Appendix 1 Plan showing Arnold Market and associated buildings edged red.

Appendix 2 Exempt Appendix 2 NOT FOR PUBLICATION.

Background Papers

None

Recommendation(s)

THAT Cabinet is asked to recommend to full Council that it approves the establishment of the budget required to acquire the site (as shown on the Plan at Appendix 1) for no more than the sum set out in Exempt Appendix 2;

THAT subject to budget approval by Council, Cabinet:

- 1) Approve the acquisition of the site using the Council's powers under Section 226 of the Town and Country Planning Act 1990;
- 2) Delegate authority to the Chief Executive to agree Heads of Terms for the acquisition of the site (as shown on the Plan at Appendix 1), to make a formal offer for no more than the maximum price set out in Exempt Appendix 2, and, subject to the offer being accepted, to complete the

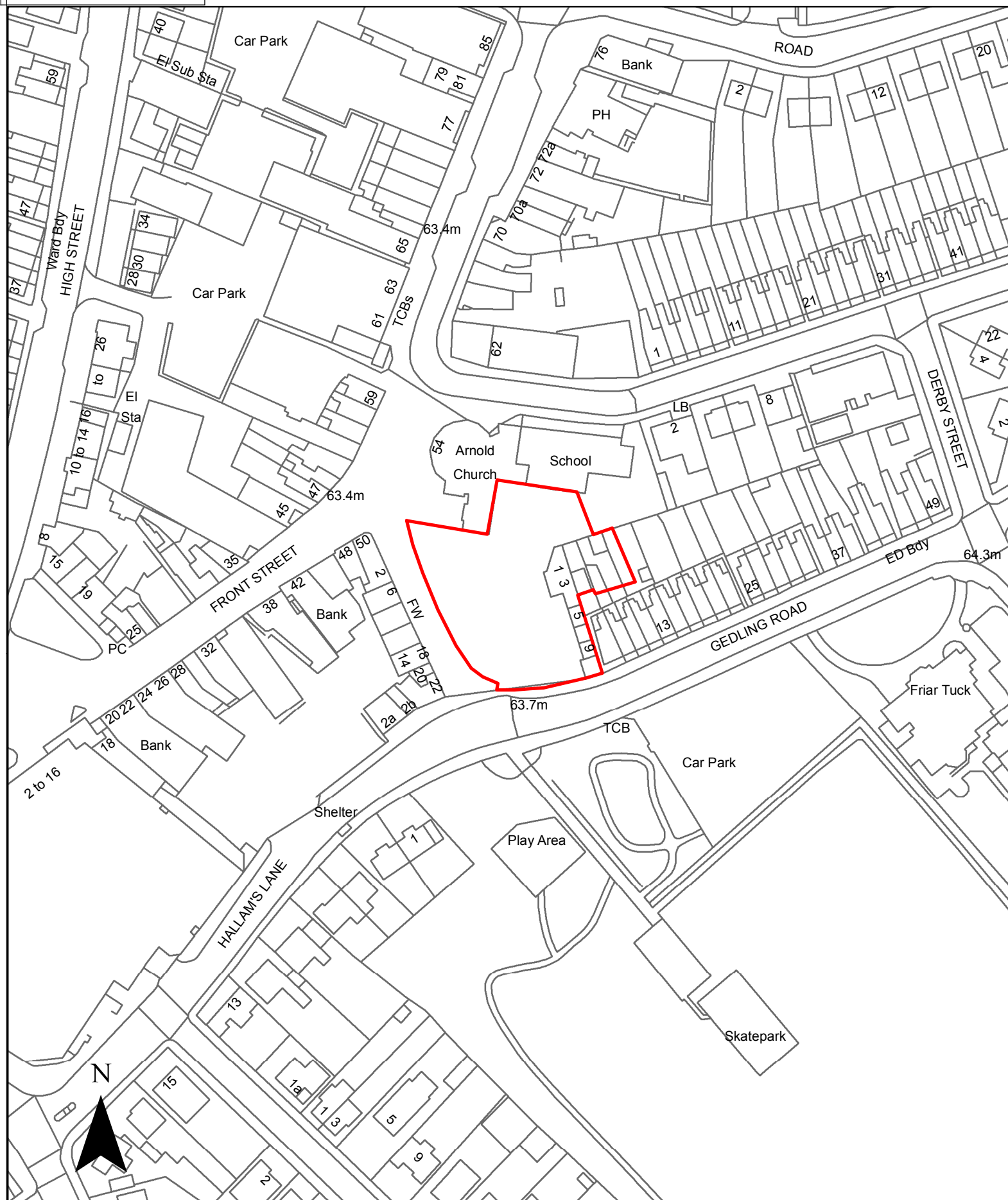
acquisition of the site;

- 3) Authorise officers to progress proposals for improvements to the appearance of the site and its operation, the details of which will be reported to members at a future date.

Reasons for Recommendations

Acquisition of the site would enable the Council to directly deliver the objectives of the Gedling Plan and bring about significant improvements to the environmental, economic and social offer of Arnold Town Centre.

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

Subject: Prudential Code Indicator Monitoring 2017/18 and Quarterly Treasury Activity Report for Quarter ended 30 September 2017

Date: 2 November 2017

Author: Deputy Chief Executive and Chief Financial Officer

Wards Affected

All

Purpose

To inform Members of the performance monitoring of the 2017/18 Prudential Code Indicators, and to advise Members of the quarterly treasury activity as required by the Treasury Management Strategy.

Key Decision

This is not a key decision.

Background

- 1.1 The Council is required by regulations issued under the Local Government Act 2003 to report on its Prudential Code indicators and treasury activity. This report meets the requirements of both the CIPFA Code of Practice on Treasury Management (the Code) and the CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code).
- 1.2 For 2017/18 the minimum reporting requirements are that the Full Council should receive the following reports:
 - An annual Treasury Strategy in advance of the year (the TMSS, considered by Cabinet on 16 February 2017 and subsequently approved by Full Council on 1 March 2017).
 - A mid-year treasury update report
 - An annual review following the end of the year describing the activity compared to the Strategy.

In accordance with best practice, quarterly monitoring reports for treasury activity are provided to Members, and this exceeds the minimum requirements.

- 1.3 The regulatory environment places responsibility on Members for the review and scrutiny of treasury management policy and activities. This report provides details of the Mid-Year position at 30 September 2017 and highlights compliance with the Council's policies.

Proposal

2.1 Economic update

The UK economy grew strongly in 2016, however 2017 has so far been disappointing, with each of Q1 and Q2 at only +0.3%. The main reason has been the sharp increase in inflation, caused by the devaluation of sterling after the EU referendum, which has fed increases in the cost of imports into the economy. This in turn has caused a reduction in consumer disposable income, so the services sector, which accounts for around 75% of GDP, has seen weak growth as consumers cut back their spending. There have been encouraging statistics from the manufacturing sector which is seeing strong growth as a result of increased demand for exports, and it has helped that growth in the EU, our main trading partner, has improved significantly over the last year. However, manufacturing only accounts for around 11% of GDP so expansion in this sector will have a muted effect on the average total GDP growth for the UK economy as a whole.

The Monetary Policy Committee (MPC) meeting on 14 September 2017 surprised markets and forecasters by switching to a more aggressive tone around its warning that Bank Rate will need to rise. The Bank of England Inflation Reports during 2017 have clearly flagged that CPI inflation is expected to peak at just under 3% in 2017, before falling back to near to the target rate of 2% in two years' time. Inflation was 2.9% in August and the Bank revised its forecast for the peak to over 3% at the 14 September MPC meeting. This marginal revision hardly justified the MPC's change of tone, rather the focus was on an emerging view that with unemployment falling to only 4.3%, the lowest level since 1975, and improvements in productivity being weak, that the amount of spare capacity in the economy was significantly diminishing towards a point at which it now needed to take action. The MPC also took a more tolerant view of low wage inflation, as this now seems a common factor in nearly all western economies as a result of increasing globalisation. This effectively means that the UK labour force faces competition from overseas labour eg. in outsourcing work to developing economies, and this therefore depresses the negotiating power of UK labour. However, the Bank was also concerned that the withdrawal of the UK from the EU would effectively lead to a decrease in such globalisation pressures in the UK, and so would be inflationary over the next few years.

It therefore looks likely that the MPC will increase Bank Rate to 0.5% in November 2017 or in February 2018, and it remains to be seen whether this will be a one off increase, or the start of a series of slow but regular increases. As at the start of October, short sterling rates indicate that financial markets do not expect a second increase until May 2018, with a third increase in November 2019. However, some forecasts are for growth to improve significantly in 2017, and into 2018, as the fall in inflation will bring to an end the negative impact on consumer spending power, while a strong export performance will compensate for weak services sector growth. If this scenario was to materialise, then the MPC would have added reason to embark on a series of slow but gradual increases in Bank Rate during 2018. With so much uncertainty around the Brexit negotiations, consumer confidence, and business confidence to spend on investing, it is considered by most forecasters to be too early to be confident about how the next two years will pan out.

Economic growth in the EU, (the UK's biggest trading partner), was disappointing for several years following the financial crisis, despite the European Central Bank (ECB) cutting its main rate to -0.4% and embarking on a massive programme of Quantitative Easing. However, growth picked up in 2016 and looks to have gathered ongoing momentum thanks to this stimulus. GDP growth in 2017 has been 0.5% in Q1 and 0.6% in Q2. However, despite massive monetary stimulus, the ECB is still struggling to get inflation up to its 2% target and in August inflation was 1.5%. It is therefore unlikely that interest rates will start to rise until around 2019.

Growth in the American economy was volatile in 2015 and 2016, and 2017 is following a similar pattern with Q1 at only 1.2% but Q2 rebounding to 3.1%. Unemployment in the US has also fallen to the lowest level for many years while wage inflation pressures, and inflationary pressures in general, have been building. The Federal Reserve (Fed) has started on a gradual rise in rates with three increases since December 2016 and the possibility of one more rate rise in 2017, which would then lift the central rate to around 1.50%, and there could potentially be four more increases in 2018. At its June meeting, the Fed strongly hinted that it would soon begin to unwind its \$4.5 trillion balance sheet holding of bonds and mortgage backed securities by reducing its reinvestment of maturing holdings.

Chinese economic growth has been weakening over successive years, despite repeated rounds of central bank stimulus; medium term risks are increasing. Major progress still needs to be made to eliminate excess industrial capacity and the stock of unsold property, and to address the level of non-performing loans in the banking and credit systems. Japan is struggling to stimulate consistent significant growth and to get inflation up to its target of 2%, despite huge monetary and fiscal stimulus. It is also making little progress on fundamental reform of the economy.

2.2 Interest rate forecast

The Council's treasury advisers, Capita Asset Services, undertook its last review of interest rate forecasts on 9 August after the quarterly Bank of England Inflation Report. There was no change in MPC policy at that meeting. However, the MPC meeting of 14 September revealed a sharp change in sentiment whereby a majority of MPC members said they would be voting for an increase in Bank Rate "over the coming months". It is therefore possible that there will be an increase to 0.5% at the November MPC meeting. If that happens, the question will then be whether the MPC stops at just withdrawing the emergency Bank Rate cut of 0.25% (made in August 2016 after the result of the EU referendum), or whether they will embark on a series of further increases in Bank Rate during 2018.

The overall balance of risk to economic recovery in the UK is currently to the downside, however significant variables remain over the coming few years, including what form Brexit will take when it is agreed with the EU.

Downside risks to current forecasts include:

- Weaker than anticipated UK economic growth and increases in inflation.
- Weak growth or recession in the UK's main trading partners - the EU and US.
- Geopolitical risks in Europe, the Middle East and Asia
- A resurgence of the Eurozone sovereign debt crisis.
- Weak capitalisation of some European banks.
- Monetary policy action failing to stimulate sustainable growth and to get inflation up consistently to around monetary policy target levels.

The potential for upside risks to current forecasts include:

- The pace and timing of rate increases by the US Fed causing a fundamental reassessment by investors of the relative risks of holding bonds as opposed to equities, and leading to a major flight from bonds to equities.
- UK inflation returning to significantly higher levels causing an increase in the inflation premium inherent to gilt yields.

Capita Asset Services (CAS) have provided the following forecast:

	Dec-17	Mar-18	Jun-18	Sep-18	Dec-18	Mar-19	Jun-19	Sep-19	Dec-19	Mar-20
Bank rate	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.50%	0.50%	0.75%	0.75%
5yr PWLB rate	1.50%	1.60%	1.70%	1.70%	1.80%	1.80%	1.90%	1.90%	2.00%	2.00%
10yr PWLB rate	2.20%	2.30%	2.30%	2.40%	2.40%	2.50%	2.50%	2.60%	2.60%	2.70%
25yr PWLB rate	2.90%	2.90%	3.00%	3.00%	3.10%	3.10%	3.20%	3.20%	3.30%	3.30%
50yr PWLB rate	2.70%	2.70%	2.80%	2.80%	2.90%	2.90%	3.00%	3.00%	3.10%	3.10%

2.3 Investment strategy

The Treasury Management Strategy Statement (TMSS) for 2017/18 was approved by Council on 1 March 2017.

The Council's investment priorities remain the security of capital and good liquidity. Whilst the Council will always seek to obtain the optimum return (yield) on its investments, this will at all times be commensurate with proper levels of security and liquidity. In the current economic climate it is considered appropriate either to keep investments short term to cover cash flow needs, or to extend the period up to six months with highly rated financial institutions, selected by the use of the Capita creditworthiness methodology (see below) which includes consideration of sovereign ratings.

During the period from 1 April to 30 September 2017, significant use has been made of two Money Market Funds (MMFs). These are AAA rated investment vehicles which allow the pooling of many billions of pounds into highly diversified funds, thus reducing risk. The current rate of return on these funds is around 0.15%, and whilst this is very low, it remains higher than overnight treasury deposit rates and of the rate obtainable from the Debt Management Office (DMO).

The Treasury Activity Report for the quarter ended 30 September 2017 is attached at Appendix 1, in accordance with the Treasury Management Strategy. For reference, definitions of LIBOR and LIBID are given at Appendix 2.

Members will note that investment interest of £23,576 was generated from MMF activity and term deposits with banks and building societies during the period from 1 April to 30 September 2017. This represents an overall equated rate for the Council of 0.43% and outperforms the benchmark 7 day LIBID rate, which averaged 0.11% for the same period. In cash terms this represents additional income to the General Fund of around £17,500 and was achieved by positive investment management. Performance in respect of the longer 3 month LIBID rate, which averaged 0.18%, still represents additional income of £13,700.

Rates in the market remain very low, and this is likely to continue following the UK's vote to leave the EU. As loans mature it is challenging to replace them at similar rates since security and liquidity will always be the overriding factors in the Council's treasury management. Accordingly the equated rate may fall further during the remainder of 2017/18. Interest rates are currently not expected to start rising until Q2 of 2019, and then only gradually, and not significantly.

It is currently anticipated that the outturn for investment interest will be £45,000, an increase of £10,000 on the original estimate of £35,000 for 2017/18, mainly due to the effect of loans arranged in 2016/17 and to ongoing positive investment management. The impact of this increase is included in the Q2 revenue budget monitoring report elsewhere on this agenda.

Credit ratings advice is taken from CAS and the Chief Financial Officer has adopted the CAS credit rating methodology for the selection of investment counterparties. This employs a sophisticated modelling approach utilising credit ratings from all three of the main rating agencies to give a suggested maximum duration for investments. Accordingly it does not place undue reliance on any one agency's ratings.

The methodology subsequently applies an "overlay" to take account of positive and negative credit watches and/or credit outlook information, which may increase or decrease the suggested duration of investments. It then applies a second overlay based on the credit default swap spreads for institutions, the monitoring of which has been shown to give an early warning of likely changes in credit ratings. It also incorporates sovereign ratings to ensure selection of counterparties from only the most creditworthy countries. The current Treasury Strategy permits the use of any UK counterparties subject to their individual credit ratings under the CAS methodology. It also permits the use of counterparties from other countries with a minimum sovereign rating of AA. For information, the UK currently has a rating of AA.

The CAS modelling approach combines all the various factors in a weighted scoring system and results in a series of colour coded bands which indicate the creditworthiness of counterparties. The colour bandings are as follows:

- Yellow 5 years (UK Government debt or its equivalent)
- Purple 2 years
- Blue 1 year (nationalised or semi nationalised UK banks only)
- Orange 1 year
- Red 6 months
- Green 100 days
- No colour not to be used

All credit ratings are monitored weekly and the Council is also alerted to interim changes via its use of the CAS creditworthiness service, however ratings under the methodology, including sovereign ratings, will not necessarily be the sole determinant of the quality of an institution. Other information sources used will include the financial press, share price and other such information pertaining to the banking sector in order to establish the most robust scrutiny process on the suitability of potential investment

counterparties.

The ultimate decision on what is prudent and manageable for the Council will be taken by the Chief Financial Officer under the approved scheme of delegation.

2.4 New borrowing

No new long-term borrowing was undertaken during the quarter ended 30 September 2017.

The Council's Capital Financing Requirement (CFR) represents its underlying need to borrow to finance capital investment. Due to favourable interest rates, borrowing in advance of need is sometimes desirable, with the result that the CFR can differ to the actual borrowing planned in the year.

It is currently anticipated that £1m of new borrowing will be undertaken during 2017/18, at a point when interest rates are deemed most favourable by the Chief Financial Officer. Interest rates remain low, and the PWLB certainty rate, available to all authorities providing relevant information to CLG, allows the Council to take advantage of a discount of 20 basis points.

It is currently anticipated that the outturn for PWLB interest payable will be £277,200, a reduction of £29,000 on the original estimate of £306,200 for 2017/18, and this is due to planned borrowing at the end of 2016/17 not taking place. The impact of this reduction is included in the Q2 revenue budget monitoring report elsewhere on this agenda.

The Council is embarking upon a commercialisation programme aimed at the generation of funding to replace central government support, which is scheduled to be withdrawn by 2020. Significant additional borrowing may be required to support this commercial programme, which will be supported by individual business case assessments to demonstrate that each project generates a return sufficient to cover any borrowing costs. Advice will be taken from CAS with regard to the amount and timing of any additional borrowing, and should conditions become advantageous, some borrowing in advance of need will also be considered by the Chief Financial Officer. Whilst borrowing rates remain historically low, investment rates too are very poor, and serious consideration must be given to the cost of carrying any additional borrowing during the period prior to it being required for the financing of capital expenditure.

2.5 Debt rescheduling

Debt rescheduling opportunities are limited in the current economic climate,

and due to the structure of interest rates. Advice in this regard will continue to be taken from CAS. No debt rescheduling has been undertaken during the period from 1 April to 30 September 2017.

2.6 Compliance with Prudential and treasury indicators

It is a statutory duty for the Council to determine and keep under review the affordable borrowing limit. The Council's approved Prudential and Treasury Indicators (affordability limits) are included in the Treasury Management Strategy Statement (TMSS) approved by Full Council on 1 March 2017.

During the financial year to date the Council has at all times operated within the treasury limits and Prudential Indicators set out in the Council's TMSS, and in compliance with the Council's Treasury Management Practices. The Prudential and Treasury Indicators as at 30 September 2017 are shown at Appendix 3.

a) Prudential Indicators:

These indicators are based on estimates of expected outcomes, and are key indicators of "affordability". They are monitored on a quarterly basis, and Appendix 3 compares the approved indicators with the projected outturn for 2017/18, and shows variances on some of the indicators, as described below:

i) Capital Expenditure

The latest projected outturn shows that capital expenditure is expected to be £5,290,500. This differs to the original estimate of £4,967,900 due to the inclusion of approved carry-forward requests from 2016/17 and to approved variations to the capital programme during 2017/18.

ii) Capital Financing Requirement (CFR)

The projected closing CFR for 2017/18 is £12,456,200. This is lower than the approved indicator of £13,160,400, due to savings on the 2016/17 capital programme, slippage of schemes to 2017/18, and additional capital receipts, all of which reduced the borrowing requirement in that year.

iii) Ratio of Financing Costs to Net Revenue Stream

The projected outturn of 11.11% shows an increase on the approved indicator of 11.00%. This is due to increased revenue contributions to capital expenditure, offset by reductions in MRP arising from the savings and slippage on the capital programme in 2016/17, and in PWLB interest as the planned new borrowing in 2016/17 was not undertaken.

iv) Maximum gross debt

The Council must ensure that its gross debt does not, except in the short term, exceed the opening capital financing requirement, plus estimates of any additional CFR for 2017/18 and the following two financial years. This allows flexibility for early borrowing for future years, but ensures that borrowing is not undertaken for revenue purposes. The Council's gross debt at 30 September 2017 was £6.812m which was well within the approved indicator.

b) Treasury Management Indicators:

These indicators are based on limits, beyond which activities should not pass without management action. They include two key indicators of affordability and four key indicators of prudence.

Affordability:

i) Operational boundary for external debt

This is the limit which external debt is not “normally” expected to exceed. In most cases, this would be a similar figure to the CFR, but it may be lower or higher depending on the levels of actual debt.

ii) Authorised limit for external debt

This limit represents a control on the “maximum” level of borrowing. It is the statutory limit determined under s3 (1) of the Local Government Act 2003 and represents the limit beyond which external debt is prohibited. The Authorised Limit must be set, and revised if necessary, by Full Council. It reflects a level of external debt which, while not desirable, could be afforded in the short term, but is not sustainable in the longer term. The Government retains an option to control either the total of all councils' plans, or those of a specific council, although this power has not yet been exercised

Prudence:

iii) Upper limit for fixed interest exposure – represented by the maximum permitted net outstanding principal sum borrowed at fixed rates. Please note that a negative indicator represents a position of net investment.

iv) Upper limit for variable interest rate exposure – represented by the maximum permitted net outstanding principal sum borrowed at variable rates. Please note that a negative indicator represents a position of net investment.

- v) Maximum new principal sums to be invested during 2017/18 for periods in excess of 364 days - such investments are classified as a “non-specified”. This indicator is subject to the overall limit for non-specified investments set in the TMSS.
- vi) Upper limits for the maturity structure of borrowing - set to reduce the Council’s exposure to large fixed rate sums falling due for refinancing.

Appendix 3 shows the actual position as at 30 September 2017, and demonstrates that all activities are contained within the currently approved limits.

2.7 Other Issues

i) Amendment to the approved Treasury Management Strategy Statement

Appendix 3 to the Treasury Management Strategy Statement (TMSS) for 2017/18, approved by Full Council on 7 March 2017, sets out the investment instruments permitted for use by the Council. The TMSS states that the risk appetite of the Council with regard to its investments is very low, and this is demonstrated by the currently approved investment priorities of:

1. Security of capital
2. Liquidity
3. Rate of return

Further evidence is provided by the current policy of using only highly rated counterparties, for a maximum of 6 months, and then only up to tightly controlled maximum limits. Returns on such products remain at historically low levels and are not expected to rise significantly in the near future.

Consideration is being given to the use of a Property Fund, which would allow the Council to introduce a property element into its investment portfolio without the direct purchase of assets, however investment in such an instrument is **not** currently permitted by the TMSS, and the approval of Full Council to a variation is required **before** any investment is made.

The Local Authority Property Fund is a local government investment scheme approved by the Treasury under the Trustee Investments Act 1961 (section 11). Dividends are currently averaging around 4.5% per annum and are treated as revenue income, however the General Fund is protected from fluctuations in the unit price. Whilst the acquisition of share capital, including units in unregulated collective investment schemes, normally counts as capital expenditure, investments in the LAPF would fall

as long term investments. The proposed amendment to the TMSS will **only** allow the use of property funds that are so categorised.

Property Funds are not rated, due to their diverse portfolios and structures therefore, should Members approve their use, it is recommended that a selection process should be undertaken before any long-term investment is made. The Council's treasury advisers, Capita Asset Services, would be available to assist with this process, and they have recommended for example that consideration be given to funds which are diversified in terms of geographical regions and also diversified in terms of property types.

Members must fully understand the potential risks associated with Property Fund investments, should capital values fluctuate in the years ahead, since past dividend performance is no guarantee of future returns, and there is inevitably some risk to the capital sum. This would be a departure from the current policy. Members must also understand that property fund investments should be made with a time horizon of a **minimum** five years, to accommodate any potential reduction in property values in the short to medium term.

The main risk around Property Funds is the preservation of the capital sum. Evidence from recent years shows that over time the property market has been a positive long-term investment, however the market undeniably goes in cycles, and investing for short periods, ie. anything less than five years, may pose a significant risk, especially in the face of uncertainty around Brexit, government stability and the general performance of the UK economy.

The timing of an investment represents some degree of risk both in terms of the dividend and the capital sum. The key unknown is the future performance relative to the risk. If an investment is made at or near the bottom of a cycle, significant benefits might accrue from any subsequent upturn with rising dividends and increasing capital value. Conversely, should the cycle turn downwards for a significant proportion of the investment period, dividends might be lower than would be acceptable to Members - given the additional risks taken, and that the capital sum returned might be **less** than that invested.

Property is not a liquid asset and it can take time to realise an investment. Whilst Property Funds must hold a proportion of their assets as cash, in practice there may be a delay whilst the fund sells assets to realise cash with which to make a redemption payment. For this reason any investment in a Property Fund should be from core cash that is not likely to be required for at least five years, and even then not "on demand". Current projections in the medium term plan already assume the running down of cash balances, and careful consideration would therefore need to be given

to all property fund investments to ensure the Council retained sufficient liquidity within its overall investment portfolio to meet its financial requirements.

Members' approval is sought to add the use of Property Funds to the schedule of approved investments included in the TMSS for 2017/18. Investment in Property Funds would be made only at such times as the Chief Financial Officer, in conjunction with the Council's treasury advisers, considered it to be appropriate.

ii) Code of Practice Consultations

The Chartered Institute of Public Finance and Accountancy, (CIPFA), is currently conducting an exercise to consult local authorities on revising the Treasury Management Code and Cross Sectoral Guidance Notes, and the Prudential Code. CIPFA is aiming to issue the revised codes during November.

A particular focus of this exercise is how to deal with local authority investments which are not treasury type investments e.g. by investing in purchasing property in order to generate income for the authority at a higher level than can be attained by treasury investments (see 2.7(i) above). One recommendation is that local authorities should produce a new report to Members to give a high level summary of the overall capital strategy and to enable Members to see how the cash resources of the authority have been apportioned between treasury and non-treasury investments. Officers are monitoring developments and will report to Members when the new codes have been agreed and issued and on the likely impact on this authority.

iii) MiFID II

The EU has now set a deadline of 3 January 2018 for the introduction of regulations under the Markets in Financial Instruments Directive (MiFID II). These regulations will govern the relationship that financial institutions conducting lending and borrowing transactions will have with local authorities from that date. Local authorities will be classed as "retail clients" unless they opt up to "professional status", which may be done by the completion of a form for each individual institution (investment counterparties and advisers) to confirm that a minimum investment portfolio of £10m is held at the opt-up date, and that **either** a minimum number of transactions are conducted with that institution in a year, **or** that the authority (effectively the CFO) has at least one year's experience in a professional position in financial markets which require knowledge of the transactions or services envisaged. Because opting up assumes a higher level of expertise the protections afforded by the institutions with regard to,

for example, the simplicity and frequency of communication, and the timescales for the reporting of information, are a little lower than for retail clients.

Remaining as a retail client may mean that certain investment instruments are no longer available for use. As most of Gedling's investment instruments are straightforward cash deposits with banks and building societies, which are not expected to be affected, it is not anticipated that MiFID II will have a major impact on the Council, since remaining a retail client in these circumstances should cause no difficulty.

Money Market Funds **are** however covered by the new regulations and the CFO will complete the opt-up procedure if it is deemed prudent to continue with their use. Should Members approve the use of Property Funds, these too would be covered by the regulations and would necessitate an opt-up to be completed. Opt-ups will also be required to maintain the current relationships with the Council's treasury advisers (CAS) and brokers for the arrangement of temporary borrowing (ICAP).

Alternative Options

There are no alternative options in that this report is a requirement of the Council's Treasury Management Strategy Statement (TMSS). The Council does however have the option not to use Property Funds, and instead accept minimal returns on its investments.

Financial Implications

No specific financial implications are attributable to this report.

Appendices

1. Treasury Activity Report 2017/18 for Quarter 2 (30 September 2017)
2. Definitions of LIBOR and LIBID
3. Prudential and Treasury Indicator Monitoring 2017/18 for Quarter 2 (30 September 2017).

Background Papers

None identified.

Recommendations

That:

1. Members note the report, together with the Treasury Activity Report 2017/18 for Quarter 2, at Appendix 1, and the Prudential and Treasury Indicator Monitoring 2017/18 for Quarter 2, at Appendix 3.
2. Members approve the amendment to the Treasury Management Strategy Statement (TMSS) for 2017/18, to add the use of Property Funds to the list of approved investment instruments referred to at 2.7(i) above, and refer the amendment to Full Council for approval as required by the regulations.

Reasons for Recommendations

To comply with the requirements of the Council's Treasury Management Strategy Statement.

For more information, please contact:

Alison Ball, Financial Services Manager, on 0115 901 3980

TREASURY ACTIVITY REPORT 2017/18**Quarter ended 30 September 2017**

	Position @ 1 July 2017	Loans Made During Q2	Loans Repaid During Q2	Position @ 30 Sept 2017
	£	£	£	£
Long Term Borrowing				
PWLB	6,811,577	0	0	6,811,577
Total Long Term Borrowing	6,811,577	0	0	6,811,577
Temporary Borrowing				
Local Authorities	0	0	0	0
Public Corporations	0	0	0	0
Central Government	0	0	0	0
Banks & Other Institutions	0	0	0	0
Total Temporary Borrowing	0	0	0	0
TOTAL BORROWING	6,811,577	0	0	6,811,577
Temporary Investment				
Bank of Scotland	(2,500,000)	(2,000,000)	2,500,000	(2,000,000)
Barclays	0	0	0	0
Blackrock Money Market Fund	(4,000,000)	(9,950,000)	9,950,000	(4,000,000)
Goldman Sachs	0	(2,000,000)	0	(2,000,000)
HSBC Treasury	(550,000)	(14,535,000)	14,745,000	(340,000)
Ignis Money Market Fund (Std Life)	(3,620,000)	(9,745,000)	12,295,000	(1,070,000)
Royal Bank of Scotland	0	0	0	0
Santander	(3,000,000)	(1,000,000)	1,000,000	(3,000,000)
Total Banks	(13,670,000)	(39,230,000)	40,490,000	(12,410,000)
Building Societies	(1,000,000)	0	0	(1,000,000)
Debt Management Office	0	0	0	0
Local Authorities & Other	0	0	0	0
TOTAL INVESTMENT (See below)	(14,670,000)	(39,230,000)	40,490,000	(13,410,000)
NET BORROWING / (INVESTMENT)	(7,858,423)	(39,230,000)	40,490,000	(6,598,423)

Temporary Borrowing & Investment Statistics at 30 September 2017**Investment:**

Fixed Rate Investment	(6,050,000)	(19,535,000)	17,245,000	(8,340,000)
Variable Rate Investment	(8,620,000)	(19,695,000)	23,245,000	(5,070,000)
TOTAL INVESTMENT	(14,670,000)	(39,230,000)	40,490,000	(13,410,000)

Proportion of Fixed Rate Investment	62.19%
Proportion of Variable Rate Investment	37.81%
Temporary Investment Interest Receivable	£ 23,576
Equated Temporary Investment	£ 5,488,008
Weighted Average Interest Rate Received (Interest Receivable / Equated Investment)	0.43%
7 Day LIBID (Benchmark)	0.11%
3 Month LIBID	0.18%

Borrowing:

Temporary Borrowing Interest Payable	£ 136
Equated Temporary Borrowing	£ 73,972
Weighted Average Interest Rate Paid (Interest Payable / Equated Borrowing)	0.18%
7 Day LIBOR (Benchmark)	0.24%

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LIBOR - the London Interbank Offered Rate

LIBOR is the interest rate at which the London banks are willing to offer funds in the inter-bank market. It is the average of rates which five major London banks are willing to lend £10 million for a period of three or six months, and is the benchmark rate for setting interest rates for adjustable-rate loans and financial instruments.

ie. the London banks are LENDING to each other, which affects the rate at which the banks will lend to other parties eg. local authorities, ie. Gedling are BORROWING money

LIBID - the Interbank BID (LIBID) rate

LIBID is the interest rate at which London banks are willing to borrow from one another in the inter-bank market. It is the average of rates which five major London banks willing to bid for a £10 million deposit for a period of three or six months.

ie. the London banks are BORROWING from each other, which affects the rates at which they will borrow from other parties eg. local authorities, ie. Gedling are LENDING money.

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1. Prudential Indicators

Affordability:

- a) Capital Expenditure
- b) Capital Financing Requirement
- c) Ratio of Financing Costs to Net Revenue Stream
- d) Incremental Impact of new 2017/18 Capital

Investment Decisions:

- e) Maximum Gross Debt

2. Treasury Management Indicators

- a) Operational Boundary for External Debt:

Borrowing

Other Long Term Liabilities

Total Operational Boundary

- b) Authorised Limit for External Debt:

Borrowing

Other Long Term Liabilities

Total Authorised Limit

- c) Upper limit for fixed interest rate exposure:

(Maximum outstanding net BORROWING)

Additional Local Indicator - Investment Only

Additional Local Indicator - Borrowing Only

- d) Upper limit for variable interest rate exposure:

(Maximum outstanding net BORROWING)

Additional Local Indicator - Investment Only

Additional Local Indicator - Borrowing Only

- e) Upper & Lower limits for the maturity structure of outstanding Borrowing during 2017/18:

Under 1 Year

1 Year to 2 Years

2 Years to 5 Years

5 Years to 10 Years

Over 10 Years

- f) Investment Treasury Indicator and limit:

Max. NEW principal sums invested in-year for periods OVER 364 days (ie. non-specified), subject to maximum non specified per counterparty of £3m AND to the prevailing overall counterparty limit AND to the the TOTAL non specified limit of £5m.

	2017/18 Original Estimate	2017/18 Position at 30-Sep-17
(Council 1/3/17)		
£	4,967,900	£ 5,290,500
£	13,160,400	£ 12,456,200
	11.00%	11.11%
	£12.92	Not Applicable
£	13,160,400	£ 6,811,577
£	14,200,000	£ 6,811,577
£	1,500,000	£ -
£	15,700,000	£ 6,811,577
£	15,200,000	£ 6,811,577
£	1,500,000	£ -
£	16,700,000	£ 6,811,577
£	13,200,000	£ 1,528,423
	100.00%	62.19%
	100.00%	100.00%
£	2,000,000	£ 5,070,000
	100.00%	37.81%
	50.00%	0.00%
	U 40%, L 0%	0%
	U 40%, L 0%	0%
	U 50%, L 0%	0%
	U 50%, L 0%	0%
	U 100%, L 0%	100%
£	3,000,000	£ -

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Report to Council

Subject: Council Tax Reduction Scheme

Date: 15th November 2017

Author: Deputy Chief Executive and Director of Finance

1. Purpose of the Report

- 1.1 This report seeks approval that, for the financial year 2018/19, the Council continues to apply its current Council Tax Reduction Scheme (CTRS) without revision.

2. Background

- 2.1 Members will recall that from 1st April 2013, the Council Tax Benefit Scheme was replaced by a localised support scheme for Council Tax known as the Council Tax Reduction Scheme (CTRS). All billing authorities (district and unitary authorities) were required to devise their own scheme and on 19th December 2012, following a full consultation exercise, the Council adopted a Council Tax Reduction Scheme very similar to the previous national Council Tax Benefits scheme but with the following main differences for working age residents:
 - a) No entitlement to CTRS for claimants whose savings were greater than £6,000.
 - b) Removal of the Second Adult Rebate.
 - c) A flat rate non-dependant deduction of £7.50 for each adult member of the household.
 - d) Automatic backdating of CTRS for a maximum of 3 months.
 - e) Entitlement to the extended payments "back to work" incentive for the long term unemployed, increased from four weeks to twelve weeks.
- 2.2 On 22nd January 2014 Council resolved to adopt the CTR Scheme that included provision to allow for the annual uprating of allowances and premiums without this being classed as a material change to the scheme.
- 2.3 On 16th November 2016 Council resolved to continue with its CTR scheme and this is the scheme currently used by the Council.
- 2.4 Paragraph 5 of Schedule 1A to the Local Government Finance Act 1992 requires the Council to consider whether its CTRS is to be revised or replaced for each financial year. Where the scheme is to be revised or replaced the Council must make such a

decision no later than 31st January in the financial year preceding that for which the revision or replacement scheme is to have effect.

3. Options

- 3.1 At the 1st March 2017 Council meeting, officers were asked to undertake a comprehensive review of the CTRS for the 2018/19 financial year. In recognition of this, the Service Manager for Revenues and Welfare Support provided a series of options for consideration in respect of the current CTRS (again, these are only applicable to Working Age Claimants, vulnerable groups and pensioners are protected).
- 3.2 “Vulnerable groups” are households where the claimant or their partner is in receipt of Disability Living Allowance or Personal Independence Payments or the household includes a disabled child. This is similar to many council’s definition of vulnerable groups but can be re-defined if required. Any income relating to disability is already ignored in any CTRS assessment calculation.
- 3.3 The options are detailed in Appendix 1, and are shown separately and combined, and it should be noted that the exclusives cannot be combined together, as individually they could reduce any entitlement to zero.

4. Funding arrangements

- 4.1 Central government fund their share of CTRS via the Revenue Support Grant mechanism which has been reduced year on year and is likely to be removed by the end of 2020/21. Therefore, any shortfall in funding of the Council Tax Reduction Scheme would have to be met by a combination of:
 - Raising more income through further changes to Council Tax empty property discounts;
 - Additional income through the Business Rates Retention Scheme;
 - Raising income or reducing expenditure through other service area efficiencies;
 - Reducing the total spend on the Council Tax Reduction Scheme.
- 4.2 The 2017/18 scheme was agreed based on a reducing caseload and expenditure forecast of £7.0m. However, as Council then resolved to increase Council Tax by £5 at Band D level for 2017/18 and the County Council were allowed to raise a further 2% for the Adult Social Care precept, expenditure has risen to £7.2m.
- 4.3 Whilst the caseload is still reducing in 2017/18, CTRS expenditure is expected to increase in 2018/19 to £7.4m in accordance with the Council’s medium term financial plan. However, based on that forecast, it is anticipated that a scheme with a 100% discount of Council Tax for the most vulnerable would still be affordable for 2018/19.

5. Conclusions

- 5.1 It is clear that of the options the single proposal that would generate the most savings for the Council would be the reduction of the maximum award to 80% requiring all working age households to pay at least 20% (saving Gedling £79,873). This could be combined with other options to save a greater amount.
- 5.2 Many councils that have implemented this measure, including some in Nottinghamshire, have reported that their Council Tax in-year collection rate decreased and that this decrease was entirely due to their scheme change. Clearly, there would also be a decrease in the Council's cash flow throughout the financial year.
- 5.3 For Gedling, this would mean another 4,000 households now actually paying Council Tax that did not do so before, and there would be greater resources needed in Revenues, Welfare Support and Customer Services to cope with the additional collection and recovery workload, particularly as council tax arrears would be expected to increase. This could negate any anticipated savings. In general, all of the options for consideration have a similar outcome.
- 5.4 Nationally and locally, households reliant on rebates such as the Council Tax Reduction scheme are considered some of the most financially vulnerable residents. For Gedling, this has been evidenced by the caseload increase and claimant reliance on the Council's Discretionary Housing Payments scheme and the Housing Needs Repossession Prevention support scheme. Consequently, these households would have even greater difficulty than other households in being able to afford increases in their expenditure and it would therefore be more likely that their Council Tax would remain unpaid, it would be more difficult to collect, and they would be more likely to be subject to court action and associated Court and Enforcement fees.
- 5.5 The DCLG have previously issued guidance on administrative matters to be considered in any CTRS, such as duties to vulnerable people, and that schemes should contain work incentives. The Gedling CTR scheme currently contains all of these in the form of income and earnings disregards (in line with housing benefit levels) and protection from restricted liability for severely disabled people.
- 5.6 In summary, any reductions to the Council's CTRS expenditure are only available in respect of our Working Age claimants as pensioners are 100% protected i.e. of the £7.2m paid out in 2017/18, £3.3m is totally protected.
- 5.7 Members are reminded that this review process is legislatively required to be undertaken every financial year.
- 5.8 Nationally, studies have shown that the best results in terms of maintaining cash collection levels is to incrementally change the scheme i.e. possibly go for a 10% change in year one and then reduce the scheme year on year. As outlined in para 5.1

above, a move from a 100% scheme to a 80% scheme would give the best financial savings, but it is highly likely that the resulting loss of council tax income and associated recovery costs would negate the benefits of making such a change.

- 5.9 It is debatable whether a move from a 100% scheme to a 90% scheme would have a similar impact, but in reality it would mean that approximately 3,004 residents who have been used to paying a nil council tax would now be required to pay a minimum of £118 per year (based on a Band A property).
- 5.10 It must be concluded that at the present time, with the perceived difficulties of collection and the impact on our local residents when compared to the potential savings, a change to the scheme would not yield any major financial or social benefit for the Council.

6. Proposal

- 6.1 It is therefore proposed that the current Council Tax Reduction Scheme continues for the financial year 2018/19 without revision, except for any relevant national uprating which is covered within the current scheme.
- 6.2 A copy of the proposed full scheme is available online or in hard copy in the Members' Room.
- 6.3 The Equality Impact Assessment for the Scheme has been reviewed with no issues identified.

7. Resource Implications

7.1 The total discounts given under the CTRS are estimated to be £7.4m for the 2018/19 financial year of which Gedling's share is £660k which is funded on a reducing scale via the revenue support grant.

7.2 There are no additional financial implications.

8. Recommendation

THAT:

The Council continues to apply the current Council Tax Reduction Scheme (CTRS) for the financial year 2018/19 without revision.

9. Appendices

1. Options.

10. Background papers

1. Current CTRS.

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Gedling Borough Council 15th November 2017 Council Tax Reduction Scheme options

Maximum award - under the current scheme a claimant may be entitled to a 100% reduction of their entire Council Tax liability for the year due to their low level of income. One option for change is to reduce the award to a claimant to 80% of the full year amount, and so they would have to pay 20%. Typically for a household of 2 parents and two children in a Band A property on Job Seekers Allowance this would mean paying £236 per year or £4.50 per week.

Band restriction – For example, a claimant in a Band C property would only get the CTRS level of a Band A property. Typically for a household of 2 parents and two children in a Band C property on Job Seekers Allowance this would mean paying £390 per year or £7.50 per week.

Increase non-dependant deduction – under the current scheme any entitlement to CTRS is reduced by £7.50 per week for any additional resident over the age of 18. One option for consideration is to increase that to £10, a loss of £130 per year for the household.

Increase taper rate – under the current scheme, if a claimant's income is higher than their applicable amount (which is a government set of allowances and premiums reflecting the amount that a household "needs" to live on), the CTRS would be reduced by 20% of the excess. This option is to increase the taper to 25%. The claimant would have to pay more as their CTRS entitlement would be less.

Disregard for child benefit, minimum wage assumption, and minimal award are either self-explanatory or small changes.

Capital Limit - Below is some further information in respect of how much savings a claimant is allowed before being excluded from CTRS (current limit is £6,000). Any changes to this capital limit could result in the following savings:

- | | | | |
|---|----------|-------------------|--|
| a) Capital greater than £2,000 | | | |
| Total savings across all major preceptors | £267,813 | Gedling's savings | £23,942 number of households affected 301 |
| b) Capital greater than £3,000 | | | |
| Total savings across all major preceptors | £185,318 | Gedling's savings | £16,567 number of households affected 212 |
| c) Capital greater than £4,000 | | | |
| Total savings across all major preceptors | £123,054 | Gedling's savings | £11,001 number of households affected 145 |

Appendix 1

Gedling Borough Council 15th November 2017 Council Tax Reduction Scheme options

	Change to current CTRS scheme	Total Saving	GBC saving 8.94% of total	Excluding Vulnerable groups	GBC saving 8.94% excluding vulnerable groups	Numbers of working age Households affected	Numbers affected when vulnerable groups excluded
	EXCLUSIVE:-						
1	Maximum award 80%	£893,432	£79,873	£662,465	£59,224	4326	3004
2	Maximum award 90%	£451,310	£40,347	£383,759	£34,308	4326	3004
3	Restriction to Band A	£366,973	£32,807	£282,135	£25,223	1566	1128
4	Restriction to Band B	£115,839	£10,356	£90,738	£8,112	418	294
5	Restriction to Band C	£47,637	£4,259	£37,860	£3,385	149	102
6	Increase Non-dependant deduction from £7.50 to £10	£45,407	£4,059			299	
7	Increase Taper rate from 20% to 25%	£97,469	£8,714	£96,258	£8,605	877	866
8	No disregard for Child Benefit	£211,179	£18,894			791	
9	Assume min. wage (£7.50 ph) for Self-employed claimants	£166,897	£14,951	£157,170	£14,051.00	254	246
10	If Minimum award less than £5 per week make award nil.	£23,965	£2,142			188	
	COMBINED:-						
11	Maximum award 80% + restriction to band B	£982,078	£87,798	£714,307	£63,859	4326	3004
12	Maximum award 90% + restriction to Band B	£553,301	£49,465	£444,009	£39,694	4326	3004
13	Maximum award 90% +restriction to band C	£493,698	£44,137	£408,125	£36,486	4326	3004
14	Maximum 80% + non dep £10	£930,207	£83,151	£695,101	£62,142	4326	3004
15	Maximum 90% + non dep £10	£492,159	£43,999	£420,106	£37,557	4326	3004

Note: The Total Saving column relates to the full scheme including all major preceptors i.e. the County, Police, Fire and Gedling in line with the council tax charge.



Report to Council

Subject: Overview and Scrutiny Annual Report

Date: 15th November 2017

Author: Councillor Meredith Lawrence, Chair of the Overview and Scrutiny Committee

1. Purpose of the Report

To present the Overview and Scrutiny Annual Report to Council.

2. Key Decision

This is not a key decision.

3. Background

As part of its work programme, the Overview and Scrutiny Committee, is required to prepare an Annual Report which highlights work undertaken by the committee, over the preceding year, for submission to Council. This report is a summary of the key pieces of work undertaken by the committee during the past year.

4. Recommendations

Council is recommended to:

- Consider and comment on the report.

5. Appendices

Appendix 1: Overview and Scrutiny Annual Report

6. Background Papers

None identified.

7. Reasons for Recommendations

To comply with Executive governance arrangements and fulfil the role of the Overview and Scrutiny Committee.

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Report to Council

Subject: Overview and Scrutiny Committee Annual Report

Date: 15th November 2017

Author: Councillor Meredith Lawrence, Chair Overview and Scrutiny Committee

1. PURPOSE OF THE REPORT

As part of its work programme, the Overview and Scrutiny Committee must report annually to Full Council summarising the work undertaken by the Committee during the past year.

2. INFORMATION

2.1 Scrutiny is undertaken by the Overview and Scrutiny Committee itself and by smaller working groups, which examine issues and concerns in more detail. This year, the Committee has held decision makers to account, contributed to policy development and made recommendations for improvement. Working groups, which are cross party and non-political, have examined specific recommendations for change to Cabinet Members. Progress on the implementation of accepted recommendations is reported back to the Overview and Scrutiny Committee.

2.2 The Committee scrutinised two areas in depth, income generation and issues relating to an aging population, both reviews made a number of recommendations. The working group that explored income generation was not scrutinising existing services, but was looking to the future and sought to make recommendations that would raise the awareness of the authority's need to develop a trading culture and explore new areas of business. It examined possible ways to increase income through commercial activity and identified and investigated additional sources of income, raising awareness of potential trading opportunities that could be available. The review which considered a range of issues linked to an increasing elderly population focused on how the authority, and partners, could support and improve the lives of socially isolated elderly people in the borough. It recognised that ageing well relies on services that are not just the responsibility of the County

Council or social care. Conclusions and recommendations from the working groups have been submitted to Cabinet. Monitoring the progress of recommendations from earlier working groups, the Bonington Theatre and the Obesity reviews, has continued. Approximately 90% of recommendations from these reviews were accepted by the decision makers and have either been implemented, or are progressing.

- 2.3** The agreed programme of attendance by Portfolio Holders has continued; this enables members of the Committee to examine areas and ask questions about issues and concerns within each Portfolio. Members submit questions in advance and additional questioning takes place at the Committee itself. This programme gives Members the opportunity to examine key service areas and learn more about the authority's work. It holds the Executive to account on performance issues and presents an opportunity to learn about future service developments within individual portfolios. The progress of a number of initiatives has been monitored, including the development of Gedling Country Park, the revitalising of Arnold Market and the recording of Council and committee meetings.
- 2.4** One role the Committee undertakes is to monitor the Council's quarterly performance information against key performance indicators. Members receive a quarterly report which informs them of the position against improvement actions and performance indicators in the Gedling Plan. Issues that Members have expressed concern about, and requested additional information, included residual household waste, fly tipping incidents and the processing of homeless applications. The Overview and Scrutiny Committee also serves as the Crime and Disorder Committee and annually scrutinises the work of the South Notts. Safety Partnership. This year the Committee learnt about the increase in antisocial behaviour and criminal activity linked to mental health disorders, they decided that no further action was required from the information they received.
- 2.5** This year the Committee undertook a Councillor Call for Action, which considered the processes undertaken by the Council for issuing Section 215 notices under the Town and Country Planning Act, specifically in relation to the properties on 72-74 Westdale Lane. Members concluded that there had been particular issues that had impacted on the original Section 215 notice not being progressed, and the delay in issuing a new notice. Staffing issues and changes in ownership of the land had prolonged the process. Officers in the Planning Department were aware of the issues that impacted on the delay in actioning the Section 215 notice and systems to ensure that this delay does not happen again are being developed.
- 2.6** The Committee has not only examined activities which are the responsibility of Gedling Borough but also received briefings about the East Midlands

Ambulance Service, questioned the closure of the Willows medical surgery and visited the Mansfield Materials Recovery Facility. Paddy Tipping, the Nottinghamshire Police and Crime Commissioner attended the committee and discussed front line policing in Arnold and Carlton.

- 2.7** There have been a number of development opportunities attended by members of the Committee, including the Chair attending an Effective Scrutiny event, facilitated by the LGA and a number of East Midlands Councils Scrutiny Network meetings.
- 2.8** We are now reaching the conclusion of the work undertaken by the committee in 2016-2017; and will be developing a programme of work for 2017-2018. Key to developing the Overview and Scrutiny work programme is ensuring that the issues that really matter to local residents are reflected in the work for the year ahead. Scrutiny of Cabinet Members will continue to play an important part of the Committee's agenda and working in partnership with external organisations will remain central to the work of the Committee as it looks to find improvements to important local issues. The Committee will strive to continue to deliver an interesting, varied and challenging work programme.

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Report to Council

Subject: Changes to Representation on Committees.

Date: 15 November 2017

Author: Service Manager Democratic Services

1. Purpose of the Report

- 1.1 For Council to approve changes to the memberships of the Environment and Licensing, Licensing Act and Overview and Scrutiny Committees following a request from the Labour Group Business Manager.

2. Proposal

- 2.1 The Labour Group Business Manager has requested that Councillor Miller is replaced on the Overview and Scrutiny Committee by Councillor Fox, with immediate effect. A request has also been made to replace Councillor Gregory with Councillor Wilkinson on the Environment and Licensing Committee and the Licensing Act Committee. Councillor Gregory will be named as substitute in his place.

3. Recommendations

- 3.1 That Council approves the following changes to representation on the following Committees:
- a) Councillor Gregory is replaced by Councillor Wilkinson on the Environment and Licensing Committee and the Licensing Act Committee;
 - b) Councillor Gregory is appointed as substitute Member for the Environment and Licensing and Licensing Act Committees; and
 - c) Councillor Miller is replaced by Councillor Fox as member of the Overview and Scrutiny Committee.

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MINUTES PLANNING COMMITTEE

Wednesday 21 June 2017

Councillor John Truscott (Chair)

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

Absent: None

Officers in Attendance: M Avery, D Gray, C Goodall and S Oleksiw

22 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

No apologies for absence were received.

23 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 17 MAY 2017.

RESOLVED:

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

24 DECLARATION OF INTERESTS

None.

25 APPLICATION NO. 2016/0124- LAND AT SOUTH OF 64 WOODCHURCH ROAD, BESTWOOD

Residential development comprising seven dwellings with associated roads and driveways, hard and soft landscaping, means of enclosure and services.

The Service Manager – Development Services, verbally reported to Members that following circulation of the report, the site plan had been

plotted incorrectly and had since been amended. An updated version of the plan was displayed to Members.

The Service Manager – Development Services, explained that further to the publication of the report, three additional objection letters had been received. The additional considerations were verbally reported to Members.

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

RESOLVED:

To GRANT FULL PLANNING PERMISSION subject to the applicant entering into a Section 106 planning obligation with the Borough Council as Local Planning Authority for the financial contributions towards Public Open Space; 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: Design and Access Statement (Feb 2016 [Amendment B: 15-11-16]); Site Location Plan (09/041 LOCN: Rev B); SITE LAYOUT showing landscape (09/041: Rev C); Alternative Site Layout - April 2016 - (09/041 Rev C); House Types A and B: Plans and Elevations (09/041 - 2); House Plot 7; Plans and Elevations (09/041 - 3); Extended Phase 1 Survey: (BJ Collins, May 2016); Tree Survey: Job.no: 3354_Tree Survey; and Tree Protection Measures - Residential development Woodchurch Road, Bestwood.
3. No part of the development hereby permitted shall be brought into use until the private car parking areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 09/041 Rev C. The parking 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 of cars.
4. No part of the development hereby approved shall be brought into use until the shared private drive is provided in accordance with the approved plan, drawing no: 09/041 - 1 Rev C. The private drive shall then be retained in accordance with the approved plans for the life of the development.

5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council drainage plans for the disposal of surface water 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. Before development hereby approved is first commenced, precise details, elevations, and materials of the proposed bin store shall be submitted to and approved in writing by the Borough Council. The development shall be implemented and maintained in accordance with the approved details for the life of the development.
7. Before development hereby approved is first commenced full details of both soft and hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. The proposed landscape works shall incorporate the mitigation measures recommended within The Extended Phase 1 Habitat Survey (BJ Collins, May 2016). The detailed landscape plans and particulars shall include: (a) details of size, species, positions and densities of all trees, hedges and shrubs to be planted; (b) details of the boundary treatments, including those to individual plot boundaries; (c) the proposed means of surfacing access roads, car parking areas, roadways, and the frontages of properties such as driveways and footpaths to front doors and (d) a programme of implementation. The development shall be implemented in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
8. If within a period of five years beginning with the date of the planting of any tree or shrub, approved in relation to Condition 7, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Borough Council seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Borough Council.
9. Before development is commenced there shall be submitted to and approved by the Borough Council precise details of the bricks and tiles to be used in the external elevations of the proposed development. Once approved the development shall be carried out strictly in accordance with these details, unless otherwise

agreed in writing by the Borough Council as the Local Planning Authority.

10. Prior to the development hereby approved commencing (including site preparation) a tree protection plan and an Arboricultural Method Statement shall be submitted to the Local Planning Authority and approved in writing, which shall: (i) graphically show on a plan the location of tree and root protection barriers; and (ii) give guidance on aspects of the proposed works which may have an Arboricultural impact to retained trees and show that they are mitigated in accordance with BS5837:2012.
11. The upper floor windows shown on the front elevation of plan no.09/041 - 3, serving the rooms labelled (i) en-suite, (ii) Bedroom 5, facing no.64 Woodchurch Road shall be obscure glazed to a minimum of Pilkington Level 4 and shall be top hung opening windows at all times, unless otherwise agreed in writing by the Borough Council as Local Planning Authority.
12. The windows on the southeast, Front Elevation serving the entrance hall and the void; Plot 7 (09/041 - 1C (Site Layout showing Landscaping)), as shown on plan no:09/041 - 3 (House Plot 8 Plans & Elevations); shall be obscure glazed to a minimum of Pilkington Level 4 at all times, unless otherwise agreed in writing by the Borough Council as Local Planning Authority.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. 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.
4. In the interests of Highway safety.
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. For the avoidance of doubt.
7. To ensure a satisfactory development and that the landscaping of the development accords with the requirements of Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan

(Certain Policies Saved 2008) and Policy 17 of the Aligned Core Strategy.

8. To ensure a satisfactory development and that the landscaping of the development accords with the requirements of Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and Policy 17 of the Aligned Core Strategy.
9. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
10. To ensure satisfactory development, in accordance with the aims of Policy 17 of the Gedling Borough Council Aligned Core Strategy.
11. In order to protect the privacy of the adjoining dwellings, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2016)
12. In order to protect the privacy of the adjoining dwellings, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2016)

Reasons for Decision

The development has been considered in accordance with the National Planning Policy Framework, the Aligned Core Strategy for Gedling Borough (September 2014) and the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014), where appropriate. In the opinion of the Borough Council, the proposed development accords with the relevant policies of these frameworks and plans. Where the development conflicts with the Development Plan, it is the opinion of the Borough Council that other material considerations indicate that permission should be granted. The benefits of granting the proposal outweigh any adverse impacts that can be mitigated through further details and particulars secured by condition.

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.

I bring your attention to Bestwood St Albans Parish Path No.9 which runs along the southern boundary of the site. The availability of the footpath should not be affected or obstructed in any way by the proposed development at this location unless subject to appropriate diversion or closure orders. The Rights of Way Office should be consulted in any re-surfacing or gating issues. You are advised that potential path users in the area should not be impeded or endangered in any way.

Your attention is brought to the recommendations of the Highway Authority. The plans submitted are not to an adoptable standard therefore the road will always remain Private. For private developments with six building frontages or more, it is required under Sections 219 to 225 of the Highways Act to serve a notice on the applicant with an assessment of the full cost of the proposed roadworks under the Advance Payment Code (APC), to protect frontage's interests. The cost of the APC notice will reflect the full cost of the proposed street works likely to be required to complete the works to an adoptable standard and must be paid in cash and not by bond. The requirement for an APC notice can only be removed by entering into a S38 agreement to have the road adopted. However as the road layout is not to adoptable standards and the ownership unknown, it cannot therefore be adopted. However, just as the APC would be served and money paid or retained, the Highway Authority are not indicating any future intention to adopt and maintain the street works at public expense.

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 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.

No removal of hedgerows, trees or shrubs which have the potential to support nesting birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before clearance works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority. As you will be aware all birds, their nests and eggs (except pest species) are protected by the Wildlife and Countryside Act 1981 (and as amended).

Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application to address adverse impacts identified by officers to address concerns in connection with the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and favourable recommendation. The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework (March 2012).

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.

Your attention is brought to the implications of the private drive for future occupiers if the roads are not adopted. (i) Future maintenance liabilities; (ii) Public liabilities; (iii) Street cleansing; (iv) Lack of pedestrian facilities; (v) Lack of / or poor standard of lighting and drainage; (vi) Nottinghamshire County Council have no powers under the Highways Act; (vii) The police have no powers to remove obstructions.

26

APPLICATION NO. 2017/0475- ROAD NO. 2, COLWICK

Demolition of two existing two storey office buildings, partial demolition of existing block of light industrial/warehouse buildings. Construction of new 3 storey office buildings and associated parking and landscape works.

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 23rd July 2015.
2. The development hereby approved shall be constructed in accordance with: Discharge of Conditions Document (16156/DOC/1701); Proposed Bin Store Details (161156-A-7011); Proposed Hard Landscaping Details (1611596-A-7008); Proposed North East and North West Elevations (16156-A-4011 Rev: P02); Proposed South East and South West Elevations (161156-A-4010 Rev: P02); Proposed Roof Plan (161156-A-3004 Rev: P02); Proposed Second Floor Plan (16156-A-3003 Rev: P02); Proposed First Floor Plan (161156-A-3002 Rev: P02); Proposed Ground Floor Plan (161156-A-3001 Rev: P02); Proposed Sections A-A& B-B (161156-A-4003 Rev: P02); Proposed Site Plan (161156-A-2001 Rev: P04); Typical Details (Job no: E143; Drawing No: 5005 Rev P01); External Levels 1 of 2 (Job no: E143; Drawing No: 5003 Rev P02); External Levels 2 of 2 (Job no: E143; Drawing No: 5004 Rev P02); Drainage Levels 1 of 2 (Job no: E143; Drawing No: 5001 Rev P02); Drainage Levels 2 of 2 (Job no: E143; Drawing No: 5002 Rev P02); Drainage Strategy (Job no: E143; Drawing No: 5000 Rev P02); External Lighting Layout and EV Charging Point (C17010-E-010).
3. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and Emergency Plan (FRA), Document RHL/01, August 2014 compiled by Charnwood Property Consultants and Developers Ltd and also the Design and Access Statement entitled 'Proposed New Officers for Hillary's Blinds' Revision A, March 2015 compiled by Steve Riley Architect Ltd as revised by the emails dated 5th January 2016. Finished Floor Levels shall be 21.78 AOD with the provision of a flood resilient construction incorporated up to 0.68 metres above the floor level. Drawing No's: E143-CHG-00-XX-DR-003 and CBD Architects drawing no: 16156-A-4003.
4. The development shall be carried out strictly in accordance with the Contaminated Land Assessment (Geodyne ref. D34084: 28th March 2017).
5. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the gas membrane remediation to be carried out, as confirmed by email dated 16th May 2017) must be submitted and approved in writing by the Local Planning Authority.
6. No part of the development hereby permitted shall be more than 75% occupied before or until a Travel Plan including a Car

Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes which are acceptable to the local planning authority 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 unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To reduce the risk of flooding to the proposed development and future occupants and to reduce the possible consequences of an imminent flood event in line with the requirements of paragraph 93 of the NPPF.
4. To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
5. To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
6. To promote sustainable travel

Reasons for Decision

In the opinion of the Borough Council the proposed development would result in no significant impact on neighbouring premises or the area in general. The proposed development would represent sustainable development as identified in the NPPF. The proposal is acceptable from a highway safety viewpoint, raises no flood risk issues, health and safety issues or contamination issues. The works therefore accord with Policies E3 and ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved policies 2008) and Policies 1 (Climate Change), 4 (Employment Provision and Economic Development) and 10 (Design and Enhancing Local Identity) of the Gedling Borough Aligned Core Strategy (2014).

Notes to Applicant

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

I bring your attention to Carlton Footpath 22 which runs alongside the south eastern boundary and is the access road to the site. The availability of the footpath should not be affected or obstructed in any way by the proposed development at this location unless subject to appropriate diversion or closure orders. The Rights of Way Office should be consulted in any re-surfacing or proposed structure issues. Developers are also made aware of potential path users in the area who should not be impeded or endangered in any way.

For any new connection(s), into the public sewer or the reuse of an existing sewer connection(s), you will need to apply under Section 106 Water Industry Act 1991 as amended by the Water Act 2003. Severn Trent New Connection Team currently processes Section 106 applications and can be contacted on 0800 707 6600 for an application pack and guidance notes (or visit www.stwater.co.uk). Applications to make such connections should be made separately from any application for adoption of the related sewers under Section 104 Water Industry Act 1991 as amended by the Water Act 2003.

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.

Advice regarding travel plans can be obtained from the Transport Strategy Section at Trent Bridge House, Fox Road, West Bridgford, Nottingham, NG2 6BJ, contact transport.strategy@nottsgov.uk

The development makes it necessary to alter the vehicular access arrangement over the footway of the private road no. 2. These works shall be constructed to the satisfaction of the owners of the road. You should therefore contact the owners as this is not highway maintained at public expense.

Demolition of Existing Dwellings at 2 and 2A Sandford Road and Erection of Building to Provide 10no. Dwellings with Associated Access, Parking and Rear Amenity Space. Renewal of Planning Permission Ref: 2010/0936

The Service Manager, Development Services clarified the key points within 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 hereby permitted, other than the means of enclosure of the site and the details of new tree planting adjacent to the boundary with Porchester Road shown on the submitted plans, shall be constructed and implemented in accordance with the following approved plans and documents: Location Plan and Block Plans (0001 Rev A), Proposed Lower Ground Plan (0003 Rev D), Proposed Ground Plan (0004 Rev C), Proposed First Floor Plan (0005 Rev B), Proposed Second Floor Plan (0006 Rev A), Proposed South and East Elevations (0009 Rev C), Proposed Section 1-1 (0010 Rev C), Section BB (0011 Rev B) and Visibility Splay Plan (2000 Rev A), received on 26th September 2016; and Proposed West, North & South Rear Elevations (0008 Rev B), received on 5th January 2017.
3. Before development is commenced a sample of the materials to be used in the external elevations of the building, including to the exterior wall of the proposed vehicular access ramp, shall be submitted to and approved in writing by the Borough Council. 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 precise details of the materials to be used in the surfacing of external areas outside of the building, including anti-skid surfacing to the proposed ramp, shall be submitted to and approved in writing by the Borough Council. 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.

5. The development hereby permitted shall not commence until drainage plans for the disposal of surface water (including to the proposed car park and vehicular access ramp) and the disposal of foul sewage from the site and buildings/structures have been submitted to and approved by the Borough Council. 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.
6. Before development commences a method statement setting out measures to ensure the safe removal of the trees to the boundary with Porchester Road shall be submitted to and approved in writing by the Borough Council. The development shall be implemented in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.
7. Before development is commenced, and notwithstanding the details of enclosure shown on the approved plans, there shall be submitted to and approved by the Borough Council precise details of the means of enclosure to the site, including any works to the hedge to the boundary with 7 Hilton Road. 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 by the Borough Council a landscape plan of the site showing precise details of retaining structures adjacent to neighbouring boundaries; the position, type and planting size of all trees and shrubs proposed to be planted, including where appropriate details of existing trees to be felled and retained; a schedule indicating how the proposed soft landscaping is to be maintained, which should cover a minimum period of five years; and details of how any invasive plants (such as Japanese Knotweed) are to be removed from the site. 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 or shrub, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Borough Council seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Borough Council.
9. Before development commences precise details of internal and external lighting to the proposed car park and access ramp shall be submitted to and approved in writing by the Borough Council.

The internal and external lighting shall be provided 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. Before development is commenced, details of an access ramp with balustrade to facilitate pedestrian access onto Porchester Road shall be submitted to and approved in writing by the Borough Council. 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.
11. Before development is commenced precise details of the proposed access gates, which shall be electronic and shall open into the site, together with details of CCTV to monitor access and egress, shall be submitted to and approved in writing by the Borough Council. The approved details shall be installed prior to the occupation of the first dwelling, and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
12. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a Preliminary Ecological Appraisal of the site, including any recommended mitigation measures. Any mitigation measures shall be implemented in accordance with the approved details.
13. The works to trees on the site shall take place outside the bat activity and bird nesting season (March to October inclusive), unless pre-commencement checks for bats and nesting birds have been undertaken by an appropriately qualified ecologist and the outcome reported to the Borough Council. If any bats or 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.
14. Before development is commenced, there shall be submitted to and approved in writing by the Borough Council details of a scheme for the provision of bird boxes on or within the fabric of a proportion of the houses; bird boxes should target species such as house sparrow and swallow. The scheme shall be implemented in accordance with the approved details before the development is first brought into use, unless otherwise prior agreed in writing by the Borough Council, and shall be retained for the lifetime of the development.

15. Before development commences precise details of salt and grit boxes to be provided as part of the development, and the proposed location of these features, shall be submitted to and approved in writing by the Borough Council. The salt and grit boxes shall be provided in accordance with the approved details prior to the first occupation of the development hereby approved and shall be retained thereafter in accordance with the approved details for the lifetime of the development.
16. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of a Local Labour Agreement to cover the construction of the development hereby permitted. The Local Labour Agreement shall be implemented in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.
17. No part of the development hereby permitted shall be first occupied until details of a dropped vehicular footway crossing have been submitted to and approved in writing by the Borough Council. The dropped vehicular footway crossing shall be constructed in accordance with the approved details before the development hereby permitted is first occupied and shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
18. No part of the development hereby permitted shall be first occupied until details of the proposed means of closure of the existing site access on Sandford Road and re-instatement of the access crossing as footway with full height kerbs have been submitted to and approved in writing by the Borough Council. The existing site access shall be permanently closed and the access crossing reinstated as footway in accordance with the approved details before the development hereby permitted is first occupied and shall be retained as approved for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
19. No part of the development hereby permitted shall be brought into use until the visibility splays of 2.4 metres by 43 metres in both directions, as shown on drawing no: 0004 Rev C, are provided. The area within the visibility splays referred to in this condition shall thereafter be kept free of any obstructions exceeding 600 millimetres in height for the lifetime of the development.
20. No part of the development hereby permitted shall be brought into use until the access to the car parking areas are surfaced in a hard bound material (not loose gravel). The surfaced drives and any parking or turning areas shall thereafter be maintained in such hard bound material for the lifetime of the development.

21. No part of the development hereby permitted shall be brought into use until the access is constructed with a gradient not exceeding 1 in 20 for a distance of 5 metres from the rear of the highway boundary, and never exceeding 1:12 thereafter, as shown on drawing no: 0004 Rev C.
22. No part of the development hereby permitted shall be brought into use until the motorcycle and cycle parking facilities, as indicated on drawing no: 0003 Rev D, have been provided. The motorcycle and cycle parking facilities shall not thereafter be used for any purpose other than the parking of motorcycles and cycles.
23. No part of the development hereby permitted shall be brought into use until the car parking area has been surfaced and drained, and the individual parking spaces have been clearly marked out, as indicated on drawing no: 0003 Rev D. The spaces shall be kept available for unallocated parking in association with the development thereafter. The car parking area shall not thereafter be used for any purpose other than the parking of motorcycles and cycles.

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, and in particular the ramp (which should have a rough surface), 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 development is provided with a satisfactory means of drainage, and to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution, in accordance with the aims of Section 10 of the National Planning Policy Framework, Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014) and Policy 1 of the Aligned Core Strategy for Gedling Borough (September 2014).

6. In the interests of public safety and to ensure the structural stability of the adjoining highway is retained, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
7. To ensure a satisfactory means of enclosure of the site, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
8. 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).
9. In order to protect neighbouring amenity and ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
10. In order to ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
11. In the interests of crime prevention and in order to ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
12. 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).
13. 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).
14. In order to compensate for the loss of trees and shrubs to be removed and to enhance 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).
15. 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).
16. 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).

17. 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).
18. In the interests of pedestrian and highway safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
19. In the interests of pedestrian and highway safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
20. To reduce the possibility of deleterious material being deposited on the public highway, in the interests of pedestrian and highway safety and in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
21. In the interests of pedestrian and highway safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
22. To promote a sustainable development, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
23. To ensure in the interests of highway safety that there is adequate off-street parking provision to reduce the possibilities of the proposed development leading to on-street parking in the area, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

Reasons for Decision

Notes to Applicant

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the

Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

The proposal makes it necessary to construct a vehicular crossing and re-instatement of 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 on 0300 500 80 80, in order to arrange for these works to be carried out.

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 Borough Council might help decrease levels by incorporating mitigation measures into scheme design as standard. (See: <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>)The Borough Council would also ask that the developer considers the commitment to incorporate provision for an EV (electric vehicle) charging point(s); to allow employees and/or clients/visitors to charge electric/plug-in hybrid vehicles whilst on site. Reference can be made to guidance produced by IET Code of Practice for EV Charging Equipment Installation for details of charging points and plugs specifications.

The 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 and additional information in response to issues raised and providing updates on the application's progress.

Material Change of Use of land for caravan storage within the site and the unauthorised erection of a tree house in adjacent woodland.

The Service Manager, Development Services clarified the key points within the report.

RESOLVED:

- 1. 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 cessation of the caravan storage.**
- 2. That no further action is taken in relation to the tree house.**

29 ENFORCEMENT REFERENCE 0196/2016- 143 GEDLING ROAD, ARNOLD

Breach of Planning Condition No. 3 of Planning Reference 2011/0968.

The Service Manager, Development Services informed Members that the recommendation printed within the report was incomplete and should read:

- 4.1 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 compliance with Condition 3 of Planning application 0196/2016.

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 compliance with Condition 3 of Planning application 0196/2016.

30 APPEAL DECISION 2016/0909 - ALTHAM LODGE, MAIN STREET, PAPPLEWICK

Outline Planning Application with All Matters Reserved for the Erection of a Dwelling.

RESOLVED:

To note the information.

31 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

32 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

33 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.40 pm

Signed by Chair:
Date:

MINUTES STANDARDS COMMITTEE

Thursday 29 June 2017

Councillor Emily Bailey Jay (Chair)

Councillor Michael Payne
Councillor Alan Bexon

Councillor Andrew Ellwood

Apologies for absence: Councillor Colin Powell

Officers in Attendance: H Barrington

35 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Powell.

36 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 23 FEBRUARY 2017.

RESOLVED:

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

37 DECLARATION OF INTERESTS.

None.

38 RECRUITMENT OF INDEPENDENT PERSON AND RESERVE INDEPENDENT PERSON

Consideration was given to a report of the Director of Organisational Development and Democratic Services, which had been circulated prior to the meeting, seeking the Committees recommendation to Council for appointments to the roles of Independent Person and Reserve Independent Person.

RESOLVED:

1. To recommend to Council that John Baggaley should be appointed as Independent Person under the Localism Act 2012 for 5 years;

2. To recommend to Council that Susan Dewey OBE should be appointed as reserve Independent Person under the Localism Act 2012 for 5 years with a review after 1 year; and
3. To delegate authority to conduct the said review to the interview panel.

39 GIFTS AND HOSPITALITY 2016/17

Consideration was given to a report of the Director of Organisational Development and Democratic Services, which had been circulated prior to the meeting, informing members of the Standards Committee of gifts and hospitality received between 1 April 2016 and 31 March 2017.

RESOLVED:

To note the report.

40 CODE OF CONDUCT COMPLAINTS

Consideration was given to a report of the Director of Organisational Development and Democratic Services, which had been circulated prior to the meeting, informing members of the Standards Committee of complaints received between 1 February 2017 and 20 June 2017.

RESOLVED:

To note the report.

41 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

Signed by Chair:
Date:

MINUTES ENVIRONMENT AND LICENSING COMMITTEE

Tuesday 4 July 2017

Councillor Marje Paling (Chair)

Present: Councillor Sandra Barnes Councillor Carol Pepper
 Councillor Gary Gregory Councillor Alex Scroggie
 Councillor Barbara Miller Councillor Jane Walker
 Councillor John Parr Councillor Meredith Lawrence

Absent: Councillor Nicki Brooks, Councillor Bruce Andrews
 and Councillor Bob Collis

Officers in Attendance: P Gibbs, L Chaplin, K Nealon, L Mellors and
 C Allcock

90 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Andrews and Collis.

Councillor Lawrence attended the meeting as a substitute for Councillor Brooks, who had given her apologies.

91 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 9 MAY 2017

RESOLVED:

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

92 DECLARATION OF INTERESTS.

None.

93 EXCLUSION OF THE PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely

disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

94 APPLICATION FOR A JOINT HACKNEY CARRIAGE / PRIVATE HIRE DRIVERS LICENCE (IR)

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for IR.

IR attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To approve IR's application for a Joint Hackney Carriage/Private Hire Driver's Licence for a period of 1 year. And issued with a warning to declare all future convictions.

95 CHANGE OF CIRCUMSTANCE OF HACKNEY CARRIAGE / PRIVATE HIRE DRIVERS LICENCE NO. 2766

RSA did not attend the meeting.

RESOLVED:

To defer consideration of the application for a Joint Hackney Carriage/Private Hire Driver's Licence from RSA to a future meeting of the Committee. If RSA does not attend his next appointment, his application will be treated as withdrawn.

96 CHANGE OF CIRCUMSTANCE OF HACKNEY CARRIAGE / PRIVATE HIRE DRIVERS LICENCE NO. 3725

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding a change of circumstances for a Joint Hackney Carriage/Private Hire Driver's Licence for GQ.

GQ attended the meeting with his solicitor and both addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee

was satisfied on balance that exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To approve GQ's application for a Joint Hackney Carriage/Private Hire Driver's Licence for a period of 3 years. And issued with a severe warning that the Council are informed of any further convictions.

5.40pm Councillor Barnes left the Council Chamber.

97 APPLICATION FOR A JOINT HACKNEY CARRIAGE / PRIVATE HIRE DRIVERS' LICENCE (MJB)

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for MJB.

MJB attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To approve MJB's application for a Joint Hackney Carriage/Private Hire Driver's Licence for a period of 1 year.

98 APPLICATION FOR A 1 YEAR - JOINT HACKNEY CARRIAGE / PRIVATE HIRE DRIVERS' LICENCE - ASB

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for ASB.

ASB attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To refuse ASB's application for a Hackney Carriage/Private Hire Driver's Licence on the grounds that he is not considered to be a fit and proper person.

ASB was advised of his right to appeal against the decision of the Committee.

99 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.35 pm

Signed by Chair:
Date:

MINUTES OVERVIEW AND SCRUTINY COMMITTEE

Monday 17 July 2017

Councillor Meredith Lawrence (Chair)

Councillor Paul Feeney	Councillor Helen Greensmith
Councillor Bruce Andrews	Councillor Barbara Miller
Councillor Sandra Barnes	Councillor Marje Paling
Councillor Tammy Bisset	Councillor Stephen Poole
Councillor Kevin Doyle	Councillor John Truscott
Councillor Roxanne Ellis	

Apologies for absence: Councillor Alex Scroggie

Officers in Attendance: J Robinson, H Barrington and H Lee

Guests in Attendance Councillors J Clarke and M Payne

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies were received from Councillor Alex Scoggie.

2 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 8 MAY 2017

RESOLVED:

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

3 DECLARATION OF INTERESTS.

None.

4 PROGRAMME OF PORTFOLIO HOLDER ATTENDANCE

The Committee welcomed John Clarke, Leader of the Council and Michael Payne, Deputy Leader and Portfolio Holder for Resources and Reputation to discuss a range of issues relating to their areas of responsibility. They were accompanied by the Chief Executive, John Robinson.

Councillor Clarke provided information on a range of issues identified by Members

- **Have there been any business contingency, emergency planning or business continuity strategies developed? For example to respond to drought or changes in the economic climate.**

In total there are over fifty Local Resilience Forum plans covering Business Continuity and Emergency Planning requirements. The Councils emergency plan received a complete re-write in January 2017, and Emergency Planning on call arrangement was revived and training delivered to all senior managers in 2017.

Flooding is one of Gedling's greatest risks and we have specific emergency plans for dealing with flooding, this is scheduled to be reviewed in June 2018.

In the event of drought the Local Resilience Forum has plans for water supplies, which were activated recently for the Severn Trent Water shortage in June 2017.

During discussion the following points were made:

- Members should be included in training as members of the community may look to them for assistance
 - It would be useful to have an information pack which contained relevant contact details in the event of an emergency
 - Lessons need to be learnt from the actions of the authority responsible for the Grenfell fire response
 - The first 12 – 24 hours are critical in any emergency and the need for good communications with the public was paramount
 - Members would find it useful to be informed about police incidents in their ward
 - It is vital to build relationships with other organisations and to work together to provide coordinated responses to emergencies.
-
- **In relation to building and developing relationships with partners at a local, regional, national and international level. What relationships have been formed, at what level and what benefits have been derived?**

Gedling has a large number of partners and is involved in a wide range of partnerships for many different reasons. At a local level we are in

partnership with the police, health, housing associations, local businesses and an array of voluntary and community groups. This helps to improve people's lives and the challenges presented by homelessness, anti-social behavior, unemployment, debt and housing growth can't be addressed by any single organisation operating on its own. We also provide services to other Councils for example payroll as a means of generating income in addition to operating as a landlord to a wide range of organizations, partly to generate rental income and partly to improve access to services.

At a regional level we are active within the arena of the D2N2 Local Enterprise Partnership, the main purpose of which is to ensure that the priorities of Gedling are taken into account in the allocation of funding. Gedling secured the largest allocation (£10.8 million) for a transport scheme for the Gedling Access Road. The Leader also sits on two Executive Boards of East Midlands Councils and the Chief Executive is the East Midlands lead for the national Syrian Resettlement programme and also is the Modern Slavery Lead for Nottingham and Nottinghamshire. At a national level, the Leader is a member of the National Council for the Association of Public Service Excellence and the Deputy Leader is the Chair of the Local Government Information Unit and the Deputy Chair of the LGA Labour Group. These high profile positions raise the profile of Gedling and provide access to best practice. Internationally we are a partner with a number of countries to deliver the ERASMUS programme, which aims to generate additional apprenticeships and share good practice. The authority is always looking to establish new relationships and although we are no longer involved in Twinning arrangements seek to work co-operatively with other countries.

Members were concerned the withdrawal of the County Council financial support for unaccompanied child migrants could have an adverse effect on the resettlement of Syrian refugees, they were reassured that this would not make any difference to the number that Gedling will assist to resettle. Members expressed their disappointment that the withdrawal of County Council funding appeared to have been taken without any discussion; it needed cross party discussion with the City, districts, East Midlands Council's and Government Ministers.

It was noted that Councillor Wheeler's contribution to the Health and Wellbeing Board has been significant but the loss of borough representatives on the Joint Health Scrutiny Committee was a disappointment.

- **To enhance the building, and maintaining, of positive relationships between elected Members and employees could a target be set advocating a reply times.**

When a Member passes a query or a question to a service area, it is expected that the relevant officer will respond promptly. A target has never been set but is an arrangement that generally works well. However, as services are under increasing pressure and it may not always be possible to react as quickly as people would like. If there is a constant problem Members should raise this with the relevant Director or Chief Executive.

Members commented that that if a quick response is not possible a holding email to indicate receipt of the email and a date when a response would be available would be helpful. The usefulness of a visit to the Contact Centre to enable Members to learn how it operated was suggested.

- **L1006 Working Days lost to sickness. What measures are being considered that may have a positive impact? Should a target figure of nine days be considered? What are the main reasons for absence?**

A number of measures to address this issue are being considered and should have a positive impact. Following discussion at SLT a report went to the last meeting of the Joint Consultative and Safety Committee in May. This outlined some specific measures to tackle this issue including:

- Continuation of case management meetings designed to review how long term absences are being managed. Meetings are attended by relevant directors, service managers and HR
- A review of monthly sickness information
- Introduction an employee assistance programme
- Introduction access to 'fast track' physiotherapy support
- Introduction into our policy the themes of the 'Dying to Work Charter'
- Review of the policy to limit the period of absence
- Review of trigger points.

Further consultation will take place with Trade Unions before approval. The target level of ten days has been set as a performance indicator for 2017/18, but based on the year outrun 2016-17 of around 11.7 days this represents a challenge. Absence rates were high last year due in part to a high number of long term absences. There has been an improvement in the first two months of this year with an outrun of 11.38 days for April/May, however it will be necessary to replace the higher levels of

absence over the last 12 months with very low levels of absence during quarters 2-4 in order to meet a target of nine days at year end.

In the last financial year the causes of the three highest rates of absence with depression/anxiety (20.6%), recovery from surgery (16.6) and muscular/skeletal problems (16.3%)

Councillor Payne then provided information regarding a range of questions identified prior to the meeting.

- **L1057 Are there any plans to increase the target when the current target has been exceeded.**

This performance indicator needs to be looked at in conjunction with L1052 Percentage of calls to the contact Centre answered (or call back made) The reason for this is that customer service advisers are moved from telephones to booths in order to deal with demand. The targets set in the Gedling Plan for 2017/18 seek to maintain current standards, which do not reflect any lack of ambition but recognition of the financial challenges facing the Council.

- **LI017 Percentage of Business Rates collected: noting that the percentage collected for 2016/17 is at 98.71% and is slightly below target of 98.90%, can the Deputy Leader give the balance owed in monetary terms, and explain what measures are taken to recover it.**

This is the second highest collection rate in Nottinghamshire District Councils. The collection of business rates within Gedling is difficult because it has significant number of smaller businesses, whereas other districts have the advantage of collecting from large organisations. Despite this there has been a high collection rate of 98.71%. The target is a challenging one and at the year-end performance fell short by 0.29% or £32,000. Any balances remaining are recovered in subsequent years. The total amount uncollected in respect of 2016/17 was £292,000 (compared to a 100% collection rate). Business rate arrears for all previous years total £488,000. There is still uncertainty what is happening to business rate revenue in the future.

- **LI016 Percentage of Council Tax collected: noting that the percentage collected for 2016/17 is at 98.40% and is slightly below target of 98.50%, can the Deputy Leader give the balance owed in monetary terms, and explain what measures are taken to recover it.**

This is the third highest collection rate in Nottinghamshire. The target set is ambitious and it was missed by 0.1% or £45,000. The 98.4% is the collection rate within the year against Council Tax that was raised; any remaining balances are collected in subsequent years using effective recovery procedures reminders, magistrates court, enforcement agencies etc. The total amount uncollected in respect of 2016/17 was £1,1300,000 (i.e. compared to 100% collection rate). The total council tax arrears for all previous years total £3,093,000

The team that deals with this issue has lost staff but has remained very effective. Members commented that the closure of small businesses in the borough must have affect collection rates.

- **How does the council ensure it gets the best deal when negotiating developer contribution**

Where contributions are due, discussions take place as early as possible and are negotiated in accordance with our adopted planning policies and guidance. In reality the process does not always work as well as it should. There are a number of factors which complicate the process for example where the Council owns the land or where there is a need to agree priorities with other departments or authorities.

- **Please explain what is being done to create a stronger commercial and entrepreneurial culture?**

Officers are working on a new approach which will redefine the way in which we work. This has four themes, digitalisation, agile working, demand management and commercialisation. Underpinning these themes are a set of Service Manager led working groups that will deliver change and improvement for the Council.

A draft strategy has been produced which focusses on four key areas of activity:

1. Strengthening the Council's commercial culture
2. Increasing income from Council services through trading, charging and investment
3. Increasing external funding to the Council
4. Increasing capital and revenue income through housing development and economy/employment growth.

This new approach has been discussed with Service Managers, income generation areas identified and income generation targets set. Project teams are working on business cases for pet cremations, a parks and street care company and options for housing development. A sales and

marketing manager is to be recruited. Surplus plots of land have been identified and assessed for suitability for housing or sale.

Concern regarding the effect on some proposals could have on small business in the borough was expressed.

The Leader was asked about the opening of Gedling Country Park. The ward councillor expressed concern that she was not invited to the opening and had not even been made aware it was taking place. This developed into a discussion regarding how members could be informed about activities taking place in their ward and speaking to the media at events. This is an area that could be included in future work programme.

RESOLVED TO:

- Thank Councillor Clarke and Payne for an interesting and informative discussion; and
- note the information provided.
- Arrange a visit to the Contact Centre for interested Members.

5

COUNCIL PLAN 2016/17: OVERVIEW OF QUARTER 4 AND YEAR END PERFORMANCE

The Director of Organisational Development and Democratic Services presented a report, which had been circulated in advance of the meeting, informing the committee about the position against Improvement Actions and Performance Indicators in the 2016/2017 Gedling Plan.

The report gives figures for actions and indicators and a presentation provided additional information.

A number of mechanisms are used to find out how well the authority is perceived by the public and how it is doing in relation to other organisations. This includes:

- **A mystery shopper exercise.** An exercise ran from November 2016 to January 2017 and four categories were tested, calls, e-mails, letters and visits. Customer service performance for all calls scored excellent. All e-mails were replied within one day. Letters responses were courteous and friendly, premises accessible. and staff courteous and friendly. This exercise also included back office services.
- **An internal Services Survey.** This indicated that 79% of services have improved or maintained standards and 87% were satisfied with the way teams communicate with their customers.

- **Examining complaints.** There were more compliments and fewer complaints in 2016/17. 80% of compliments were about staff and 20% related to events. When a complaint is received remedial action is taken.

Examples of encouraging indicators include:

- **Minor and other planning applications determined within eight weeks**
- **Increased Bonington Theatre attendance**
- **The response to Individual Registration canvasses up to 98% against 93% target**
- **26 work experience placements**
- **Customer satisfaction with overall customer service up to 94% against a 85% target**
- **The level of anti-social behaviour has fallen.**

There continue to be performance concerns and challenges relating to:

- **Sickness absence**
- **Housing Benefit administration**
- **Housing needs.**
- **Housing Empty homes.**

During discussion the following points were highlighted

- **Sickness absence had been improving but is starting to increase. Absence of one or two members of staff in a small team and long term absence can have a big effect on the statistics. There is a policy of managing sickness absence, managers monitor rigorously with the aim of returning staff to work as soon as possible, all staff have a back to work interview when returning.**
- **The reduction in staffing levels allied with not filling vacant posts will have an effect on some services.**
- **Stress is not always work related. The authority will refer to a counselling service if required.**
- **Housing Benefit claims need to be processed as quickly as possible and processes are currently under review.**
- **The lack of house building remains a concern, the speed of housing growth and number of affordable houses did not meet target. The issue surrounding stalled sites is being addressed, however progress is slow, and this is an increasingly frustrating area. There has been some progress on the Teal Close development.**
- **An officer has been engaged specifically to look at bringing properties back into use.**

Councillor S Barnes left the meeting at 7.40

RESOLVED to:

- **Note the progress against actions and performance indicators against the 2016/19 Gedling Plan.**

6

SCRUTINY WORK PROGRAMME

COMPLETED SCRUTINY REVIEWS 2015/16

- **Obesity**

Progress on the implementation of recommendations arising from the Obesity review that relate to Leisure Services, will be available at the September Committee.

SCRUTINY REVIEWS 2016/17

- **Elderly Persons Working Group**

The final report and recommendations arising from the Elderly Persons working group were discussed and, subject to minor alterations to the recommendations, agreed. It was decided that any changes to the recommendations could be approved by the Chair of the working group.

- **Income Generation Working Group**

The final report and recommendations arising from the Income Generation working group were discussed and agreed.

- **The Gedling Councillor Standard**

Members were informed that this working group would commence in September. Councillor Greensmith agreed to join the group.

SCRUTINY IN COMMITTEE

Members were informed that Councillor Peter Barnes, Portfolio Holder for Environment would be attending the September Committee. A request for questions and areas to be examined will be circulated prior to the Committee.

Councillors Truscott, Greensmith and Feeney left the meeting at 8.00pm

PROPOSED REVIEWS 2017/18

The Committee discussed and agreed to establish two new reviews:

- Improving the effectiveness of scrutiny

This review will consider the effectiveness of the Committee, exploring different mechanisms for holding the Executive to account, examine ways to effectively monitor performance and develop a mechanism for selecting topics for review.

- Promoting the transparency of the Council

Members will examine options available to increase interest and transparency of Council committees.

Councillors Lawrence, Paling and R Ellis agreed to be included in the working group.

A request for Members for both these working groups will be sent to committee members and the wider membership of the Council.

INFORMATION UPDATES FROM PREVIOUS ITEMS AT COMMITTEE

Members requested that Councillor Collis, the Council's Policy Advisor for the armed forces be invited to the next meeting to discuss actions taken by the Council to support the signing of the Community Covenant.

Councillor Miller raised the problem of uncollected contaminated bins and it was agreed that the service manager for refuse be contacted to find out what could be done to improve this problem.

Councillor Lawrence informed the Committee that he is now the Chair of the East Midland's Council Scrutiny Network. He briefly discussed the last meeting and asked that a publication from the Centre for Public Scrutiny be circulated to members of the Committee.

RESOLVED to:

- **note the information relating to the Obesity review.**
- **agree the Income Generation and the Elderly Person's reviews and submit to Cabinet, requesting a response for the November Overview and Scrutiny Committee.**
- **establish working groups to consider the effectiveness of scrutiny and the openness of the Council.**
- **invite Councillor Collis to discuss the Armed Forces Community Covenant.**

- request information regarding the collection of contaminated refuse bins.

7 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 8.10 pm

Signed by Chair:
Date:

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MINUTES PLANNING COMMITTEE

Wednesday 19 July 2017

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller Councillor Marje Paling
 Councillor Michael Adams Councillor Colin Powell
 Councillor Pauline Allan Councillor Paul Stirland
 Councillor Alan Bexon Councillor Paul Wilkinson
 Councillor Bob Collis Councillor Henry Wheeler
 Councillor David Ellis Councillor Sarah Hewson
 Councillor Gary Gregory Councillor John Parr
 Councillor Meredith Lawrence

Absent: Councillor Chris Barnfather and Councillor Kevin Doyle

Officers in Attendance: M Avery, N Morley, S Oleksiw and L Parnell

34 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Barnfather and Doyle, who were substituted by Councillors Hewson and Parr.

35 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 21 JUNE 2017.

RESOLVED:

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

36 DECLARATION OF INTERESTS

On behalf of all members of the Committee, the Chair declared a non-pecuniary interest in application numbers 2017/0619, 2017/0636 and 2017/0581 as the site is owned by Gedling Borough Council.

37 APPLICATION NO. 2017/0201 LAND NORTH OF PAPPLEWICK LANE LINBY

Application for Approval of Reserved Matters in relation to Appearance, Landscaping, Layout and Scale of Outline Planning Permission no: 2013/1406.

The Service Manager, Development Services, introduced the report.

Ms. Roberta Norris, a local resident objector, addressed Committee.

RESOLVED to GRANT APPROVAL of RESERVED MATTERS, as specified below:

Approve the Reserved Matters under planning application no: 2013/1406 in relation to the Appearance, Landscaping, Layout and Scale of the proposed development.

Conditions

1. The development hereby permitted shall be constructed in accordance with the following approved drawings and documents: House Types and Garages, received on 16th February, 2017; Materials Palette, received on 2nd March, 2017; Proposed Boundary Detail (SD-9-05), received on 7th March, 2017; Proposed Footpath/Cycle Barrier (16043-09 Rev: CA), and Garage Parking Plans (16043-10 Rev: CA), received on 12th May, 2017; Proposed Site Plan (16043-01 Rev: CP), Proposed Materials Plan (16043-05 Rev: CK), External Works Plan (16043-08 Rev: CG), and Soft Landscape Proposals, Sheets 1 to 7 (GL0716 03B, GL0716 04B, GL0716 05B, GL0716 06B, GL0716 07B, GL0716 08B, GL0716 09B), received on 30th June, 2017 and Engineering Layout Sheet 3 of 4 (E680-12 Rev: D), received on 6th July, 2017.

Reasons

1. For the avoidance of doubt and to allow a proportionate approach to minor material amendments.

Notes to Applicant

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 will be required to comply with the 6C's Design Guide in conjunction with Highway Development Control's requirements for Nottinghamshire County Council as the Highway Authority: (a) The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will 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; (b) It is essential that design calculations and detailed construction drawings for the proposed works are submitted to

and approved by the County Council (or Borough 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 Borough Council might help decrease levels by incorporating mitigation measures into scheme design as standard. See: <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/> The Borough Council would also ask that the developer considers the commitment to incorporate provision for an EV (electric vehicle) charging point(s); to allow employees and/or clients/visitors to charge electric/plug-in hybrid vehicles whilst on site. Reference can be made to guidance produced by IET Code of Practice for EV Charging Equipment Installation for details of charging points and plugs specifications.

The 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.

38 APPLICATION NO. 2017/0619 GEDLING COUNTRY PARK VISITOR CENTRE SPRING LANE GEDLING

The erection and operation of two CCTV columns.

RESOLVED to Grant Conditional Planning Permission

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plan; Proposed Site Layout

Drawing No. 102 Rev E received by the Local Planning Authority on 1st June 2017, and supporting information received on 9th May 2017 which form part of this permission, unless otherwise agreed in writing by the Local Planning Authority.

Reasons

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

Notes to Applicant

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

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. There were no issues to resolve in the processing of this application.

39 APPLICATION NO. 2017/0581 GEDLING COUNTRY PARK VISITOR CENTRE SPRING LANE GEDLING

Retention of new 36 space car park to replace provision previously approved as part of application 2016/0788.

Ms. Jane Green, a local resident, addressed Committee.

The Service Manager, Development Services, clarified the grounds for respective planning permission being sought in this instance.

RESOLVED to Grant Conditional Planning Permission

Conditions

1. The development hereby permitted shall be carried out in accordance with the following plans received by the Local Planning Authority on 8th May 2017; Site Location Plan Drawing No. 3100/17, Block Plan Drawing No. 3100/18, Landscape Strategy Drawing No. 1016/001 Rev A, Landscape Softworks

West Drawing No. 1016/003 Rev D, Landscape Softworks East Drawing No.1016/004 Rev D, Landscape Softworks South Drawing No. 1016/005 Rev D which form part of this permission, unless otherwise agreed in writing by the Local Planning Authority.

2. The parking, turning and servicing areas are to be provided in accordance with the hereby approved plan; Block Plan Drawing No. 3100/18. The parking, turning and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall be retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1. For the avoidance of doubt and to define the terms of this permission.
2. In the interests of highway safety.

Notes to Applicant

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

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

Air Quality Electric Vehicle (EV) Charging Infrastructure The applicant's attention is drawn to an informal planning guidance document which has been produced to try and define what sustainable development means in the context of air quality, and how we might help decrease levels by incorporating mitigation measures into scheme design as standard.(See <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>)We would also ask therefore, that the applicant considers the commitment to incorporate provision for an EV (electric vehicle) charging point(s); to allow those accessing the facilities to charge electric/plug-in hybrid vehicles. 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.

**APPLICATION NO. 2017/0636 GEDLING COUNTRY PARK VISITOR
CENTRE SPRING LANE GEDLING**

Variation of details relating to conditions 2 and 3 of 2016/0788 (Revised Landscaping Scheme) due to reposition of car park (subject to separate application 2017/0581)

**RESOLVED to Grant Conditional Planning Permission with
Conditions**

Conditions

1. Condition 1 of planning permission reference 2016/0788 has been complied with.
2. The development hereby permitted shall be carried out in accordance with the plans received on 5th July 2016, document no's: Design and Access Statement (First Issue 05/07/2016); Arboricultural Assessment (July 2016); Non-residential Mining Report (51001175308001); Transport Assessment (TPLE61348); and the plans and details received on 29th September 2016: Job Number 3100 - document no's: 10 (Site Location Plan) Rev E; 11 (Block Plan) Rev E; 12 (Proposed Site Plan) Rev F; 13 (Site Sections) Rev D; 14 (Proposed Plans) Rev F; 15 (Proposed Elevations) Rev E; 16 (Proposed Views) Rev C; 1016 002 (Sheet Layout); and 1016 003 Rev D (Landscape Soft Works West); 1016 004 Rev D (Landscape Soft Works East); and 1016 005 Rev D (Landscape Soft Works South), and 1016 001 Revision A (Landscape Strategy) received by the Local Planning Authority on 11th May 2017; as well as the email from the agent confirming the use of Naturescape N14 Seed Mix on 5th July 2017.
3. The Landscape and Ecological Management Plan hereby approved shall be implemented in accordance with the details received by the Local Planning Authority on 11th May 2017; Landscape Strategy Drawing No. 1016 001 Revision A, Sheet Layout Drawing No. 1016 002 Revision A, Landscapes Softworks West Drawing No. 1016 003 Revision D, Landscape Softworks East Drawing No. 1016 004 Revision D, Landscape Softworks South Drawing No. 1016 005 Revision D, Interpretation Post, Interpretation Post 2 and the Landscape and Ecological Management Plan prepared by DSA dated 10th March 2017. The scheme shall be implemented strictly in accordance with the approved details.
4. Condition 4 of planning permission reference 2016/0788 has been discharged under application reference 2016/1028DOC.

The scheme shall be installed and operated in accordance with the approved details at all times.

5. Condition 5 of planning permission reference 2016/0788 has been discharged with application reference 2016/1028DOC.
6. Condition 6 of planning permission 2016/0788 has been discharged with application reference 2016/1028DOC. The highway improvements plan shall be implemented strictly in accordance with the approved Transport Statement ref. TPLE61348 and shall be retained as such for the life of the development.
7. A Verification Report has been submitted and approved by the Borough Council in accordance with Condition 7 of planning permission ref. 2016/0788.
8. Condition 8 of planning permission 2016/0788 has been discharged with application reference 2016/1028DOC. The development shall then be completed strictly in accordance with the approved scheme.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure the provision of ecological enhancements 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).
4. To ensure there is no adverse impacts on the local bat population as a result of the Visitor Centre in line with paragraph 118 of the National Planning Policy Framework (March 2012)
5. In the interests of highway safety.
6. In the interests of highway safety.
7. In order to safeguard against the potential risks from ground conditions in accordance with ENV3 of the Replacement Local Plan (Certain Policies Saved 2014).
8. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

Notes to Applicant

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

This application relates to the original permission 2016/0788.

41 APPLICATION NO. 2016/0913 LAND ADJACENT TO THE FORMER CALVERTON COLLIERY OFF OXTON ROAD CALVERTON

Application No. 2016/0913 was withdrawn from the agenda.

42 APPEAL DECISION - 2016/0848 - 88 SHEEPWALK LANE, RAVENSHEAD.

RESOLVED:

To note the information.

43 PLANNING DELEGATION ACTION SHEETS

RESOLVED:

To note the information.

44 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

45 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The Chair and Committee Members congratulated Principal Planning Officer, Nick Morley, on his forthcoming retirement after 30 years with the Council and thanked him for his service to the Borough.

The meeting finished at 6.35 pm

Signed by Chair:
Date:

MINUTES CABINET

Thursday 27 July 2017

Councillor John Clarke (Chair)

Councillor Michael Payne
Councillor Peter Barnes
Councillor David Ellis

Councillor Gary Gregory
Councillor Jenny Hollingsworth
Councillor Henry Wheeler

Absent: Councillor Chris Barnfather

Officers in Attendance: H Barrington, M Hill, J Robinson, D Wakelin, M Cryer
and L Mellors

10 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillor Barnfather (observer).

11 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 01 JUNE 2017.

RESOLVED:

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

12 DECLARATION OF INTERESTS.

Councillors Clarke and Barnes declared pecuniary interests in Agenda Item 6 as Directors of the Gedling Homes Board.

13 QUARTERLY BUDGET MONITORING, PERFORMANCE DIGEST & VIREMENT REPORT

The Chief Executive introduced a report, which had been circulated prior to the meeting, informing Members of the likely outturn of the Revenue and Capital Budgets for the 2017/18 financial year as at the end of Quarter 1.

RESOLVED to:

- 1) Note the progress against Improvement Actions and Performance Indicators in 2017/19 Gedling Plan;

- 2) Approve the General Fund Revenue Budget virements included in Appendix 1 to the report;
- 3) Note the use of reserves and funds during quarter one as detailed in Appendix 2 to the report; and
- 4) Approve the changes to the capital programme included in paragraph 2.2.3 of the report.

14 PRUDENTIAL CODE INDICATOR MONITORING 2017/18 AND QUARTERLY TREASURY ACTIVITY REPORT FOR QUARTER ENDED 30 JUNE 2017

The Deputy Chief Executive and Chief Financial Officer introduced a report, which had been circulated prior to the meeting, informing Members of the performance monitoring of the 2017/18 Prudential Code Indicators, and advising Members of the quarterly treasury activity as required by the Treasury Management Strategy.

RESOLVED to:

Note the report, together with the Treasury Activity Report 2017/18 for Quarter 1 and the Prudential and Treasury Indicator Monitoring 2017/18 for Quarter 1 at Appendix 1, and the Prudential and Treasury Indicator Monitoring 2017/18 for Quarter 1, at Appendix 3 to the report.

15 PROVISION OF GROUND MAINTENANCE SERVICE AND ASSOCIATED ENVIRONMENTAL WORKS TO GEDLING HOMES FOR 2017/18

Councillors Barnes and Clarke and left the meeting with Councillor Payne taking the Chair.

The Business Development Manager, Parks and Street Care introduced a report, which had been circulated prior to the meeting, seeking approval to enter into a contract with Gedling Homes for the Council to provide ground maintenance services and associated environmental works.

RESOLVED to:

Approve entering into a contract with Gedling Homes for the provision of ground maintenance services and associated environmental works from 1st August 2017.

16 RECORDING OF MEETINGS UPDATE

Councillors Barnes and Clarke re-joined the meeting with Councillor Clarke resuming the Chair.

The Director of Organisational Development and Democratic Services introduced a report, which had been circulated prior to the meeting, to update Cabinet on the trial of recording audio of Council and Planning Committee meetings which recommend a way forward.

RESOLVED to:

- 1) Note that the recording of meetings trial has ceased;
- 2) Request that the Scrutiny Working Group set up to explore options for promoting the openness of the Council also considers recording of meetings and, as part of that work, consults all Members for their views; and
- 3) Defer consideration of the decision regarding whether to record meetings in the future until the Scrutiny Working Group has considered the matter further.

17 GEDLING SENIORS COUNCIL

The Director of Health and Community Wellbeing introduced a report, which had been circulated prior to the meeting, informing Cabinet of progress of the Gedling Seniors Council.

RESOLVED to:

Approve the Gedling Seniors Council Terms of Reference, draft Action Plan and programme of support.

18 FORWARD PLAN

Consideration was given to a report of the Service Manager, Democratic Services, which had been circulated prior to the meeting, detailing the Executive's draft Forward Plan for the next four month period.

RESOLVED:

To note the report.

19 PROGRESS REPORTS FROM PORTFOLIO HOLDERS.

Councillor Peter Barnes (Environment)

- Arnot Hill Park, Gedling Country Park and Burton Road Jubilee Park we all recently given the Green Flag Award.
- The Parks and Street Care Team had been shortlisted APSE Best Kept Cemetery Award.

Councillor Jenny Hollingsworth (Growth and Regeneration)

- The Local Plan inspector had expressed concern about the allocation of land at Killisick. Other sites are being identified and a cross party group will meet on the 2 August to consider new proposals.
- Attended a recent Community Infrastructure Levy briefing in unparished areas which gave information about how applications could be made. Details on the Council website.
- The Employment and Skills group met on the 19 July and received a presentation about the World Health Innovation Summit in Nottingham.
- Gedling Jobs Fair to be held on 11 September at Arnold Methodist Church.
- Free mentoring training for employers recruiting apprentices will take place at the Civic Centre on the 3, 10 and 17 October.
- Work was progressing on converting DBH House into residential accommodation at Carlton Square.
- Presentation on Housing Infrastructure was given at the Developers' Forum.
- The County Council had published a Bus Route Improvements Report with aspects of the report affecting local business and residents in the Borough. Members agreed that a collective response should be sent from the Borough Council

Councillor Gary Gregory (Community Development)

- The community asset transfer of Arnold Hill Community Centre to Eagles Nest Church is now complete.
- This year the Horticultural Society Show and Allotments Association will hold a joint presentation evening on 10 November at Richard Herrod Centre.
- Dylan Barker's football shirt has been sent to the city ground to be signed.

Councillor Henry Wheeler (Housing, Health and Well-being)

- Recently attended a CCG meeting which announced planned spending cuts of £12m by 2021.

- Redhill 3G artificial football pitch is now open with a range of activities available.
- Memory Café to open at St George's Centre on 24 August.
- All Temporary housing accommodation was currently occupied. Repairs at Wollaton Avenue are ongoing.

Councillor Michael Payne (Resources and Reputation)

- Residents can book Bulky Waste collections online to commence from 7 August.
- New format to Council website to make it simpler for the public to find information and access to services, launch planned for mid-August.
- Outstanding achievement by Customer Services in Quarter 1 receiving no complaints

Councillor David Ellis (Public Protection)

- Court proceedings have been instigated to evict unauthorised travellers at Colwick. The Neighbourhood Wardens continue to liaise with travellers and the local community.
- There had been a recent increase in reported crime. The Police and Crime Commissioner will be hosting a workshop on this in the autumn.
- Carlton Police have relocated to the Fire Station and Arnold Police to relocate to the Council's Jubilee House building.
- East Midlands Ambulance Service's electric rapid response vehicle would soon be based at Jubilee House.

Councillor John Clarke (Leader of the Council)

- The Chief Constable has approved accreditation to the Council's Neighbourhood Wardens giving them powers to confiscate alcohol.
- The recently held Gedling Arts Festival was a success due to the hard work of volunteers.

20

MEMBER'S QUESTIONS TO PORTFOLIO HOLDERS.

None.

21 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 2.50 pm

Signed by Chair:

Date:

MINUTES ENVIRONMENT AND LICENSING COMMITTEE

Tuesday 1 August 2017

Councillor Marje Paling (Chair)

Present: Councillor Bruce Andrews Councillor Sarah Hewson
 Councillor Sandra Barnes Councillor Barbara Miller
 Councillor Bob Collis Councillor Carol Pepper
 Councillor Gary Gregory Councillor Jane Walker

Absent: Councillor Nicki Brooks and Councillor Alex Scroggie

Officers in Attendance: R Pentlow, C Allcock, L Chaplin and L Mellors

100 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Councillor Lawrence attended the meeting as a substitute for Councillor Brooks, who had given her apologies.

Councillor Wilkinson attended the meeting as a substitute for Councillor Scroggie, who had given his apologies.

101 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 4 JULY 2017.

RESOLVED:

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

102 DECLARATION OF INTERESTS.

None.

103 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

104 EXCLUSION OF THE PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the

public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

**105 CHANGE OF CIRCUMSTANCES OF HACKNEY
CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - SH**

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a change of circumstances of Joint Hackney Carriage/Private Hire Driver's Licence for SH.

SH attended the meeting along with a friend. SH addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To revoke the Hackney Carriage/Private Hire Driver's Licence held by SH without immediate effect and to give SH 21 days to surrender his licence.

SH was advised of his right to appeal against the decision of the Committee.

**106 CHANGE OF CIRCUMSTANCES OF HACKNEY
CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - RSA**

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a change of circumstances of Joint Hackney Carriage/Private Hire Driver's Licence for RSA.

RSA attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To revoke the Hackney Carriage/Private Hire Driver's Licence held by RSA without immediate effect and to give RSA 21 days to surrender his licence.

RSA was advised of his right to appeal against the decision of the Committee.

**107 APPLICATION FOR A ONE YEAR HACKNEY CARRIAGE/PRIVATE
HIRE DRIVERS LICENCE - DMJ**

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for DMJ.

DMJ attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To approve DMJ's application for a Joint Hackney Carriage/Private Hire Driver's Licence for a period of 1 year. And issue with a warning to notify the Council in writing of any future incidents and subsequent convictions.

**108 APPLICATION FOR A ONE YEAR HACKNEY CARRIAGE/PRIVATE
HIRE DRIVERS LICENCE - MKH**

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for MKH.

MKH attended the meeting and addressed the Committee.

6.05pm Councillor Walker left the meeting.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To approve MKH's application for a Joint Hackney Carriage/Private Hire Driver's Licence for a period of 1 year.

6.20pm Councillors Andrews and Hewson left the meeting.

109 APPLICATION FOR A ONE YEAR HACKNEY CARRIAGE/PRIVATE

HIRE DRIVERS LICENCE - KW

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for KW.

KW attended the meeting along with his wife. KW addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To refuse KW's application for a Hackney Carriage/Private Hire Driver's Licence on the grounds that he is not considered to be a fit and proper person.

KW was advised of his right to appeal against the decision of the Committee.

110 ITEM FOR INFORMATION - TAXI APPEAL - AM

RESOLVED:

To note the information.

The meeting finished at 7.10 pm

Signed by Chair:
Date:

MINUTES JOINT CONSULTATIVE AND SAFETY COMMITTEE

Tuesday 29 August 2017

Councillor Alex Scroggie (Chair)

Present:	Councillor Emily Bailey Jay	Councillor Muriel Weisz
	Councillor Paul Feeney	Councillor Paul Wilkinson
	Councillor John Parr	Councillor Paul Stirland
Unison:	Alan Green	Alison Hunt

Absent: Councillor Tammy Bisset

Officers in Attendance: D Archer and L Parnell

93 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Bisset, who was substituted by Councillor Stirland.

94 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 16 MAY 2017.

RESOLVED:

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

95 DECLARATION OF INTERESTS.

None.

96 HEALTH AND SAFETY ANNUAL REPORT

The Health and Safety Officer presented a summary of the report, which had been circulated prior to the meeting.

RESOLVED:

To note the information.

97 MINOR STAFFING STRUCTURE CHANGES

The Service Manager, Organisational Development, presented the report, which had been circulated prior to the meeting, informing

Members of one minor change to the establishment which had been supported by trade unions.

RESOLVED:

To note the report.

98 CURRENT STAFFING ISSUES

The Service Manager, Organisational Development, presented the report, which had been circulated prior to the meeting, drawing Members attention to the forthcoming series of employee conferences focused on health and wellbeing and national pay bargaining.

RESOLVED:

To note the report.

99 SICKNESS ABSENCE

The Service Manager, Organisation Development, presented a report, which had been circulated prior to the meeting, informing Members of the current trends in sickness absence.

RESOLVED:

To note the report.

100 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

101 EXCLUSION OF PRESS AND PUBLIC

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing report on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraphs 1 and 4 of Part 1 of Schedule 12A of the Local Government Act 1972.

102 ATTENDANCE MANAGEMENT - PROPOSED POLICY CHANGES

The Service Manager, Organisational Development, presented a report, which had been circulated prior to the meeting, seeking Committees support for recommendations made by the Senior Leadership Team in relation to absence management.

RESOLVED:

1. To offer support, in principle, for implementation of the proposals made by Senior Leadership Team and described in Section 3 of this report to:
 - Revise the policy documents relating to Attendance Management as set out in Annex C;
 - Adopt the redrafted letters shown at Annex B to be used when employees have reached “trigger points” in our procedure;
 - Review the effect of this policy in approximately one year’s time and report any findings back to this committee; and
2. To refer the recommendation on to the Appointments and Conditions of Service Committee which will determine the final policy of the Council.

The meeting finished at 6.15 pm

Signed by Chair:
Date:

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MINUTES PLANNING COMMITTEE

Wednesday 30 August 2017

Councillor John Truscott (Chair)

In Attendance: 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
Councillor Sarah Hewson
Councillor Jim Creamer

Absent: Councillor Barbara Miller and Councillor Michael Adams

Officers in Attendance: M. Avery, D. Gray, L. Parnell & F. Whyley

46 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Adams and Miller, who were substituted by Councillors Hewson and Creamer.

47 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 19 JULY 2017.

RESOLVED:

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

48 DECLARATION OF INTERESTS

Councillor Barnfather declared a non-pecuniary interest in Enforcement Reference 0018/2017 due to a working relationship with the site owner and that he would leave the meeting during consideration of the item.

49 APPLICATION NO. 2016/0854 - METALLIFACTURE LTD, MANSFIELD ROAD, REDHILL.

Erection of 72 dwellings and new vehicular access from Mansfield Road.

The Service Manager, Development Services, introduced the application covering density, car parking and a number of special requirements due

to the previous usage of the site and the impact on the ability of the developer to provide affordable housing on site.

RESOLVED that the Borough Council GRANTS FULL PLANNING PERMISSION, subject to the applicant entering into a Section 106 Agreement with the Borough Council as local planning authority and with the County Council as education authority for the provision of / or financial contributions towards; On Site Affordable Housing; Open Space; Healthcare; Education; Management Company for areas of open space / private drives / parking courts not within residential curtilages and not adopted by the Highway Authority; a Local Labour Agreement; and subject to the conditions:

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development hereby approved shall be completed strictly in accordance with the approved plans, application forms, plans and drawing no's: Planning Statement (July 2016); Noise Assessment Report 15/0715/R1; Site Location Plan (3029 01); Design and Access Statement (12/07/2016 ref 3029); Proposed Site Plan (3029-04 Rev U); Bin Collection Plan (3029-16); Road Adoption Plan (3029-17); The Ashby Floor Plans and Elevations (3029-06 Rev B); The Ashby and Ashby Variant Floor Plans and Elevations (3029-13 Rev A); RH2 Floor Plans and Elevations (3029-11 Rev B); RH2 Variant - Floor Plans and Elevations (3029-15); RH2 Floor Plans and Elevations (3029-11 Rev B); RH2 Variant 1 - Floor Plans and Elevations (3029-12 Rev A); The Hardwick Floor Plans and Elevations (3029-08); The Alnwick (Terraced) Floor Plans and Elevations (3029-14); The Alnwick Floor Plans and Elevations (3029-09 Rev B); RH2 Floor Plans and Elevations (3029-12); The Ashby Variant and Bradgate Floor Plans and Elevations (3029-13); Ashby and Bradgate Floor Plans and Elevations (3029-07 Rev A); The Alnwick Floor Plans and Elevations (3029-09 Rev A); Arboricultural Report - July 2016 - (T_EDP2897_01b); Topographical Study (574); Ecological Appraisal June 2016 (EDP2897_02a); Flood Risk and Drainage Strategy (Project No: 15075 - 6th July 2016); Ground Conditions Report (SLR Ref: 415.05614.00001); and the Transport Statement (ADC1321 A).
- 3 Occupation of the proposed dwellings shall not take place until their respective off-street parking areas as shown on drawing number 3029-04 Revision U have been provided.
- 4 Occupation of the proposed dwellings shall not take place until the private drive areas have been surfaced in a bound material

(not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be drained to prevent the discharge of surface water from the driveway to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the life of the development.

- 5 Prior to the occupation of any dwellings hereby approved the junction to the A60 (the site access) shall be provided strictly in accordance with the approved plan drawing no: Proposed Site Plan (3029-04 Rev U) to the satisfaction of the Highway Authority.
- 6 No part of the development hereby permitted shall be occupied 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 promote travel by sustainable modes which are acceptable to the Borough Council and shall include arrangements for monitoring of progress of the proposals. The approved Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Borough Council.
- 7 Occupation of the proposed dwellings shall not take place until "no waiting at any time" restrictions have been provided on the new access road in accordance with details first submitted to and approved in writing by the Borough Council.
- 8 The development hereby approved shall be constructed strictly in accordance with the information provided within the Flood Risk and Drainage Strategy for the Proposed Residential Development at Land Adjacent to Mansfield Road, Redhill, Nottingham, by Travis Baker Ltd dated 6th July 2016 unless otherwise agreed in writing by the Local Planning Authority.
- 9 The development hereby approved shall be constructed strictly in accordance with the submitted Arboricultural Statement dated July 2016. All tree protection measures stated within the statement must be adhered to. All tree pruning must be carried out in accordance to BS3998:2010. Should the existing boundary treatment require removal prior to the commencement of development, the written approval from the Borough Council should be sought on the Pre Commencement Meeting outlined in the Arboricultural Statement paragraphs 6.7 - 6.10.
- 10 Unless otherwise agreed in writing by the Local Planning Authority, development shall not commence until a Dust Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Dust Management Plan should be produced in accordance 'The Control of Dust and

Emissions from Construction and Demolition' (Best Practice Guidance) and carried out in accordance with the approved plan.

- 11 Before development is commenced there shall be submitted to and approved by the Borough Council precise details of the bricks and tiles to be used in the external elevations of the proposed development. Once approved the development shall be carried out in accordance with these details.
- 12 Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details of the means of enclosure of the site and precise details of the materials and structure of the retaining walls. Thereafter the means of enclosure shall be erected and retained in accordance with the approved details.
- 13 Before development is first commenced full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Once approved the works shall be carried in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme of works that has been prior agreed in writing with the Local Planning Authority.
- 14 The hard and soft landscaping details to be submitted in relation to condition 13 above shall include the following; proposed finished levels or contours of the site; hard surfacing materials for car parking areas, and other vehicular and pedestrian access and circulation areas; minor artefacts and structures such as column lighting and bollard style luminaries to communal car parking areas; planting plans; written specifications; schedules of plants (noting species, plant sizes and proposed numbers/densities) and a schedule of landscape maintenance for a minimum period of five years from the date that the soft landscape works are completed.
- 15 The development hereby approved shall be completed strictly in accordance with the submitted Noise Report 15/0715/R1/Revision 1 unless otherwise prior agreed in writing by the Local Planning Authority. The Glazing and Ventilation strategy shall be adopted in accordance with the glazing plan illustrated in the noise report figure 15/0715/GM1 and the associated specification outlined in 15/0715/SPC1 together with the ventilation.

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 adequate off-street parking is made to reduce the possibilities of the proposed development leading to on-street parking in the area.
- 4 In the interest of highway safety.
- 5 In the interest of highway safety.
- 6 To promote sustainable travel.
- 7 To maintain the free-flow of traffic, in the general interest of highway safety.
- 8 To prevent the increased risk of flooding, to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of sustainable drainage structures, in accordance with the National Planning Policy Framework and Policies 1 and 17 of the Aligned Core Strategy for Gedling Borough (September 2014).
- 9 In the interests of good Arboricultural practice.
- 10 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).
- 11 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 a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 13 To ensure that the details of the development are acceptable , in accordance with the aims of Policy 10 of the Aligned Core Strategy and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 14 To ensure that the final form of the development complies with policies ENV1, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 15 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).

Reasons for Decision

The development has been considered in accordance with the National Planning Policy Framework, the Aligned Core Strategy for Gedling Borough (September 2014) and the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014), where appropriate. In the opinion of the Borough Council, the proposed development largely accords with the relevant policies of these frameworks and plans. Where the development conflicts with the Development Plan, it is the opinion of the Borough Council that other material considerations indicate that permission should be granted. The benefits of granting the proposal outweigh any adverse impact of departing from the Development Plan.

Notes to Applicant

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, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and favourable recommendation. The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework (March 2012).

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.

Notwithstanding any planning permission if any highway forming part of the development is to be adopted by the Highways Authority the new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks, the 6CsDG.

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.

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.

Public sewers have statutory protection by virtue of the Water Industry Act 1991, as amended by the Water Act 2003, and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. If you require further information, please contact Severn Trent Water on 0116 234 3834.

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

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

The Advanced Payments Code in the Highways Act 1980 applies and under Section 219 of the Act payment will 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. Therefore, 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. Correspondence to the Highway Authority should be addressed to: TBH - NCC Highways (Development Control, Floor 9), Nottinghamshire County Council, County Hall, Loughborough Road, West Bridgford, Nottingham, NG2 7QP.

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake these works you will need to enter into an agreement under Section 278 of the Act. Correspondence to the Highway Authority should be addressed as above.

The proposed off-site highway works referred to in condition 7 require a Traffic Regulation Order (TRO) to be enforceable. The developer should note that the TRO can be made on behalf of the developer by VIA in partnership with Nottinghamshire County Council at the expense of the developer. This is a separate legal process and the Applicant should contact the Highway Improvements Team on 0300 500 8080 for details.

The applicant is advised to safeguard the land that is required for future development to avoid prejudicing access to the site.

The Borough Council requests that the applicant considers incorporating provision for residential dwellings (with dedicated parking) to have dedicated outside electric power points, to allow residents to charge electric/hybrid vehicles into the future (see IET Code of Practice for EV Charging Equipment Installation). Also, consideration should be given to the installation of Low NOx Boilers: DEFRA, in their document entitled 'improving air quality in the UK' - Tackling nitrogen dioxide in our towns and cities' Dec 2015, are keen to encourage further use of low NOx boilers both in domestic and commercial premises.

50 APPLICATION NO. 2017/0455 - LAND AT WOOD LANE GEDLING.

Residential development of 13 houses.

The Service Manager, Development Services, introduced the application outlining two additional representations received since the publication of the report. The additional representations raised concerns in relation to the removal of a tree causing increased overlooking onto neighbouring properties and the status of properties opposite the site as Grade 2 listed.

Ms. Jill Harper, a neighbouring resident, spoke in objection to the application.

Councillor Lawrence, seconded by Councillor Wilkinson, proposed an amendment to impose an additional condition to require a construction traffic management plan in the interest of road safety, the wording of which to be delegated to the Service Manager, Development Services and it was

RESOLVED to GRANT FULL PLANNING PERMISSION subject to the applicant entering into a Section 106 planning obligation with the Borough Council as Local Planning Authority and Nottinghamshire County Council for the provision of / or financial contributions towards: Public Open Space; Education; Management Company for Maintenance of access road and areas of open space not within residential curtilages; A Local Labour

Agreement and subject to the following conditions and an additional condition requiring the provision of a construction traffic management plan, the wording of which to be delegated to the Service Manager, Development Services:

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 Application Forms and the following approved and revised plans submitted with the application, drawing numbers: Existing Site Plan (P002 P); Proposed Site Elevations (P004); Plot 1 Floor Plans (P100); Plot 1 Elevations (P101); Plot 2 Floor Plans (P102); Plot 2 Elevations (P103); Plot 3 Floor Plans (P104 Rev A); Plot 3 Elevations (P105); Plot 4 Floor Plans (P106); Plot 4 Elevations (P107); Plot 5 Floor Plans (P108); Plot 5 Elevations (P109); Plot 6 Floor Plans (P110); Plot 6 Elevations (P111); Plot 7 Floor Plans (P112); Plot 7 Elevations (P113); Plot 8 Floor Plans (P114); Plot 8 Elevations (P115); Plot 9 Floor Plans (P116); Plot 9 Elevations (P117); Plot 10 Floor Plans (P118); Plot 10 Elevations (P119); Plot 11 Floor Plans (P120); Plot 10 Elevations (P121); Plot 12 Floor Plans (P122); Plot 12 Elevations (P123); Plot 13 Floor Plans (P124); Plot 13 Elevations (P125); Detached Garage (P126); Proposed Private Levels Sheet 1 (16041-210); Proposed Private Levels Sheet 2 (16041-211); Private Drainage Layout Sheet 1 (16041-240); Private Drainage Layout Sheet 2 (16041-241); Exploratory Hole Location Plan (36011/DRAFT); Swept Paths - Refuse Vehicle (16041-03B); Geodyne Contamination Survey (38011/DRAFT & TP1 & WS13); Drainage and Water Report (SF23263878000); Roads, Footpaths and Verges Plan (78724673_1_1); Topographical Survey (0001); Emec Ecology Biodiversity Study (8518/SG/16); Design and Access Statement (March 2017); Proposed Site Layout (P003 Status P); Location Plan (P001); Tree Survey (October 2016); Proposed Private Road Long Sections.
- 3 No part of the development hereby permitted shall be brought into use until the access has been constructed as per plan reference 10641-01 Rev H. These access works are proposed on land which falls outside the applicant's control, and is subject to the provisions of the Highways Act 1980. To be able to carry out these works on the Public Highway the applicant will need to enter in a S278 legal agreement with the County Council as Highway Authority.
- 4 No part of the development hereby permitted shall be brought into use until the visibility splays are provided in accordance with plan reference 10641-01 RevH. The area within the visibility splays

referred to in this condition shall thereafter be kept free of all obstructions.

- 5 No part of the development hereby permitted shall be brought into use until the access drive and internal access drives/ parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the life of the development.
- 6 No part of the development hereby permitted shall be brought into use until the access driveway and internal access driveways/ parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveways and parking areas to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
- 7 No development hereby permitted shall commence until wheel washing facilities have been installed on the site. The wheel washing facilities shall be maintained in working order at all times 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.
- 8 Before development hereby approved is first commenced full details of both soft and hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. The detailed landscape plans and particulars shall include: (a) details of size, species, positions and densities of all trees, hedges and shrubs to be planted; (b) details of the boundary treatments, including those to individual plot boundaries; (c) the proposed means of surfacing access roads, car parking areas, roadways, and the frontages of properties such as driveways and footpaths to front doors and (d) a programme of implementation. The development shall be implemented in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
- 9 If within a period of five years beginning with the date of the planting of any tree or shrub, approved in relation to Condition 9, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Borough Council seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Borough Council.

- 10 Before development is commenced there shall be submitted to and approved by the Borough Council precise details of the bricks and tiles to be used in the external elevations of the proposed development. Once approved the development shall be carried out strictly in accordance with these details, unless otherwise agreed in writing by the Borough Council as the Local Planning Authority.
- 11 Prior to the development hereby approved commencing (including site preparation) a tree protection plan and an Arboricultural Method Statement shall be submitted to and approved by the Local Planning Authority, which shall include: (i) Tree Protection Plan: to graphically show proposed site with retained trees and locations of root protection barriers; (ii) Arboricultural Method Statement: to give guidance on aspects of the proposed works which may have an Arboricultural impact to retained trees and show how they are mitigated; and iii) Details of any special engineering works and surfacing required near trees; in accordance with BS5837:2012.
- 12 Unless otherwise agreed in writing by the Local Planning Authority development must not commence until a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.
- 13 In the event that remediation is required to render the development suitable for use, the remediation scheme approved pursuant to condition 12 shall be implemented strictly in accordance with the approved timetable of works. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved in writing by the Local Planning Authority.

Reasons

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

- 4 To maintain the visibility splays throughout the life of the development and in the interests of general Highway safety.
- 5 To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).
- 6 To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
- 7 In the interests of Highway safety.
- 8 To ensure a satisfactory development and that the landscaping of the development accords with the requirements of Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and Policy 17 of the Aligned Core Strategy.
- 9 To ensure a satisfactory development and that the landscaping of the development accords with the requirements of Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and Policy 17 of the Aligned Core Strategy.
- 10 To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 11 To ensure satisfactory development, in accordance with the aims of Policy 17 of the Gedling Borough Council Aligned Core Strategy.
- 12 To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 13 To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

Reasons for Decision

The development has been considered in accordance with the National Planning Policy Framework, the Aligned Core Strategy for Gedling Borough (September 2014) and the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014), where appropriate. In the

opinion of the Borough Council, the proposed development accords with the relevant policies of these frameworks and plans.

Notes to Applicant

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.

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 Daniel Sullivan on 0115 for details.

Your attention is brought to the recommendations of the Highway Authority. The plans submitted are not to an adoptable standard therefore the road will always remain Private. For private developments with six building frontages or more, it is required under Sections 219 to 225 of the Highways Act to serve a notice on the applicant with an assessment of the full cost of the proposed roadworks under the Advance Payment Code (APC), to protect frontage's interests. The cost of the APC notice will reflect the full cost of the proposed street works likely to be required to complete the works to an adoptable standard and must be paid in cash and not by bond. The requirement for an APC notice can only be removed by entering into a S38 agreement to have the road adopted. However as the road layout is not to adoptable standards and the ownership unknown, it cannot therefore be adopted. However, just as the APC would be served and money paid or retained, the Highway Authority are not indicating any future intention to adopt and maintain the street works at public expense.

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

No removal of hedgerows, trees or shrubs which have the potential to support nesting birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before clearance works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority. As you will be aware all birds, their nests and eggs (except pest species) are protected by the Wildlife and Countryside Act 1981 (and as amended).

Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application to address adverse impacts identified by officers to address concerns in connection with the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and favourable recommendation. The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework (March 2012).

Your attention is brought to the implications of the private drive for future occupiers if the roads are not adopted. (i) Future maintenance liabilities; (ii) Public liabilities; (iii) Street cleansing; (iv) Lack of pedestrian facilities; (v) Lack of / or poor standard of lighting and drainage; (vi) Nottinghamshire County Council have no powers under the Highways Act; (vii) The police have no powers to remove obstructions.

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.

Removal of hedgerow approx. 150 metres in length.

The Service Manager, Development Services, introduced the application informing Members that a number of further comments had been received following the publication of the report. The Service Manager informed Members that additional comments received related to hedgerow wildlife and tenancy arrangements on the land.

Ms. Leigh Barton, tenant of the land subject to the application, spoke in objection.

RESOLVED:

Grant consent for the Removal of Hedgerow.

Reasons for Decision

In the opinion of the Borough Council the proposed development does not qualify as an important hedgerow as outlined in the Hedgerow Regulations 1997. As such the proposed removal of the hedgerow is considered acceptable and a Hedgerow Retention Notice shall not be issued.

Notes to Applicant

When considering carrying out any work to trees it is important to consider the provisions made in the Wildlife and Countryside Act 1981, Conservation (natural habitats) Regulations 1994 and the Countryside Rights of Way Act 2000, which mean it is an offence to intentionally or recklessly kill, injure or take a bat, Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat, Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection, damage, destroy or block access to the resting place of any bat, Intentionally or recklessly kill, injure or take a wild bird, Intentionally or recklessly take, damage or destroy the nest of any wild bird when it is in use or being built, Intentionally or recklessly take, damage or destroy the egg of any wild bird. These points outline the main parts of the above legislation. If you are unsure about these issues, it would be advisable to contact an ecological consultant before undertaking any tree work operations.

Your attention is drawn to the attached comments from the Nottinghamshire County Council's Senior Practitioner for Nature Conservation with regards to the proposed replacement hedgerow and tree planting.

52

ENFORCEMENT REF. 0114/2015- SEVEN ACRES, 15 MANSFIELD ROAD, PAPPLEWICK.

Material Change of Use.

RESOLVED:

That the Service Manager, Development Services in conjunction with the Director of Organisational Development & Democratic Services be

authorised to take all enforcement action including the service of any necessary enforcement notices and proceedings through the courts to ensure the cessation of the caravan storage.

53 ENFORCEMENT REF. 0110/2017- WOODLAND TO THE SOUTH OF LONGDALE LANE, RAVENSHEAD.

Unauthorised development, engineering works and tipping.

RESOLVED:

That the Service Manager, Development Services in conjunction with the Director of Organisational Development & Democratic Services be authorised to take all enforcement action required including the service of a Stop Notice and any other enforcement notices and proceedings through the courts, including an application for an injunction if necessary to ensure the unauthorised development and engineering works cease and the unauthorised works are removed and the land is returned to its former condition.

54 ENFORCEMENT REF. 0018/2017- 3 NOTTINGHAM ROAD, RAVENSHEAD.

Councillor Barnfather left the meeting.

Breach of Planning Conditions of Permission 2012/0686.

RESOLVED:

That the Service Manager, Development Services in conjunction with the Director of Organisational Development & Democratic Services be authorised to take all enforcement action including the service of any necessary enforcement notices and proceedings through the courts to ensure the outstanding conditions are complied with.

55 ENFORCEMENT REF. 0178/2016- 6 JESSOPS LANE, GEDLING.

Councillor Barnfather entered the meeting.

Unauthorised development.

RESOLVED:

That the Service Manager, Development Services in conjunction with the Director of Organisational Development & Democratic Services be authorised to take all enforcement action necessary including the service of any enforcement notices and proceedings through the courts to ensure the unauthorised garage is demolished and the garden area re-instated.

56 ENFORCEMENT REF 0155/2017- 1 SALCOMBE DRIVE, REDHILL.

Alterations to first floor window.

The Service Manager, Development Services, informed Members that work to fit restrictors to the window was now complete.

RESOLVED:

No enforcement action is taken in respect of the breach of planning control, subject to the installation, within the next 56 days, of a permanent restrictor mechanism to prevent the existing top hung window from opening more than 200mm.

57 APPEAL DECISION- 8 FAIRFIELDS DRIVE, NEWSTEAD.

RESOLVED:

To note the information.

58 APPEAL DECISION- LAND TO THE REAR OF 64 MAIN STREET, CALVERTON.

RESOLVED:

To note the information.

59 APPEAL DECISION- 48 NORTHCLIFFE AVENUE, MAPPERLEY.

RESOLVED:

To note the information.

60 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

61 FUTURE APPLICATIONS

RESOLVED:

To note the information.

62 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.10 pm

Signed by Chair:
Date:

MINUTES ENVIRONMENT AND LICENSING COMMITTEE

Tuesday 5 September 2017

Councillor Marje Paling (Chair)

Present: Councillor Nicki Brooks Councillor Sarah Hewson
 Councillor Bruce Andrews Councillor Barbara Miller
 Councillor Sandra Barnes Councillor Carol Pepper
 Councillor Bob Collis Councillor Alex Scroggie
 Councillor Gary Gregory Councillor Jane Walker

Absent:

Officers in Attendance: R Pentlow, C Allcock, L Chaplin and L Mellors

111 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

None.

112 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 1 AUGUST 2017.

RESOLVED:

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

113 DECLARATION OF INTERESTS.

None.

114 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

115 EXCLUSION OF THE PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely

disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

116 APPLICATION FOR A ONE YEAR HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - AW

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for AW.

AW attended the meeting along with his Manager and both addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To approve AW's application for a Joint Hackney Carriage/Private Hire Driver's Licence for a period of 1 year and issue with a warning to notify the Council of any future incidents and convictions.

117 APPLICATION FOR A ONE YEAR HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - MPSR

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for MPSR.

MPSR attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To approve MPSR's application for a Joint Hackney Carriage/Private Hire Driver's Licence for a period of 1 year and issue with a warning that any further convictions would lead to the licence being revoked by the Committee.

118 APPLICATION FOR A ONE YEAR HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - SSY

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for SSY.

SSY attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To approve SSY's application for a Joint Hackney Carriage/Private Hire Driver's Licence for a period of 1 year.

119

APPLICATION FOR A ONE YEAR HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - WFK

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for WFK.

WFK attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To approve WFK's application for a Joint Hackney Carriage/Private Hire Driver's Licence for a period of 1 year and issue with a warning to notify the Council of any future incidents and subsequent convictions.

The meeting finished at 5.35 pm

Signed by Chair:
Date:

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MINUTES CABINET

Thursday 7 September 2017

Councillor Michael Payne (Chair)

Councillor Peter Barnes
Councillor Gary Gregory

Councillor Henry Wheeler

Absent: Councillor John Clarke, Councillor David Ellis,
Councillor Jenny Hollingsworth and Councillor Chris
Barnfather

Officers in Attendance: J Robinson, D Alvey, A Dubberley, J Gray, D Wakelin
and F Whyley

22 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Clarke, Ellis and Hollingsworth. Apologies were also received from Councillor Barnfather (observer).

23 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 27 JULY 2017.

RESOLVED:

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

24 DECLARATION OF INTERESTS.

None

25 NEIGHBOURHOOD PLANNING- SCHEME OF DELEGATION

The Service Manager Planning Policy introduced a report, which had been circulated prior to the meeting, seeking Cabinet approval for various delegated authorities to enable the process to produce Neighbourhood Plans in the Borough.

RESOLVED to:

- 1) Authorise the Service Manager, Planning Policy to provide technical support and advice to neighbourhood planning groups,

on emerging neighbourhood development plans in line with the relevant legislation and practice guidance;

- 2) Authorise the Service Manager, Planning Policy to determine whether the appropriate legal requirements outlined in Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 have been met in relation to a draft neighbourhood development plan and to publish the draft plan;
- 3) Authorise the Service Manager, Planning Policy to identify and appoint an appropriate person to examine a draft neighbourhood development plan and to submit the plan to the examiner;
- 4) Delegate all other decisions and processes in respect of the Neighbourhood Planning Process to the Chief Executive, in consultation with the Portfolio Holder for Growth and Regeneration, except for the making of the Neighbourhood Development Plan.

26

LOCAL PLANNING DOCUMENT - ADDITIONAL PROPOSED HOUSING ALLOCATIONS AND MODIFICATIONS

The Service Manager Planning Policy introduced a report, which had been circulated prior to the meeting, proposing that further consultation should be carried out on the Local Planning Document as a consequence of feedback received from the planning inspector on the allocation of sites for future housing growth.

RESOLVED to:

- 1) Approve the Housing Background Paper Addendum 2 (September 2017) at Appendix 1 to this report and requested by the Inspector in her letter of 16th June 2017, to go out for a six week consultation period together with the amended housing allocations policies at Appendix 2 and the Sustainability Appraisal Publication Draft Addendum 4 at Appendix 3;
- 2) Authorise the Chief Executive, in consultation with the Portfolio Holder for Growth and Regeneration, to make any minor changes such as typographical, formatting or changes to imagery necessary to the modifications at Appendix 1, Appendix 2 and Appendix 3 prior to the consultation commencing; and
- 3) Authorise the Chief Executive, in consultation with the Portfolio Holder for Growth and Regeneration, to consider and approve consultation on any modifications to the Local Planning Document Publication Draft as a consequence of the examination process, following their consideration by the Inspector and in advance of final approval by Cabinet and Council.

27 REVIEW OF COMPLAINTS RECEIVED BY THE COUNCIL AND ANNUAL REVIEW LETTER – LOCAL GOVERNMENT OMBUDSMAN 2016/17

The Service Manager Legal Services introduced a report, which had been circulated prior to the meeting, informing Members of the receipt of the Annual Review letter from the Office of the Local Government Ombudsman and the complaints dealt with by the Council through the internal Complaints Procedure during the year 2016-17.

RESOLVED:

To note the report.

28 EAGLE SQUARE IMPROVEMENTS

The Service Manager and Economic Growth and Regeneration introduced a report, which had been circulated prior to the meeting, seeking support for works to Eagle Square and to report the outcome of public consultation on the proposals.

Members noted that these works were separate to the planned works to reinvigorate the market site in Arnold and the wider Town Centre area. It was also commented that further consideration should be given to the type of tree planters for the scheme so that they do not encourage future littering.

RESOLVED to:

- 1) Support the proposed modifications to Eagle Square; and
- 2) Note the intention to accept the winning tender for the works subject to this falling within the estimated cost.

29 FORWARD PLAN

Consideration was given to a report of the Service Manager, Democratic Services, which had been circulated prior to the meeting, detailing the Executive's draft Forward Plan for the next four month period.

RESOLVED:

To note the report.

30 PROGRESS REPORTS FROM PORTFOLIO HOLDERS.

Councillor Peter Barnes (Environment)

- Additional Park Ranger time has been allocated to Gedling Country Park resulting in staff on site every day.

- Extension works at Carlton Cemetery would begin shortly.
- Waste Services are looking at improving information given to residents to ensure that all waste is collected in the correct bin.

Councillor Gary Gregory (Community Development)

- The Horticultural show at Richard Herrod Centre this Sunday would be open to the public between 1 and 4 pm.
- Colwick Skate Jam event would be taking place this weekend.
- The recently held Carlton Play day at Jubilee Park was well attended.
- Many residents enjoyed watching the Tour de Britain cycle race as it passed through the Borough on 6 September.

Councillor Henry Wheeler (Housing, Health and Well-being)

- Arnold Leisure Centre pool has recently re-opened to the public.
- Thanks to Leisure staff for their professionalism in dealing with a number of recent difficult issues.
- The County's Health and well-being strategy will be updated shortly and consultation is planned.
- Nottingham North and East Clinical Commissioning Group are to hold their annual public meeting at the Bonnington Theatre on 26 September.
- The Mental Health Befriending Service at Arnold Methodist Church will shortly be holding an event to mark their first year of operation.
- Temporary accommodation in the Borough is still full.
- The County Council has recently met Districts to progress joined up working in homelessness prevention.

31 MEMBER'S QUESTIONS TO PORTFOLIO HOLDERS.

None.

32 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 1.20 pm

Signed by Chair:
Date:

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MINUTES AUDIT COMMITTEE

Tuesday 12 September 2017

Councillor Paul Feeney (Chair)

Councillor Bob Collis
Councillor Sandra Barnes
Councillor Boyd Elliott

Councillor Helen Greensmith
Councillor Viv McCrossen
Councillor Alan Bexon

Apologies for absence: Councillor Chris Barnfather

Officers in Attendance: A Ball, M Hill and L Parnell

Also in Attendance: A Bush (KPMG), I Daire (RSM), A Khela (KPMG), T. Tandy (KPMG) and C. Williams (RSM)

33 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Barnfather, who was substituted by Councillor Bexon.

34 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 21 MARCH 2017.

RESOLVED:

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

35 DECLARATION OF INTERESTS.

None.

36 ANNUAL INTERNAL AUDIT REPORT 2016/17

The Deputy Chief Executive and Director of Finance presented a report, which had been circulated prior to the meeting, informing Members of the activities of Internal Audit during the 2016/17 financial year and providing an opinion on the overall adequacy and effectiveness of the Council's internal control environment.

RESOLVED:

To note the report.

37 KPMG EXTERNAL AUDIT REPORT 2016/17

Representatives of KPMG, the Council's external auditor, presented a report, which had been circulated prior to the meeting, informing Members of the key findings arising from their audit work in 2016/17.

RESOLVED:

To note the information.

38 ANNUAL GOVERNANCE STATEMENT 2016/17 AND STATEMENT OF ACCOUNTS 2016/17

The Deputy Chief Executive and Director of Finance presented a report, which had been circulated prior to the meeting, seeking Committee's approval of the Council's Annual Governance Statement 2016/17 and the Statement of Accounts 2016/17.

RESOLVED to:

1. Approve the Annual Governance Statement 2016/17;
2. Approve the Statement of Accounts for 2016/17;
3. Note the Narrative Statement of the Statement of Accounts; and
4. Agree the Letter of Representation.

39 KPMG ANNUAL AUDIT FEE LETTER 2017/18

Representatives of KPMG, the Council's external auditors, presented a report which had been circulated prior to the meeting, informing Members of their proposed audit work and fee in respect of the 2017/18 financial year.

RESOLVED:

To note the information.

40 INTERNAL AUDIT PROGRESS REPORT 2017/18

The Head of Internal Audit from RSM, the Council's internal audit provider, presented a report which had been circulated prior to the meeting, summarising the outcome of the internal audit activity completed between April and August 2017.

RESOLVED:

To note the report.

41 CORPORATE RISK MANAGEMENT SCORECARD

The Deputy Chief Executive and Director of Financial Services presented a report, which had been circulated prior to the meeting, updating Members on the current level of assurance that can be provided against each corporate risk.

RESOLVED:

To note the report.

42 LOCAL CODE OF CORPORATE GOVERNANCE 2017/18

The Deputy Chief Executive and Director of Finance presented a report, which had been circulated prior to the meeting, seeking approval of the updated Local Code of Corporate Governance and process for review.

RESOLVED:

To approve the Local Code of Corporate Governance for 2017/18 and to implement the procedures set out in the report.

43 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.15 pm

Signed by Chair:
Date:

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MINUTES APPOINTMENTS AND CONDITIONS OF SERVICE COMMITTEE

Friday 15 September 2017

Councillor John Clarke (Chair)

Councillor Michael Payne
Councillor Michael Adams
Councillor Bob Collis

Councillor Marje Paling
Councillor Colin Powell

Apologies for absence: Councillor Chris Barnfather

Officers in Attendance: D Archer and A Dubberley

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Barnfather

2 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 28 MARCH 2017.

RESOLVED:

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

3 DECLARATION OF INTERESTS.

None.

4 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

5 EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing report on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraphs 1 and 4 of Part 1 of Schedule 12A of the Local Government Act 1972.

REVIEW OF ABSENCE MANAGEMENT POLICY AND PROCEDURE

The Service Manager Organisational Development presented a report, which had been circulated prior to the meeting, reporting feedback from the Joint Consultative and Safety Committee following the formal consultation exercises that took place at the meetings on 15 May and 29 August 2017 in order to inform the decisions of this committee in respect to implementation of the change to policy.

RESOLVED to:

- 1) Vary Council policy relating to the management of sickness absence and attendance as described in sections 3.3.1 through to 3.3.13 of the report and shown at Appendix 1 to the report;
- 2) Confirm the implementation arrangements described in section 3 of the report including the proposed implementation date of 1 January 2018; and
- 3) Note the other proposals made in the report that are not the subject of policy change:
 - a) Senior management intervention for complex case management [Section 3.1]
 - b) Updating of employee information relating to attendance performance [Section 3.2]
 - c) Review of standard letter templates used by managers (Appendix 2) [Section 3.4]
 - d) In around one year, to report back to the JCSC to identify any impact of policy change. [Section 3.5].

The meeting finished at 10.50 am

Signed by Chair:
Date:

MINUTES ENVIRONMENT AND LICENSING COMMITTEE

Tuesday 10 October 2017

Councillor Marje Paling (Chair)

Present: Councillor Nicki Brooks Councillor Sarah Hewson
Councillor Bruce Andrews Councillor Barbara Miller
Councillor Sandra Barnes Councillor Carol Pepper
Councillor Bob Collis Councillor Alex Scroggie
Councillor Gary Gregory Councillor Stephen Poole

Absent: Councillor Jane Walker

Officers in Attendance: P Gibbs, C Allcock, K Nealon, F Whyley and
L Mellors

120 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Councillor Poole attended the meeting as a substitute for Councillor Walker, who had given her apologies.

121 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 5 SEPTEMBER 2017

RESOLVED:

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

122 DECLARATION OF INTERESTS.

None.

123 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

124 EXCLUSION OF THE PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration

of the ensuing reports on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

**125 APPLICATION FOR A ONE YEAR JOINT HACKNEY CARRIAGE /
PRIVATE HIRE DRIVERS LICENCE- KH**

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for KH.

KH attended the meeting along with his Solicitor, who addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To approve KH's application for a Joint Hackney Carriage/Private Hire Driver's Licence for a period of 1 year and issue with a warning to notify the Council of any future incidents and convictions.

**126 APPLICATION FOR A ONE YEAR JOINT HACKNEY CARRIAGE /
PRIVATE HIRE DRIVERS LICENCE- GAN**

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for GAN.

GAN attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To approve GAN's application for a Joint Hackney Carriage/Private Hire Driver's Licence for a period of 1 year.

**127 APPLICATION FOR A THREE YEAR JOINT HACKNEY CARRIAGE
/ PRIVATE HIRE DRIVERS LICENCE- CAR**

Consideration was given to a report by Director of Health and Community Wellbeing, which had been circulated prior to the meeting, regarding an application for a Joint Hackney Carriage/Private Hire Driver's Licence for CAR.

CAR attended the meeting and addressed the Committee.

In making its decision, the Committee applied the Council's approved Policy and Guidelines. On the basis of what it heard, the Committee was satisfied on balance that no exceptional circumstances existed which warranted departure from policy.

RESOLVED:

To approve CAR's application for a Joint Hackney Carriage/Private Hire Driver's Licence for a period of 1 year due to previous driving convictions and issued with a warning to notify the Council of any future incidents and convictions.

128

APPLICATION FOR A ONE YEAR JOINT HACKNEY CARRIAGE / PRIVATE HIRE DRIVERS LICENCE- ZA

ZA did not attend the meeting.

RESOLVED:

To defer consideration of the application for a Joint Hackney Carriage/Private Hire Driver's Licence from ZA to a future meeting of the Committee. If ZA does not attend his next appointment, his application will be treated as withdrawn.

The meeting finished at 5.45 pm

Signed by Chair:
Date:

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MINUTES PLANNING COMMITTEE

Wednesday 18 October 2017

Councillor John Truscott (Chair)

In Attendance:	Councillor Barbara Miller	Councillor Gary Gregory
	Councillor Michael Adams	Councillor Meredith Lawrence
	Councillor Pauline Allan	Councillor Marje Paling
	Councillor Chris Barnfather	Councillor Paul Stirland
	Councillor Alan Bexon	Councillor Paul Wilkinson
	Councillor Bob Collis	Councillor Henry Wheeler
	Councillor Kevin Doyle	Councillor John Parr
	Councillor David Ellis	

Absent: Councillor Colin Powell

Officers in Attendance: M Avery, D Gray, C Goodall and F Whyley

63 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Bexon. Councillor Parr attended as a substitute.

64 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 30 AUGUST 2017.

RESOLVED:

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

65 DECLARATION OF INTERESTS

None.

66 APPLICATION NO. 2017/0207 - ST WILFRIDS SQUARE CALVERTON

3 storey building comprising; 8no. first and second floor residential dwelling flats (C3) and 4no. ground floor retail units (A1).

Mr John Bailey, Chair of Calverton Parish Council, spoke in objection to the application.

The Service Manager – Development Services introduced the application and explained that further to the publication of the report, four additional letters of objection had been received, including one from Calverton Parish Council. However, the late representations did not lead officers to change the recommendations within the report.

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 P Allan
Councillor D Ellis
Councillor M Lawrence
Councillor M Paling
Councillor H Wheeler

Councillor B Collis
Councillor G Gregory
Councillor B Miller
Councillor J Truscott
Councillor P Wilkinson

Against the Motion:

Councillor M Adams
Councillor A Bexon
Councillor P Stirland

Councillor C Barnfather
Councillor K Doyle
Councillor J Parr

RESOLVED that the Borough Council GRANTS FULL 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 approved shall be completed strictly in accordance with the approved plans and application forms drawing no's: 7097 - Design and Access Statement; (Proposed Sections) 7097/08 Rev D; (Revised Proposed Floor Plans) 7097/06 Rev G; (Revised Proposed Elevations) 7097/07 Rev E; (Revised Proposed Block Plan) 7097/04 Rev G; and (Revised Site Location Plan) 7097/02 Rev B.
3. Before the development hereby permitted commences a detailed surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. Your attention is brought to the informative below outlining detailed requirements of the surface water drainage scheme. The

scheme shall subsequently be implemented strictly in accordance with the approved details before occupation and shall be retained for the life of the development unless otherwise agreed in writing by the Local Planning Authority.

4. Prior to the commencement of the development hereby permitted, precise details of all the materials to be used in the construction of the external surfaces of the development (including details of all new external doors/window frames and decorative details), shall be submitted to and approved by the Local Planning Authority in writing. Samples of the proposed external finishes shall be submitted for consideration and subsequent approval. The development shall thereafter be completed strictly in accordance with the approved details and materials.
5. Before development is first commenced full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Once approved the works shall be carried in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme of works that has been prior agreed in writing with the Local Planning Authority.
6. The hard and soft landscaping details to be submitted in relation to condition 5 above shall include the following; proposed finished levels or contours of the site; hard surfacing materials for car parking areas, pedestrianised areas and other vehicular and pedestrian access and circulation areas; minor artefacts and structures such as lighting, bollard style luminaires, street furniture; planting plans; written specifications; schedules of plants (noting species, plant sizes and proposed numbers/densities) and a schedule of landscape maintenance for a minimum period of five years from the date that the soft landscape works are completed.
7. No part of the development hereby permitted shall be brought into use until the proposed car parking areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 7097/04 Rev G. The parking 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 of cars.
8. Before development is commenced there shall be submitted to and approved in writing by the Local Planning Authority precise

plans and details of the relocation of the CCTV Column and Camera on St Wilfrid's Square. The relocation shall be approved in agreement with Gedling Borough Council's Community Protection Manager.

9. Before development hereby approved is first commenced, precise details and elevation drawings of the proposed bin stores, as shown on drawing no: 7097/04 Rev G, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include samples of materials to be used on the external surfaces. The development shall be implemented in accordance with the written approval and retained as such for the lifetime of the development.
10. Before development is commenced there shall be submitted to and approved in writing by the Local Planning Authority details of a Local Employment Agreement to cover the construction of the development hereby permitted. The Local Employment Agreement should be developed and implemented in accordance with the Construction Industry Training Board (CITB) and the National Skills Academy for Construction Client-Based Approach; Local Client Guidance England. Once approved the development shall be implemented in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.
11. The new Retail Units (A, B, C, and D), as indicated on the approved drawing 7097/04 Rev G, shall be used for strictly for Retail purposes within Use Class A1 (Retail) under the provisions of The Town and Country Planning (Use Classes) (England) Order 1987 (as amended) (or any Order amending, revoking or re-enacting that Order with or without modification) only. The units shall remain A1 (Retail) only for the life of the development unless otherwise approved in writing by the Local Planning Authority.
12. Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CEMP. The CEMP shall include but not necessarily be restricted to the following details; a) Details of the siting of all temporary contractors compounds and construction operatives car parking areas; b) The loading and unloading of arrangements for heavy plant and machinery; c) The location of, extent and duration of any temporary stockpiling areas; d) Measures to avoid nesting birds; e) A tree protection plan showing the siting of the protection measures around the

individual trees to be retained; f) Wheel washing facilities/measures to prevent mud being deposited on the surrounding highway; g) A programme of implementation works for items (a) - (f) above

13. Before development hereby approved is first commenced precise details and elevation drawings of the proposed/replacement canopies as shown on drawing no: 7097/04 Rev G (Proposed Block Plan), shall be submitted to and approved in writing by the Local Planning Authority. The details should include samples of materials to be used on the external surfaces. Once approved the development shall be implemented strictly in accordance with the written approval and shall be implemented prior to the first use of any part of the retail / residential building hereby approved.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To prevent the increased risk of flooding, to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of sustainable drainage structures, in accordance with the National Planning Policy Framework and Policies 1 and 17 of the Aligned Core Strategy for Gedling Borough (September 2014).
4. To protect the visual amenities of the locality and nearby residential occupiers and to ensure that the development would be constructed of materials, texture and design quality and comply with saved Policy ENV1 in the Replacement Gedling Borough Council Local Plan (2005) (certain policies Saved 2014).
5. To ensure that the details of the development are acceptable , in accordance with the aims of Policy 10 of the Aligned Core Strategy and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
6. To ensure that the final form of the development complies with policies ENV1, H7 and H16 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
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. To protect the amenities of the locality and nearby residents and comply with saved Policy ENV1 in the Replacement Gedling Borough Council Local Plan (2005) (certain policies Saved 2014).
9. To ensure that the details of the development are acceptable, in accordance with the aims of Policy 10 of the Aligned Core Strategy and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
10. 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).
11. To ensure a strong retail focus is protected within the existing Local Centre and in accordance with the requirements of the Gedling Borough Council Aligned Core Strategy Policy 6 and Local Planning Document LPD49.
12. To protect the amenities of the locality and nearby residential occupiers and comply with saved Policy ENV1 in the Replacement Gedling Borough Council Local Plan (2005) (certain policies Saved 2014).
13. To ensure that the details of the development are acceptable, in accordance with the aims of Policy 10 of the Aligned Core Strategy and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

Reasons for Decision

The development has been considered in accordance with the National Planning Policy Framework, the Aligned Core Strategy for Gedling Borough (September 2014) and the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014), and the Local Planning Document 2017, where appropriate. In the opinion of the Borough Council, the proposed development largely accords with the relevant policies of these frameworks and plans. Where the development conflicts with the Development Plan, it is the opinion of the Borough Council that other material considerations indicate that permission should be granted. The benefits of granting the proposal outweigh any adverse impact of departing from the Development Plan.

Notes to Applicant

The detailed surface water drainage scheme to be submitted shall: - require all flows to be attenuated to Qbar for the entire site;- include provision for the entire site to be drained to the surface water drainage system with appropriate run-off coefficients or other factors used to represent the differing run off characteristics of the various parts of the

site;- include an exceedance check using microdrainage software to simulate the drainage system for the 100year + 30% climate change event for a range of durations from 15 minutes to 24 hours to assess where the drainage system may flood. If this occurs, provision must be made for the accumulated volumes and flows to be directed to the surface water attenuation areas; - demonstrate that the surface water drainage system is designed in accordance with CIRIA C635 and C753, and the National SUDS Standards;- demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year plus climate change return periods;- confirm how on-site surface water drainage systems will be adopted and maintained in perpetuity to ensure long term operation at the designed parameters.

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.

Your attention is brought to the requirements of Condition 8. The relocation shall be approved in agreement with Gedling Borough Council's Community Protection Manager and at the expense of the developer of the site.

Public sewers have statutory protection by virtue of the Water Industry Act 1991, as amended by the Water Act 2003, and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. If you require further information, please contact Severn Trent Water on 0116 234 3834.

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

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

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

67 APPLICATION NO. 2017/0157 - 72-74 WESTDALE LANE EAST GEDLING

The erection of 10no 2 bedroom apartments.

The Service Manager – Development Services introduced the report.

Mr Barlow, a resident, spoke in objection to the application.

RESOLVED that the Borough Council GRANTS FULL PLANNING PERMISSION, subject to the following conditions:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission shall be read in accordance with the following plans received by the Local Planning Authority on 13th July 2017: 'Proposed Site Layout' Drawing No. MT/MH/016/037/04 Revision A, 'Proposed Floor Layouts and Elevations' MT/MH/016/037/03 Revision C and MT/MH/016/037/03 Revision B, as well as the Site Location Plan received on 3rd February 2017. The development shall thereafter be undertaken in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority.
3. Before development commences, samples of all materials to be used in external elevations of the development shall be first submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials unless otherwise agreed with the Local Planning Authority.
4. Before development commences, details of the means of enclosure of the site shall be first submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.
5. Before the development is commenced there shall be submitted to and approved in writing by the Local Planning Authority details of the means of surfacing of the unbuilt portions of the site. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.
6. Before development commences, details of a landscape plan showing the position, type and planting size of all trees and shrubs proposed to be planted shall be first submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.
7. No part of the development hereby permitted shall be brought into use until the parking/turning areas are provided and surfaced in a bound material with the parking bays clearly delineated in

accordance with plan ref: MT/MH/016/037/04 Revision A. The parking/turning 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 of vehicles.

8. No part of the development hereby permitted shall be brought into use until dropped vehicular footway crossings are available for the parking spaces accessed from Adbolton Avenue and for the accesses for the car parking area on Westdale Lane in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
9. No part of the development hereby permitted shall be brought into use until the existing site accesses that has been made redundant as a consequence of this consent are permanently closed and the access crossing reinstated as footway in accordance with details to be first submitted to, and approved in writing by, the Local Planning Authority.
10. No part of the development hereby permitted shall be brought into use until the access driveway/parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning area(s) to the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
11. Prior to the commencement of the development hereby approved, excluding the demolition of the existing buildings, a written assessment of the nature and extent of any potential or actual contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment shall include a survey of the extent, scale and nature of contamination and an assessment of the potential risks to human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments. The assessment shall be undertaken by a competent person and shall assess any contamination of the site whether or not it originates on site.
12. In the event that remediation is required to render the development suitable for use, a written remediation scheme and timetable of works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in accordance with the approved details. Prior to the

development being first occupied, a Verification Report (that satisfactorily demonstrates the effectiveness of the remediation carried out) must be submitted to and approved in writing by the Local Planning Authority.

13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Borough Council and development must be halted immediately on that part of the site until such time that the Borough Council has given written approval for works to recommence on site. Once contamination has been reported to the Borough Council, an assessment of contamination must be undertaken in accordance with the requirements of condition 11 above. Where remediation is necessary, a written remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Borough Council. The Remediation Scheme shall be implemented as approved.
14. Unless otherwise agreed by the Local Planning Authority, development shall not commence until a Dust Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The plan should be produced and carried out in accordance with 'The Control of Dust and Emissions from Construction and Demolition' (Best Practice Guidance).
15. Before the hereby approved development is first brought into use, details of the management arrangements for the maintenance of all areas of outdoor open space, including car parking areas, shall be submitted to and approved in writing by the Local Planning Authority. The approved management arrangements shall remain in situ for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
16. The bathroom windows in the north-eastern and north-western elevations of the hereby approved development shall be so designed as to be top-opening only and glazed with obscure glass to a minimum of Pilkington Level 4 and thereafter be retained as such throughout the lifetime of the development. No further windows or openings shall be formed in any elevations unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and to define the terms of this permission.
3. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
4. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
5. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
6. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
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 and to reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.)
8. In the interests of Highway safety.
9. In the interests of Highway safety.
10. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
11. To ensure that practicable and effective measures are taken to treat, contain or control any contamination, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014). Also to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution in line with paragraph 109 of the National Planning Policy Framework.
12. To ensure that practicable and effective measures are taken to treat, contain or control any contamination, in accordance with the aims of Section 11 of the National Planning Policy Framework

and Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014). Also to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution in line with paragraph 109 of the National Planning Policy Framework.

13. To ensure that practicable and effective measures are taken to treat, contain or control any contamination, in accordance with the aims of Section 11 of the National Planning Policy Framework and Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014). Also to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution in line with paragraph 109 of the National Planning Policy Framework.
14. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
15. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
16. To preserve the amenity and privacy of adjoining properties and to ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).

Notes to Applicant

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

The proposal makes it necessary to construct vehicular crossings and accesses over a footway of the public highway, together with reinstatement of redundant accesses. 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.

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another

ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

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

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

68 APPLICATION NO. 2017/0822 - LAND ADJACENT 8A ORCHARD RISE LAMBLEY

Remove steps and form ramp to public footpath adjacent to 8a Orchard Rise, Lambley.

The Service Manager – Development Services introduced the application.

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 This permission shall be read in accordance with the details and drawings submitted on the 03rd July 2017, Drawing 1770-01, amended drawings submitted on the 06th September 2017, Drawing 1770-03-A and Drawing 1770-04, and the revised redline site location plan submitted on 05th October 2017, Drawing 1770-02-A. The development shall thereafter be undertaken in accordance with these plans, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Notwithstanding the details shown on Drawing No. 1770-4, the hereby approved handrail shall be painted black and constructed from metal, unless otherwise agreed in writing by the Local Planning Authority.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and to define the terms of this permission.
- 3 In the interest of visual amenity and in accordance with Policy ENV15 of the Gedling Borough Replacement Plan.

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable and would improve public access. The proposed development therefore accords with Policies 32 and 35 in the Local Planning Document, Saved Policies ENV1, ENV15 and T12 of the Gedling Borough Replacement Plan, Policy 10 of the Aligned Core Strategy and the aims set out within the National Planning Policy Framework. It is therefore recommended that planning permission is granted.

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. Negotiations have taken place during the consideration of the application to address adverse impacts identified by officers and/or address concerns raised in letters of representation submitted in connection with the proposal. Amendments have been made to the proposal, addressing the identified adverse

impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

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 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.

Date Recommended: 13th September 2017

**69 APPEAL DECISION ROSE COTTAGE GOOSEDALE LANE
BESTWOOD**

Retain extension to rear of garage for workshop.

RESOLVED:

To note the information.

70 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

71 FUTURE APPLICATIONS

RESOLVED:

To note the information.

72 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.05 pm

Signed by Chair:

Date:

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MINUTES CABINET

Thursday 12 October 2017

Councillor John Clarke (Chair)

Councillor Michael Payne
Councillor Peter Barnes
Councillor David Ellis

Councillor Gary Gregory
Councillor Jenny Hollingsworth
Councillor Henry Wheeler

Observers: Councillor Chris Barnfather

Officers in Attendance: J Robinson, H Barrington, M Hill, S Palmer, A Solley,
D Wakelin and A Dubberley

33 APOLOGIES FOR ABSENCE.

None.

**34 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE
MEETING HELD ON 7 SEPTEMBER 2017.**

RESOLVED:

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

35 DECLARATION OF INTERESTS.

None

**36 PROPOSED SALE OF PART OF THE FORMER BOWLING GREEN
AT HAYWOOD ROAD, MAPPERLEY**

The Chief Executive introduced a report, which had been circulated prior to the meeting, seeking approval to sell part of the former Bowling Green at Haywood Road, Mapperley.

Councillor Payne said that he had had time to consider the matter further and had witnessed the strength of feeling in the local community and despite the significant financial challenges facing the Council, was minded to recommend that the bowling green should be retained as an open space and that the council should not proceed with its sale. He therefore proposed an amended recommendation.

RESOLVED to:

- 1) Retain the whole of the Haywood Road bowling green in the Council's ownership and instead of progressing a scheme of housing development, to instruct the Service Manager Parks and Street Care to draw up design options for making the bowling green publicly accessible for the whole community including play provision for children and young people;
- 2) Receive a further report with a proposed scheme of works, costing and funding sources to the February 2018 Cabinet meeting; and
- 3) Welcome the progress that has been made to increase participation at Haywood Road Community Centre and re-affirm support for asset transfer of the centre to a new community association.

Councillors Hollingsworth and Payne left the meeting.

37

SELECTIVE LICENSING SCHEME CONSULTATION

The Food, Health and Housing Manager introduced a report, which had been circulated prior to the meeting, seeking authorisation to start the process declaring a selective licensing scheme for privately rented property in the Netherfield Ward.

RESOLVED to:

- 1) Note the scheme of Selective Licensing as outlined in the Proposal to Declare a Selective Licensing Designation within the Private Rented Sector at Appendix 1 to the report;
- 2) Approve the Proposal to Declare a Selective Licensing Designation within the Private Rented Sector contained at appendix 1 to be issued for a 12 week public consultation; and
- 3) Support the proposed fees and resource requirements outlined in financial implications section of this report, subject to the result of the public consultation.

38

REPORT AND RECOMMENDATIONS ELDERLY PERSONS SCRUTINY WORKING GROUP

Councillor Doyle introduced a report, which had been circulated prior to the meeting, informing Cabinet members and relevant Portfolio Holders of the findings and recommendations of the Elderly Persons' Scrutiny Working Group. Members commented on the findings of the group.

Councillor Wheeler thanked the group for their report and suggested that Councillor Doyle attends the Health and Well-being delivery group in

order to discuss how to progress work to deliver the recommendations in the report.

RESOLVED:

- 1) To thank the working group for their efforts and the recommendations and
- 2) To refer the report to the appropriate Cabinet Member in order for a response to be made to the Overview and Scrutiny Committee at the meeting scheduled to take place on 20 November 2017.

39 REPORT AND RECOMMENDATIONS OF THE INCOME GENERATION SCRUTINY WORKING GROUP

Councillor Lawrence introduced a report, which had been circulated prior to the meeting, informing Cabinet members and relevant Portfolio Holders of the findings and recommendations of the income generation scrutiny working group.

RESOLVED to:

- 1) Thank the working group for their recommendations; and
- 2) Refer the report to the appropriate Cabinet Member in order for a response to be made to the Overview and Scrutiny Committee at the meeting scheduled to take place on 20 November 2017.

Councillor Payne re-joined the meeting.

40 GEDLING'S HERITAGE BROUGHT ALIVE

The Director for Health and Community Wellbeing introduced a report, which had been circulated prior to the meeting, seeking approval to spend funding acquired through an application to Heritage Lottery Fund to deliver a project working with local history groups to create the story of the Borough's heritage.

RESOLVED to:

- 1) Approve spending the funding acquired through the application to Heritage Lottery Funding to deliver a project working with local history groups to create the story of the Borough's heritage and disseminate it in various formats for visitors and the wider community; and
- 2) Establish, by virement, the expenditure and financing budgets for Gedling's Heritage Brought Alive project.

41 GEDLING DYNAMIC COUNCIL

The Deputy Chief Executive introduced a report, which had been circulated prior to the meeting, seeking approval for a new organisational change programme.

RESOLVED to:

- 1) Approve the new 'Dynamic Council' framework and authorise officers to develop and implement new processes and changes to deliver the Council's corporate objectives;
- 2) Note the Digital Strategy 2016-2019;
- 3) Approve the Agile Working Strategy;
- 4) Approve the Demand Management Strategy;
- 5) Approve the Commercialisation Strategy; and
- 6) Note the working groups terms of reference.

42 BUSINESS RATES BRIEFING

The Revenues Manager introduced a report, which had been circulated prior to the meeting, informing members of recent changes to the business rates system.

RESOLVED to note:

- 1) The update in relation to recent changes to the business rates system; and
- 2) The future plans to create a new Property Inspector role, designed to maximise the income generated from business rates.

43 RISK MANAGEMENT STRATEGY & FRAMEWORK

The Deputy Chief Executive and Director of Finance introduced a report, which had been circulated prior to the meeting, proposing the adoption of a new Risk Management Strategy and Framework.

RESOLVED:

To approve the Risk Management Strategy.

44 FORWARD PLAN

Consideration was given to a report of the Service Manager, Democratic Services, which had been circulated prior to the meeting, detailing the Executive's draft Forward Plan for the next four month period.

RESOLVED:

To note the report.

45

PROGRESS REPORTS FROM PORTFOLIO HOLDERS.

Councillor Peter Barnes (Environment)

- Works at Carlton cemetery are now well underway to improve facilities for visitors.
- The new Country Park continues to receive positive feedback.
- Well done to one of the Council's refuse crews who recently went above and beyond the call of duty to help at a road accident when on shift.

Councillor Gary Gregory (Community Development)

- An Allotments Association meeting recently took place which was well attended.
- Christmas market in Arnold is being planned and promises to be well worth a visit.
- Had recently visit the Cornwater Club in Ravenshead which does excellent work in the community.
- The recently established Seniors' Council would welcome more wider public participation.

Councillor Henry Wheeler (Housing, Health and Well-being)

- There had been an increased number of swimming customers at Arnold Leisure Centre since recent refurbishment works. The Swim Tag product would launch there soon.
- Sugar awareness week later was happening later on in October and events were planned.
- World mental health day was this week and mindfulness sessions for staff were now regularly held.
- Temporary accommodation continues to be under pressure.

Councillor Michael Payne (Resources and Reputation)

- Customer services week was held last week. A big thank you to frontline staff for all their hard work.
- The new customer service point at Carlton Fire Station is now open on Wednesdays initially. Officers need look at demand before deciding on future service.
- Congratulations to Rob McCleary who had recently been named Communicator of the year at a recent national event.

Councillor David Ellis (Public Protection)

- An officer debrief had been held after recent incidents of traveller encampments. One learning point is that information needs to be shared more quickly between agencies.
- Crime figures have overall seen a reduction, although remain inconsistent due to new recording methods.
- An anti-social behaviour banning injunction was recently successfully served against a resident of Netherfield who was particularly disruptive to the local community. Thanks to officers involved with this.

Councillor John Clarke (Leader of the Council)

- The former Gedling School site on Woolaton Avenue had recently been handed back to the County Council and it was anticipated that the site would be developed in the future.
- Disappointingly, the electrification of the Midland Mainline has been scrapped by government. Councillor Clarke and other local politicians are keen to lobby central government to reverse this decision.

46 MEMBER'S QUESTIONS TO PORTFOLIO HOLDERS.

In response to a question from Councillor Lawrence, Councillor Ellis said that work was taking place to try and get the banning order for car cruising at Netherfield Retail Park extended beyond the current end date of March 2018.

47 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 2.35 pm

Signed by Chair:
Date:

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DECISIONS MADE UNDER DELEGATED AUTHORITY

<u>Business</u>	<u>Summary</u>	<u>Ref.</u>	<u>Date</u>	<u>Portfolio</u>
Christmas and New Year Operating Hours of Community Centres for 2017	To approve the closure of all the Community Centres over the Christmas and New Year period as detailed in the report.	D622	03/11/2017	Community Development
Proposed Street Names for development on Land at Ernehale Court, Cross Street, Arnold.	To approve new street names	D607	18/10/2017	Growth and Regeneration
Proposed Street Names for development on Land at Danes Close, Arnold	To approve new street names	D606	18/10/2017	Growth and Regeneration
Proposed Street Names for development on Land at Maidens Dale, Arnold.	To approve new street names	D605	18/10/2017	Growth and Regeneration
Proposed Street Names for development on Land at Moyra Drive, Arnold.	To approve new street names	D604	18/10/2017	Growth and Regeneration
Calverton Neighbourhood Plan - Decision Statement	Publishing the decision statement for the Calverton Neighbourhood Plan and to proceed to referendum	D621	12/10/2017	Growth and Regeneration
Sale of 8 electrical substation sites throughout the Gedling Borough	To sell 8 electrical substation sites throughout the Borough to the current occupiers	D616	10/10/2017	Resources and Reputation

Joint Use agreements in relation to Calverton Leisure Centre.	Termination of current Joint Use Agreement and enter into new Joint Use Agreements with Nottinghamshire County Council and the Redhill Academy Trust for managed leisure activities at Calverton Leisure Centre	D617	29/09/2017	Health and Wellbeing
National Non-Domestic Rates - Discretionary Relief Application	To allow an application for NNDR relief	D609	28/09/2017	Resources and Reputation
National Non-Domestic Rates Local Discretionary Relief	To set the guidance for determining applications for local discretionary relief	D614	28/09/2017	Resources and Reputation
Community Infrastructure Levy Enforcement – Silverland Farm, 131 Main Road, Ravenshead, NG15 9GS	To authorise enforcement action to recover outstanding CIL liability	D608	04/09/2017	Resources and Reputation
Private Sector Housing Grants and Assistance Policy 2017	Approve the amended Private Sector Housing Grants and Assistance Policy 2017	D599	03/08/2017	Public Protection
Gedling Indoor Bowls Centre Limited Lease	Grant of lease to Gedling Indoor Bowls Centre Limited at Richard Herrod Centre	D594	21/07/2017	Resources and Reputation
National Non-Domestic Rates Supporting Small Businesses Relief	To set the guidance for determining applications for discretionary small business relief	D591	21/07/2017	Resources and Reputation
National Non-Domestic Rates Pubs Relief	To set the guidance for determining applications for discretionary pubs relief	D592	21/07/2017	Resources and Reputation