

**MINUTES
PLANNING COMMITTEE**

Wednesday 4 December 2019

Councillor John Truscott (Chair)

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

Absent: Councillor Michael Adams

Officers in Attendance: C Goodall, K Cartwright, M Avery and F Whyley

68 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Adams.

69 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 6 NOVEMBER 2019.

RESOLVED:

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

70 DECLARATION OF INTERESTS

The Chair declared a collective non-pecuniary interest on behalf of all members of the committee in relation to item 7 on the agenda, as the property was in the ownership of Gedling Borough Council.

Councillor David Ellis declared a non-pecuniary interest in item 4 on the agenda as a member of the Nottinghamshire Police and Crime Panel.

Councillor Barnfather declared a pecuniary interest in item 5 on the agenda as Chair of Ravenshead Parish Council and stated that he would leave the meeting during consideration of the item.

APPLICATION NO. 2019/0648 - SHERWOOD LODGE SHERWOOD LODGE DRIVE ARNOLD

Development of 3 storey building to include training centre, control room, canteen, gym/multi-use facility, changing rooms and associated accommodation. Reconfiguration of existing car parking and creation of new parking and access routes and demolition of 4no. ancillary buildings.

Superintendent Paul Winter, on behalf of Nottinghamshire Police & Nottinghamshire Fire and Rescue, spoke in support of the application.

The Service Manager – Development Services introduced the report.

RESOLVED:

To Grant Planning Permission subject to the following conditions:

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 This permission shall be read in accordance with the Location Plan Drawing No. JHQ-YMD-01-ZZ-DR-A-0100-S1 Rev P2, Site Layout Drawing No. JHQ-HWA-ZZ-XX-DR-C-5003 Rev P05, Proposed Site Plan 1 of 2 Drawing No. JHQ-YMD-01-ZZ-DR-A-0103-S1 Rev P2, Proposed Site Plan 202 Drawing No. JHQ-YMD-00-ZZ-DR-A-0104-S1 Rev P2, New Build and Courtyard Drawing No. JHQ-YMD-00-ZZ-DR-A-0106-S1 Rev P1, New Build Ground Floor 1 of 2 Drawing No. JHQ-YMD-01-GF-DR-A-0200-S1 Rev P2, New Build Ground Floor 2 of 2 Drawing No. JHQ-YMD-01-GF-DR-A-0201-S1 Rev P2, New Build First Floor Drawing No. JHQ-YMD-01-01-DR-A-0202-S1 Rev P2, New Build Second Floor Drawing No. JHQ-YMD-01-02-DR-A-0203-S1 Rev P2, New Build Roof Layout 1 of 2 Drawing No. JHQ-YMD-01-03-DR-A-0204-S1 Rev P2, New Build Roof Layout 2 of 2 Drawing No. JHQ-YMD-01-03-DR-A-0205-S1-Rev P2, New Build Elevations 1 of 2 Drawing No. JHQ-YMD-01-ZZ-DR-A-0300-S1 Rev P2, New Build Elevations 2 of 2 Drawing No. JHQ-YMD-01-ZZ-DR-A-0301-01 , New Build Covered Walkway Drawing No. JHQ-YMD-01-ZZ-DR-A-0210-S1 Rev P2, External Lighting and CCTV Layout Drawing No. NTBS3133-GLE-02-ZZ-DR-E-5000 Rev P2, Bin Store Drawing No. JHQ-YMD-01-ZZ-DR-A-0211-S1 Rev P1, Compound and Fencing JHQ-HWA-ZZ-XX-DR-C-0012 Rev P01. The development shall thereafter be undertaken in accordance with these plans/details.
- 3 No above ground construction works in relation to the new building shall commence until details of the proposed external

facing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The development shall only be undertaken in accordance with the approved details.

- 4 No development shall commence on site in connection with the development thereby approved (including demolition, with the exception of the removal of the temporary building Meadowview any tree works with the exception of those trees identified for removal in the submitted Arboricultural Survey and Impact Assessment dated June 2019, fires, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations has been submitted to and approved in writing by the Local Planning Authority and any protective fencing is erected as required by the AMS.

The AMS shall include full details of the following:

- a) Timing and phasing of Arboricultural works in relation to the approved development.
- b) Details of a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of trees, shrubs and hedges adjacent to the site.
- c) Details of any construction works required within the root protection area of trees, hedges or shrubs adjacent to the site, as defined by BS5837:2012.
- d) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the Arboricultural Method Statement.

The development shall thereafter be undertaken in accordance with the approved Arboricultural Method Statement.

- 5 Prior to the new circulation road hereby approved being brought into use details of the surface water drainage for the road shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details.
- 6 Prior to the first use of the building hereby permitted the Electric Vehicle Charging Points as indicated on the approved layout plan Drawing No. JHQ-HWA-ZZ-XX-DR-C-5003 RevP05 shall be installed and available for use. The EV charging points, or any

replacement units, shall be retained for the life of the development.

- 7 Prior to the first use of the building hereby permitted details of bat and bird boxes to be installed at appropriate locations within the site shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include location and type of bat and bird boxes. The development shall be undertaken in accordance with the approved details and shall be retained for the life of the development.
- 8 The development hereby permitted shall be undertaken in accordance with the Construction Ecological Management Plan dated June 2019.
- 9 Notwithstanding the submitted details prior to the occupation of the development hereby permitted a Habitat/Landscape Creation Scheme and Biodiversity Management Plan shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:
 1. Enhancement of the existing woodland through thinning and/or coppicing;
 2. Control of any invasive non-native shrubs;
 3. Planting of replacement native shrub and understorey species;
 4. Creation of rides and/or clearings;
 5. Creation of deadwood habitats
 6. Creation of refugia for amphibians and reptiles.

The development shall be undertaken in accordance with the approved details and retained as such for the life of the development.

- 10 Notwithstanding the submitted details prior to the new building hereby permitted being brought into use an external lighting strategy shall be submitted to and approved in writing by the local planning authority. Such details shall include:
 1. Mechanisms/means by which all permanent artificial lighting to be constructed on site shall be designed to negate or minimise light spill into the adjacent woodlands so far as is reasonably practicable.
 2. Specific measures to reduce impacts to nocturnal species. The approved details shall be retained for the life of the development.

- 11 Prior to the commencement of construction of the new building hereby approved details of a local labour agreement in relation to the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The local labour agreement shall be implemented in accordance with the approved details thereafter.
- 12 The approved building shall not be occupied or be brought into use until the owner or the occupier of the site has appointed and thereafter continue to employ or engage a travel plan coordinator who shall be responsible for the implementation delivery monitoring and promotion of the sustainable transport initiatives set out in the Travel Plan (TP) to be approved and whose details shall be provided and continue to be provided thereafter to the Local Planning Authority (LPA).
- 13 The Travel Plan Coordinator (TP) shall submit reports to and update the TRICS (Trip Rate Information Computer System) database in accordance with the Standard Assessment Methodology (SAM) or similar to be approved to the Local Planning Authority (LPA) in accordance with the TP monitoring periods to be agreed. The monitoring reports submitted to the LPA shall summarise the data collected over the monitoring period and propose revised initiatives and measures where travel plan targets are not being met including implementation dates to be approved in writing by the LPA.
- 14 The Travel Plan Coordinator shall within 3 months of occupation produce or procure a full travel plan that sets out final targets with respect the number of vehicles using the site and the adoption of measures to reduce single occupancy car travel to be approved by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved timetable and be updated consistent with future travel initiatives including implementation dates to the satisfaction of the Local Planning Authority.
- 15 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.
- 16 Prior to the first use of the hereby approved building the scheme of mitigation at the A60 Mansfield Road/Burntstump Hill signalised junction as shown on the drawing entitled 'Proposed Improvement Works - A60 Mansfield Road-Burnstump Hill T-

junction (Option 1)' drawing no. ADC1718-DR-001, revision P4 shall be provided.

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 permission.
- 3 To ensure a satisfactory standard of external appearance.
- 4 To ensure that existing trees on the site are adequately protected.
- 5 To ensure that the drainage scheme is appropriate to meet the needs of the site and approved development.
- 6 To ensure that the development is constructed in an appropriately sustainable manner which takes into consideration air quality in the Borough.
- 7 In the interests of protecting ecological interests on the site.
- 8 In the interests of protecting ecological interests.
- 9 In the interests of enhancing ecological provision on the site.
- 10 In the interests of protecting ecological interests.
- 11 To seek to ensure that the construction of the site employs wherever possible local people and assists economic growth in the area.
- 12 To promote sustainable travel
- 13 To promote sustainable travel
- 14 To promote sustainable travel
- 15 In the interests of Highway safety.
- 16 To ensure that the impacts on the highway network are limited. In the interests of highway safety and the free flow of traffic on the highway.

Reasons for Decision

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 and visual amenity. On balance I am of the opinion that the proposal is in accordance with the National Planning Policy Framework, Policy 3, 10, 12, and 17 of the Aligned Core Strategy 2014, policies LPD4, LPD14, LPD18, LPD19, LPD32, LPD 48, LPD57 and LPD61 of the Local Planning Document 2018.

Notes to Applicant

Notes to Applicant: In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. Please contact Nottinghamshire County Council Highway Development Control (email: hdc.south@nottscc.gov.uk) for details. It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site. All correspondence with the Highway Authority should be addressed to:- NCC Highways (Development Control, Floor 3), Nottinghamshire County Council, County Hall, Loughborough Road West Bridgford, Nottingham, NG2 7QP

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. There is a 6in water main in the application site. No build over is permitted. I have copied in our clean water asset protection team to make their comments.

Councillor Barnfather left the meeting.

**APPLICATION NO. 2017/1164 - LAND CORNWATER FIELDS,
LONGDALE LANE, RAVENSHEAD**

Reserved matters application relation to appearance, scale, layout and landscaping for the erection of 47 dwellings and associated works attached to outline planning application No. 2013/0836.

Philip Netherwood, a local resident, spoke against the application.

Mr Lane, the applicant, spoke in support of the application.

The Service Manager – Development Services introduced the report.

RESOLVED:**To Conditionally Approve Reserved Matters Consent Pursuant To
Outline Permission 2013/0836****Conditions**

- 1 This permission shall be read in accordance with the following plans:

20th November 2019

LLR-House Types and Garages Rev C.

18th November 2019

Open Space Scheme Rev B;

Landscape Management Plan C;

6th November 2019

Design and Access Statement D;

Open Space Scheme drawing no 1081 009 C;

Construction Traffic Management Plan Rev2;

100-00-LLR-Planning Layout P03;

ADC 1803 DR 600 P3 Earthworks Section;

ADC 1803 DR 601 P2 Earthworks Section;

ADC 1803 DR 602 P2 Earthworks Section;

ADC 1803 DR 603 P2 Earthworks Section;

ADC 1803 DR 610 P3 Finished Levels Sheet 1;

ADC 1803 DR 611 P3 Finished Levels Sheet 2;

ADC 1803 DR 800 P3 S38 Kerbing layout;

ADC 1803 DR 801 P3 S38 Construction Layout;

ADC 1803 DR 810 P41 S38 General Arrangement;

1081 008D landscape strategy;

1081 403A sketch section C west boundary;

1081 100B landscape hardworks - sheet layout;

1081 101B landscape hardworks - east;

1081 102B landscape hardworks -south;

1081 103B landscape hardworks - central;

1081 104B landscape hardworks - west;
1081 105B landscape hardworks - north;
1081 110B fencing strategy - sheet layout;
1081 111C fencing strategy - east;
1081 112C fencing strategy - south;
1081 113C fencing strategy - central;
1081 114C fencing strategy - west;
1081 115C fencing strategy - north;
1081 200B landscape softworks - sheet layout;
1081 201B tree retention and removals;
1081 202B landscape softworks - east;
1081 203B landscape softworks - south;
1081 204B landscape softworks - central;
1081 205B landscape softworks - west;
1081 206B landscape softworks - north;
1081 010 C Indicative Landscape Phasing;

Received 4th November 2019
Arboricultural Report Tree Survey;
Protection Plan drawing no TPP/3788/Y/300 Rev A;
Arboricultural Layout drawing no ARB/3778/Y/200 Rev B;

12th September 2019
Biodiversity Method Statement;
Planning Statement
400-00-LLR-Location Plan P021
ADC1803 DR 650 P21 Drainage Strategy
ADC1803 DR 651 P21 Drainage Strategy
ADC1803 DR 670 P1 Drainage Details
ADC 1803 DR 802 P1 S38 Site Clearance Layout
ADC 1803 DR 811 P21 S38 Horizontal Annotation
ADC 1803 DR 812 P1 S38 Vertical Sections
ADC 1803 DR 813 P1 S38 Highways Contours
ADC 1803 DR 815 P1 S38 Highway Details
ADC 1803 DR 1300 P21 S38 Street Lighting Layout
ADC 1803 DR 100 P2 S278 General Arrangement
ADC 1803 DR 105 P1 S278 Highway Contours
ADC 1803 DR 106 P1 S278 Existing Services Plan
ADC 1803 DR 110 P1 S278 Horizontal Annotation
ADC 1803 DR 115 P1 S278 Vertical Alignments
ADC 1803 DR 160 P2 S278 Highway Drainage
ADC 1803 DR 200 P2 S278 Site Clearance Layout
ADC 1803 DR 700 P2 S278 Construction Layout
ADC 1803 DR 730 P1 S278 Construction Details
ADC 1803 DR 1100 P2 S278 Kerbing Layout
1081 902A artists impression - the entrance
1081 301 typical bird box
1081 302 habitat features
1081 401 sketch section A south swale
1081 402 sketch section B central swale

1081 404 typical tree pit - 18-20cmg in SOFT
1081 501 fencing - hedge reinforcement
1081 502 timber post and four rail fencing
1081 503 typical interpretation
Highway Drainage ADC 1803 DR 860 P2

29th August 2019
ADC 1803 DR 620 P1 Isopachyte Contours Sheet 1
ADC 1803 DR 621 P1 Isopachyte Contours Sheet 2

The development shall thereafter be undertaken in accordance with those plans/details.

- 2 The approved landscaping as shown on Drawing Refs:
1081 200B landscape softworks - sheet layout;
1081 202B landscape softworks - east;
1081 203B landscape softworks - south;
1081 204B landscape softworks - central;
1081 205B landscape softworks - west;
1081 206B landscape softworks - north;
Landscape Management Plan C;
Open Space Scheme Rev B;
Open Space Scheme drawing no 1081 009 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. The landscaping areas shall thereafter be maintained in accordance with the approved Open Space Scheme, and the Landscape Management Plan in perpetuity.

- 3 No above ground level works shall take place until samples of the elevation and roofing 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.
- 4 No above ground works shall take place until details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development have been submitted to, and approved in writing by, the Local Planning Authority. Prior to the first occupation of each dwelling within the

development, the walls (including retaining walls), fences, gates or other means of enclosure for that property shall be erected as approved and shall thereafter be permanently retained and maintained.

- 5 No part of the development hereby permitted shall be brought into use until all drives and parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the life of the development.
- 6 No part of the development hereby permitted shall be brought into use until the access driveways and parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveways and parking areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
- 7 The development hereby permitted shall be carried out in accordance with the Arboricultural Report Tree Survey, Protection Plan drawing no TPP/3788/Y/300 Rev A and the Arboricultural Layout drawing no ARB/3778/Y/200 Rev B and all protection measures recommended shall be adhered to.

Reasons

- 1 To define the permission, for the avoidance of doubt.
- 2 In the interests of visual amenity.
- 3 In the interests of visual amenity.
- 4 In the interests of visual amenity.
- 5 To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).
- 6 To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
- 7 To ensure protection during construction works of trees, hedges and hedgerows which are to be retained on or near the site in order to ensure that the character and amenity of the area are not impaired.

Reasons for Decision

In the opinion of the Borough Council the proposed development would be visually acceptable in the streetscene and in keeping with the

character with the area. The proposal would not result in a significant undue impact on the amenity of neighbouring properties. Furthermore the proposal will provide an appropriate layout from a highway safety perspective and appropriate level of parking is provided. Therefore the proposed development would be in accordance with the advice contained within the NPPF (2019), Policy A, 1, 2, 8, 10, 17 & 19 of the ACS (2014) LPD 4, LPD 11, LPD 18, LPD19, LPD21, LPD 32, LPD 33, LPD 35, LPD 37, LPD 57, LPD61 & LPD 67 of the Local Planning Document (2018).

Notes to Applicant

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

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

The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980.

No part of the development hereby permitted shall be brought into use until the technical approval under S38 of the Highways Act (or equivalent) has been agreed with Nottinghamshire County Council for the construction of the roads and associated works within the site. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible.

It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site. All correspondence with the Highway Authority should be addressed to:- NCC (Highways Development Control) (Floor 3) Nottinghamshire County Council County Hall Loughborough Road West Bridgford Nottingham, NG2 7QP

Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of

the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development.

Councillor Barnfather re-joined the meeting.

73

APPLICATION NO. 2019/0759 - LAND AT CHASE FARM (FORMER GEDLING COLLIERY), ADJACENT TO ARNOLD LANE AND LAND OFF LAMBLEY LANE

Alteration of house types (204no. dwellings).

RESOLVED:

To Grant Full Planning Permission: Subject to the applicant entering into a deed of variation amending the original Section 106 Agreement to planning approval: 2015/1376 with the Borough Council as Local Planning Authority and with the County Council as Local Highway and Education Authority for the provision of, or financial contributions towards affordable housing, open space, healthcare facilities, highways, educational, air quality, a local labour agreement and library facilities; and subject to the conditions listed for the reasons set out in the report.

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 This permission shall be read in accordance with the details within the Drawings submitted: Location Plan, Proposed Site Plan, Street Scenes, Materials Plan, House Type 630 (Plans & Elevations)House Type 651 (Floor Plans)House Type 651 (Elevations)House Type 651_752 (Floor Plans)House Type 651_752 (Elevations)House Type 764 (Plans & Elevations)House Type 764_891 (Floor Plans)House Type 764_891 (Elevations)House Type 849 (Floor Plans)House Type 849 (Elevations)House Type 857 (Floor Plans)House Type 857 (Elevations)House Type 867 (Floor Plans)House Type 867 (Elevations)House Type 954 (Floor Plans)House Type 954 (Elevations)House Type 955 (Plans & Elevations)House Type 1054 (Floor Plans)House Type 1054 (Elevations)House Type 1054_1272 (Floor Plans)House Type 1054_1272 (Elevations)House Type 1157 (Floor Plans)House Type 1157

(Elevations)House Type 1178 (Plans & Elevations)House Type 1216 (Plans & Elevations)House Type 1224 (Floor Plans)House Type 1224 (Elevations)House Type 1244 (Floor Plans)House Type 1244 (Elevations)House Type 1393 (Brick Version)House Type 1393 (Render Version)House Type 1650 (Brick Version)Garage Plans and Elevations - P240, 241 and 242.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 To define the permission and for the avoidance of doubt.

Reasons for Decision

The proposed development accords with the aims set out in the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy. It is therefore recommended that planning permission is granted.

74 APPLICATION NO. 2019/0289 - JUBILEE HOUSE, JUBILEE ROAD, DAYBROOK

4m high chimney for cremation unit.

RESOLVED:

That the Borough Council GRANTS FULL PLANNING PERMISSION, subject to conditions

Conditions

- 1 This permission shall be read in accordance with the application form and Elevation Plan received 15th July 2019, Block Plan received 1st August 2019 and Site location Plan received 5th August 2019. The development shall thereafter be undertaken in accordance with these plans/details

Reasons

- 1 For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council the proposed development would be visually acceptable in the streetscene 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. Therefore the proposed development would be in accordance with the advice contained within the NPPF (2019), Policy 10 of the ACS (2014) LPD 3, LPD 10 & LPD 32 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.

75 TREE PRESERVATION ORDER 000123 - GEDLING YOUTH CLUB CENTRE, 13 SHEARING HILL, GEDLING

Protection of a Yew Tree by a Tree Preservation Order (TPO)

RESOLVED:

To confirm Tree Preservation Order 000123 without modification.

76 TREE PRESERVATION ORDER 000124 - 12 LONGDALE LANE, RAVENSHEAD, NOTTINGHAMSHIRE NG15 9AD

Protection of trees within the curtilage of 12 Longdale Lane, Ravenshead, Nottinghamshire NG15 9AD

RESOLVED:

To confirm Tree Preservation Order 000124 without modification.

77 ENFORCEMENT REF: 0095/2019 - LAND AT 293 MANSFIELD ROAD, REDHILL

Material change of use of residential dwelling and garden (Use Class C3) to a mixed use of residential dwelling and garden (Use Class C3) and a car sales business (sui generis) and storage of vehicles in connection with that business (Use Class B8).

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 including the application for an injunction if required to ensure;

- (a) the cessation of the unauthorised car sales business from any land where permission has not been granted for a car sales use**
- (b) the removal of all vehicles which are not incidental or ancillary to the domestic residential use of the dwelling or the lawful use associated with any other land on which the business is located.**

78 APPEAL DECISION - APPLICATION NO. 2018/0583TCA - 5 HALL MEWS, HALL LANE, PAPPLEWICK, NOTTINGHAMSHIRE NG15 8FW

Fell self-set Ash tree.

RESOLVED:

To note the information.

79 DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

80 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

81 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.50 pm

Signed by Chair:
Date: