



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

Agenda

Planning Committee

Date: **Wednesday 6 November 2019**

Time: **6.00 pm**

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

For any further information please contact:

Cayte Goodall

Democratic Services Officer

0115 901 3961

Planning Committee

Membership

Chair Councillor John Truscott

Vice-Chair Councillor Paul Wilkinson

Councillor Michael Adams
Councillor Peter Barnes
Councillor Chris Barnfather
Councillor David Ellis
Councillor Rachael Ellis
Councillor Andrew Ellwood
Councillor Mike Hope
Councillor Rosa Keneally
Councillor Meredith Lawrence
Councillor Barbara Miller
Councillor Marje Paling
Councillor John Parr
Councillor Alex Scroggie
Councillor Henry Wheeler

AGENDA

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Planning Committee Protocol.
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MINUTES PLANNING COMMITTEE

Wednesday 2 October 2019

Councillor Paul Wilkinson (Chair)

In Attendance: Councillor Michael Adams Councillor Rosa Keneally
Councillor Peter Barnes Councillor Meredith Lawrence
Councillor Chris Barnfather Councillor Barbara Miller
Councillor Bob Collis Councillor Marje Paling
Councillor David Ellis Councillor John Parr
Councillor Rachael Ellis Councillor Alex Scroggie
Councillor Andrew Ellwood Councillor Henry Wheeler
Councillor Mike Hope

Absent: Councillor John Truscott

Officers in Attendance: M Avery, N Bryan, C Goodall and S Pregon

41 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Truscott. Councillor Collis attended as a substitute.

42 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 4 SEPTEMBER 2019.

RESOLVED:

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

43 DECLARATION OF INTERESTS

None.

44 APPLICATION NO. 2019/0158 - MANNA FARM, OLD RUFFORD ROAD, CALVERTON

Erection of a new accommodation block and staff apartments.

Paul Toon, Director of Betel UK - Nottingham (The Applicant), spoke in support of the application.

The Service Manager – Development Services, introduced the report.

RESOLVED:

That the Borough Council GRANTS FULL PLANNING PERMISSION, subject to 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 Site Location Plan drawing no 005 P 001, Proposed Elevations Sheet 1 drawing no 005 P 015, Proposed Elevations and Section drawing no 055 P 016, Proposed Site Plan drawing no 005 P 002 A, Proposed First Floor Plan drawing no 055 P 011 Rev C and Proposed Ground Floor Plan drawing no 055 P 010 Rev C received 30th July 2019; Access Junction Layout and Required Visibility Splays Drawing no ADC2101-DR-001 Rev P2 received 13th August 2019 and Proposed Section Plan drawing no 055 P 007 and Proposed Layout drawing no 055 P 006 received 12th September 2019. The development shall thereafter be undertaken in accordance with these plans/details.
- 3 No above ground level works shall take place until a scheme for the on-site storage and regulated discharge of surface water run-off and foul drainage has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.
- 4 No above ground works shall commence until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 5 No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are provided in accordance with the approved plans. The parking, turning and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall thereafter be retained for the life of the development.
- 6 No part of the development hereby permitted shall be brought into use until the widened access driveway has been surfaced in a bound material (not loose gravel). The surfaced drive shall then be maintained in such bound material for the life of the development.
- 7 No part of the development hereby permitted shall be brought into use until the vehicular access has been altered and made

available for use in accordance with the Access Junction Layout and Required Visibility Splay drawing no ADC2101-DR-001 Rev P2 received 13th August 2019.

- 7 Prior to commencement of any above ground construction works, details of an Electric Vehicle charging point to be provided for the proposed use, to include their location and specification shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details prior to the first occupation of the development.
- 8 No above ground works shall commence until a scheme of landscaping, , which shall include details of both hard and soft landscape works and earthworks, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

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 an appropriate surface water and foul drainage system is provided to accommodate the proposed development.
- 4 To ensure that the finished appearance of the development will enhance the character and visual amenities of the area.
- 5 In the interests of Highway safety
- 6 To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).
- 7 In the interests of Highway safety.
- 8 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with

in the Borough, and takes into consideration Chapter 9 of the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.

9. To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area. To comply with Policy LPD19 of the Local Planning Document and BE1 of the Calverton Neighbourhood Plan.

Reasons for Decision

In the opinion of the Borough Council, whilst the application consists of inappropriate development within the Green Belt and the proposal would have an impact upon openness, very special circumstances have been provided that, in the planning balance, outweigh the harm to the Green Belt by virtue of its inappropriateness, impact upon openness and the impact upon landscape character and visual amenity. On balance, the proposal is in accordance with the National Planning Policy Framework, Policy 3, 10, 12 and 17 of the Aligned Core Strategy 2014, Policies LPD18, LPD19, LPD32, LPD57 and LPD61 of the Local Planning Document 2018 and Policies ISF2, ISF3, BE1, BE2, BE4, NE3, NE4 and NE5 of the Calverton Neighbourhood Plan 2018.

Notes to Applicant

The development makes it necessary to amend a vehicular crossing within the public highway. These works shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at:

<http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities>

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 paragraph 38 of the National Planning Policy Framework (2019). Negotiations have taken place during the determination of the application to address adverse impacts identified by officers. Amendments have subsequently been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

The Applicants attention is drawn to the Nottinghamshire County Council Local Lead Flood Authority comments attached regarding surface water drainage.

With regards to the EV charging point, optionally, a suitable 'IEC 62196' electrical socket (minimum rated output of 3.7kw /16A) can be provided in addition to the standard 13A 3 pin socket to allow 'Mode 3' charging of an electric vehicle. Mode 3 charging, using a suitable cable and charging point, allows faster charging of electric vehicles. All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015).

45 APPLICATION NO. 2019/0479 - 5 STATION ROAD, CARLTON, NG4 3AT

Outline Planning Application for the demolition of The Cottage to the rear of 5 Station Road and the erection of 12 No. x C3 Apartments and 2 dormer bungalows on land to the rear of 5 Station Road, Carlton (access, appearance, layout and scale to be determined).

The Service Manager – Development Services introduced the report.

RESOLVED:

To Refuse Permission.

Reasons

- 1 The development does not constitute an acceptable form of residential development and would consist of the over development of this site. The layout proposed is of a poor design and would lead to a cramped and contrived form of development that would be out of character with the form of development within the area. Furthermore, the layout would cause harm to the residential amenity of neighbouring properties, the residential properties within the application site area and the future proposed occupiers in terms of overlooking, poor outlook, massing on the boundaries and noise and disturbance created by vehicular movements generated by the development along the access driveway serving no 5 and 7 Station Road. The layout also fails to provide sufficient private amenity garden space for the proposed bungalows. The development is therefore contrary to Section 12 of the National Planning Policy Framework, Policy 10 of the

Aligned Core Strategy 2014 and Policies LPD32, LPD34, LPD35 and LPD40 of the Local Planning Document 2018.

- 2 The development does not provide a safe and appropriate access with the current driveway being sub-standard, and any additional intensification would cause highway safety concerns. The traffic generated by the proposed development would be likely to result in an unacceptable increase in danger to the users of the highway due to increased use of the existing access/junction which is geometrically substandard, of an insufficient width and insufficient entry radii that would be able to accommodate the proposed development including the ability for larger vehicles and emergency vehicles to turn and exit the site in a forward gear. The traffic generated by the proposed development would be likely to result in an increase in danger to other users of the highway owing to increased use of the existing access which has sub-standard visibility. The proposed gradient of the site and the insufficient width of the access driveway would make movement between the site and the highway difficult and would consequently increase the likelihood of danger to users of the highway. Furthermore, at this density the site would not be of a sufficient size to accommodate sufficient parking to serve the development. The development is therefore contrary to Section 9 of the National Planning Policy Framework, Policies LPD57 and LPD61 of the Local Planning Document 2018 and the 'Parking Provision for Residential Development' SPD 2012.
- 3 The application would lead to the loss of trees worthy of protection of a Tree Preservation Order and their loss would have a detrimental impact upon the character of the area contrary to the provisions of the National Planning Policy Framework and Core Strategy Policy 10 and LPD19.
- 4 Insufficient information has been submitted to allow a full assessment of the implications of the development on the ecology and wildlife within and around the site contrary to section 15 of the National Planning Policy Framework and LPD18.

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**APPLICATION NO. 2019/0735 - CARLTON POLICE STATION,
CAVENDISH ROAD, CARLTON**

Section 73 application to vary condition 6 - levels of planning permission 2018/0549 - amendments to finished floor levels.

The Service Manager – Development Services introduced the report.

RESOLVED:

To Grant Planning Permission: Subject to the applicant entering into a deed of variation amending the original Section 106 Agreement to planning approval 2018/0549 with the Borough Council as Local Planning Authority for the provision of a Local Labour Agreement and a viability review of the development in respect of planning obligations for affordable house, public open spaces and primary healthcare contribution and the following conditions:

Conditions

- 1 The development must be begun not later than three years beginning with the date of the original 2018/0549 planning permission which was issued by the Local Planning Authority on 29th March 2019.
- 2 This permission shall be read in accordance with the following plans: TMA 18-07-01, TMA 18-07 09, TMA 18-07 11, TMA 18-07 12, TMA 18-07 13 and TMA 18-07 14 received on 4th June 2018, TMA 18-07 15A received on 20th August 2018 and TMA 18-07 06A, TMA 18-07 07A, TMA 18-07 08A and TMA 18-07 16 received on 19th November 2018. The development shall thereafter be undertaken in accordance with these plans.
- 3 Prior to the first occupation of the buildings hereby approved there shall be submitted to and approved by the Local Planning Authority a landscape plan of the site showing the position, type and planting size of all trees, hedges, shrubs or seeded areas proposed to be planted. The approved landscape plan shall be carried out in the first planting season following the first occupation of the development. If within a period of five years beginning with the date of the planting of any tree, hedge, shrub or seeded area, that tree, shrub, hedge or seeded area, or any tree, hedge, shrub or seeded area that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree, shrub or seeded area of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Local Planning Authority.
- 4 The new windows and doors to be inserted into the elevations of the existing building (former Police Station) shall be of the same appearance, colour and materials as the existing doors and windows in the building.

- 5 Prior to the demolition of the enclosed yard to the rear of the existing building (former Police Station), or any other timescale agreed in writing with the Local Planning Authority, details of the proposed finish of the exposed walls shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details and retained as such in perpetuity.
- 6 The development shall be carried out in accordance with the submitted flood risk assessment Revision A (compiled by SCC Consulting Engineering dated 2nd March 2019) and the following mitigation measures it details:
 - o Finished floor levels for the apartment building shall be set no lower than 36.8m above Ordnance Datum (AOD).
 - o Finished floor levels for the office building shall be set no lower than 36.0m AOD.
- 7 No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossings/accesses to serve the approved accesses are available for use and constructed in accordance with the Highway Authority specification.
- 8 No part of the development hereby permitted shall be brought into use until the existing site accesses that have been made redundant as a consequence of this permission are permanently closed and the access crossing reinstated as footway and kerbs brought up to full height kerbs.
- 9 No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number TMA 18-07 09. The parking, turning and servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.
- 10 Unless otherwise agreed by the Local Planning Authority, development must not commence until the following has been complied with: Site Characterisation An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments. Submission of Remediation Scheme. Where

required following the site characterisation assessment, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) 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. In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority

- 11 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements set out in Condition 10 above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.
- 12 Prior to commencement of an external works, details of Electric Vehicle charging points to be provided within the site, to include their location and specification shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details prior to the first occupation of the development.
- 13 No above ground construction works shall commence until details of bat and bird boxes to be incorporated within the fabric of the buildings and/or within the site have been submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes shall thereafter be provided prior to the first occupation of the development hereby approved.
- 14 a) No external development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved in writing by the Local Planning Authority, and until all pre-start elements of the approved scheme have been completed to the satisfaction of the Local Planning Authority. The scheme shall include an assessment of

significance and research questions; and:i) The programme and methodology of site investigation and recordingii) The programme for post investigation assessmentiii) Provision to be made for analysis of the site investigation and recordingiv) Provision to be made for publication and dissemination of the analysis and records of the site investigationv) Provision to be made for the archive deposition of the analysis and records of the site investigationvi) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigationb) The development shall not take place other than in accordance with the Written Scheme of Investigation for archaeological work approved under part a)c) The new buildings shall not be brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation for archaeological work approved under part a) and the provision to be made for analysis, publication and dissemination of results has been secured.

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 interests of visual amenity.
- 4 In the interests of visual amenity.
- 5 In the interests of visual amenity.
- 6 To reduce the risk of flooding to the proposed development and future occupants.
- 7 In the interests of Highway safety.
- 8 In the interests of Highway safety.
- 9 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.
- 10 To ensure that land contamination matters are fully addressed.
- 11 To ensure that land contamination matters are fully addressed.
- 12 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with

in the Borough, and takes into consideration policy LPD11 of the Councils Local Plan.

- 13 In the interests of enhancing ecological provision on the site.
- 14 In the interests of affording protection to the archaeological interest of the site.

Reasons for Decision

The proposed development would not cause harm to the vitality and viability of the Carlton Square local centre, would be of an acceptable design and appearance, would not cause undue harm to residential amenity, would not be detrimental to the surrounding highway network or highway safety and would be acceptable in flood risk terms. The proposal would not be viable if the required planning obligations are provided however, in the overall planning balance it is considered that this is outweighed by the fact that the development would bring a vacant site in a prominent location back into use, that it would provide residential and office accommodation in a sustainable location and that it would contribute to the Council's 5 year housing land supply. The proposal would therefore meet with the objectives of the National Planning Policy Framework 2019, the Aligned Core Strategy Policies A, 1, 2, 4, 6, 10 and 19 and Local Planning Document Policies LPD 3, 11, 32, 33, 35, 37, 40, 45, 48, 49, 50, 56, 57 and 61.

47 ENFORCEMENT REF. 0159/2019 - 32 MILE END ROAD, COLWICK

Breach of Planning Conditions 3, 4 and 5 attached to planning reference 2018/0916

RESOLVED:

That the Service Manager, Development Services, be authorised to take all enforcement action including the service of any necessary enforcement notices/breach of condition notices and in conjunction with the Director of Organisational Development & Democratic Services take proceedings through the courts if required to ensure the business complies with conditions 3, 4 and 5 of the planning permission 2018/0916, ensuring the hours of operation are adhered to and there is no storage of goods or working in the open areas of the site.

48 ENFORCEMENT REF. 0119/2019 - LAND AT 9 MCINTOSH ROAD, GEDLING

Material change of use of residential dwelling and garden (Use Class C3) to a mixed use of residential dwelling and garden and a car sales business (sui generis)

RESOLVED:

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

- (a) the cessation of the unauthorised car sales business**
- (b) the removal of all vehicles which are not incidental or ancillary to the domestic residential use of the dwelling.**

49 TREE PRESERVATION ORDER 000126 - 5 STATION ROAD, CARLTON, NOTTS NG4 3AT

Protection of three trees by a Tree Preservation Order (TPO)

RESOLVED:

That the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of the identified trees situated on land at 5 Station Road Carlton.

50 TREE PRESERVATION ORDER 000127 - LINBY HOUSE, LINBY LANE, LINBY, NOTTINGHAMSHIRE

Protection of a group of trees by a Tree Preservation Order (TPO)

RESOLVED:

That the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of the identified trees situated on land at Linby House, Linby Lane, Linby.

51 STATEMENT OF COMMUNITY INVOLVEMENT REPORT

RESOLVED:

To note the report.

52 FUTURE APPLICATIONS

RESOLVED:

To note the information.

53 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

54 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.45 pm

Signed by Chair:
Date:

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PLANNING COMMITTEE PROTOCOL

Introduction

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

Disclosable Pecuniary and Non- Pecuniary Interests

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

Pre-determination and Predisposition

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

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

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

Lobbying

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

Roles at Planning Committee

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

Speaking at Planning Committee

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

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

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

Determination of planning applications

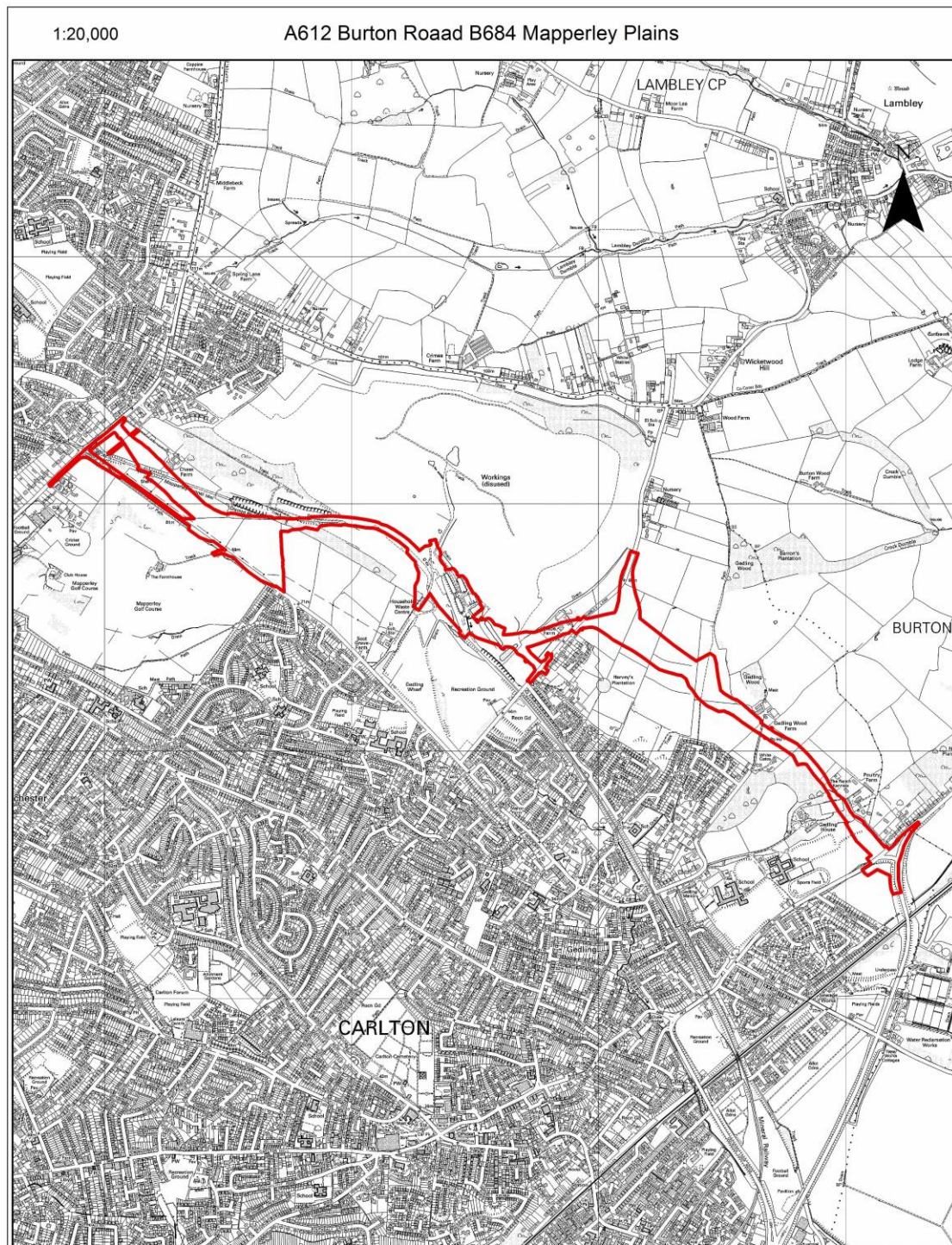
19. Councillors will then debate the motion and may ask for clarification from officers. However, if there are issues which require factual clarification, normally these should be directed to the case Officer before the Committee meeting, not at the meeting itself. After Councillors have debated the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

Oct 2015

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Gedling
Borough Council
Planning Report for 2019/0904DOC



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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Serving People Improving Lives

Date: 25/10/2019

Report to Planning Committee

Application Number: 2019/0904DOC

Location: A612 Burton Road B684 Mapperley Plains

Proposal: Approval of details pursuant to conditions 4 and 5 in relation to the management of traffic and pedestrian movements; Condition 6 - public transport strategy; Condition 7 - temporary lighting; Condition 11 highway design code; Condition 12 - Arboricultural Impact Assessment; Condition 13 - Landscaping; Condition 15 - noise assessment; condition 21 - recording and method statement of the garden wall at Gedling House; and Condition 22 - footpath diversion, of Planning Permission 2015/1033 for the Gedling access road.

Applicant: Via East Midlands Ltd.

Case Officer: Nigel Bryan

This application to discharge planning conditions 4, 5, 6, 7, 11, 12, 13, 15, 21 and 22 pursuant to Planning Permission 2014/0915 as varied by 2015/1033 has been referred to the Planning Committee in accordance with the resolution of Planning Committee on 27 November 2014.

1.0 Site Description

1.1 This discharge of condition application relates to the proposed Gedling Access Road (GAR), which would link the A612 Burton Road to the south with the B684 Mapperley Plains Road to the north. The road would have a linear length of approximately 3.8 kilometres and covers a total area of approximately 37 hectares.

1.2 The proposed road would follow a southern route from a new junction with the B684 created at Mapperley Plains, running parallel with the A6211 Arnold Lane, through the centre of the former Gedling Colliery site, to the east of which is the Gedling Country Park. From the former colliery site, the GAR would cross a number of arable and pastoral fields, Glebe Farm and a section of the walled garden at Gedling House, which is a Grade II Listed Building, and a small section of the Carlton-le-Willows Academy grounds. The route would terminate at a new junction created with the A612 Burton Road, Burton Joyce.

1.3 The southern part of the route of the GAR is within the Green Belt.

- 1.4 With the exception of the school grounds to the south-east of the former colliery site, the remainder of the GAR is primarily bound by Gedling Country Park to the north and the allocated housing allocation (H9) which is currently being developed by Keepmoat Homes.
- 1.5 Gedling House Wood adjoins the site and is designated as a Local Nature Reserve, whilst part of the Gedling Country Park and Dismantled Railway is a Local Wildlife Site (a local, non-statutory designation).
- 1.6 The proposed route of the GAR cuts across Carlton Footpath No.2, which runs north from Almond Walk, Gedling to Spring Lane, Lambley.

2.0 Relevant Planning History

- 2.1 In August 2008, an application for the construction of a 3.8 kilometre single carriageway road, linking the A612 and B684 Mapperley Plains, was submitted by the East Midlands Development Agency (EMDA) under application no: 2008/0459. This application was withdrawn following the abolition of EMDA in March 2012
- 2.2 In December, 2014, full planning permission was granted under application no: 2014/0915 for the GAR, the construction of which was intended to be carried out in two phases:
It was resolved that the approval of details required by the conditions set out below should be subject to wider public consultation for a period of 21 days (including other relevant parties such as the Carlton Le Willows Academy) as the detail that would be contained within the information will be of wider public interest. It was also resolved that the approval of the details submitted in relation to the conditions set out below should be referred to Planning Committee.
 - Condition 4 and 5 in relation to the management of traffic and pedestrian movement during the construction of the GAR and post construction but prior to the opening of each phase.
 - Condition 6 in relation to the management of public transport during the construction of the GAR and post construction but prior to the opening of each phase and after the construction of each phase.
 - Condition 7 in relation to temporary lighting whilst the GAR is being constructed.
 - Condition 11 in relation to the proposed Highway Design Code.
 - Condition 12 and 13 in relation to retention of trees and landscaping.
 - Condition 15 in relation to pre-commencement noise assessment and proposed mitigation measures.
 - Condition 21 in relation to the details for the rebuilding of the Gedling House Wall garden

- Condition 22 in relation to the diversion of the Carlton Footpath No.2.

This application is made to discharge these conditions, with the permission intended to be completed in two phases.

- 2.3 Phase 1 - The construction of a new 5 arm roundabout onto the A6211 Arnold Lane. The development was expected to commence in early 2015 and facilitate development of an initial stage of residential development on the former Gedling Colliery/Chase Farm site and would provide a by-pass route to ease traffic congestion through Gedling Village.
- 2.4 Phase 2 - Completion of the GAR between the B684 Mapperley Plains Road to the north-west and the A612 Burton Road enabling the complete redevelopment of the Gedling Colliery/Chase Farm site, which was due to be finished by 31st December 2019.
- 2.5 Condition, number 1, which stipulated the time frames for the development to be complete is drafted below: "The Gedling Access Road hereby approved shall be constructed in two phases. Phase 1 shall cover the construction of the five arm roundabout off Arnold Lane, which shall be completed by 31st December 2015. Phase 2 shall cover the construction of the rest of the Gedling Access Road, which shall be completed by 31st December 2019."
- 2.6 In February, 2015, planning permission was granted under application no: 2015/0110 for a variation of condition 2 attached to planning permission no: 2014/0915 to amend the details of the approved plans to allow limited vegetation clearance to allow gas main re-alignment and preparation for an interim roundabout, prior to the bird nesting period, which would otherwise constitute a commencement of development and require a wide range of pre-commencement conditions to be discharged.
- 2.7 Furthermore, given concerns over the original time lines for the completion of the GAR application 2015/01033 was submitted to vary condition 1 of the original permission. The application was granted permission on the 3rd June 2016 and condition 1 is reproduced below: "*The Gedling Access Road hereby approved is made up of two phases. Phase 1 is the construction of a five arm roundabout off Arnold Lane. Phase 2 covers the construction of the rest Gedling Access Road. Whichever phase is commenced first, both phases shall be completed by 31st December 2019*".
- 2.8 A non-material amendment application has been granted (ref: 2019/0488NMA) to remove the requirement for the road to be complete by the 31st December 2019.
- 2.9 Application 2017/1535DOC has been granted for the approval of details pursuant to conditions 10, 16, 17, 18 and 19 with formal written consent offered that due to drainage works undertaken the permission has been lawfully implemented.
- 2.10 Application 2019/0903DOC for the 'approval of details reserved by conditions 10 (amended surface water drainage) and condition 14 (Dust Management

Plan) of planning permission 2015/1033 - Gedling Access Road' is currently pending a decision.

3.0 Proposed Development

3.1 The current application is for the approval of details to discharge planning conditions 4, 5, 6, 7, 11, 12, 13, 15, 21 and 22 pursuant to Planning Permission 2014/0915 as varied by 2015/1033 in accordance with the Planning Committee resolution detailed above. The details cover highway related issues, noise, lighting, landscaping and impacts on a Listed Building, and are dealt with in turn later in this report.

4.0 Consultations

Public consultation has been undertaken for a period of 21 days and the Carlton Le Willows Academy and Keepmoat Homes have been notified. All of the information has been made available to view on the Councils website. As a result of consultation undertaken one letter of concern has been received, a summary of the letter is outlined below:

- The Arno Vale Link was abandoned in 1999, which has resulted in problems for residents of Gedling Hill (Road)
- Air and noise pollution will increase as a result of the application
- Speed limits should be properly policed and controlled
- House values will be detrimentally impacted
- Highway safety will be compromised

4.2 Nottinghamshire County Council (Highway Authority) – The Highway Authority note that conditions 4, 5 and 11 relate to highways and that the information submitted is acceptable to allow the conditions to be discharged.

4.3 GBC Tree Officer – Having considered the submitted Arboricultural Impact Assessment and Tree Constraints Plan for each phase of development which indicates the loss of trees required to facilitate the Gedling Access Road, I am satisfied that retained trees are offered the correct level of protection.

4.4 With regards to the loss of trees, especially trees to be removed to facilitate construction, the landscape does offer a good level of mitigation against the loss of canopy cover.

4.5 Public Protection – No objection to the acoustic fencing as amended.

4.6 Conservation and Heritage Officer – No objection.

5.0 Planning Considerations

5.1 This not an application for planning permission, rather it is an application for the approval of details submitted pursuant to planning conditions attached to permission 2015/1033.

- 5.2 Each condition is considered in turn below with the full condition reproduced along with a summary of the applicant's submission and Officers assessment on the same.
- 5.3 Condition 4 - *"Prior to the commencement of site clearance in relation to Phase 1 of the Gedling Access Road hereby approved, precise written details and plans of how traffic and pedestrian movement shall be managed during and after the construction of the 5-arm roundabout onto Arnold Lane but prior to Phase 1 being made available to the public, shall be submitted to and approved in writing by the Borough Council. Traffic and pedestrian movement shall be managed in accordance with the approved details during and after the construction of 5-arm roundabout prior to the opening of Phase 1 of the Gedling Access Road"*.
- 5.4 Applicants submission – A 'Traffic and Pedestrian Movement Management Plan' has been submitted in support of the application and identifies that during construction Arnold Lane will be closed to through traffic to facilitate the works for period of three months. One of the footways would need to be temporarily closed whereas one will remain open.
- 5.5 Officer Assessment – Given the scale of the proposed works some disruption to the local highway network is to be expected, but this needs to be balanced against the longer term public benefits which have previously been accepted. The road will be closed for approximately 3 months and one footway for a similar period, whilst the other will remain open. Given the extensive works that are required this time frame is considered to be both reasonable and acceptable; it is recommended that the details are approved.
- 5.6 Condition 5 – *"Prior to the commencement of site clearance in relation to Phase 2 of the development hereby approved, precise written details and plans of how traffic and pedestrian movement shall be managed during and after the construction of the following junctions but prior to Phase 2 being made available to the public, together with a timetable for implementation shall be submitted to and approved in writing by the Borough Council. These must include: (1) the junction of the Gedling Access Road onto Mapperley Plains Road and the other proposed highway alterations; (2) the proposed roundabout on Lambley Lane and the construction of the northern and eastern arms of the Gedling Access Road onto Lambley Lane; and (3) the junction of the Gedling Access Road onto Trent Valley Way and Burton Road/Nottingham Road at Burton Joyce and the other proposed highway alterations. Traffic and pedestrian movement shall be managed in accordance with the approved details during and after the construction of these junctions prior to the opening of Phase 2 of the Gedling Access Road"*.
- 5.7 Applicants submission – A 'Traffic and Pedestrian Movement Management Plan' has been submitted in support of the application and identifies that (1) Mapperley Plains Road will not be shut; however, it is likely that for short periods the road will need to be reduced down to one lane. The southern footway would need to be closed for some 9 months. The road is likely to be impacted from roughly March 2020 to September 2021. (2) Lambley Lane will be impacted for an extensive period of time, in the region of 18-months to facilitate earth works and highway improvements; there is no footway in this

location. Vehicular access will however be maintained from Spring Lane. The 18 month period will be broken down into roughly 6 month periods with the first 6 months controlled with traffic lights but left open; the second 6 months it will closed during the working day but open at other time and for the third period it will be closed. (3) Burton Road will be closed for approximately 3 months with temporary access to Nottingham Road from the A612. A safe pedestrian way will be retained along the A612 and on Burton Road toward Carlton-le-Willows Academy. The road is likely to be impacted April to July 2020.

- 5.8 Officer Assessment – Given the scale of works proposed the closures are considered to be acceptable. Access will remain to Carlton-le-Willows Academy. Again, given the longer term benefits, the proposals are considered to be reasonable. It should also be noted that residents and businesses will retain vehicular access for the duration of the build. It is therefore recommended that the details are approved.
- 5.9 Condition 6 – *“Prior to the commencement of site clearance of Phase 1 and also prior to the commencement of site clearance of Phase 2, a public transport strategy shall be submitted in writing each time and approved in writing by the Borough Council. The strategy shall include details of how public transport shall be managed and accessed during the construction of each phase of development, and after the construction of each phase of development but prior to that phase being made available for use by the public, and once each phase is brought into use. The strategy shall provide precise locations of temporary and permanent bus stops, the design of both temporary and permanent bus stops together with the design of pavements to assist access to buses (including for wheelchairs and pushchairs) and shall contain a programme of implementation and a timetable to cover construction, after construction but prior to the opening of each phase of the Gedling Access Road and then after each phase is brought into use. Public transport shall be managed and accessed in accordance with the approved details”.*
- 5.10 Applicants submission – A ‘Public Transport Strategy’ has been submitted in support of the application and identifies the bus routes affected, mainly along Mapperley Plains and Burton Road/A612 Nottingham Road. Bus operators impacted by road works/closures will be informed 56 days in advance to minimise disruption. Two bus stops will need to be relocated on Mapperley plains once the works are completed and 7 stops temporarily affected during construction will remain operational through re-routing 100/N100, as well as 607/608 utilising a bus turning circle to turnback and continue along Burton Road.
- 5.11 Officer Assessment – Impacts on public transport will be limited with minor re-routing of vehicles during construction and the re-siting of two bus stops once the works are complete. The details as submitted are acceptable and it is therefore recommended that the details are approved
- 5.12 Condition 7 – *“Prior to the commencement of site clearance of Phase 1, and prior to the commencement of site clearance of Phase 2, there shall be submitted to and approved in writing by the Borough Council written details of any temporary security lighting/floodlighting (together with a lux plot of the*

estimated luminance) to be installed during the construction of that phase, which shall be designed, located and installed so as not to cause a nuisance to users of the highway. The security lighting/floodlighting shall be implemented in accordance with the approved details and shall be removed prior to the opening of phase 1 and phase 2 of the Gedling Access Road”.

- 5.13 Applicants submission – A document titled ‘Temporary Lighting’ has been submitted with the application and includes drawings showing the lux levels at four key areas, Mapperley Plains, the five island roundabout (Arnold Lane), Lambley Lane and the A612/Burton Road. The hours of operation for construction are identified as 07:00-18:00 Monday to Friday and 07:00-13:00 on Saturdays.
- 5.14 Officer Assessment – Some form of temporary lighting will be required at the main junctions to ensure the highway network is appropriately lit. Lux levels appear relatively low and should not have an adverse impact upon the amenity of the area or ecology. It is therefore recommended that the details are approved.
- 5.15 Condition 11 – *“Prior to the commencement of site clearance of Phase 1 and prior to the commencement of site clearance of Phase 2, a written Highway Design Code shall be submitted to and approved in writing by the Borough Council. The Design Code shall cover the operational phase of Phase 1 and Phase 2 and shall include detailed coding for the: (1) street type/function; (2) the principal dimensions of the Gedling Access Road for each phase of development including specific details of boundary treatments, details of sight lines (visibility splays and gradients) at junctions onto and off the Gedling Access Road for each phase, and details of the Gedling Access Roads gradients and the design of embankments and their gradients in relation to each phase of development; (3) junctions and types of traffic calming; (4) treatment of major junctions, bridges and public transport links; (5) street lighting and street furniture specifications and locations; (6) specifications for tunnels and details of the locations that they are to be provided at in order to assist the movement of fauna within the surrounding area; (7) specifications, including locations of trees and planting adjacent to the highway, and details for the long term management of such planting together with maintenance schedules covering a minimum period of 25 years; (8) specifications and location of drainage and rainwater run off systems, including SUDS; (9) routeing and details of public utilities; (10) arrangements for maintenance and servicing including refuse collection/bin storage; (11) a strategy to enable the periodic review and, if necessary, revision of the Design Code once Phase 1 and Phase 2 are operational. The Highway Design Code shall be implemented in accordance with the approved details”.*
- 5.16 Applicants submission – A document titled ‘Highway Design Code’ has been submitted in support of the application and identifies all key areas outlined by the above condition. Details include drawings showing the engineering make up of roads, landscaping and drainage layout, including ponds. Features of note include the road width to be 7.3m (for the single carriageway aspect), a climbing lane some 900m long from the junction with Burton Road, signalised junctions at either end, two roundabouts, one toucan and a pedestrian crossing, and a footway along its length.

- 5.17 Officer Assessment – The document submitted is comprehensive in detail and the Highway Authority, Nottinghamshire County Council, are content with the information submitted. Furthermore, final details would need to be approved through an application to the County Council under S278 and S38 of the Highways Act. It is therefore recommended that the details are approved.
- 5.18 Condition 12 – *“Prior to the commencement of site clearance of Phase 1 and prior to the commencement of site clearance of Phase 2, there shall be submitted to and approved in writing by the Borough Council a full written Arboricultural Impact Assessment and Tree Constraints Plan for each phase of development which shall indicate the loss of trees required to facilitate the Gedling Access Road and a full planting mitigation solution and shall set out a programme of implementation and timetable for the provision of mitigation measures and their removal if appropriate. The Arboricultural Impact Assessment and Tree Constraints Plan to be submitted in writing shall detail and consider all supporting infrastructure, such as underground utilities, drainage proposals, street lighting, safety cameras and signage that will be required within the Gedling Access Road and the location of such structures within the red line plan defining the boundary of this Gedling Access Road planning application hereby approved. The Tree Constraints Plan shall be implemented in accordance with the approved details for the duration of that phase of the construction period and the proposed mitigation measures shall be implemented in accordance with approved details”.*
- 5.19 Applicants submission – An ‘Arboricultural Impact Assessment and Tree Constraints Plan’ has been submitted in support of the application and makes reference to the original arboriculture survey and tree constraints plan. A total of 7 drawings have been submitted identifying specific trees that require protection during construction and those that need to be removed to facilitate the GAR.
- 5.20 Officer Assessment – The Tree Officer has reviewed the document and concluded that the mitigation is acceptable to ensure retained trees are duly protected and also additional planting would supplement those that are to be retained. There will, undoubtedly, be a significant reduction in the number of trees but the majority appear to be self-set. Drawing have been supplied to identify those that are to be protected as well as a landscaping scheme that identifies a woodland mix along the edge of the road, including Field Maple, Silver Birch and Hazel. The details as submitted are considered to be acceptable and it is therefore recommended that the details are approved.
- 5.21 Condition 13 – *“Prior to the commencement of site clearance of Phase 1 and prior to the commencement of site clearance of Phase 2 there shall be submitted to and approved in writing by the Borough Council a written landscape plan for that phase of the site. The detailed plans and particulars to be submitted shall include details of the size, species, positions and density of all trees, ground cover flora and shrubs to be planted, which shall consist of native species, ideally of local provenance where possible, and shall include details of existing trees to be felled and retained. A written programme and timetable for the implementation of the landscaping scheme shall also be*

submitted as part of the landscape plan. The landscaping scheme shall be implemented in accordance with the approved details, which shall be retained for the lifetime of the development”.

- 5.22 Applicants submission – Detailed landscape drawings have been submitted that show the location, size and species of trees to be planted along the length of the access road. This also includes details toward the periphery of roundabouts as well as around retention basins associated with the road.
- 5.23 Officer Assessment – Details as submitted appear acceptable with boundary treatments a mixture of vehicle restraint system, post and rail fencing, hedging and an acoustic barrier. There are also various types of woodland planting and low level shrubs along the site boundary to create a green corridor. Taking into account the details as outlined on the submitted landscape drawings, the details as submitted are considered to be acceptable and approval is recommended
- 5.24 Condition 15 – *“Prior to the commencement of site clearance of Phase 1 and prior to site clearance of Phase 2, a written methodology for undertaking a noise assessment shall be submitted to and approved in writing by the Borough Council. A noise assessment shall then be carried out in accordance with the approved details and findings of the noise assessment together with mitigation measures, a programme of implementation and the length of time that measures are to be retained for shall be submitted in writing to and approved in writing by the Borough Council prior to the commencement of site clearance of Phase 1 and prior to site clearance of Phase 2. The mitigation measures and programme of implementation shall cover the period of construction, after construction and prior to the opening of each phase and once each phase has become operational. The mitigation measures shall be implemented in accordance with the approved details”.*
- 5.25 Applicants submission – A ‘Noise Modelling Update and Mitigation’ document has been submitted in support of the application and identifies that additional screening is required over and above that initially identified. This would be in the form of acoustic fencing some 2-2.5m tall and is required to protect both amenity and ecology.
- 5.26 Officer Assessment – The noise report identifies that, in particular, a large amount of additional acoustic screening is sought toward the Mapperley Plains end of the GAR. However, the visual impact of such screening in close proximity to the GAR is considered to be detrimental to the visual amenity of the area. It is also apparent that given the GAR will be raised above the existing ground level any increase in noise to dwellings at a lower level would be marginal. Weighing these matters in the round it is considered that removing the acoustic fencing toward the Mapperley Plains junction would be acceptable, as identified on updated landscape drawings. A further section of screening was also proposed in close proximity to the former railway tunnel entrance due to possible impacts on ecology, notably bats. However, due to the change in levels and planting that is proposed, combined with the detrimental impact on the visual amenity of the area from the erection of a large acoustic barrier, the fencing is proposed to be removed in this location too. In all other respects, the acoustic fencing is proposed to remain toward

the Burton/Nottingham Road end of GAR. This will ensure that the amenity of nearby residential properties is respected and, all but for a section of the road in close proximity to Gedling House and on the opposite side of the road, there will be a set-back of the acoustic fence with planting to the front to visually soften the barrier. Taking into account the above it is considered that, following changes made to the acoustic barrier, the character of the area will be respected along with the aural amenity of local residents.

- 5.27 *Condition 21 – “Prior to the partial demolition and rebuilding of the garden wall for Gedling House, a full recording of the existing wall along with a written specification and method statement for its demolition and precise details of the location and materials for the erection of the proposed new wall together with a programme of works and a timetable for the construction of the new wall shall be submitted in writing to and approved in writing by the Borough Council. The scope of mitigation must include a comprehensive scheme of repair of the garden wall in addition to the basic re-building of the demolished east wall. Phase 2 of the Gedling Access Road in the vicinity of the wall and the erection of the new wall shall be implemented in accordance with the approved details”.*
- 5.28 Applicants submission – An Historic Buildings record has been submitted in support of the application along with elevation drawings of how the alignment and design of the Walled Garden will alter. Listed Building Consent has been granted for the works in the past and the details are being considered under 2019/0837.
- 5.29 Officer Assessment – The details submitted are acceptable and are the same as proposed under 2019/0837. The Conservation Officer has not raised concern with the Listed Building application and the works proposed, when weighed against the wider public benefit of the GAR, are considered to be acceptable.
- 5.30 *Condition 22 – “The development will require the diversion of a public right of way (Carlton Footpath No.2) and no part of the development hereby permitted or any temporary works or structures shall obstruct the public right of way until a Diversion Order has been secured and the diversion has been constructed in accordance with a detailed design and specification which shall be submitted to and approved in writing by the Borough Council”.*
- 5.31 Applicants submission – A document titled ‘Footpath Diversion’ identifies that under the Highway Act 1980, an application has been made to divert the footpath taking into account the GAR. The application proposed the stopping up of the footway affected by the GAR and its realignment to include a safe crossing way with a signal controlled puffing crossing.
- 5.32 Officer Assessment – The above mentioned Order has been secured and the mitigation is acceptable with regard to condition 22.
- 5.33 Other Matters – Matters raised by an Objector relate to highway concerns and the volume of traffic that will be affected by the proposal to the top of Gedling Hill (Road). However, the application will not impact the volume of traffic along this section of road. Furthermore, matters of street signs and

enforcement of existing speed limits is not pertinent to this application rather a matter for the County Council and Police respectively. The matters raised in this objection are not considered to be material to the determination of this application to discharge planning conditions pursuant to permission 2015/1033.

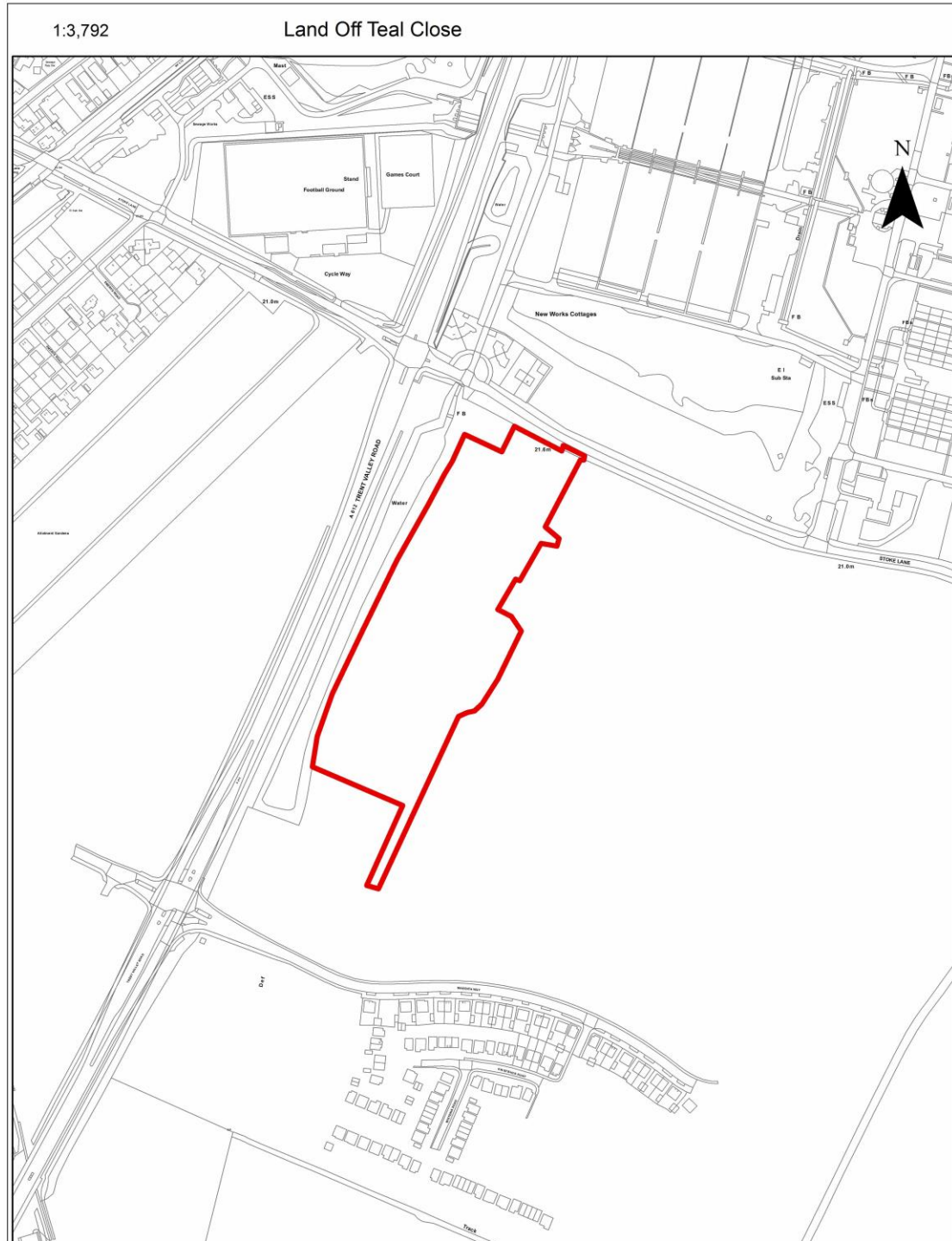
6.0 **Conclusion**

- 6.1 The information submitted pursuant to conditions 4, 5, 6, 7, 11, 12, 13, 15, 21 and 22 of planning permission 2015/1033 is considered to be acceptable, subject to the details as submitted being implemented. It is therefore recommended that the details be approved and the conditions discharged.

Recommendation: Discharge conditions 4, 5, 6, 7, 11, 12, 13, 15, 21 and 22 of Planning Permission 2015/1033



Planning Report for 2019/0614



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

Application Number: 2019/0614

Location: Land Off Teal Close Netherfield

Proposal: Approval of reserved matters in relation to appearance, landscaping, layout and scale of the trade park and unit 1 of the employment area pursuant to outline planning permission 2017/0999.

Applicant: AC Lloyd Holdings Ltd.

Agent: Pegasus Group

Case Officer: Kevin Cartwright

1.0 Site Description

1.1 The site forms part of the Teal Close development which has outline planning permission (reference 2013/0546 which has been varied by permission 2017/0999) for residential development (up to 830 units), employment uses (Use Classes B1/B2/B8), a community hub (Use Classes A1-A5 and D1), primary school, hotel (Use Class C1), care home (Use Class C2), playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures.

1.2 The site is bounded by the A612 Colwick Loop Road to the west and Stoke Lane to the north.

1.4 The site is part of the area identified for employment uses within the masterplan associated with the outline planning permission. To the east of this application site is the remainder of the employment land which is currently the subject of reserved matters planning application 2019/0615.

1.5 To the south of the application site is an area of land identified as a local centre within the masterplan and is the subject of reserved matters planning application 2019/0613 which proposes a public house, commercial/retail terrace and children's day nursery. A sixty-six bed care home has also recently approved by planning permission 2019/0451.

2.0 Relevant Planning History

- 2.1 2013/0546 - Outline planning application comprising residential development (up to 830 units), employment uses (Use Classes B1/B2/B8), a community hub (Use Classes A1-A5 and D1), primary school, hotel (Use Class C1), care home (Use Class C2), playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures approved subject to a S106 agreement. – Approved 30th June 2014.
- 2.2 2017/0999 - Variation of Conditions 32, 33 & 35 and removal of Condition 34 attached to outline planning application No. 2013/0546 comprising residential development (up to 830 units), employment uses (use classes B1, B2, B8) a community hub (use classes A1-A5 and D1) primary school, hotel (use class C1), care home (use class C2) playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures – Approved 28th February 2018.
- 2.3 2017/0800 - Reserved Matters Application for the erection of 199 dwellings (C3), including 10 affordable units, and the associated infrastructure including landscaping, community uses/changing rooms (D2), playing pitches, a NEAP and public open space and an ecological park. – Approved 2nd March 2018.
- 2.4 2018/0951 - Variation of conditions 32 (highway works), 33 (highway works) & 35 (footway/cycleway works) on outline planning permission reference 2017/0999 – Pending
- 2.5 2018/1189NMA - Non Material Amendment - amendment to the wording of Condition 10 (flood risk measures) on outline planning permission reference 2017/0999. – Approved 19th February 2019.
- 2.6 2018/1063NMA – Non-material amendment to Condition 2 of planning permission 2017/0999 to amend the landscape buffer zones prescribed by parameters plan DE76_014. Approved 30th November 2018.
- 2.7 2019/0060NMA - Non Material Amendment to reserved matters approval 2017/0800 - mid-terraced Yarm house type replaced with Bickleigh house type and end terrace Bickleigh house type replaced with Yarm house type, changes to feature plots and amendments to road layouts – Approved 22nd May 2019.
- 2.8 2019/0208NMA - Non Material Amendment - amendment to the wording of Condition 10 (flood risk measures) on outline planning permission reference 2017/0999 – Pending.
- 2.9 2019/0374 - Variation of Conditions 2 (approved plans), 7 (parameters plan written statement), 10 (flood risk), 28 (highway works), 30 (highway works), 31 (highway works), 32 (highway works), 33 (highway works) and 35 (footway/cycleway) on planning permission reference 2017/0999 – Pending

- 2.10 2019/0529 - Formation of access and enabling works including drainage and earthworks in relation to the local centre and employment uses –Approved 18th September 2019.
- 2.11 2019/0613 - Approval of reserved matters in relation to access, appearance, landscaping, layout and scale of the Local Centre comprising of Public House, Commercial/Retail Terrace and Children’s Day Nursery pursuant to outline planning permission 2017/0999- Pending
- 2.12 2019/0615 - Approval of reserved matters in relation to appearance, landscaping, layout and scale for the development of the employment area (6no. employment units) pursuant to outline planning permission 2017/0999 – Pending
- 2.13 2019/0131 – Approval of reserved matters for the erection of a 1-form entry primary school with a 26 place nursery pursuant to outline planning permission 2017/0999 – Pending.
- 2.14 2019/0451 – Full planning permission for the construction of a Sixty-six bedroom Care Home with associated access, parking and landscaping – Approved 5th August 2019.

3.0 Proposed Development

- 3.1 The application proposes the erection of 14no. trade counter units arranged in two terraces and 1no. detached industrial warehouse unit. It is a reserved matters application pursuant to outline planning permission 2013/0546 as varied by permission 2017/0999.
- 3.2 The detached industrial/warehouse unit would have an internal floor area of 2782.4 m² and the trade counter units providing 4905.2m² giving a total floor space of 7,687.6m².
- 3.3 The detached unit adjacent to Stoke Lane would have a ridge height of 12m. The row of trade counters nearest to the Colwick Loop road would have a ridge height of 9.5 m and the smaller row of trade units to the south-east would have a ridge height of 8.4m.
- 3.4 The units would have a traditional commercial appearance constructed of profiled grey cladding.
- 3.5 The units would be served via the vehicular access from Stoke Lane with parking and turning for both deliveries and customers within the site.
- 3.6 Along the A612 there would be a landscaped buffer around the periphery of the site in the form of a 22m landscape buffer between the existing drainage pond the site. To the south of Stoke Lane there would be a 30m landscape buffer which would include a belt of 10m woodland planting

4.0 Consultations

- 4.1 A press notice was published, a site notice displayed and neighbour notification letters posted. No letters of objection have been received.
- 4.2 Stoke Bardolph Parish Council – The continued development of Teal Close will have little impact on the old village.
- 4.3 Environment Agency – The submitted site plan shows the finished floor levels of the proposed development to be 20.66 AOD at a minimum which is in line with condition 9 of planning approval 2017/0999 as all development in this proposal is classed as less vulnerable to flood risk. The Environment Agency has no formal comments to make on this application.
- 4.4 LLFA – Based on the submitted information no objection and can recommend approval of the reserved matters application. Any surface water management conditions on the outline approval will still require discharging.
- 4.5 Parks & Street Care – No comments to make.
- 4.6 Highways – No objection subject to a condition requiring the parking and turning areas to be available before the units are brought into use.
- 4.7 Scientific Officer (Contamination) – Issues relating to contamination are the subject of conditions of outline planning permission 2017/0999.
- 4.8 Scientific Officer (Air Quality) – No objection subject to the provision of EV charging points, Construction Emissions Management Plan and Low Emissions Travel Plan.

5.0 Assessment of Planning Considerations

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that ‘if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise’.
- 5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2018 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

6.0 Development Plan Policies

- 6.1 The following policies are relevant to the application:
- 6.2 National Planning Policy Framework 2019

Sets out the national objectives for delivering sustainable development. Section 4 (Promoting Sustainable Transport) Section 11 (Making effective use of land) and 12 (Achieving well-designed places) are particularly relevant.

6.3 Adopted Core Strategy 2014 the following policies are relevant

- Policy 10 – Design and Enhancing Local Identity and;

6.4 Local Planning Document (Part 2 Local Plan) The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policy to the determination of this application is as follows:

- LPD32: Amenity
- LPD57: Parking Standards
- LPD61: Highway Safety.

6.5 Other Guidance

Parking Provision for Non Residential Developments – Appendix D of the adopted Local Planning Document Part 2 Local Plan sets out parking standards for business uses.

7.0 Planning Considerations

Principle of development

7.1 The principle of development on this site has been approved under application 2013/0546 and the subsequent Section 73 application 2017/0999. Accordingly, the matters for consideration as part of this current application relate to appearance, layout, scale and landscaping of the proposed employment units only.

Appearance

7.2 The simple design of the units and materials used, profiled metal sheeting, are commonly associated with modern commercial units. The units have been designed to provide flexible floorspace to meet the ongoing needs of a range of future occupiers.

7.3 Units 1-5 and 14 have a shallow pitched roof with an eaves height of 6m and a ridge height of 8.4m. Units 6-13 would have a mono-pitched roof with an eaves height of 6m and a ridge height of 9.5m.

7.4 Each unit would be finished with profiled cladding with sections of glazing to the front to introduce light into the reception areas. Contrasting colours are proposed to break up the elevations of the units and create interest along the frontage.

7.5 It is considered that the proposal consists of a high quality design and is fully in compliance with the National Planning Policy Framework and Aligned Core Strategy Policy 10.

Layout

- 7.6 The proposed units consist of a detached building located towards the northern end of the site aligned parallel with Stoke Lane with the parking and servicing area behind and 14no. trade counter units.
- 7.7 The trade counter units would be arranged in two parallel rows to the south of the detached unit. Parking and servicing would be located between the rows of units.
- 7.8 The layout of the buildings predominantly screening the car parking and servicing areas coupled with the landscaping around the site would ensure that the development is acceptable from a visual amenity perspective.
- 7.9 The access to the development off Stoke Lane is established by the grant of outline planning permission which approved this arrangement. Whilst the Highway Authority raised initial concerns in relation to parking, this has been addressed by the submission of a plan demonstrating appropriate parking and turning within the site for the proposed units.
- 7.10 Unit 1 has a total of 56 spaces. This equates to one car space per 50m² and accords with the car parking provision for industrial uses set out in the Council's non-residential car parking in Appendix D of the adopted Local Planning Document.
- 7.11 The trade counter units have a mix of dedicated spaces and a shared customer parking area. In total 109 spaces are provided. This is double that required for B8 uses. This again accords with our non-residential parking standards as set out in in Appendix D of the adopted Local Planning Document.
- 7.12 It is considered that the proposal consists of a high quality design and is in compliance with the National Planning Policy Framework, Aligned Core Strategy Policy 10, LPD57 and LPD61 and Appendix D of the LPD.

Scale

- 7.13 The detached unit adjacent to Stoke Lane would have a ridge height of 12m. The row of trade counters nearest to the Colwick Loop Road would have a ridge height of 9.5 m and the smaller row of trade units to the south-east would have a ridge height of 8.4m.
- 7.14 These heights are considered to be appropriate for the type and design of buildings and accords with the approved parameters plan of outline planning permission 2017/0999.
- 7.15 The nearest existing residential properties are located to the north and are separated from the application site by Stoke Lane. This coupled with the set back of the Unit 1 and the proposed landscaping buffer would ensure that there would be no significant impact on the amenity of neighbouring occupiers from the development from loss of light or through overbearing.

- 7.16 To the east of the trade counter units would be further residential properties that are the subject of reserved matters application 2019/0152. The landscaping buffer between these units and the nearest residential properties coupled with the proposed 4m acoustic fence adjacent to the car parking/servicing area to the trade counter units would ensure no significant impact on the amenity of the future occupiers of the residential development from loss of light or through overbearing.
- 7.17 It is considered that the proposal is in compliance with Aligned Core Strategy Policy 10 and LPD32.

Landscaping

- 7.18 In accordance with the approved masterplan for the site there would be a significant landscaped buffer around the boundary of the site adjacent to the Colwick Loop Road and Stoke Lane.
- 7.19 This landscaping would comprise a mix of tree and shrub planting and incorporate the retention of the existing hedgerow along the Colwick Loop Road and Stoke Lane.
- 7.20 To the east of the site there would be a landscaping buffer between the trade counter units and the nearest residential properties. This would ensure that that the development would be effectively screened and assimilate with its surroundings.
- 7.21 The proposal therefore complies with the objectives of the National Planning Policy Framework and Aligned Core Strategy Policy 10.

Other Matters - Air Quality

- 7.22 The application site falls within the wider Teal Close development site which has an approval for residential development, a school, local centre and commercial uses. The outline permission secured a contribution towards air quality monitoring. It is considered that any issues regarding this quantum of development has already been captured by the outline consent and it would be unreasonable to request further information in this regards. It is considered unreasonable for the development to require the implementation of a travel plans and the provision of EV charging points within the car park as this is a reserved matters application in relation to appearance, landscaping, layout and scale only.
- 7.23 Noting the request from our Scientific Officer for a condition in relation to the submission of a Construction Emissions Management Plan (CEMP), condition 24 of outline planning permission 2017/0999 requires, prior to the commencement of each phase, the submission and approval of a CEMP. As this application is a reserved matters approval pursuant to this outline it is not necessary to duplicate this condition.

8.0 Conclusion

- 8.1 The proposed development would be of a scale, layout, appearance and landscaping that would be appropriate in the context of the surrounding area and would not have an adverse impact upon visual amenity or residential amenity. The proposal is therefore considered to meet with the objectives of the National Planning Policy Framework, Aligned Core Strategy Policy 10, Local Planning Documents Policies LPD32, LPD57, LPD61 and Appendix D of the adopted Local Planning Document.

Conditions

- 1 This permission shall be read in accordance with the following plans: Site Location Plan Dwg No. 18-036-SGP-AA-ZZ-DR-A-0900 Rev A. Site Layout and external finishes plan Dwg No. 18-036-SGP-AA-ZZ-DR-A-0901 Rev A. Unit 1 Elevations Dwg No. 18-036-SGP-A3-ZZ-DR-A-0960. Unit 1 Ground Floor and Roof Plan Dwg No. 18-036-SGP-A3-ZZ-DR-A-9022. Trade Counter Units 1-5 and 14 Elevations Dwg No. 18-036-SGP-A1-ZZ-DR-A-0960. Trade Counter Units 1-5 and 14 Ground Floor and Roof Plan Dwg No. 18-036-SGP-A1-ZZ-DR-A-0920. Trade Counter Units 6-13 Elevations Dwg No. 18-036-SGP-A2-ZZ-DR-A-0961 Rev A. Trade Counter Units 6-13 Ground Floor and Roof Plan Dwg No. 18-036-SGP-A2-ZZ-DR-A-0921 Rev A. The development shall thereafter be undertaken in accordance with these plans
- 2 The approved landscaping as shown on Drawing Refs: Phasing Plan - A, Phasing Plan - B and Phasing Plan - C shall be carried out in the first planting season following the first occupation of that particular phase of development. If within a period of five years beginning with the date of the planting of any tree, hedge, shrub or seeded area, that tree, shrub, hedge or seeded area, or any tree, hedge, shrub or seeded area that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree, shrub or seeded area of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Local Planning Authority.
- 3 The acoustic fence as shown on Site Layout and External Finishes Plan Drawing No. 18-036-SGP-AA-DR-A-0901 Rev A shall be constructed on site prior to the Trade Counter Units T1-T14 being brought into use. The acoustic fence shall thereafter be retained for the life of the development.
- 4 The parking, turning and servicing areas for each phase of development as shown on the approved Phasing Plan A, Phasing Plan B and Phasing Plan C shall be provided in accordance with the approved plans prior to the occupation of any unit(s) within that phase.

The parking, turning and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall thereafter be retained for the life of the development.
- 5 The cycle stores as shown on Site Layout and External Finishes Plan Dwg No. 18-036-SGP-AA-ZZ-DR-A-0901 Rev A shall be constructed and available

for use prior to unit(s) that they serve are brought into use. The cycle stores shall be retained for the life of the development.

- 6 The external surfaces of development hereby permitted shall be undertaken in accordance with the following materials: Roof - Profiled steel cladding in Goosewing Grey (RAL 7038) with contrasting eaves/verge flashings in Wedgewood Blue (RAL 220 50 15), with matching rainwater goods. Walls - Profiled cladding in Albatross (RAL 240 80 05) and Pure Grey (RAL000 55 00) with feature flashings in Ardenne (RAL 7022) Windows and glazed entrance doors - Polyester powder coated frames in Ardenne (RAL 7022) Loading doors Insulated sectional overhead doors in Wedgewood Blue (RAL 220 50 15) unless otherwise agreed in writing by the Local Planning Authority.

Reasons

- 1 To define the permission, for the avoidance of doubt.
- 2 In the interests of visual amenity.
- 3 Reason: To protect the amenity of neighbouring occupiers.
- 4 Reason: In the interests of Highway safety.
- 5 Reason: To ensure a satisfactory form of development.
- 6 Reason: In the interests of visual amenity.

Reasons for Decision

The scale, layout, appearance and landscaping would be appropriate in the context of the surrounding area and would not have an adverse impact upon visual amenity or residential amenity. The proposal is therefore considered to meet with the objectives of the National Planning Policy Framework, Aligned Core Strategy Policy 10 and Local Planning Document Policies 32, 57, and 61 and Appendix D of the adopted Local Planning Document.

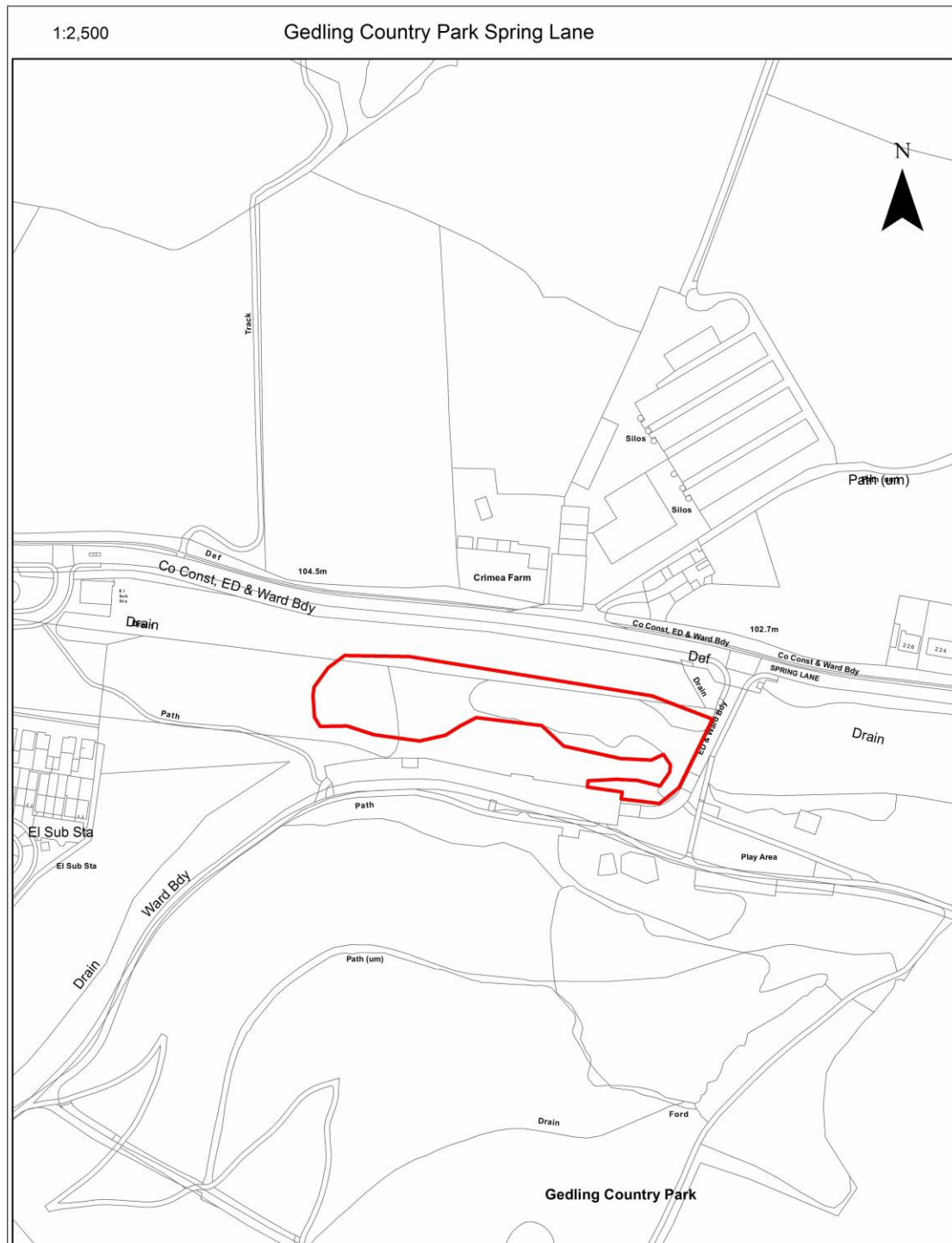
Notes to Applicant

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2018). Amendments were secured to address matters arising from comments made by the Highways Authority.

The applicant is advised that any trade counter use on site should be ancillary to B1, B2 and B8 uses.



Planning Report for 2019/0752



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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Serving People Improving Lives

Date: 25/10/2019

Report to Planning Committee

Application Number: 2019/0752

Location: Gedling Country Park Spring Lane Gedling

Proposal: Creation of 100 additional car parking spaces. New connecting footpaths, landscaped bunds, and SUDS drainage system.

Applicant: Gedling Borough Council.

Agent:

Case Officer: Paula Daley

The applicant is Gedling Borough Council and therefore, in accordance with the Council's Constitution, this application has been referred to Planning Committee.

1.0 Site Description

- 1.1 The application site relates to an area of land within the Gedling Country Park, which covers an area of approximately 110 hectares. The Country Park provides a number of recreational facilities such as a visitor's centre, picnic areas, walks and play areas. The existing visitors' car park provides approximately 100 car parking spaces and is accessed from Spring Lane.
- 1.2 The Gedling Country Park is located within an area identified for the protection of open space under policy LPD20 of the Gedling Local Plan Document (Part 2) 2018.
- 1.3 The application site extends to 0.69ha and presently incorporates primarily dense scrub and grassland including an existing butterfly bund. An existing drainage ditch extends along the northern and eastern boundary. To the north is further scrub land and hedging and tree planting separates the site from Spring Lane. The site is separated from the internal access road and car park by a post and rail fence.
- 1.4 The nearest residential property is located to the north of the site on Spring Lane and forms part of Crimea Farm.

2.0 Relevant Planning History

- 2.1 2012/1456 – Creation of a country park, including a new access road, car park for 40 spaces and surfaced paths. Conditional Consent 11/04/2013
- 2.2 2013/1387 - Variation of Conditions 2, 3, 23 and 24 and the removal of conditions 7, 10 and 12 attached to application no. 2012/1456.
- 2.3 2014/0650 – To allow the change of use of land from public car park (sui generis) to a pitch for the siting of an ice cream van (A1 use). Conditional Consent 10/07/2014
- 2.4 2015/0028 - Erection of two pit tubs on either side of the entrance to Gedling Country Park at Spring Lane. Conditional Consent 03/02/2015.
- 2.5 2015/0954 – Create snack van hardstanding area in Gedling Country Park. Conditional Consent 20/10/2015
- 2.6 2015/1228 – To allow the installation of a climbing unit in the Junior Play area at Gedling Country Park, off Spring Lane, Gedling. Conditional Consent 26/11/2015
- 2.7 2016/0788 – Erection of a Visitors Centre for Country Park (sui generis) comprising Cafe and WC building; associated landscaping and external works; new paths; foul and surface water drainage provision; site lighting; external air source heat pump condenser compound; and removal of trees. Creation of 36 space car park / 2 space coach parking and turning; and retention of existing 64 space car parks. Conditional Consent 25/08/2016
- 2.8 2016/1062 - Variation of Condition 2 (2016/0788): Erection of visitors centre for country park (sui generis) comprising cafe and WC building, associated landscaping and external works, new paths, foul and surface water drainage, site lighting, external air source heat pump condenser compound, and removal of trees. Creation of 36 space car parking and 2 space coach parking and turning, retention of existing 64 space car parks. Conditional Consent 24/02/2017
- 2.9 2017/0581 - Retention of new 36 space car park to replace provision previously approved as part of application 2016/0788. Conditional Consent 04/07/2017
- 2.10 2017/0619 - The erection and operation of two CCTV columns. Conditional Consent 20/07/2017.
- 2.11 2017/0636 - 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). Conditional Consent 20/07/2017.
- 2.12 2017/0958 - Variation of Condition 2 (planning application 2017/0636) to extend the opening hours of cafe. 20/04/2018.
- 2.13 2018/0033 - Removal of condition 24 of planning approval 2013/1387. Hours of use for access point. Conditional Consent. 13/03/2018.

3.0 Proposed Development

- 3.1 This application seeks consent for the creation of a new 100 space car park to serve the Gedling Country Park. The site is located to the north of the existing visitor centre and the existing car park. The proposed car park will be accessed via the main Gedling Country Park entrance off Spring Lane. The car parking will be formed in a permeable ground reinforcement paver system and filled with hard angular stone and contained within a tantalised timber edge restraint. Each space measures 5m x 2.5m and will be defined by integrated white coloured parking marker blocks.
- 3.2 The proposal also incorporates a new surface water Sustainable Urban Drainage System which will return all surface water into the existing drainage ditch system which runs along the northern boundary of the application site via a narrow filter drain construction.
- 3.3 The layout proposes a new internal footpath that links the new car park to the existing car parking area to the south. This will be formed in permeable ground reinforcement paver system in green colour. With the exception of a small section at between the existing road way and the sites vehicular entrance, the existing post and rail fencing will remain. A new timber knee rail is proposed along the western, southern and partial eastern boundary of the main car parking area.
- 3.4 The land will be regraded between the existing and proposed car park and reseeded with a native wildflower/grass mix. New landscaping bunds are proposed to the north and west of the car park and British native wildflower meadow will be established on the new landscape bunds to support local wildlife and to compensate for the loss of dingy skipper butterfly habitat in accordance with the recommendations of the Preliminary Ecological Appraisal submitted with the application. The existing butterfly bund to the north will be increased in height to improve ecology and also provide additional visual screening.

4.0 Consultations

- 4.1 Neighbouring properties were notified and a Site Notices was posted near to the site. A press notice was also published.

One objection has been received and comments can be outlined as follows:

- Disagrees with the Design and Access Statement regarding neighbour consultation and they found out via the application consultation letter.
- Car park has been extended twice and need for more parking is exaggerated. In past parking issues on Spring Lane on a Saturday morning due to Park Run only. Since double yellow lines no problems have been experienced.
- Vehicles too high to get under barrier to car parking park in adjacent farm access.
- Another car park planned to south side. Questions what has happened to this? More practical to spread the parking instead of 200 spaces off a country road.

- Park is overcrowded and increasing parking will increase congestion on Spring Lane.
- Impact upon the environment and wildlife, encouraging people to drive to the park creating pollution, fumes, noises, litter.
- Questions the funding sources and value.
- Questions whether another building is planned.
- Previous applications for a car park states that the visual impact would be moderate to adverse during construction and slightly adverse after completion. The car park was planned far away from houses and recommended hedge planting which hasn't been completed.
- Dwelling is 66m from the car park and bund will not disguise the cars from view and it will be an eyesore.
- Concern regarding increase in noise from the car park which will be used late at night if the gate is left open.
- This location was planned before and abandoned and car parking added to the car park that were already there. Much better location.
- The site is an abandoned area that was supposed to be a butterfly bank. Looks more like a building site than a wildlife area.

4.2 Friends of Gedling Country Park

The proposed pedestrian footpath would be located close to a Yew tree planted on Remembrance Day 2016. Concern is raised that the tree may suffer damage during construction.

4.3 Gedling Borough Council Public Protection - Due to the historic use of the site, there is potential for land contamination issues. Therefore a condition is requested regarding the discovery of unexpected contamination during development.

4.4 Nottinghamshire County Highways – The Highway Authority considers that the layout of the car park look satisfactory so subsequently has no objections in principle to the proposal as it will help reduce the likelihood of vehicles being parked on-street in the vicinity of the Country Park.

4.5 Nottinghamshire County Council Policy - Whilst it is unfortunate that a small area of species rich grassland suitable for Dingy Skipper (butterfly) will be loss, a range of mitigation is proposed within the Preliminary Ecological Appraisal (PEA) and illustrated in various plans. The mitigation, compensation and enhancement recommendations as set out in section 6 of the PEA should be secured through a condition.

4.6 Nottinghamshire County Council Lead Local Flood Authority – No comments.

4.7 Severn Trent Water Limited – No foul proposed. Surface water to the ditch which we have no comment. Informative suggested.

4.8 Natural England - No comment

5.0 Development Plan Policies

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that ‘if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise’.

5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2019 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

5.3 The following policies are relevant to the application:

5.4 National Planning Policy Framework 2019

Sets out the national objectives for delivering sustainable development. Sections 8 (promoting healthy and safe communities), 12 (Achieving well-designed places), 14 (Meeting the challenge of climate change, flooding and coastal change), 15 (conserving and enhancing the natural environment) are particularly relevant.

5.5 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

Policy 12 – Local Services and Healthy Lifestyles – sets out that new, extended or improved community facilities will be supported where they meet a local need.

Policy 13 – Culture, Tourism and Sport – sets out that further provision of culture, tourism and sporting facilities will be supported where appropriate, existing cultural, tourism and sporting facilities will be protected and their further development will be supported.

Policy 16 – Green Infrastructure, Parks and Open Space – sets out that a strategic approach to the delivery, protection and enhancement of Green Infrastructure will be taken. The approach will require that existing and potential Green Infrastructure corridors and assets are protected and enhanced. Parks and open space should be protected from development and deficiencies addressed in part 2 Local Plans. Exceptions may be made if the development is a small part of the Green Infrastructure network and will not be detrimental to its function, or the development is a use associated with parks and open spaces or if none of the above apply the park or open space is shown to be underused or undervalued.

Policy 17 – Biodiversity – sets out the criteria to ensure that biodiversity is increased over the plan period by enhancing, protecting and restoring existing areas of biodiversity and seeking new biodiversity features.

5.6 Local Planning Document (Part 2 Local Plan)

The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:

Policy LPD 4: Surface Water Management – identifies that all development proposals should, wherever possible, include measures to pro-actively manage surface water including the use of appropriate surface treatments and Sustainable Drainage Systems in order to minimise the risk of flooding on the development site without increasing flood risk elsewhere.

Policy LPD11: Air quality – states that planning permission will not be granted for development that has the potential to adversely impact upon air quality unless measures to mitigate or offset have been incorporated.

Policy LPD 18 - Protecting and Enhancing Biodiversity – Proposals should be supported by an up to date ecological assessment. Any harmful ecological impacts should be avoided through the design, layout and detailing of development with mitigation, or compensation (including off-site measures) where other methods are not possible. Wherever possible, development proposals will be expected to take opportunities to incorporate biodiversity in and around development and contribute to the establishment and maintenance of green infrastructure.

Policy LPD 19: Landscape and Visual Impact - planning permission will be granted where new development does not result in a significant adverse visual impact or significant adverse impact on the character of the landscape.

Policy LPD 20: Protection of Open Space - planning permission will not be granted for development on land that is used, or was last used, as open space as shown on the Policies Map. Exceptions to this policy are set out within the policy and include:

- the development would enhance or improve the recreational or sporting potential or quality of the site;
- the proposed development is ancillary to the use of the site and would not have an adverse impact on how it is used;
- the development is for alternative open space use, the needs for which clearly outweigh the loss of the open space.

Planning permission will not be granted for development which would adversely affect access to open space and opportunities should be sought to protect or enhance those parts of the rights of way network that might benefit open space.

LPD 32: Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.

LPD61: Highway Safety - Planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all people.

6.0 The Principle of Development / Proposed Use

- 6.1 This planning application is for the erection a new 100 space car park to serve the Gedling Country Park including new connecting footpaths, landscaped bunds and a SUDS drainage system. The site is located within the existing Gedling Country Park on land currently comprising dense scrub, immature woodland and grassland. The site is presently fenced off with a post and rail fence and whilst the site could be accessed from certain points within the park, this section of the site is not open to the public or in a formal use.
- 6.2 At the heart of the NPPF there is a presumption in favour of sustainable development with paragraph 83 stating that decisions should support sustainable rural tourism and leisure developments which respect the character of the countryside. This should include the retention and development of accessible local services and community facilities, such as, open space.
- 6.3 Paragraph 96 of the NPPF states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Paragraph 97 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;
 - or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location;
 - or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
- 6.4 Policy 16.4 of the ACS also sets out that open space should be protected from development. Exceptions may be made where the development is a small part of the Green Infrastructure network and will not be detrimental to its function. Exceptions may also be made where the open space is underused or undervalued. Alternative scheme designs that have no or little impact should be considered before mitigation is provided. Significant weight should be given to ACS Policy 16.
- 6.5 The site is also protected under policy LPD20 of the Local Planning Document. LPD20 identifies that planning permission will not be granted for development on land that is used, or was last used as open space as shown on the policies map. Exceptions to this include where the proposed development is ancillary to the use of the site and would not have an adverse impact on how it is used or where it would enhance or improve the recreational quality of the site.
- 6.6 It is considered that the development of this site for a car park to serve the Gedling County Park would have a negligible impact on the enjoyment of the wider park and on the provision of open space. The area of land within the application site, is not currently in a formal use or open to the public. I also consider that the improvements sought through the scheme would further enhance the green infrastructure of the park and improve access for all the community in addition to reducing on street overspill car parking onto Spring

Lane. The proposed development would not have an adverse impact upon how the site is used and the development would enhance the parks attractiveness as a recreational destination through the provision of additional car parking.

- 6.7 The proposal would represent sustainable development in line with the guidance contained within the NPPF and significant weight should be attached to the benefits to the local community. The benefits to the community relate to the increased access and the continued long term viability of the Country Park making an important contribution to the health and wellbeing of the community. The car park would assist in supporting the provision of tourist and visitor facilities and in this regard, it is considered that the proposal has the potential to contribute positively for the benefit of the community. It is my view that the proposal therefore accords with the requirements of the NPPF, ACS Policy 16 and Policy LPD20 and accordingly the principle of development is acceptable.

7.0 Transport and Highways

- 7.1 The Design and Access Statement submitted with the application states that there is an urgent need for additional parking provision. During popular days and times, the existing car park becomes full causing parking on the adjacent roads and open spaces in an unmanaged and disruptive manner. The proposed additional car parking is therefore proposed to provide additional site managed public car parking. Furthermore, it is proposed to improve visitor access to the existing facility with an aim to encourage greater use of the Country Park.
- 7.2 The Design and Access Statement also states that the Gedling Country Park is also accessible from the Lambley Lane Recreation Ground. However this access is not accessible for people with mobility issues or pushchairs and therefore the proposed car park aims to increase accessibility into the park through the provision of additional car parking.
- 7.3 It is noted that the neighbour objection identifies that the car park has been extended twice and they consider that need for more parking is exaggerated, with parking only causing an issue during Park Run events on a Saturday morning and that this issue has been addressed since the double yellow lines have been installed.
- 7.4 The comments from Highways Authority are also noted which state that they have no objections in principle to the proposal and support the proposal as it will help reduce the likelihood of vehicles being parked on-street in the vicinity of the Country Park. The Country Park is an existing facility which generates a significant amount of traffic and the implementation of this development would increase the capacity of the car parking provision on the site with the potential to alleviate any existing on-street car parking in the immediate locality during peak times of use. It is therefore considered that the increase in onsite car parking provision could be seen as a planning gain alleviating existing on street car parking problems.

- 7.5 The proposed layout is acceptable from a highway perspective with each space measuring 5m x 2.5m and incorporating a 6m wide road to allow adequate manoeuvrability. The proposed car park is accessed via the existing main vehicular access into the Gedling Country Park which provides a safe and appropriate access.
- 7.6 In light of the Highways Authority's comments and the potential planning gain for this proposed development, it is considered that the proposal is acceptable from a highway perspective and is fully in accordance with policy LPD61.

8.0 Nature Conservation and Ecology

- 8.1 Paragraph 170 of the NPPF states that when determining planning applications, decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity should aim to conserve and enhance biodiversity.
- 8.2 It is noted that the site is not covered by any statutory nature conservation designations. The application is supported by a Preliminary Ecological Appraisal (PEA) dated June 2019 and this concludes that there was no rare or particularly notable habitats were present that are considered to be Habitats of Principal Biological Importance on Section 41 of the NERC Act 2006 or Priority Habitats on the national Biodiversity Action Plan. However, the site does provide good potential habitat for a variety of wildlife including the dingy skipper (butterfly) and nesting birds. They also provide foraging/commuting habitat and potential sett-digging habitat for badgers although it is considered unlikely that a badger set is presented within the area to be affected.
- 8.3 The development as proposed will involve the loss of scrubland, scattered trees and a small stand of immature woodland including the removal of scrub on the north-facing bank to the south of the new car park to facilitate the re-grading of the bank. The materials arising from the regrading of the bank will then be used to create a series of bunds to the west and north of the proposed car park to provide further quality habitat for dingy skipper and other invertebrates.
- 8.4 A series of measures are proposed within Section 6 of the PEA report to provide adequate mitigation, compensation and enhancement for the main potential impacts of the development. These include:

Mitigation

- Work area to be kept to a minimum and any grassland disturbed during the working phase to be re-instated.
- Any storage of plant or machinery to be on areas of hardstanding to avoid unnecessary disturbance to semi-natural habitats.
- No storage of materials, equipment or plant under the canopies of mature trees.
- Measures to protect common amphibians if found during construction.
- Measures of clearance by hand and good practices during construction to protect any commuting and foraging badgers.

- Lighting measures to protect bats.
- Clearance to be undertaken outside of bird breeding seasons (March to September).

Compensation

- Land to the north of the drainage ditch, should be permitted to develop naturally into dense, scrubby habitat in order to compensate for the loss of dense scrub on the north facing bank.
- 20 bird nesting boxes to be installed on mature trees in the woodland edge to the east of the car park.
- A series of bunds to be provided to the west of the new car park to compensate for the loss of dingy skipper habitat and provide habitats for the dingy skipper and other invertebrates.

8.5 One of the recommendations relates to lighting and the Applicants Agent has confirmed that no lighting is proposed.

8.6 It is considered that whilst the loss of habitat is unfortunate, the submitted Preliminary Ecological Appraisal identifies a series of mitigation and compensation measures to address the ecological impacts of the development. Subject to the full implementation of the measures outlined within Section 6 of the PEA Report, the application is acceptable and is in compliance with the policies within the NPPF and Core Strategy Policy 17 and LPD18.

9.0 Local Landscape and Visual Impact

9.1 Policy 10 of the Aligned Core Strategy and LPD 19 state that new development should protect, conserve or enhance landscape character in line with the Landscape Character Assessment. The application site falls within the Policy Zone MN013 – Gedling Colliery Green Space as identified in the Greater Nottingham Landscape Character Assessment (2009). The Landscape Character Assessment provides information on the ‘strength of character’ and ‘landscape condition’ of each Policy Zone. The ‘strength of character’ of a Policy Zone takes account of (i) the sense of place (ii) the distinctiveness of the pattern of features (iii) the quantity of distinctive features, and (iv) historic patterns of features and features that may have declined. The ‘landscape condition’ considers the state or intactness of landscape features and judgements have been made as to how the identified characteristics have a positive influence on the landscape. For Policy Zone MN013 Gedling Colliery Green Space, the landscape condition is defined as ‘moderate’ and the landscape character is ‘weak’.

9.2 The overall landscape strategy is ‘enhance and restore’ and it is recommended to:

- enhance and integrate the restored colliery spoil heap into adjacent open space through new linear planting;
- conserve and enhance the woodland planting on the restored land and promote new planting to integrate the area into the surrounding landscape;

- conserve and enhance the woodland surrounding the recreation ground and golf course to strengthen the enclosed wooded character of green space;
- enhance the disused railway track through management of the vegetation to ensure it fulfils its potential as a distinctive feature;
- conserve and enhance the long views from the higher grounds, using the highest land as a managed vantage point;
- conserve and enhance the condition of the hedgerows which surround the rough grassland fields through careful management and replacement planting where gaps are appearing;
- ensure development is in keeping with the existing character of built form including heights and materials;
- ensure new development does not protrude above the colliery tip to ensure it remains indistinct within the wider landscape.

9.3 It is considered that the development of the proposed car park would be well screened by the landform to the south, the existing trees and hedging to the north and would be screened from the west by existing landscaping. The application also provides new and enhanced landscaping bunds to the north and west of the site to further mitigate the landscape impact as well as providing ecological enhancements and compensation.

9.4 The landscape was historically defined by the former coal mining use and the Country Park has now been established in this location. There would be limited views of the car park from Spring Lane although I do consider that the design would complement its setting and the proposed landscape bunds provide additional mitigation and compensation. In light of the above it is considered that the proposal is acceptable in visually amenity terms and would be in accordance with policies 10 of the Aligned Core Strategy and LPD 19.

10.0 Local Residents / Amenity

10.1 The proposed new car park is located to the south of Spring Lane and some 30m from the northern boundary of the Gedling Country Park. The northern boundary of the Gedling Country Park is screened from Spring Lane by the existing hedging and tree planting with the nearest residential property that forms part of Crimea Farm being located to the north of Spring Lane. New and enhanced landscaping bunds are proposed to the north of the proposed car park which provides additional screening. Due to the separation distance and the existing screening between the proposed car park and the nearest residential property, it is considered that there will be no undue impact on the private amenity of neighbouring residential properties in the area that would justify a reason for refusal. Given the above, I consider the proposal to accord with all relevant aims of policy LPD32 and is acceptable in this regard.

11.0 Surface Water Drainage

- 11.1 The site is not located with a flood risk area, however, the Environment Agency Surface Water Flood Map indicates that the former Gedling Colliery site given its topography has a number of surface water flow routes and the proposal should incorporate sustainable drainage systems and features in accordance with ACS Policy 1 and LPD Policy 4 in order to control surface water runoff.
- 11.2 The proposal incorporates a sustainable urban drainage scheme that includes a permeable ground reinforcement paver system and drains under the car park that that will return all surface water into the existing drainage ditch system. It is considered that the proposal is acceptable and complies with ACS Policy 1 and LPD Policy 4.

12.0 Other issues

- 12.1 There is no requirement to consult with the occupier of neighbouring land prior to the submission of a planning application.
- 12.2 Questions regarding funding and whether the car park is value for money are not material planning considerations that should be given any weight in the determination of this application.
- 12.3 Comments regarding the fact that vehicles that are too high to get under the barrier to the site, parking in adjacent farm access, is a private legal matter and this application does not create or exacerbate this issue. Questions whether another building is planned is also not a material planning consideration for the determination of this application. Any future development proposals requiring planning permission will be subject to full public consultation and will be considered in the basis of its merits.
- 12.4 The comments raised by the Friends of Gedling Country Park in relation to the tree planted on Remembrance Day 2016 are noted and the Council's Park's and Street Care Service has confirmed that the tree will be protected during construction works.

13.0 Conclusions

- 13.1 At the heart of the NPPF is a presumption in favour of sustainable development, for decision making purposes this means approving development proposals that accord with the development plan, and where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or
 - Specific policies in this framework indicate the development should be restricted.

13.2 In light of the considerations given above in relation to :

- The Principle of Development / Proposed Use including the public benefit;
- Transport and Highways;
- Nature Conservation / Ecology;
- Local Landscape and Visual Impact;
- Surface Water Drainage

13.3 I consider that, on balance and taking into account the public benefits that would be generated as a result of this proposal, that it would constitute sustainable development. Given the considerations set out above, I consider that it has been demonstrated that on balance the planning impacts have been addressed, are outweighed by the public benefits that result from the scheme, and therefore the impacts of the proposal have been made acceptable.

Recommendation: GRANT CONDITIONAL PLANNING PERMISSION

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 application form, Existing Layout POS/190401/E-01, Proposed Layout Plan 1-500 drawing no POS/190401/P1-01, Soft Landscape Works and Ecological Mitigation Proposals drawing no POS/190401/P-05, Proposed Sections & Details 1 drawing no POS/190401/P-03, Proposed Section & Details 2 drawing no POS/190401/P-04, Proposed Layout Plan drawing no POS/190401/P-02 received 29th July 2019 and Amended Site Location Plan drawing no POS/190401/E-04 received 25th September 2019. The development shall thereafter be undertaken in accordance with these plans/details.
- 3 In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must thereafter be undertaken in accordance with the requirements of the Local Planning Authority, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.
- 4 Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment. All works on site shall be

undertaken in accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority.

- 5 Prior to the first use of the hereby permitted car park, details shall be submitted to and approved in writing by the Local Planning Authority as to the position within the development of three (3) Electric Vehicle Recharging Points; with appropriate cable and infrastructure provision to allow this to increase to five (5) points in total in future years. The Electric Vehicle Recharging Points shall be installed not later than 6 months from the first use of the hereby permitted car park and shall be thereafter maintained in the location as approved for the lifetime of the development.
- 6 The Soft Landscaping Works and Ecological Mitigation Proposal as identified on drawing no POS/190401/P-05 received on 29th July 2019, shall be carried out in the first planting season following the completion of the car park. Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.
- 7 The development shall be undertaken in accordance with the recommendations set out in Section 6 of the Preliminary Ecological Appraisal received on 15th October 2019.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 4 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 5 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 6 To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area. To comply with Core Strategy Policy 10, 17 & 19 and LPD18 & LPD32
- 7 In the interests of protecting ecological interests

Reasons for Decision

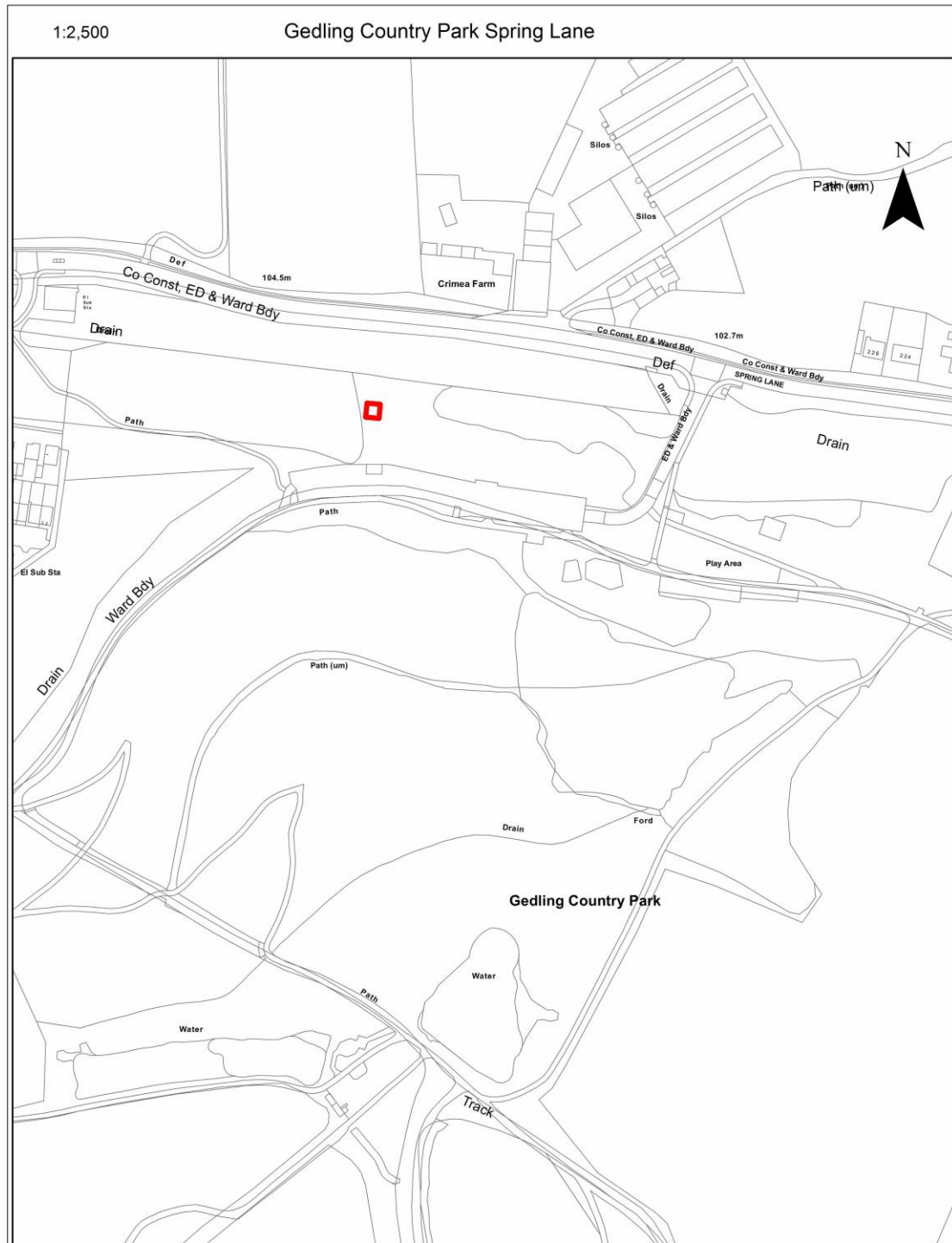
In the opinion of the Borough Council the proposed development would be visually acceptable and would not result in a significant undue impact on the amenity of neighbouring properties. Subject to the proposed mitigation and compensations measures outlined within the Preliminary Ecological Appraisal, the proposal appropriately mitigates against any habitat loss and provides ecological enhancements. The proposal is also acceptable from a highway perspective and the potential planning gain for this proposed development in terms of reducing on street parking and providing a more accessible recreational facilities overcomes any potential issues. In this regards proposed development would be in accordance with the advice contained within the NPPF (2019), Policy 10, 13, 13, 16 and 17 of the ACS (2014) LPD4, LPD11, LPD18, LPD19, LPD20, LPD32 and LPD61 of the Local Planning Document (2018).

Notes to Applicant

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

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2019). Negotiations have taken place during the determination of the application to address adverse impacts identified by officers. Amendments have subsequently been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

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.



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright. Licence No LA100021248. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.



Report to Planning Committee

Application Number: 2019/0737

Location: Gedling Country Park Spring Lane Gedling

Proposal: CCTV Camera on proposed north car park.

Applicant: Gedling Borough Council.

Agent:

Case Officer: Paula Daley

The applicant is Gedling Borough Council and therefore, in accordance with the Council's Constitution, this application has been referred to Planning Committee.

1.0 Site Description

- 1.1 The application site relates to an area of land within the Gedling Country Park, the site of the former Gedling Colliery which covers an area of approximately 110 hectares. The Country Park provides a number of recreational facilities such as a visitor's centre, picnic areas, walks and play areas. The main visitors' car park provides 100 car parking spaces and is accessed from Spring Lane.
- 1.2 The Gedling Country Park is located within an area identified for the protection of open space under policy LPD20 of the Gedling Local Plan Document (Part 2) 2018.
- 1.3 The application site lies to the west of the car park proposed by application 2019/0737 with the wider site presently incorporating primarily dense scrub and grassland including an existing butterfly bund. An existing drainage ditch extends along the northern and eastern boundary of the proposed car park site. To the north is further scrub land and hedging and tree planting separates the site from Spring Lane. The site is separated from the internal access road and car park by a post and rail fence.
- 1.4 The nearest residential property is located to the north of the site on Spring Lane and forms part of Crimea Farm.

2.0 Relevant Planning History

- 2.1 2012/1456 – Creation of a country park, including a new access road, car park for 40 spaces and surfaced paths. Conditional Consent 11/04/2013
- 2.2 2013/1387 - Variation of Conditions 2, 3, 23 and 24 and the removal of conditions 7, 10 and 12 attached to application no. 2012/1456.
- 2.3 2014/0650 – To allow the change of use of land from public car park (sui generis) to a pitch for the siting of an ice cream van (A1 use). Conditional Consent 10/07/2014
- 2.4 2015/0028 - Erection of two pit tubs on either side of the entrance to Gedling Country Park at Spring Lane. Conditional Consent 03/02/2015.
- 2.5 2015/0954 – Create snack van hardstanding area in Gedling Country Park. Conditional Consent 20/10/2015
- 2.6 2015/1228 – To allow the installation of a climbing unit in the Junior Play area at Gedling Country Park, off Spring Lane, Gedling. Conditional Consent 26/11/2015
- 2.7 2016/0788 – Erection of a Visitors Centre for Country Park (sui generis) comprising Cafe and WC building; associated landscaping and external works; new paths; foul and surface water drainage provision; site lighting; external air source heat pump condenser compound; and removal of trees. Creation of 36 space car park / 2 space coach parking and turning; and retention of existing 64 space car parks. Conditional Consent 25/08/2016
- 2.8 2016/1062 - Variation of Condition 2 (2016/0788): Erection of visitors centre for country park (sui generis) comprising cafe and WC building, associated landscaping and external works, new paths, foul and surface water drainage, site lighting, external air source heat pump condenser compound, and removal of trees. Creation of 36 space car parking and 2 space coach parking and turning, retention of existing 64 space car parks. Conditional Consent 24/02/2017
- 2.9 2017/0581 - Retention of new 36 space car park to replace provision previously approved as part of application 2016/0788. Conditional Consent 04/07/2017
- 2.10 2017/0619 - The erection and operation of two CCTV columns. Conditional Consent 20/07/2017.
- 2.11 2017/0636 - 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). Conditional Consent 20/07/2017.
- 2.12 2017/0958 - Variation of Condition 2 (planning application 2017/0636) to extend the opening hours of cafe. 20/04/2018.

- 2.13 2018/0033 - Removal of condition 24 of planning approval 2013/1387. Hours of use for access point. Conditional Consent. 13/03/2018.

3.0 Proposed Development

- 3.1 The application seeks full planning permission for the erection of one CCTV column and associated CCTV camera to be located adjacent to the western boundary of the new car park proposed by application 2019/0752 at the Gedling Country Park.
- 3.2 One, 8 metre high galvanised post with an attached CCTV camera would be positioned to the western edge of the proposed car park. It is proposed that the camera will be of a dome design and will have the ability to capture HD images during daylight and full details under low-light or no light conditions.
- 3.3 The purpose of the cameras is to assist the prevention and detection of crime around the proposed car parking area.

4.0 Consultations

- 4.1 A Site Notice was posted and neighbour consultations undertaken. No letters of representation were received as a result.

5.0 Development Plan Policies

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.
- 5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2019 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).
- 5.3 The following policies are relevant to the application:
- 5.4 National Planning Policy Framework 2019
Sets out the national objectives for delivering sustainable development. Sections 8 (promoting healthy and safe communities), 12 (Achieving well-designed places) are particularly relevant.
- 5.5 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

Policy 12 – Local Services and Healthy Lifestyles – sets out that new, extended or improved community facilities will be supported where they meet a local need.

Policy 13 – Culture, Tourism and Sport – sets out that further provision of culture, tourism and sporting facilities will be supported where appropriate, existing cultural, tourism and sporting facilities will be protected and their further development will be supported.

Policy 16 – Green Infrastructure, Parks and Open Space – sets out that a strategic approach to the delivery, protection and enhancement of Green Infrastructure will be taken. The approach will require that existing and potential Green Infrastructure corridors and assets are protected and enhanced. Parks and open space should be protected from development and deficiencies addressed in part 2 Local Plans. Exceptions may be made if the development is a small part of the Green Infrastructure network and will not be detrimental to its function, or the development is a use associated with parks and open spaces or if none of the above apply the park or open space is shown to be underused or undervalued.

5.6 Local Planning Document (Part 2 Local Plan)

The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:

Policy LPD 19: Landscape and Visual Impact - planning permission will be granted where new development does not result in a significant adverse visual impact or significant adverse impact on the character of the landscape.

Policy LPD 20: Protection of Open Space - planning permission will not be granted for development on land that is used, or was last used, as open space as shown on the Policies Map. Exceptions to this policy are set out within the policy and include:

- the development would enhance or improve the recreational or sporting potential or quality of the site;
- the proposed development is ancillary to the use of the site and would not have an adverse impact on how it is used;
- the development is for alternative open space use, the needs for which clearly outweigh the loss of the open space.

Planning permission will not be granted for development which would adversely affect access to open space and opportunities should be sought to protect or enhance those parts of the rights of way network that might benefit open space.

LPD 32: Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.

6.0 Assessment of Planning Considerations

6.1 Principle of development

6.2 The principle of the development of the new car park is set out within a separate planning agenda item relating to application 2019/0634. The site is located within the Gedling Country Park which is protected under policy LPD 20 of the Local Planning Document. LPD20 identifies that planning permission will not be granted on outdoor sport facilities, including playing fields, with exceptions being where the proposed development is ancillary to the use of the site and would not have an adverse impact on how it is used.

6.3 It is considered that the provision of a CCTV pole and camera within the Gedling Country Park would comply with policy LPD20 insofar that the proposal would be ancillary to the use of the site and would not have an adverse impact upon how it is used. Therefore it is considered that the principle of development is acceptable.

7.0 Design

7.1 The proposed CCTV column is proposed to be located immediately adjacent to the western boundary of the new car parking area proposed by application 2019/0752. It is considered that the CCTV column is typical of a structure that would be presented within a car parking area and therefore the design and appearance of the proposal would be appropriate to its setting.

7.2 It is considered that the column would not have any material adverse impact on the landscape character of the area by reason of their scale, bulk, form, layout or materials such that they comply with the requirements Policy 10 of the ACS and policy LPD19 of the LPD Part 2.

8.0 Residential amenity

8.1 The CCTV camera will be located adjacent to the western boundary of the proposed new car park and some 40m from the northern boundary of the Gedling Country Park which lies adjacent to Spring Lane. The northern boundary of the Gedling Country Park is screened from Spring Lane by the existing hedging and tree planting with the nearest residential property that forms part of Crimea Farm being located to the north of Spring Lane. Due to the separation distance and the existing screening between the proposed CCTV camera and the nearest residential property, it is considered that there will be no undue impact on the private amenity of neighbouring residential properties in the area.

8.2 Given the above, I consider the proposal to accord with all relevant aims of policy LPD32 and is acceptable in this regard.

9.0 Crime prevention

9.1 Paragraph 91 of the NPPF advises that planning decisions should aim to ensure that developments, inter-alia, 'are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion'. Policy 10 of the Core Strategy also supports the 'incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer living environments'. It is considered that the operation of CCTV cameras at the Country Park would be acceptable due to its purpose to protect users of the site and the Visitors Centre. It is therefore considered that the proposal complies with the advice of the NPPF and Core Strategy Policy 10.

10.0 Conclusion

10.1 In conclusion, it is considered that the proposal represents an acceptable form of development which seeks to reduce crime.

10.2 It is considered that the proposed development would comply with the relevant planning policies that are set out above with regards to design, amenity and crime prevention. On this basis, it is recommended that planning permission is granted subject to the conditions identified below.

Recommendation: Grant Conditional Planning Permission

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 application form received 29th July 2019, the elevation details of the 8m pole drawing no TC 8 400 01 00 and drawing no TC mast (Single Door) 00 received 13th August 2019 and the redline site location plan received 21st August 2019. The development shall thereafter be undertaken in accordance with these plans/details.

Reasons

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

Reasons for Decision

In the opinion of the Borough Council the proposed development would be visually acceptable and in keeping with the character of the property and the area. The proposal would not result in a significant undue impact on the amenity of

neighbouring properties and would comply with the relevant policies regarding crime prevention. Therefore the proposed development would be in accordance with the advice contained within the NPPF (2019), Policy 10, 12, 13 & 16 of the ACS (2014) LPD 19, LPD20 & LPD32 of the Local Planning Document (2018).

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 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 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.



Report to Planning Committee

Application Number: 2019/0128

Location: 4 Newcombe Drive, Arnold, NG5 6RX

Proposal: Erect new 3 bedroom dwelling.

Case Officer: Cristina Dinescu

Planning permission was refused by the Borough Council on the 30th April 2019 on the following grounds:

1. By virtue of the size and constrained nature of the application site, the construction of a dwelling on the site would result in an incongruous form of development which would fail to respect the prevailing pattern of development, resulting in harm to the character and appearance of the streetscene and the wider area; contrary to Section 12 of the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy and Policies LPD 34 & LPD 40 of the Local Planning Document.

An appeal against this decision was subsequently lodged with the Planning Inspectorate (PI Ref: APP/N3020/W/19/3230296)

This appeal has been **dismissed**. The Inspector concluded that the new dwelling would be different in design to the adjacent semi-detached properties, with a narrower frontage, higher ridge and larger roof plane with front and rear dormers. The size and position of the windows would add to a more vertical design emphasis, contrasting with the adjacent properties and resulting in the new dwelling appearing awkward and out of character. The proposed development would harm the character and appearance of the area; as such it would conflict with Policy 10 of the Aligned Core Strategy 2014, criteria b) of policy LPD 34 and policy LPD 40 of the Gedling Part 2 Local Plan 2018 and Chapter 12 of the National Planning Policy Framework.

Recommendation: To note the information.

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Report to Planning Committee

Application Number: 2019/0129

Location: 18 Kighill Lane, Ravenshead, NG15 9HN

Proposal: Erection of 5-bedroom, two storey detached dwelling

Case Officer: Graham Wraight

The application was refused permission by notice dated 24 May for the following reason:

1. In the opinion of the Borough Council the layout of the proposed backland development fails to reinforce the local distinctive identity in this location. The development fails to respect the layout and appearance of the surrounding area. The proposed development would be contrary to the paragraphs 127 and 130 of the NPPF, Policy 10 of the Aligned Core Strategy, and Policy LPD35.

An appeal against this decision was subsequently lodged with the Planning Inspectorate (PI Ref: APP/N3020/W/19/3234515).

This appeal has been **dismissed**. The Inspector considered the main issue to be the effect on the character and appearance of the area, including existing trees.

Noting that existing properties were somewhat different within the street scene, the Inspector felt there was a distinctive linear pattern of development, which is typical of the semi-rural fringe of Ravenshead. Allowing tandem and backland development would reduce the overall depth of the large garden to the host dwelling and disrupt the characteristic spaciousness of the area, resulting in a prominent and incongruous feature when viewed from the rear elevation of existing dwellings. There would also be a reduction in the number of trees in the locality to the detriment of the character of the area, further increasing the prominence of the dwelling.

The Inspector did note that the appeal site was allocated for residential development within the Local Plan, as well as other tandem and backland development highlighted by the appellant in Ravenshead; however, he concluded that the proposed development would significantly harm the character and appearance of the area, contrary to policy LPD35 of the adopted Local Plan and guidance within the NPPF.

Recommendation: To note the information.

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Report to Planning Committee

Application Number: 2019/0103

Location: 47 Florence Road, Mapperley, NG3 6LJ

Proposal: Construct detached garage/workshop

Case Officer: Alan Siviter

The application was refused permission by notice dated 02 April 2019 for the following reason:

1. The development would, by reason of its size, appearance, height and prominent positioning, have a detrimental impact upon the street-scene, forming a dominant and incongruous feature that would negatively impact upon the character and visual amenity of the surrounding area. The proposal would therefore be contrary to the objectives of the National Planning Policy Framework, Policy 10 of the Gedling Aligned Core Strategy and Local Planning Document Policy 43.

An appeal against this decision was subsequently lodged with the Planning Inspectorate (PI Ref: APP/N3020/D/19/3229399)

This appeal has been **dismissed**. The Inspector considered the main issue is the effect of the proposed development on the character and appearance of the area.

The Inspector considered that the siting and size of the development would harm the character and appearance of the area and would be contrary to the objectives of Policy 10 of the Gedling Borough Aligned Core Strategies Part 1 Local Plan adopted September 2014 which requires that development makes a positive contribution to the public realm and sense of place and, should be assessed against its treatment of a number of elements including the position of buildings. Conflict would also arise with the National Planning Policy Framework which seeks, in section 12, to achieve well-design places by ensuring that development meets several criteria including being visually attractive as a result of good architecture and layout.

Recommendation: To note the information.

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Report to Planning Committee

Subject: Future Planning Applications

Date: 6 November 2019

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

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

<u>App No</u>	<u>Address</u>	<u>Proposal</u>	<u>Possible Date</u>
2019/0010	34 Main Street Calverton	Demolition of existing dwelling and erection of 10 dwellings	4/12/2019
2019/0152	Land North of Teal Close Netherfield	Reserved matters application for the erection of 367no. dwellings	4/12/2019
2019/0560	Land At Teal Close Netherfield	Reserved matters application for the erection of 264no. dwellings	4/12/2019
2019/0648	Sherwood Lodge Sherwood Lodge Drive Arnold	Police, Fire and Rescue Headquarters	4/12/2019
2019/0696	Land At Chase Farm Gedling	Section 73 application to vary Condition 2 - Phasing Plan of planning permission 2015/1376	4/12/2019
2019/0820DOC	A612 Burton Road B684 Mapperley Plains	Discharge of planning conditions. Submitted pursuant to permission 2015/1033	4/12/2019
2019/0876	Lendrum Court Burton Joyce	New build development of 34 no. flats	4/12/2019
2019/0830	Rolleston Drive Arnold	CCTV camera	4/12/2019
2019/0764	Land At Chase Farm	Outline reserved development	4/12/2019

Please note that the above list is not exhaustive; applications may be referred at short notice to the Committee by the Planning Delegation Panel or for other reasons. The Committee date given is the earliest anticipated date that an application could be reported, which may change as processing of an application continues.

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ACTION SHEET PLANNING DELEGATION PANEL 27th September 2019

2018/0585

2 Cornwalls Hill Park Lane Lambley

Change of use of stable together with the erection of extensions to the building in order to provide a residential dwelling.

The building is not capable of conversion without significant building works given that it is a single skin breezeblock structure. Furthermore, the proposed development would have had a detrimental impact on highway safety given the substandard visibility splay and narrow access. The re-use and extension of the building is therefore contrary to national and local Green Belt policies.

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

Decision: Refuse permission.

2019/0495

151 Breck Hill Road Woodthorpe Nottinghamshire

Two storey extension to rear and side and single storey rear extension.

The proposed development would respect the character of the area and following amendments to the scheme, to reduce the two-storey rear aspect to 4m, it would not have an overbearing impact on neighbouring properties.

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

Decision: Grant permission subject to conditions.

2019/0629

11 Dover Beck Drive Woodborough NG14 6ER

Single storey extension and increase in ridge height to provide additional of loft space to be used as master bedroom suite.

The development would respect the character of the area and not have a detrimental impact on residential amenity.

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

Decision: Grant permission subject to conditions.

2019/0704

Abbeyfields Farm Cottage Newstead Abbey Park Station Avenue
Install an exterior oil fired boiler.

The proposed development would have a negligible impact on the character of the area and openness of the green belt. Nor would the amenity of neighbouring properties be detrimentally impacted from noise the boiler would generate.

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

Decision: Grant permission subject to conditions.

2019/0776

South Lodge Mansfield Road Arnold

Alterations to dwelling including changes to doorways and windows, introduction of two roof lanterns and changes to external finish of the game room's external walls from red brick to a render finish.

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

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

Decision: Grant permission subject to conditions.

Mike Avery, Service Manager – Development Services
Nigel Bryan, Principal Planning Officer
27th September 2019

ACTION SHEET PLANNING DELEGATION PANEL 4th October 2019

2019/0785

Woodland Next To Lay By Mansfield Road Arnold

Change of use to site 5no. log cabin holiday homes (mobile homes) and formation of vehicular access.

The proposed development would have a undue impact on the openness of the Green Belt, the proposed access would be detrimental to highway safety and insufficient information has been provided to assess the impact of the development on trees.

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

Decision: Refuse Planning Permission.

2019/0791

45 Windsor Crescent Woodthorpe NG5 4PX

To erect 1.8m high timber fence to run along western boundary and returning to front elevation of dwelling

The proposed development would have an undue impact on the character and appearance of the area.

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

Decision: Refuse Planning Permission.

2019/0792

43 Cromwell Crescent Lambley NG4 4PJ

Construct two storey side Extension, single storey rear and front extension and outbuilding to the rear.

Withdrawn from the agenda.

2019/0797

41 Conway Road Carlton NG4 2PU

Construct detached garage

The proposed development would have no undue impact on the character and appearance of the area or highway safety.

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

Decision: Grant Planning permission with Conditions.

4th October 2019 – Principal Planning Officer – Kevin Cartwright

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ACTION SHEET PLANNING DELEGATION PANEL - 11th October 2019

2018/0582

21 Ethel Avenue, Mapperley, NG3 6HD

Retention of engineering works to increase land levels, retaining walls, erection of 1.8m closed board wooden fence and change of use of land to the southern boundary into garden land.

The proposed development would have no undue impact on the character of the area and respect residential amenity.

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

Decision: Grant permission subject to conditions.

2019/0136

41 Burlington Road, Carlton, NG4 3JJ

Single and Two Storey Side Extension and Single Storey Rear/Side Extension

The proposed development would respect the character of the area and not detrimentally impact on residential amenity or highway safety.

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

Decision: Grant permission subject to conditions.

2019/0450

10 High Main Drive, Bestwood, Nottinghamshire

Single storey extension to the rear of the property, removal of the existing roof and the erection of a replacement roof with increase eaves and ridge height to provide additional habitable accommodation. Conversion of half of the existing garage to a dog grooming room for personal use only.

The proposed development would respect the character of the area and not detrimentally impact on residential amenity or highway safety.

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

Decision: Grant permission subject to conditions, including an additional condition with regard to the dog grooming room being used for personal use only.

2019/0592
53 Coronation Road Woodthorpe Nottinghamshire
Retention of raised decking in rear garden.

The proposed development would respect the character of the area and not have a detrimental impact on residential amenity.

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

Decision: Grant permission subject to conditions.

2019/0603
28 Onchan Drive Carlton NG4 1DB
Two storey side and rear extension.

The proposed development would respect the character of the area and not have a detrimental impact on residential amenity.

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

Decision: Grant permission subject to conditions.

2019/0677
14 Bonington Road Woodthorpe NG3 5JR
Single storey side extension and dormer to the rear second floor side extension.

The proposed development would respect the character of the area and not have a detrimental impact on residential amenity.

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

Decision: Grant permission subject to conditions.

2019/0719
32 Patricia Drive Arnold NG5 8EH
First floor extension

The proposed development would respect the character of the area and not have a detrimental impact on residential amenity.

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

Decision: Grant permission subject to conditions.

2019/0815
16 Onchan Drive Carlton NG4 1DB
Proposed alterations to existing house and proposed new decking with room under

The proposed decking, given its increase in size over and above the existing and limited screening, would have a detrimental impact on residential amenity through increased overlooking.

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

Decision: That the application be refused permission.

Nigel Bryan, Principal Planning Officer
Kevin Cartwright, Principal Planning Officer
11th October 2019

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ACTION SHEET PLANNING DELEGATION PANEL 18th October 2019

2019/0634

17 Elm Avenue, Carlton, NG4 3DD

Change of Use from C3 (Dwelling Houses) to D1 (Education Centre), and a single-storey extension and alterations, and associated parking

The proposed change of use and extension would respect the character of the area and residential amenity, as well as be acceptable with regard to highway considerations.

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

Decision: Grant permission subject to conditions

2019/0726

11A Osgood Road, Arnold, Nottinghamshire

Extend above existing garage to create a bedroom with ensuite and convert existing garage space in to living space.

The proposed development would respect the character of the area and not detrimentally impact on residential amenity or highway safety.

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

Decision: Grant permission subject to conditions

2019/0748

12 Longdale Lane, Ravenshead, NG15 9AD

Construction of 4 no. detached dwellings

The proposed development would respect the character of the area and not detrimentally impact on residential amenity or highway safety.

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

Decision: Grant permission subject to conditions

2019/0784TPO
43 Main Street, Woodborough, Nottinghamshire
Fell Conifer tree T1.

Removing the tree, given its close proximity to the existing house, shallow root system and prominence in the streetscene, is acceptable.

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

Decision: To grant permission and allow removal of the conifer tree.

2019/0804
4 Shorwell Road, Carlton, Nottinghamshire
Single storey front extension

The proposed development would respect the character of the area and not detrimentally impact on residential amenity.

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

Decision: Grant permission subject to conditions

2019/0811TPO
12 Oakwood Drive, Ravenshead, Nottinghamshire
Fell sweet chestnut tree

The proposed tree is prominent within the streetscape and its removal is not justified on arboricultural grounds with an application having previously been refused for the same application, which is subject of a current appeal.

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

Decision: That the application be refused permission

2019/0813
218 Kenrick Road, Mapperley, NG3 6EX
Proposed residential development of three dwellings including demolition of the existing bungalow.

The proposed development would, following changes made to the application following previous refusals, respect the character of the area and not detrimentally impact on residential amenity or highway safety.

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

Decision: Grant permission subject to conditions

Nigel Bryan, Principal Planning Officer
18th October 2019

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ACTION SHEET PLANNING DELEGATION PANEL 25th October 2019

2018/0826

93 Highfield Drive Carlton NG4 1PN

Replacement of boundary fence to side of property adjacent to Fourth Avenue, retention of boundary fencing to side boundary adjacent to 95 and retention of rear patio area.

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

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

Decision: Grant Planning Permission with Conditions

2019/0306

Moriah House Deep Furrow Avenue Carlton

Variation of Condition 2 (approved plans) on 2017/0614 to retain design changes made during construction

The proposed development would have no undue impact on the character and appearance of the host property or the amenity of neighbouring occupiers.

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

Decision: Grant Planning Permission with Conditions

2019/0675

45 Shelt Hill Woodborough NG14 6DG

Demolition of existing dwelling and construction of new replacement dwelling

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

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

Decision: Grant Planning Permission with Conditions

2019/0792

43 Cromwell Crescent Lambley NG4 4PJ

Construct two storey side Extension, single storey rear and front extension and outbuilding to the rear.

The proposed development would have no undue impact on the character and appearance of the host property or the amenity of neighbouring occupiers.

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

Decision: Grant Planning Permission with Conditions

2019/0793

98 Sandfield Road Arnold Nottinghamshire

Substitution of housetype - 3no. Dwellings

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

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

Decision: Grant Planning Permission with Conditions

2019/0798

11A Taylors Croft Woodborough Nottinghamshire

Conversion of existing loft space to provide extra bedroom and en suite facilities, with the partial removal of existing waist-height wall in loft space and openings made for a new staircase and 2 new rooflights.

The proposed development would have no impact on the heritage asset.

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

Decision: Grant Listed Building Consent with Conditions

Kevin Cartwright - Principal Planning Officer

Nigel Bryan - Principal Planning Officer

25th October 2019