



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

Agenda

Planning Committee

Date: **Wednesday 4 December 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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2. **To approve, as a correct record, the minutes of the meeting held on 6 November 2019.** 5 - 12

- Planning Committee Protocol.**

3. **Declaration of Interests**

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MINUTES PLANNING COMMITTEE

Wednesday 6 November 2019

Councillor John Truscott (Chair)

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

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

55 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

None.

56 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 2 OCTOBER 2019.

RESOLVED:

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

57 DECLARATION OF INTERESTS

The Chair declared a collective non-pecuniary interest in agenda item 4 as Gedling Borough Council own of part of the application site, and in agenda items 6 & 7 as the application sites are in the ownership of Gedling Borough Council.

Councillor Barnfather declared a non-pecuniary interest in item 4 on the agenda as a Nottinghamshire County Councillor as Nottinghamshire County Council own part of the application site.

58 APPLICATION NO 2019/0904DOC - A612 BURTON ROAD B684 MAPPERELY PLAINS

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.

Kelly Jagers spoke against the application on behalf of the residents of Clementine Drive.

Tony Keyworth spoke against the application as Trustee of the Friends of Gedling Country Park.

Mike Barnett spoke in support of the application on behalf of the applicant (VIA East Midlands Ltd).

The Service Manager – Development Services reported that 39 additional letters of objection were received, commenting on aspects of the proposed removal of the fence.

A further letter of comment was received from County Councillor Michael Payne stating that he would be in support of measures to retain some acoustic screening at the site.

Councillor Truscott proposed an alternative recommendation, which was duly seconded, as follows:

To approve the submitted details and to discharge the conditions in accordance with the report, with the exception of condition 15 which shall be discharged in accordance with the original details, which include an acoustic fence starting at Mapperley Plains and terminating 300m east of the approved 5 arm roundabout.

RESOLVED:

To approve the submitted details and to discharge the conditions in accordance with the report, with the exception of condition 15 which shall be discharged in accordance with the original details, which include an acoustic fence starting at Mapperley Plains and terminating 300m east of the approved 5 arm roundabout.

(Councillor Barnfather left the meeting).

59 **APPLICATION NO 2019/0614 - LAND OFF TEAL CLOSE, NETHERFIELD**

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.

The Service Manager – Development Services introduced the report.

Councillor Truscott provided an update as the recommendation was not included in the report.

RESOLVED:

To Grant Approval of Reserved Matters subject to conditions, as detailed in the report.

60 APPLICATION NO 2019/0752 - GEDLING COUNTRY PARK, SPRING LANE.

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

The Service Manager – Development Services introduced the report.

(Councillor Barnfather re-joined the meeting during the debate and did not participate in this item).

RESOLVED:

To GRANT CONDITIONAL PLANNING PERMISSION

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 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.

61 APPLICATION NO 2019/0737 - GEDLING COUNTRY PARK, SPRING LANE

CCTV Camera on proposed north car park.

RESOLVED:

To Grant Conditional Planning Permission.

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 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.

**62 APPEAL DECISION LAND ADJACENT TO 4 NEWCOMBE DRIVE
ARNOLD**

Erect new 3 bedroom dwelling.

RESOLVED:

To note the information.

**63 APPEAL DECISION - APPLICATION NO 2019/0129 - 18 KIGHILL
LANE RAVENSHEAD**

Erection of 5-bedroom, two storey detached dwelling.

RESOLVED:

To note the information.

64 APPEAL DECISION - APPLICATION NO 2019/0103 - 47 FLORENCE ROAD MAPPERLEY.

Construct detached garage/workshop.

RESOLVED:

To note the information.

65 FUTURE APPLICATIONS

RESOLVED:

To note the information.

66 DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

67 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.00 pm

Signed by Chair:
Date:

PLANNING COMMITTEE PROTOCOL

Introduction

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

Disclosable Pecuniary and Non- Pecuniary Interests

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

Pre-determination and Predisposition

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

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

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

Lobbying

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

Roles at Planning Committee

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

Speaking at Planning Committee

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

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

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

Determination of planning applications

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

Oct 2015

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Planning Report for 2019/0648



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: 21/11/2019

Report to Planning Committee

Application Number: 2019/0648

Location: Sherwood Lodge Sherwood Lodge Drive Arnold

Proposal: 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

Applicant: Nottinghamshire Police & Nottinghamshire Fire and Rescue.

Agent: Lambert Smith Hampton

Case Officer: Kevin Cartwright

1.0 Site Description

- 1.1 The site has an area of 13.2 hectares and consists of the existing Nottinghamshire Police Headquarters at Sherwood Lodge which is situated within the Green Belt.
- 1.2 The Park Hospital is located to the north-east and the Burntstump Country car park to the east of the site. To the west of the site are two properties at North Lodge.
- 1.3 The site is bounded by the A60 Mansfield Road to the west and Burntstump Hill to the north. Access to the site is via Sherwood Lodge Drive access road from Burntstump Hill which also serves the The Park Hospital and Country Park Car Park.
- 1.4 Along the northern and western boundaries of the site running roughly parallel with the adjacent roads are a number of trees that are the subject of the Sherwood Estate/Kighill Wood Tree Preservation Order (TPO).
- 1.3 The redline application site area that is subject to this application, consists of the main and ancillary buildings on site and extensive car parking areas. There are a number of trees throughout the site that are not the subject of the TPO.

2.0 Relevant Planning History

- 2.1 2015/0300 – Create new windows openings to rear elevation. Granted 15th June 2015.
- 2.2 2015/004 – Timber constructed heat cabin for Biomass boilers. Granted 28th April 2015.
- 2.3 2014/1376 - Timber constructed heat cabin for Biomass boilers. Granted 16th March 2015.
- 2.4 2012/1418 – Two temporary 10m steel storage containers to be retained on permanent basis. Granted 24th January 2013.
- 2.5 2011/0727 - Erect 3m fence and gates around car park and canopy to the rear of building. Granted 30th August 2011.
- 2.6 2010/0214 – Retain Modular building. Granted 6th May 2010.
- 2.7 2009/0189 – External refurbishment. Granted 6th April 2009.

3.0 Proposed Development

- 3.1 The application proposes the construction of a three storey building to include training centre, control room, canteen, gym/multi-use facility, changing rooms and associated accommodation, reconfigure the existing car park and the creation of new car parking and access routes and the demolition of four ancillary buildings.
- 3.2 The proposed development seeks to create a shared headquarters campus for the Police and Fire and Rescue services in Nottinghamshire at Sherwood Lodge.
- 3.3 The new building would be located to the south-east of the two existing main buildings and courtyard. It would have a footprint of 2,525sqm and a gross internal floor area of approximately 5,200sqm. It would be up to three storeys in height.
- 3.4 The building would accommodate a mixture of different functions. The ground floor would accommodate the canteen facilities, gym and multi-purpose hall and office. The first floor would accommodate the police training and conference functions. The second floor would accommodate a control room and support facilities.
- 3.5 The new building has been designed to use clay multi-brickwork to all facades. The large areas of brickwork would have panels of projecting headers to provide visual interest. In addition there would be areas of standing seam copper cladding to further contrast and break up the areas of brick work.
- 3.6 There would be new elements of hard surfacing throughout the site to facilitate improvements to the car parking including the formation of a new

circulation route from the existing car park on the west of the site to serve the new building. The current parking provision on site would be increased from 450 parking spaces to a total of 940 spaces including 24 disabled spaces and 12 Electric Vehicle charging points. An additional 20 cycle parking spaces would be provided adjacent to the entrances to buildings and shower/locker rooms.

- 3.7 In addition to the construction of the new building there would be a comprehensive refurbishment of the existing buildings to facilitate the joint headquarters. External concrete panels would be removed and replaced with curtain wall panels to provide additional light to the first floor.
- 3.8 A new landscaped courtyard would be formed between the existing buildings on site and the new building including a covered walkway at ground level to link the new building to the courtyard. The courtyard would function as an informal meeting and breakout area.
- 3.9 The courtyard surface materials would be coloured tarmac broken up by concrete block paviers.
- 3.10 There would be other small structures/buildings associated with the development including a bin store, 5no. storage containers, pedestrian and vehicular security barriers, lighting and CCTV which would be both wall and pole mounted.
- 3.11 The development also involves the demolition of a number of small ancillary buildings within the site which are no longer fit for purpose these include a locker room building, former stable block, gym and office building.

4.0 Consultations

- 4.2 Adjoining neighbours have been notified and a Site Notice has been posted. 1no. letter of representation have been received as a result. In summary issues raised relate to:

Construction traffic along Sherwood Lodge Drive. Any damage should be made good.

Any construction traffic should not obstruct Sherwood Lodge Drive.

- 4.3 Natural England – no comments to make on this application.
- 4.4 Nottinghamshire County Council Highways: No objection subject to a number of conditions including securing off-site highway improvement works to the A60 Mansfield Road-Burntstump Hill signalised junction.
- 4.5 Rights of Way – no public rights of way are affected by this proposal.
- 4.6 Gedling Borough Council Economic Development – a local labour agreement is required.

- 4.7 Gedling Borough Council Scientific Officer – no objection, requests conditions relating to electric vehicle charging points and construction management plan.
- 4.8 Gedling Borough Council Public Protection – Support the application. The new food business operator would need to contact Public Protection regarding food hygiene requirements.
- 4.9 Tree Officer – No objection, requests conditions relating to an Arboricultural Method Statement and Tree Protection Plan.
- 4.10 Seven Trent – Foul drainage is proposed to connect into the public sewer which will be subject to a formal section 106 sewer connection approval. Surface water is proposed to discharge to swales, infiltration basins and soakaways, which we have no comment.

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 2019 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

6.0 Development Plan Policies

- 6.1 The following planning policies are relevant in the consideration of this application.

6.2 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), 13 (Protecting Green Belt land) and 15 (Conserving and enhancing the natural environment) are particularly relevant.

6.3 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals

Policy 1: Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.

Policy 2: The Spatial Strategy – states that sustainable development will be achieved through a strategy of urban concentration with regeneration.

Policy 3: Green Belt – sets out that the principle of the Nottingham Derby Green Belt will be retained.

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 the criteria that new, extended or improved community facilities should meet.

Policy 17: Biodiversity – sets out the approach to ecological interests.

6.4 Local Planning Document (Part 2 Local Plan) 2018

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:

LPD 4: Surface Water Management – sets out the requirements for surface water drainage

LPD 14 – Replacement of Buildings within the Green Belt – sets the threshold for replacement buildings at no more than 50% larger than originally constructed. Additionally, all buildings are expected to satisfy a number of criteria in relation to design, impact on heritage, views and openness of the Green Belt or the reasons for including land within it.

LPD 18: Protecting and Enhancing Biodiversity – sets out the criteria for protecting designated site, including Local Wildlife Sites.

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

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.

LPD48: Local Labour Agreements – to enable local people to benefit from a proposed development through access to on-site training and/or jobs created by the end use of the development.

LPD 57: Parking Standards – sets out the requirements for parking.

LPD 61: Highway Safety – states that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, movement and access needs.

7.0 Planning Considerations

Principle of Development

- 7.1 The site is located within the Green Belt and accordingly the relevant national and local planning Green Belt policies apply. Paragraph 134 of the National Planning Policy Framework states that the Green Belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;*
 - b) to prevent neighbouring towns merging into one another;*
 - c) to assist in safeguarding the countryside from encroachment;*
 - d) to preserve the setting and special character of historic towns; and*
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*
- 7.2 Paragraph 145 of the National Planning Policy Framework states that *a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt*. A number of exceptions are listed however the development proposed does not fall within any of these categories.
- 7.3 Paragraph 146 of the National Planning Policy Framework states that *certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it*. Again, the development proposed does not fall within any of these categories.
- 7.4 The development proposed is therefore inappropriate development within the Green Belt. Paragraph 143 of the National Planning Policy Framework states *that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances*. Paragraph 144 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Very Special Circumstances

- 7.5 A number of considerations have been advanced by the Applicant in support of the proposed development within this location and these are summarised as follows:

Co-location of Police and Fire and Rescue

- 7.6 The development provides the opportunity for the Nottinghamshire Fire and Rescue Service currently operating from their HQ at Bestwood Lodge Drive, Arnold, to relocate to Sherwood Lodge to deliver a joint central headquarters for the benefit of both Nottinghamshire Police and Nottinghamshire Fire and Rescue.
- 7.7 The proposal provides the opportunity to deliver improved facilities at the site for both authorities to promote an efficient and effective approach to encourage joint working practices. The collaboration presents a number of benefits not only financially but also establishes a strong partnership to address the communities’ safety. It is believed that the most practical,

achievable and affordable option is the delivery of new joint facilities to meet the future needs of both authorities.

- 7.8 The new building would provide a single large police control room in one location to replace the current split between Sherwood Lodge and the Northern Control Centre and Mansfield Police Station. The existing control room would then be converted to form part of the new training centre.
- 7.9 Overall, the development supports the emergency services with improved operational capabilities to facilitate rapid deployments with access to all parts of the county. It will allow the Police to manage effective briefing and de-briefing of staff, improve the ease of access to specialist equipment, and improve facilities for new recruits and on-going training. The development will promote an improved efficiency of daily tasks with the Police and Fire and Rescue Service based in the same location resulting in significant reductions in costs due to improved and multi-functional facilities to make the best use of the site and to fulfil the emergency services duty to serve the community's needs and adhere to statutory requirements.

Alternative Sites

- 7.10 A review was undertaken by the applicants in relation to alternative sites to accommodate the needs of emergency services. No other option was found to have better access to all parts of the County than currently exists from Sherwood Lodge.
- 7.11 As a key function of the emergency services is to respond to incidents in a timely manner on a 24/7 basis this is a key factor and weighs in favour of this site.
- 7.12 The Sherwood Lodge site is significantly larger than the Bestwood Lodge site as such provides the greatest opportunity to promote joint working. Bestwood Lodge would not be of sufficient size to accommodate the additional services and staff.
- 7.13 The current Police control rooms are split between Sherwood Lodge and Mansfield, with neither being of sufficient size to accommodate the required number of staff, the preferred option is to deliver a large central control room to accommodate all staff on a single site as this is the most efficient option and efficient use of resources whilst providing a better service.

The Planning Balance

- 7.14 Paragraph 144 of the National Planning Policy Framework states that *when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*
- 7.15 It is therefore necessary to determine whether the considerations advanced by the applicant clearly outweigh the harm that would arise to the Green Belt

from this inappropriate development, and therefore whether they constitute the very special circumstances that would be necessary to allow the development to be permitted.

- 7.16 The proposal would result in encroachment into the countryside and would therefore be contrary to the purpose of the Green Belt as set out by Paragraph 134 of the National Planning Policy Framework. The development would also have an impact upon the openness of the Green Belt, in both a visual and a spatial sense, due to its location and its scale.
- 7.17 The new building has been sympathetically designed to minimise its impact. It would be located adjacent to the existing main buildings on the site. The heavily wooded nature of the site would ensure that the new building as per the existing would not be readily visible.
- 7.18 The same can be said for the works to the car park and revised circulation route and other ancillary works within the site as these are clearly of a lesser magnitude/extent than the proposed three storey building.
- 7.19 Whilst the existing screening due to the heavily/densely wooded nature of the application site would help to mitigate the impact on openness it cannot be regarded as very special circumstances.
- 7.20 The development provides the opportunity for the Nottinghamshire Fire and Rescue service currently operating from the headquarters at Bestwood Lodge Drive, approximately 5 miles south of the application site, to relocate to Sherwood Lodge to deliver a joint central headquarters. There would be improved facilities on site for both emergency services and promote an efficient approach encouraging joint working practices to the benefit of community safety as a whole.
- 7.21 The new building would provide a single large police control room in one location to replace the current split between Sherwood Lodge and the Northern Control Centre and Mansfield Police Station. The existing control room would then be converted to form part of the new training centre.
- 7.22 It is clear that the proposal seeks to expand the existing operation which would provide significant benefits to the operation of the emergency services which in turn provides significant benefits to the wider community in terms of improved public safety and operational efficiency.
- 7.23 On balance it is considered that these factors advanced by the Applicant in support of the development should be given substantial weight. The operational benefits of the proposal outweigh the harm that would be caused to the Green Belt in terms of its inappropriateness and the impact the development has upon openness. It is therefore considered that very special circumstances have been demonstrated subject to consideration of any other potential harm.

Other Harm – Impact on the landscape character and visual amenity

- 7.24 Aside from Green Belt considerations it is necessary to access whether the impact on the surrounding landscape would be acceptable.
- 7.25 The application site falls within policy zone SPZ3 (Papplewick Wooded Estatelands) of the Greater Nottingham Landscape Character Assessment. The area is characterised by predominantly arable farming, with small intermittent areas of woodland. The application site and land around Burntstump Country Park being one such woodland.
- 7.26 The surrounding landscape has a moderate sensitivity to development due to its undulating landform resulting in development often being readily visible. The exceptions to this are the screening provided by interspersed areas of woodland.
- 7.27 Whilst it is accepted that a number of trees would be removed to facilitate the development, the integrity of the woodland would not be lost as the trees removed are located predominantly within the main body of the site. The protected trees around the boundary of the site fronting Mansfield Road and Burntstump Hill would remain. As such the development would be well screened from public vantage points and would therefore have limited impact on the landscape character and visual amenity.
- 7.28 The proposed extension can be seen as a logical addition to the existing built form on the site and would not have an undue impact on the predominantly rural appearance of the surrounding area. In light of the above matters the proposed development is considered to accord with the objectives of the landscape strategy.

Sherwood Forest Special Protection Area

- 7.29 With regards to the Special Protection Area, paragraph 3.17.3 in the Council's Aligned Core Strategy (ACS) (2014) states 'Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. The Aligned Core Strategies and Infrastructure Delivery Plan therefore take a precautionary approach and treat the prospective Special Protection Area as a confirmed European Site. The infrastructure Delivery Plan sets out requirements for a range of mitigation measures as recommended in the Habitats Regulation Assessment Screening Record. A decision on the extent of any possible Special Protection Area is not known'.
- 7.30 Natural England's current position in respect of the Sherwood Forest Region is set out in an advice note to Local Planning Authorities (March 2014) regarding the consideration of the likely effects on the breeding population of nightjar and woodlark in the Sherwood Forest Region. While no conclusion has been reached about the possible future classification of parts of Sherwood Forest as a Special Protection Area (SPA) for its breeding bird (nightjar and woodlark) interests, Natural England advise those affected Local Planning Authorities (LPAs) to be mindful of the Secretary of State's decision

in 2011, following Public Inquiry, to refuse to grant planning permission for an Energy Recovery Facility at Rainworth where the potential impacts on these birds and their supporting habitats was given significant weight.

- 7.31 In light of this decision the Advice Note recommends a precautionary approach should be adopted by LPAs which ensures that reasonable and proportionate steps have been taken in order to avoid or minimise, as far as possible, any potential adverse effects from development on the breeding populations of nightjar and woodlark in the Sherwood Forest area. This will help to ensure that any future need to comply with the provisions of the 2010 Regulations is met with a robust set of measures already in place. However unlike the Council's ACS, Natural England's Standing Advice Note does not recommend that the Sherwood Forest Region should be treated as a confirmed European site.
- 7.32 Having regard to evidence submitted to the inquiry in 2010, the site is not located within a core ornithological interest for breeding nightjar and woodlark area but is situated within an indicative 5km buffer zone. The precise extents of any buffer zones are not known and therefore it is considered that the proposal would have a minimal variance with Paragraph 3.17.3 of the Council's ACS and the benefits of the scheme would outweigh any harm identified.
- 7.33 In terms of the legal background, a potential Special Protection Area (pSPA) does not qualify for protection under the Habitats Regulations until it has been actually designated as a SPA. Furthermore, the site does not qualify for protection under the NPPF as paragraph 176 refers to pSPAs and footnote 59 explicitly states that pSPAs are sites on which the Government has initiated public consultation on the case for designation. This has not occurred and therefore the Sherwood Forest Region does not qualify for special protection and a risk based approach is not necessary to comply with the Habitat Regulations or the NPPF.

Residential Amenity

- 7.34 The application site is located in a somewhat isolated rural location. Whilst there are two residential properties to the west of the application site the separation distance and extensive tree belt would effectively screen the development and provide a suitable buffer.
- 7.35 Whilst the proposed development would result in an intensification of use of the site it is not considered that noise and increased activity created by additional vehicle movements to and from the site would result in an undue impact in the amenity of neighbouring occupiers.
- 7.36 I am satisfied that given the location of the proposed development in relation to the adjacent properties, the application proposals will not have a detrimental impact in terms of overlooking, over shadowing or over bearing impact. In this regard I am satisfied that the proposed development is in accordance with Policy LPD32.

Ecology

- 7.37 The site is characterised as an area of mature broadleaved and coniferous plantation woodland, punctuated by occasional open clearings of grassland and small areas of formal soft landscaping. As such there is the opportunity for protected species to be present. The applicants have submitted an ecological assessment based on a number of protected species surveys of both the site and the buildings.
- 7.38 The findings of the submitted ecology report and associated surveys are that there are no badgers, great crested newts or reptiles on the site. There is no evidence of roosting bats within the trees likely to be affected by the proposals.
- 7.39 There was however the presence of foraging bat species present due to the large number of trees on the site. A further bat survey was undertaken which concludes that there is a need for the installation of bat boxes on retained woodland trees to create additional roosting habitat and the production of a lighting strategy to avoid significant light spill into the retained woodland areas and ensure dark foraging resources are provided. These can be secured through appropriately worded conditions.
- 7.40 In relation to birds a range of species has been identified within the Sherwood Lodge site, particularly within the woodlands to the south as they provide appropriate habitats.
- 7.41 The proposed development would result in the loss of a number of trees which, in the absence of mitigation, would create a net loss of nesting and foraging resources for the local bird population.
- 7.42 Additionally, unrestrained artificial light spill would have a negative impact on birds resulting disturbance and potential displacement.
- 7.43 The ecological assessment proposes the following mitigation measures to ensure a net gain in habitat resource post development:
- (i) Measures to reduce the impacts of artificial lighting post-development.
 - (ii) Installation of a range of bat and bird boxes.
 - (iii) Measures to enhance the ecological value of the wider woodland resource post-development including the creation of deadwood habitats, removal of invasive plant species and the planting of understorey trees and shrubs.
- 7.44 Natural England's Standing Advice for protected species states that it may not be possible to avoid affecting a protected species on a proposal site, but the harm caused must be reduced as much as possible. The Standing Advice identifies compensation must:
- make sure that no more habitat is lost than is replaced, which means there's no net loss

- provide for like-for-like habitat replacements, which are located next to or near existing species population (check distances in the relevant species standing advice) and in a safe position to provide a long-term home
 - provide for a better alternative habitat in terms of quality or area, compared to what will be lost
 - include proposals to make sure habitats are still connected to allow normal species movement.
- It is considered that the proposed mitigation measures comply with the above requirements and is acceptable in this regard.

7.45 The application has been assessed in accordance with Natural England's Protected Species Decision Checklist that forms part of the Standing Advice and it is concluded that planning permission maybe granted subject to appropriate conditions. Therefore, subject to a condition securing the above compensatory measures it is considered that the scheme is acceptable in relation to impact on protected species. As such the proposal is considered to accord with ACS Policy 10.

Tree Impact

- 7.46 The proposal would result in the removal of a number of trees from the site. However, the scheme has been designed to protect all fully mature and veteran trees within close proximity of the development footprints and minimise losses of mature and established trees.
- 7.47 This is achieved by:
- (i) utilising gaps in woodland edges and targeting younger trees or trees of lower value when designing/locating the car parking areas.
 - (ii) use of non-dig construction techniques for parking bays when adjacent to retained trees.
 - (iii) Appropriate design and construction of the circulation road layouts to avoid impact on valuable/mature trees.
- 7.48 Whilst a number of trees would be removed to facilitate the development the majority of these trees are moderate to low value. These trees are either non-native or young/early mature trees located within the footprint of the eastern arm of the circulation road to the new building.
- 7.49 Only one fully mature high value tree is proposed to be removed as part of the development. This tree is located within the footprint of the circulation road to the new building.
- 7.50 The table below sets out the quanta of trees to be removed:

VALUE CLASSES	APPROXIMATE NUMBER OF INDIVIDUAL TREES REMOVED IN ACCORDANCE WITH AGE CLASS				
	Young to Early Semi-Mature	Semi-Mature to Late Semi-Mature	Early Mature	Mature	Fully Mature & Veteran
TPO Trees	3	4	2	0	0
Category A Trees (High Value)	0	0	0	1	0
Category B Trees (Moderate Value)	40	133	31	3	0
Category C Trees (Low Value)	106	6	0	3	0
Category U Trees (Negligible Value)	3	2	0	0	0
TOTALS	152	145	34	6	0
Percentage	45%	43%	10%	2%	0%

- 7.51 Of the total trees proposed to be removed 45% are within the young to early semi-mature age ranges and 43% within the semi-mature to late semi-mature ages ranges accounting for the majority of the all trees to be removed. In comparison only 10% would be early mature.
- 7.52 The proposed development has been designed to minimise losses of mature and established trees and would result in minimal impact on the character and appearance of the area when viewed from public vantage points as the trees around the boundary of the site would be unaffected.
- 7.53 The compensatory measures to address any potential ecological impact would also serve to improve the retained trees/woodland areas including removal of non-native species shrubs, planting of native shrub understorey species and the creation of deadwood habitats.
- 7.54 It is considered that the proposed tree removal, on balance, subject to appropriate protection and ecological compensatory measures are considered acceptable and accord with policy LPD 19 of the adopted Local Plan.

Flooding & Drainage

- 7.55 A flood risk assessment and drainage strategy has been submitted with the application as the site exceeds one hectare. The site is located within flood zone 1 and is therefore at low probability of flooding (less than 1 in 1,000 annual probability of flooding).
- 7.56 Whilst the end use, a Police and Fire and Rescue Head Quarters, may be regarded as highly vulnerable to flooding as the site is within Flood Zone 1 the development is regarded as appropriate and no flood risk mitigation measures need to be put in place.

- 7.57 In relation to surface water drainage due to the permeable nature of the underlying geology it is intended that surface water disposal would be via infiltration systems. This would include a soak away to the south of the site and swales alongside the car parking and new circulation road feeding into an infiltration basin. This information can be secured through an appropriately worded condition.
- 7.58 Foul sewerage would be served by a connection to the existing mains sewerage network. As such the proposal would accord with policy LPD 4 of the adopted local plan.

Highways and Parking

- 7.59 The planning application is accompanied by a Transport Assessment to assess the impact of the proposed development in relation to the surrounding highway network. The Highway Authority has assessed this document and considers that, subject to an improvement to the A60/Burntstump signalised junction to allow vehicles in the northbound carriageway turning right to wait without restricting the free flow of northbound through movements, the scheme is acceptable.
- 7.60 Car parking and internal movements within the site would be improved by the formation of a circulation route that links the car parks and the new building. The operation on site is unique and does not relate directly to any of the uses set out in Parking Provision Supplementary Planning Document. As such there is no minimum parking requirement prescribed in the document. In these circumstances parking provision is assessed on a site specific basis.
- 7.61 Parking provision within the site would increase from 450 spaces to a total of 940 including 24 disabled spaces. This proposed increase in provision addresses the identified parking shortfall associated with the existing operation and activity and provides appropriate provision in relation to proposed development.
- 7.62 The Highway Authority has concluded that they have no objection to the proposal subject to the imposition of appropriate conditions to secure the improved right turn from the A60 and parking and turning within the site to serve the development. The proposal is therefore considered to be in full conformity with the objectives of the Supplementary Planning Document and complies with policies LPD57 and LPD61.

Others Matters

- 7.63 An objection has been raised with regards to the impact of the application upon the shared access road, Sherwood Lodge Drive, during the construction phase. Concern has been raised in relation to potential damage and blocking of the shared access.
- 7.64 Any damage to the shared private driveway is a private legal matter.
- 7.65 A Construction Ecological Management Plan has been submitted by the applicant which outlines appropriate working methods and mitigation

measures which will be undertaken throughout the construction phase of the proposed development in order to mitigate adverse impacts to habitats.

- 7.66 The applicant has confirmed that the main build is likely to take around 60 weeks and would welcome an appropriately worded condition to secure employment and training opportunities for local people in accordance with policy LPD48.

8.0 Conclusion

- 8.1 Having regard to the above considerations, 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 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.

Recommendation: 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-Burntstump 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, LPD48, 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.



Planning Report for 2017/1164



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.



Serving People Improving Lives

Date: 21/11/2019

Report to Planning Committee

Application Number:	2017/1164
Location:	Land Cornwater Fields Longdale Lane Ravenshead
Proposal:	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.
Applicant:	Messrs Cutts And Lane.
Agent:	Prangley Planning
Case Officer:	Paula Daley

1.0 Site Description

- 1.1 The site is located on the southern edge of the main built up area of the settlement of Ravenshead. There is no formal public access within the site but the site is open and there are informal footways cross the site. The site mainly consists of grassland with a number of trees within the site and a row of mature trees and hedging lies along the eastern boundary of the site, There is some variation in topography with the lowest point of the site adjacent to Longdale Lane (119 AOD) and the highest point along the sites western/south western boundary (128m AOD). The gross site area is 2.2 hectares. There are no protected trees on the site.
- 1.2 The site is bound to the north-east by Longdale Lane and to the south-east by Trumpers Wood. To the north-west of the site lies an access road that leads up to the Ravenshead Leisure Centre. Beyond the access track is a modern residential estate, accessed off Swallow Crescent. To the south-west lies further agricultural fields that have been allocated for housing development under policy H17.

2.0 Relevant Planning History

- 2.1 2013/0836 – An outline planning permission was granted for residential development of up to 70 dwellings including access, equipped play area and open space. Matters relating to appearance, landscaping, layout and scale were reserved for subsequent approval. The permission was granted on completion of a Section 106 agreement that secured a financial contribution

towards education and off site highway works, public open space, affordable housing. Furthermore 30% of the units shall consist of bungalows which will be built to lifetime home standards and be restricted to the over 55's.

- 2.2 APP/N3020/S/16/3154302 - An appeal was made by the Applicants under S106 B of the Town and Country Planning Act 1990 against a failure to determine that the S106 agreement be modified to remove the affordable housing requirement due to the affordable housing requirement making the development unviable. The appeal was allowed and the decision stated that for a three year period, from the date of the decision (13th December 2016), the planning obligation dated 13th October 2014 shall be subject to the modifications set out within the schedule of the appeal decision which deleted the requirement for affordable housing.
- 2.3 2019/0738DOC - Submission of details in relation to Condition 15 - Archaeology, Condition 16 - off-site highway works, Condition 17 - Visibility Splays and Condition 18 - Footway details of Planning Permission 2013/0836 – Conditions discharged.
- 2.4 2019/0882DOC - Discharge of conditions 9, 10, 11, 12,19,21,22 of application 2013/0836 – Pending consideration

3.0 Proposed Development

- 3.1 This is a reserved matters application following the granting of the outline permission (2013/0836) and seeks approval of the matters relating to layout, scale, appearance and landscaping.
- 3.2 The outline consent approved a residential development for up to 70 dwellings. The original application was submitted in 2017 for 51 dwellings. This reserved matters application, as currently revised, proposes the erection of 47 dwellings and associated works. Access will be gained via a single access point off Longdale Lane which was approved via the outline consent. The access road leading into the site will consist of a single adopted highway with a turning head adjacent to the north-western boundary which thereafter could provide future access for the adjacent housing allocation identified as H17. Off the main internal access road will be a number of shared private access driveways and feature courtyards.
- 3.3 The layout proposes the erection of 4 single storey bungalows and 29, 2 and 2.5 storey dwellings and 4 maisonettes. The layout provides a mix of housing including:
 - 12 x 2 bed Bungalows
 - 2 x 3 Bed Bungalows
 - 4 x 2 bed Maisonettes
 - 2 x 2 Bed Semi- detached
 - 2 x 3 Bed Semi-detached
 - 3 x 3 Bed Terrace
 - 6 x 3 Bed Semi-detached
 - 9 x 4 Bed Detached
 - 7 x 5 Bed Detached

- 3.4 The dwellings have been individually designed by the Applicants Architect and out of the 47 dwellings proposes, there are 34 individual house types that are not replicated elsewhere within the development.
- 3.5 15.9% of the site is set out as informal public open space with an additional 7.2% set out as incidental open space. The southern strip of the development is intended to provide a multi-functional greenspace designed to be an attractive landscape and to provide reptile habitat, attenuation and infiltration of storm-water, informal play and pedestrian access onto Longdale Lane.
- 3.6 The site is proposed to utilise sustainable urban drainage methods in the form of surface water infiltration attenuation features within the open space area and a series of storm water storage chambers. The Storm Water Storage sizes have been based on an infiltration rate of 3×10^{-5} m/hr.

4.0 Consultations

- 4.1 Gedling Borough Council Tree Officer – No objection to tree protection and method statement subject a condition that all tree protection methods are adhered to. Soft landscaping - The proposed landscape plan is also improved, and I would be satisfied with this plan.
- 4.2 Gedling Borough Council Parks – The arrangement for the public open space areas is acceptable.
- 4.3 Nottinghamshire County Council Highways – Satisfied with the amended details, so subsequently have no objections subject to conditions.
- 4.4 Nottinghamshire County Council Nature Conservation (Comments relate to the application as initially submitted and no comments have been received on the amended scheme.)The landscaping proposals appears to be acceptable, and generally in accordance with recommendations made in the Ecological Appraisal. Unclear why a section of hedgerow is omitted from the western corner of the site; this gap should be filled with a section of Native Mixed Hedgerow.
- 4.5 Nottinghamshire County Council Lead Flood Authority – No objections
- 4.6 Environment Agency – No objections
- 4.7 Natural England - No comment to make on the reserved matters application
- 4.8 Severn Trent Water - Foul is proposed to connect into the public foul water sewer, which will be subject to a formal section 106 sewer connection approval. Surface water to discharge to storm water attenuation and infiltration feature, which we have no comment. Informative suggested.
- 4.9 Nottinghamshire Wildlife Trust (Comments related to the application as originally submitted and no comments have been received on the amended scheme) - Landscape and Ecological Management Plan appears to cover the necessary prescriptions to implement and manage the landscaping as shown on the Soft Landscape proposals plans. In general, the recommendations

appear appropriate for the site and in accordance with previous ecological work.

Suggested amendment regarding the proposed species mix for Native Structural Planting.

4.10 Ravenshead Parish Council - No objections to this application. However, concerns were raised regarding;

- Flooding- The water run off procedure needs to be satisfactory and not to add to the already flooding issues on Longdale Lane
- A clause is in place for the bungalows to remain for the over 55's (purchase and selling on)
- The Parish Council would like assurances that the landscape management plan is in place moving forward.
- The area next to the Leisure Centre splay – Bracken needs to be removed for satisfactory visibility down Longdale Lane

4.11 Members of the Public

A press notice was published and a site notices were displayed and neighbour notification letters were posted, 8 objections have been received with regards to the originally submitted application in 2017 and these are summarised as follows:

- The development should be for the whole of H17. Precedent set by Gedling Borough Council.
- The site entrance should be moved to be opposite Quarry Road and not neighbours drives.
- Where is the play area?
- No mention of pedestrian island
- Concern about the landscaping
- Sighted a sparrow hawk which should be investigated by Natural England
- All trees to be cleared with boundary with leisure centre which will impact on wildlife. Birds congregate in silver birch on boundary and tree should be protected.
- Environmental impact upon Longdale Lane if the tree line was destroyed in terms of wildlife, wind, noise protection and privacy.
- Noise, congestion and dirt on Longdale Lane during construction.
- Impact upon the value of homes.
- Queries regarding accuracy of plan
- Impact upon privacy and sunlight of property on Swallow Crescent.
- Density too high and out of character with the surrounding area
- Development out of scale with properties on Longdale Lane.
- Increase in traffic congestion and increased noise and disturbance.
- Increase accidents on junction of Chapel Lane, Longdale Lane and Kighill Lane.
- Impact upon local services in terms of shops, doctors and schools.

4.12 Following the receipt of amended plans and the removal of Miller Homes as the Applicant, full re-consultation was undertaken consisting of a press notice, a site notice and neighbour notification letters, 5 letters of objection have been received which are summarised below.

- Plots 19-22 will be a 3 storey apartment block impact on privacy and sunlight into property on Swallow Crescent. Ask for layout to be reconsidered and request bungalows for these plots. Questions the location of the bungalows which places homes for elderly away from public amenities.
- Three storey property unsympathetic of the surrounding properties
- Suggestion of conflict of interest as Applicant may be related to a County Councillor.
- Irreplaceable loss of wildlife.
- Loss of green area. How will loss of this amenity be replaced?
- Concern on impact upon climate change.
- Strain on local facilities and services.
- The proposed layout with a new exit onto Longdale Lane juxtaposed against the existing Heather Lane will potentially cause an accident hazard
- Air Quality.
- Noise and vibration.
- Layout not in keeping with the village with properties having curtilage parking, no parking court and poor design creating antisocial behaviour, vandalism and crime.
- Left turn from Longdale Lane into Chapel Lane should be remodelled. Footpath along Chapel Lane should be hard surfaced and maintained.

4.13 Further amended plans were received and a neighbour notifications were undertaken and 4 letters of objection have been received. The comments are summarised as follows:

- Object to scale to plots 19-22 due to privacy and loss of sunlight.
- Requests that plots 19-22 are replaced with a normal sized house.
- Previous plans and decisions set precedents which these plan are breaking
- Objection to parking courts and poor design
- Request officers and members visit the site before approval is given
- Concern with ability of adjacent occupiers accessing driveways during construction.

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 2019 (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. Sections 5 (Delivering a sufficient supply of homes), 11 (Making effective use of land) and 12 (Achieving well-designed places) are particularly relevant.

6.3 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals

Policy 1: Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.

Policy 2: The Spatial Strategy – states that sustainable development will be achieved through a strategy of urban concentration with regeneration.

Policy 8: Housing Size, Mix and Choice – sets out the objectives for delivering new housing.

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

Policy 17: Biodiversity – sets out the approach to ecological interests.

Policy 19: Developer Contributions – set out the criteria for requiring planning obligations.

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 policies to the determination of this application are as follows:

LPD 4: Surface Water Management – sets out the approach to surface water management.

LPD 11: 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.

LPD 18 Protecting and Enhancing Biodiversity – sets out that proposals should be supported by an up to date ecological assessment. Any harmful impact should be avoided through design, layout and mitigation or compensation. Where possible, development proposals will be expected to take opportunities to incorporate biodiversity in and around the development and contribute to the establishment of green infrastructure.

LPD 19: Landscape Character and Visual Impact – states that planning permission will be granted where new development does not result in a

significant adverse visual impact or a significant adverse impact on the character of the landscape.

LPD 21: Provision of New Open Space – sets out that there will be a requirement for public open space on sites of 0.4 hectares in area and above, which could be on-site or off-site.

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.

LPD 33: Residential Density – states that planning permission will not be granted for proposals of less than 30 dwellings per hectare unless there is convincing evidence of a need for a different figure.

LPD 35: Safe, Accessible and Inclusive Development – sets out a number of design criteria that development should meet, including in relation to the massing, scale and proportion of development.

LPD 37: Housing Type, Size and Tenure – states that planning permission will be granted for residential development that provides for an appropriate mix of housing.

LPD 57: Parking Standards – sets out the requirements for parking.

LPD 61: Highway Safety – states that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, movement and access needs.

LPD 67: Housing Allocations– identifies the application site as housing allocation H19, for approximately 70 new dwellings.

6.5 Other

Parking Provision for Residential Developments – Supplementary Planning Document 2012– sets out the car parking requirements for new residential development.

7.0 **Planning Considerations**

Principle of the development

- 7.1 The site is allocated as housing site H19 under Policy LPD 67 of the Local Planning Document which was adopted in July 2018. Policy LPD 67 identifies the site as providing approximately 70 dwellings.
- 7.2 Outline application reference 2013/0836 was granted for residential development of up to 70 dwellings including access, equipped play area and open space.
- 7.3 The principle of residential development on this site is established and is not in any event subject to consideration in the determination of this reserved

matters application. Matters relating to appearance, landscaping, layout and scale are the only matters now subject to consideration under this application.

Appearance

- 7.4 The application proposes a mixture of homes including 2, 3, 4 and 5 bedroom homes including bungalows and apartment to meet a wide range of housing needs. A bespoke collection of house types have been produced for the site with a total of 34 different house types across the site. The design intention has been to create buildings that are locally inspired and therefore when combined with the wider landscape strategy for the site will create a sense of place. Inspiration was specifically drawn from the stable block at Annesley Hall (please see Plots 44 and 45) which in turn led to architectural inspiration being drawn from smaller scale agricultural buildings with simple plans and roof forms. Some buildings feature more traditionally inspired proportions, including chimney stack details.
- 7.5 Full details of the materials proposed will be subject to a condition. However the Design and Access Statement states that small format roof tiles are proposed to be used, natural stone, timber and a locally referenced materials palette. Building materials will also reflect the strong landscape led approach with timber and stone prominent. Timber elements will provide a further connection to the wooded character of the area.
- 7.6 The development has been carefully designed to provide bespoke buildings with a series of strong street frontages which minimises blank gables. The dwellings address both Longdale Lane providing an active street frontage and address all of the internal roads and court yards to provide interesting streets, a high quality visual appearance and ensures a high level of natural surveillance.
- 7.7 The development is landscape led with substantial, mature landscaping features within and around the edges of the development to provide a high quality appearance to the development.
- 7.8 It is considered that the proposal consists of a high quality and unique design that is in keeping with the character of the area. The development as proposed is fully in compliance with the National Planning Policy Framework and Aligned Core Strategy Policy 10 and Policy LPD35.

Layout

- 7.9 The layout proposes a total of 47 dwelling which equates to a density of 21.3 dwellings per hectare. Policy LPD 33 states that development in Ravenshead, should be of a minimum density of 20 dwellings per hectare, so the proposed development would meet this policy requirement. It is considered that the density and layout proposed is an appropriate form of development that is in keeping with the character of the area and therefore is appropriate within in its context.

- 7.10 The proposed layout provides for a wide range of housings types and sizes including 2, 3, 4 and 5 bedroom dwellings, bungalows and maisonettes in accordance with LPD37. The layout also incorporates the provision of 14 bungalows which complies with the S106 requirement for 30% of the dwellings to be provided as bungalows to be made available to over 55s.
- 7.11 The site is accessed from Longdale Lane and the access was approved at the outline stage under application 2013/0836. Whilst objectors have requested the positioning of the access be amended, the access is already approved and cannot be amended under this application. The outline approval also secured the provision of appropriate visibility splays and the provision of off-site highway works in the form of a 2m footway along the site frontage of Longdale Lane and a pedestrian refuge within Longdale Lane to ease pedestrian movements from the site. The proposed layout and supporting statements indicates that a 90m section of pine trees will be removed along the site frontage to accommodate the visibility splay and proposed footpath. However the proposed landscape plans providing a hedgerow and 12 oak trees as replacement planting.
- 7.12 The layout provides a single adopted access road with a turning head adjacent to the north-western boundary which could provide access into the adjacent residential allocation identified as H17. Therefore the development as proposed does not prejudice the future of development of the adjacent land. Off the internal access road are a series of private drives and courtyards. Each property has been designed with a minimum of 2 parking spaces per dwelling (an average of 2.4 spaces per dwelling across the site) with the 4 and 5 bedroom dwellings having at least 3 spaces per dwelling which meets the Parking Provision for Residential Developments SPD 2012. 8 additional on street parking bays have been provided within the development in order to provide additional visitor parking.
- 7.13 The proposed development is based around a series of connected and defined streets, public spaces and paths that connect through the site to provide pedestrian connections through the site and out into the adjacent land. New pedestrian paths and connections are provided through and within the site and provide opportunities to connect into the adjacent land with two pedestrian connections onto Longdale Lane and one to the leisure centre access lane. No connections are provided to Trumpers Wood as the woodland is not open to the public, however a strong and clear view corridor is provided across the site.
- 7.14 Buildings follow the edges of blocks, creating simple and effective building lines and a layout where the development addresses the street internally and addresses Longdale Lane.
- 7.15 The layout has been landscape led and aims to connect the new development to the wider landscape setting which is partially achieved by framing views and glimpses of Trumpers Wood through the development. The layout creates a new area of informal open space within the site adjacent from the internal access road and connecting through footpaths and a high quality landscaping area into an area of informal open space which lies adjacent to Trumpers Wood. This area of informal open space also incorporates part of the water

management system for the site including attenuation basins and includes ecological displacement for common lizards in accordance with the outline consent. The layout has been created to ensure that plots 1-7 overlook the open space areas whilst also providing a degree of separation and privacy through appropriate boundary treatments and planting.

- 7.16 The layout and landscaping areas has also been informed by the proposed sustainable urban drainage system. The approach to water management has been to avoid the creation of a large attenuation basins and instead utilise a network of soakaways, absorbing water into the ground as close to source as possible. The sandy earth of the site will result in land being largely dry but with opportunities to create new habitats alongside natural play opportunities.
- 7.17 The layout also provides an appropriate level of private amenity space and adequate separation distance.
- 7.18 It is considered that the proposal consists of a high quality design and layout and is in compliance with the National Planning Policy Framework, Aligned Core Strategy Policy 10, LPP35, LPD57 and LPD61 of the LPD and the Parking Provision for Residential Development SPD.

Scale

- 7.19 The application proposes a range of dwellings of varying scales within the site. The development includes 2.5 storey dwellings with a ridge height of up to 9.1m which are broken up with single storey elements to add interest and variance. A number of two storey dwellings are proposed with a ridge height of 7.2-8.5m. Single storey bungalows with a ridge of 5m-6.2m. The apartment maisonettes block consists of a two storey building with rooms in the roof which measures 9.5m in height.
- 7.20 There is some variation in topography within the site with the lowest point of the site adjacent to Longdale Lane (119 AOD) and the highest point along the sites western/south western boundary (128m AOD). The site levels will be altered slightly to provide a continuous slope which will remain in a western/southern to eastern/north eastern direction. The finished floor levels have been provided which reflect the sloping nature of the site.
- 7.21 Objection has been received with regards to the impact of the scale of plots 19-22 on existing residential properties on Swallows Crescent. It is noted that plots 19-22 consist of 2.5 storey building which provides two ground floor flats and two maisonettes above over 2 floors. Objection has been raised that the scale of this development creates overlooking and overshadowing to the dwellings on Swallow Crescent. One objector requested that this plot be amended to a single storey bungalow. The layout provides a 26m separation distance between the principle windows of no 1 Swallows Crescent and the principle windows within the front elevation of plots 19-22. Between the elevations of plots 19-22 and no 1 Swallows Crescent there is also the proposed private driveway, landscaping planting and the access road to the Leisure Centre. It is considered that adequate separation distance is proposed to ensure that the development would not create an undue issue of

overlooking or overshadowing. In this regards the scale of development of plots 19-22 is acceptable.

- 7.22 It is considered that the proposal is in compliance with Aligned Core Strategy Policy 10 and LPD32.

Landscaping

- 7.23 The layout and design of the development has been landscape led and the landscaping scheme within this site forms part of the character of the development. The landscaping scheme has sought to draw the woodland character of the surroundings into the site through new structural landscaping. 15% (3639m²) of the site is laid out as open space with 7.2% (1657m²) consisting of incidental open space. This is over the 10% required through the outline consent through the S106 agreement and the Supplementary Planning Guidance for Public Open Space. No formal equipped play space is provided on site and therefore the Applicants have agreed to an offsite contribution of £103,224 capital cost for equipment and £46,876 for 10 years maintenance in accordance with the S106 agreement.
- 7.24 Key feature of the landscaping strategy within the site include the following features:
- 90m of the existing pine belt had to be removed to facilitate the approved access, visibility splay and 2m wide footway along the site frontage. The existing trees are retained where possible and this has been replaced with a line of 11 semi mature oak trees and a hedgerow planting scheme to the right of the site entrance and a large feature oak to the left of the site entrance.
 - Trumpers Wood to the south east of the site provides a strong backdrop to the development and the layout has been designed to provide views towards the wood and public access to an area of open space adjacent to the woodland. This area will contain accessible open space, drainage features including attenuation and infiltration basins which will predominantly be dry but will allow storm water to be controlled whilst providing amenity and informal play space along with improved habit for wildlife.
 - The open space area will include a range of wild meadow, wildflower and native woodland shrub planting, timber habitat stack, reptile and amphibian habitat feature, feature boulders, natural timber play beams and seating.
 - This area will be utilised for the displacement of common lizards as required by condition 21 of the outline consent.
 - The layout has been designed for plots 1-7 to overlook into the open space area to provide security and natural surveillance. A 1.2m chestnut post and rail fencing supplemented with woodland and heath planting including thorn species is proposed along the plot boundaries of plots 1-7 to ensure the boundaries are secured whilst maintaining natural surveillance.
 - The woodland character has also formed the landscaping strategy for the site through the incorporation of native tree planting throughout. A number of trees are proposed to be removed from the development although the

- landscape proposal identifies that 55 trees are proposed to be planted through the development including oaks, cherry trees, maples, willows.
- The northern boundary adjacent to the Leisure Centre access road will be formed by a native woodland hedge to provide ecological connectivity in addition to a large oak tree at the end of the main internal access road. A gap is retained along this boundary to allow access from the site onto the leisure centre access road.
 - Internal footpath links are proposed to connect the site, open space area and the leisure centre.
 - Within the central area of the site is a further storm attenuation system running lined with willow trees identified as willow walk.
 - A footpath from this willow walk area connects along the northern side of the development allowing pedestrian circulation along this boundary and back onto Longdale Lane.
 - Brick boundary walls, railings and fences have been used to provide a high quality hard landscaping within the development.
 - Bat and bird boxes are incorporated into the fabric of the building scheme as required by condition 8 of the outline consent. In addition Bird Boxes are also located in retained roadside tree belt.
 - Hard landscaping will consist of a mixture of tarmac, block paving small areas of gravel and self-binding gravel.

7.25 A Tree Survey is submitted with the application which assesses the impact of the proposal on the trees within the site and ensuring the protection of those trees to be retained. The Arboricultural Officer has no objections to the proposal subject a condition. All of the tree species recommended by the Officer have been provided within the landscaping scheme.

7.26 An Open Space Scheme and a Landscape Management Plan is submitted with the application which sets out the maintenance arrangement for the site. This ensures that the areas of open space, incidental open space and private driveways are maintained by the Applicant, via a Management Company in perpetuity. The Parish Council make reference to bracken within the site impacting upon the visibility spay from the Leisure Centre. This will be removed through the landscape management of the site.

7.27 The proposal complies with the objectives of the National Planning Policy Framework, Aligned Core Strategy and policies Policy 10, LPD18, LPD19 and LPD35.

Other issues

7.28 Objections have been raised with regards to the ecology on the site and the sighting of a sparrow hawk. An ecological assessment was submitted with the outline application which concluded that the site is likely to support breeding birds, foraging bats (no roost potential), and common lizard. Conditions were attached to the outline application regarding the provision of bird and bat boxes within the fabric of the proposed buildings and the submission of a biodiversity method statement regarding the displacement of common lizard. A condition discharge application has been submitted for the submission of the biodiversity methods statement which is acceptable and details of bird and bat boxes are identified in the Planning Layout drawing no 100-00-LLR P03.

Within the Biodiversity Method Statement submitted, an additional assessment was undertaken which confirmed that the habitats have largely unchanged since 2013 other than some changes in the diversity of the grasslands as they have had little management and have been subjected to succession. It is noted that Natural England have not objected to this application and the application is acceptable from an ecological point of view.

- 7.29 An objection raised a potential conflict of interest between the Applicant and a Nottinghamshire County Councillor who is not a Member of Gedling Borough Council. This is not a relevant planning consideration in the determination of this application.
- 7.30 Comments regarding the impact of the development upon services was addressed at the outline application stage and appropriate S106 requirements were secured.
- 7.31 With regards to the impact of the development upon noise, congestion and dirt on Longdale Lane during construction, it is noted that a condition was attached to the outline approval requiring details of a wheel wash facility detail of which have been submitted under a condition discharge application 2019/0882DOC. Furthermore, a Construction Management Plan is submitted with this application at the discretion of the Applicant, although it is noted that this does not relate to a reserved matter. This document is considered to demonstrate how the site will be developed whilst seeking to reduce the impact upon adjacent occupiers.
- 7.32 Comment is made with regards to this application not being conformity with previous approvals on this site. The sites layout, appearance, scale and landscaping is in conformity with the outline consent 2013/0836 including the general objectives of the Framework Layout Plan. For the reasons set out above, it is considered that the layout and development proposed is to a high quality design and is acceptable.
- 7.33 The Highway Authority have requested a number of conditions which have been attached with the exception of a condition requiring the completion of a Section 38 agreement with the Highway Authority prior to occupation. This replicates conditions from the outline consent and full details of the road layout has been provided with this application. An informative is attached making the Applicant aware of the need to enter into the S38 agreement with the Highway Authority.
- 7.34 Comments regarding the impact of the development upon the value of homes in the area is not a material planning consideration.

8. Conclusion

- 8.1 The proposed development would provide appropriate landscaping and be of a scale, layout, appearance that would be appropriate in the context of the surrounding area and would not have an adverse impact upon the visual amenities or residential amenity. The proposal provides appropriate and safe access internally and provides an appropriate level of parking. The proposal is therefore considered to meet the objectives of the National Planning Policy

Framework, Aligned Core Strategy 10 and Local Planning Documents Policies LPD4, LPD18, LPD19, LPD32, LPD33, LPD35, LPD37, LPD57 and LPD61 and Parking Provision for Residential Developments SPD 2012.

**Recommendation: 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.

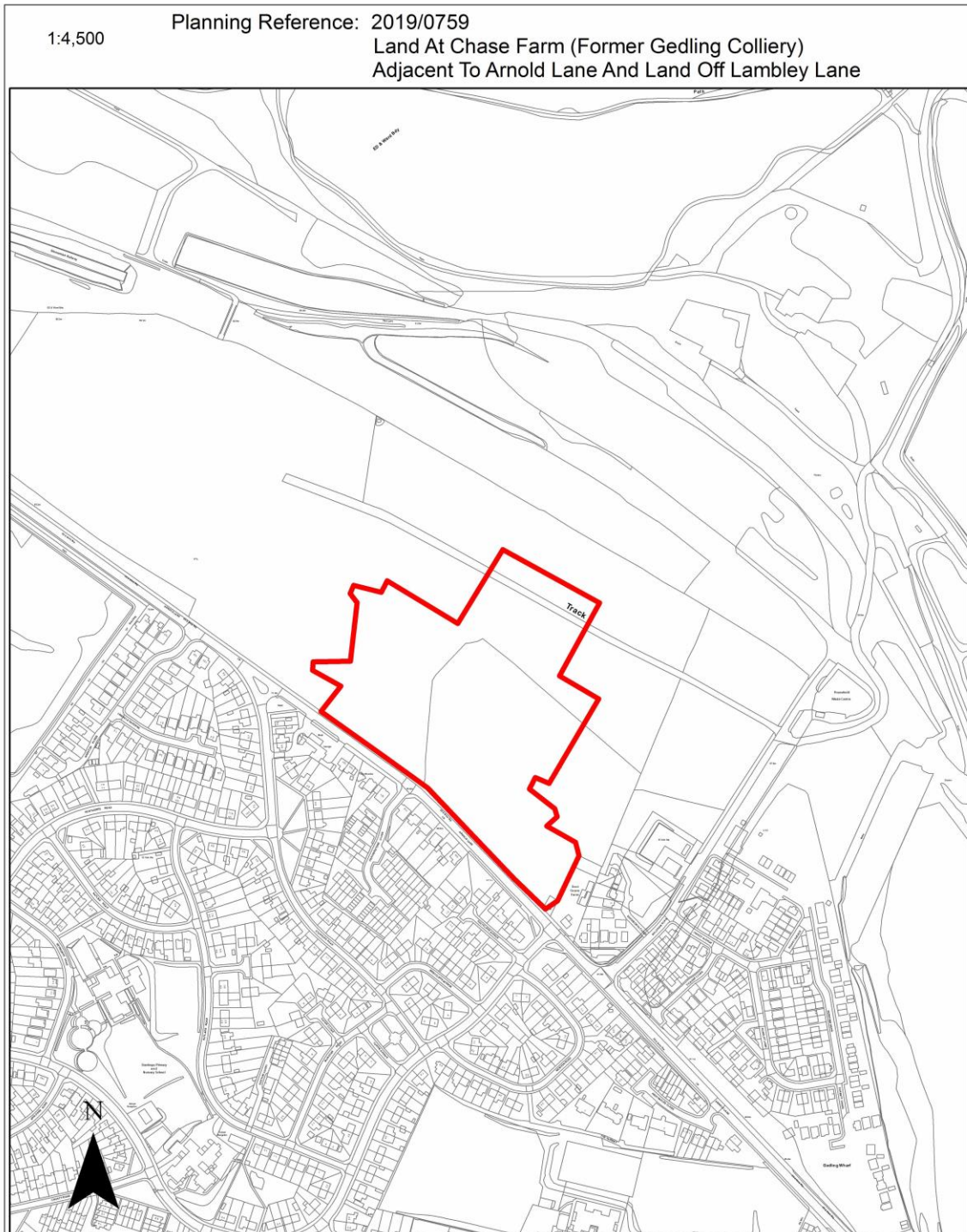
It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted 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.

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Planning Report for 2019/0759



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Serving People Improving Lives

Date: 22/11/2019

Report to Planning Committee

Application Number:	2019/0759
Location:	Land At Chase Farm (Former Gedling Colliery), Adjacent To Arnold Lane and Land Off Lambley Lane
Proposal:	Alteration of house types (204no. dwellings).
Applicant:	Keepmoat Homes Ltd.
Agent:	Armstrong Burton Architects
Case Officer:	Kevin Cartwright

1.0 Site Description

- 1.1 The application site relates to an area of land which falls within the previously approved Chase Farm development (Planning Ref: 2015/1376) currently under construction.

2.0 Relevant Planning History

- 2.1 On the 3rd March 2017 Conditional Permission was granted for the *“Demolition of existing structures and phased development of 1,050 dwellings, local centre with retail units and health centre, and new primary school. Full planning permission for phase 1 to comprise the erection of 506 no. dwellings (2, 3, 4 and 5 bedroom houses and flats), vehicular access from Arnold Lane, internal roads and all associated infrastructure. Outline planning permission for subsequent phases, all matters reserved except for indicative access to the sites from phase 1, and future accesses from Gedling Access Road.”* app ref: 2015/1376.
- 2.2 In September 2017 a Non Material Amendment was granted for Plots 218 – 228 substituting brickwork and plots 38 – 47 window alterations. Ref: 2017/0927NMA
- 2.3 In September 2017 a Non Material Amendment was granted for changes to external elevations of plots 112, 114 and 156. Ref: 2017/0928NMA.
- 2.4 In February 2018 resolution to grant Full Planning Permission was given by Planning Committee to replace 01, 02, 03, 169, 170 and 171 with alternative house types. Ref: 2017/1018 subject to a deed of variation on the s106. Permission was granted on 7th January 2019.

- 2.6 In February 2018 resolution to grant Full Planning Permission was given by Planning Committee for the re-positioning of 3no. plots and a substitution of house type. Ref: 2017/1076 subject to a deed of variation on the s106. Permission was granted on 8th January 2019.
- 2.7 2018/0392 - The re-elevation of 71 no. plots subject to a deed of variation of the s106 was granted on 8th January 2019.
- 2.8 In September 2018 resolution to grant Full Planning Permission was given by the Planning Committee for the substitution of house types in respect to 30 plots (329 – 358) with amended house types and layouts. Ref: 2018/0684 subject to a deed of variation on the s106. This permission was granted on 8th January 2019.
- 2.9 2017/1275 – Re-elevating of 110 plots. Granted Permission on 7th January 2019.
- 2.10 In June 2019 an application was submitted for amendments to the layout of three plots (229, 230 and 231) approved under planning permission 2015/1376. The house types are proposed to remain as approved. Ref: 2019/0304. Resolution to approve. Awaiting completion of S106.
- 2.11 Also in June 2019 an application was submitted to change a house type. Ref: 2019/0586. Resolution to approve. Awaiting completion of S106.

3.0 Proposed Development

- 3.1 Planning Permission is sought for the façade changes to 204 Plots as approved by planning permission 2015/1376. The plots are all located within Phase 1 A of the development in the southeast corner of the application site.
- 3.2 The proposed layout, footprint and internal layout of the proposed dwellings would all remain the same as the previous approval 2015/1376.
- 3.4 The proposed alterations to the elevations of dwellings incorporate: -
- Red brickwork for the main facing material with buff brick introduced to focal and corner plots
 - White render and black cladding on certain plots to add visual interest
 - Amendments to fenestrations
 - Roof gables introduced to provide interest to the street scene in prominent locations

4.0 Consultations

- 4.1 Local Highway Authority (NCC) – No objection.
- 4.2 Environment Agency – No comment on this alteration of house type application.

4.3 Local Lead Flood Authority – No comments.

4.4 Five Site Notices were displayed near to the application site – 1 no representation was received as a result. The comments are summarised below:

-The alterations are in design of the new houses and does not otherwise deviate from the original plans. As such it should not really affect us.

5.0 Planning Considerations

5.1 The principle of the development has already been established through planning application 2015/1376. The Council granted full planning permission for the erection of 506 dwellings in phase 1 of the Chase Farm development. This new application relates to 204 of the 506 dwellings approved under the previous application. This new application effectively amends the elevations of the 204 plots from that previously granted.

5.2 The main consideration therefore in the determination of this application is impact which the amendments would have on the appearance of the dwellings and on the immediate street scenes.

5.3 In terms of visual amenity, I consider that, the amendments to the dwellings would be in keeping in terms of design with the surrounding previously approved development. I note the development site has a number of housing designs and I consider the façade changes to the approved dwellings would sit well within the new street scene and the previously approved external elevations. The materials proposed are deemed appropriate and I am therefore satisfied that the development accords with Part 7 of the NPPF, policy 10 of the Aligned Core Strategy.

5.4 For the reasons set out above, 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.

6.0 Planning Obligations

6.1 The application site falls within the wider Chase Farm development which is subject to a Section 106 agreement. The triggers for the obligations are dependent on completion of a specified number of dwellings on the approved Chase Farm development. The proposed development would not alter the number of dwellings; however, the original Section 106 agreement would need to be varied to account for the minor changes highlighted above as the grant of this application would result in a new planning permission being issued for 204 no. dwellings.

7.0 Recommendation:

- 7.1 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.

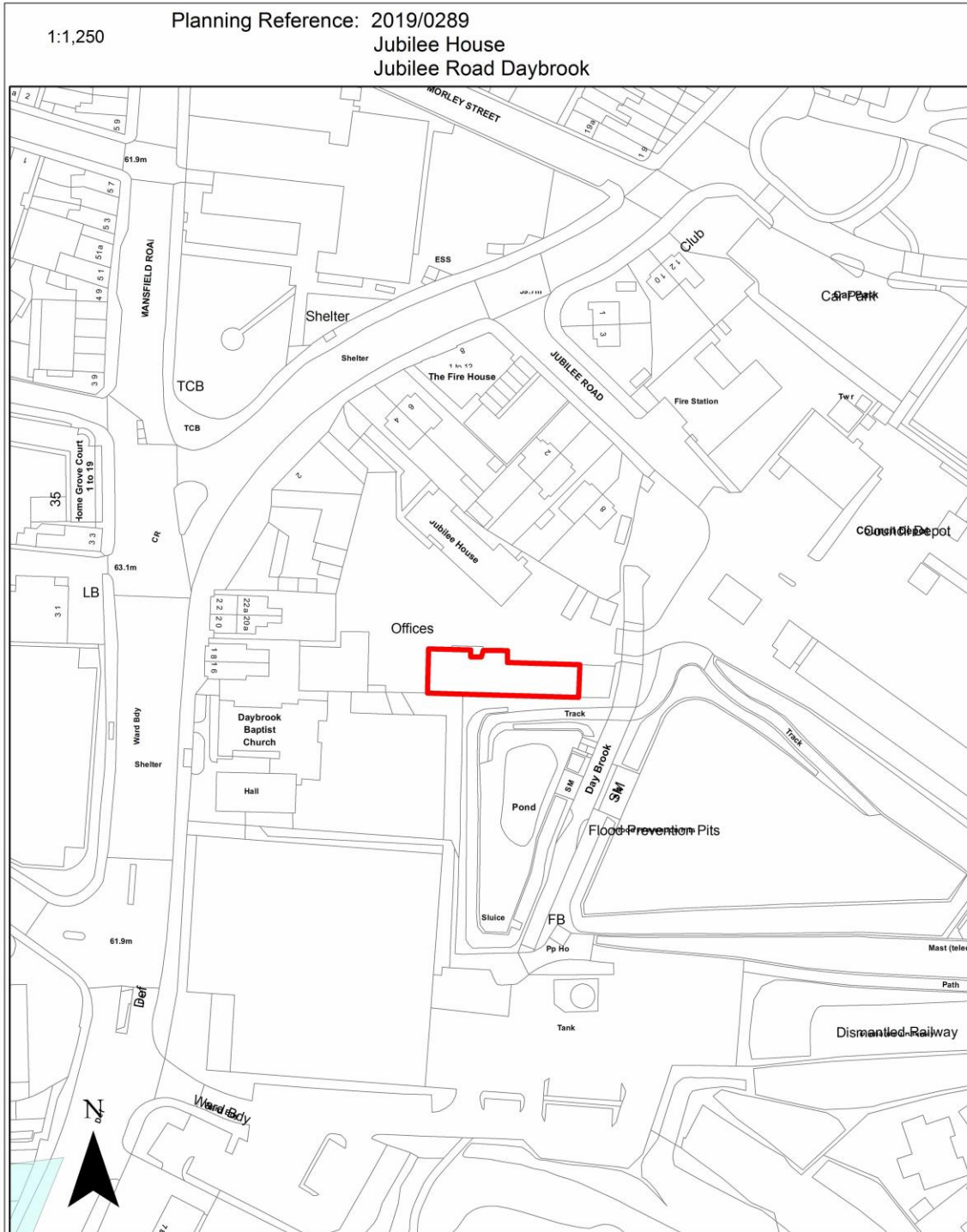
Reasons for Decision

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.

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Planning Report for 2019/0289



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Date: 20/11/2019

Report to Planning Committee

Application Number: 2019/0289
Location: Jubilee House Jubilee Road Daybrook
Proposal: 4m high chimney for cremation unit.
Applicant: Gedling Borough Council
Agent:
Case Officer: Paula Daley

1.0 Background

1.1 This application site is within the ownership of the Borough Council and therefore, in accordance with the Council's Constitution, this application has been referred to Planning Committee.

2.0 Site Description

2.1 The application site comprises of a single storey flat roof building that is located within the Gedling Borough Council's Jubilee House Depot. The building subject to this application is presently used as a pet cremation unit.

2.2 The site is accessed via the existing access off Nottingham Road and can also be accessed from Jubilee Road.

2.3 The nearest residential property lies some 36 metres from the application site on Jubilee Road.

2.4 The site is located within Flood Zone 3.

3.0 Relevant Planning History

3.1 No relevant planning history

4.0 Proposed Development

4.1 The proposal seeks planning permission to retain a new silver metal chimney to the existing building that is used in conjunction with the pet cremation unit. The chimney has been installed in the roof of the existing flat roof building. The chimney measures 4m above the existing roof.

5.0 Consultations

- 5.1 A Site Notice has been posted and neighbours have been consulted. No letters have been received.
- 5.2 Gedling Borough Council Public Protection – No comments

6.0 Relevant Planning Policies/Planning Considerations

- 6.1 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'.
- 6.2 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).
- 6.3 The following policies are relevant to the application:
- 6.4 National Planning Policy Framework
- Part 12 – Requiring good design
 - Part 14 - Meeting the challenge of climate change, flooding and coastal change
- 6.5 Gedling Borough Council Aligned Core Strategy 2014
- Policy 1: Climate Change
 - Policy 10 – Design and Enhancing Local Identity
- 6.6 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 3 - Managing Flood Risk
 - Policy LPD10 – Pollution
 - Policy LPD 32 - Amenity
- 6.7 Whilst the chimney extends to 4m from the existing roof, the chimney is located within the existing Jubilee Depot and is set back within the site and is not highly visible from the public highway. I do not consider that given the siting of the chimney, there would be any undue impact upon visual amenity within the surrounding area.
- 6.8 Residential properties are located adjacent to the wider Jubilee Deposit site off Jubilee Road with the closest property being 36m from the building to which the chimney is attached. The chimney is located within an existing industrial area and it is noted that Public Protection have not objected to this

application from a pollution point of view. It is considered that the provision of chimney to serve the pet crematorium does not further impact upon residential amenity than the wider use of the site.

- 6.9 It is noted that the site is located within Flood Zone 3, however the application is for a structure to be attached to the roof of the existing building and would be classified as minor development. The National Planning Policy Framework requires the submission of a Flood Risk Assessment for all developments in Flood Zone 2 and 3. A Flood Risk Assessment has been submitted with the application which identifies that no floor area would be created by the development as the chimney is located on the roof of the existing building. The chimney will not be impacting upon the existing floor levels of the building and therefore the chimney will not lead to increased risk of flooding on site or within the locality.
- 6.10 Given the above considerations, I am satisfied that the proposed development would have no undue impact on the amenity of nearby residential properties nor upon the visual amenities of the surrounding area. In my opinion, the proposed development accords with the National Planning Policy Framework, Policies 1 and 10 of the Adopted Aligned Core Strategy and Policies LPD3, LPD10 and LPD32 of the Local Planning Document. It is therefore recommended that planning permission be granted.

7.0 Recommendation: 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

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Report to Planning Committee



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Date: 21/11/2019

Report to Planning Committee

Location: Gedling Youth Club Centre, 13 Shearing Hill, Gedling

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

Case Officer: Lewis Widdowson

1.0 Purpose

1.1. To request authorisation to confirm Tree Preservation Order No. 000123 at Gedling Youth Club Centre, 13 Shearing Hill, Gedling.

2.0 Background

2.1. On the 23rd July 2019 the Chief Executive, authorised a Tree Preservation Order (TPO) in respect of a mature Yew tree situated at Gedling Youth Club Centre, 13 Shearing Hill, Gedling, following consultation with the Chairman of the Planning Committee.

2.2. The TPO was made on the 23rd July 2019. Under the Town and Country Planning Tree Regulations 2012 the Council served the notice on the owners and occupiers of the land affected by the proposed Tree Preservation Order TPO. In addition, a site notice was displayed close to the site informing local residents of the TPO. Interested parties had until the 20th August 2019 to submit any representations.

2.3. One representation was submitted in support of the TPO. The main comments are summarised below:

- Ancient Yew trees are very valuable as they can live for 1000 years,
- Trees help convert carbon dioxide into oxygen, and
- Tree provides high level of visual amenity.

2.4. In relation to the above comments I accept that Yew trees can have very long lifespans and consider this to be an important factor when decided whether to confirm a TPO. Whilst it is correct that the Yew tree does produce oxygen, this is true for all trees and as such I do not consider this alone a valid justification for confirming a TPO.

2.5. The Yew tree does however provide a significant level of visual amenity to the surrounding area. It is therefore considered reasonable to confirm the TPO.

3.0 Proposed Action

3.1. In accordance with the Council's Constitution, all new Tree Preservation Orders shall be considered by Committee.

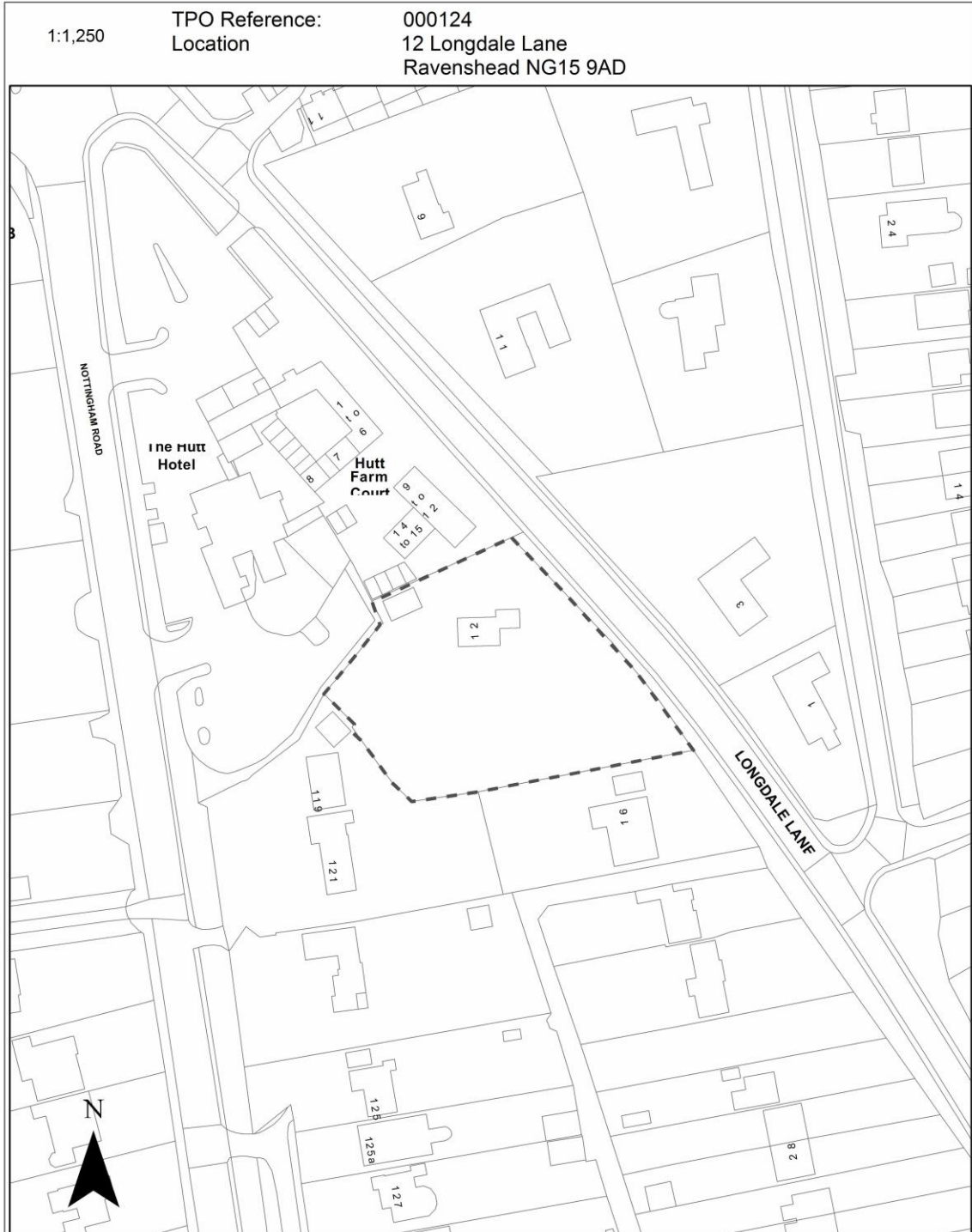
3.2. Taking the above comments into consideration I do not consider there are any justifiable reasons to not confirm the above TPO. Authority is therefore sought from the Planning Committee to confirm the above order without amendments.

4.0 Recommendation: Confirm Tree Preservation Order 000123 without modification.

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Report to Planning Committee



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Date: 22/11/2019

Report to Planning Committee

Location: 12 Longdale Lane, Ravenshead, Nottinghamshire NG15 9AD

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

Case Officer: Lewis Widdowson

1.0 Purpose

- 1.1. To request authorisation to confirm Tree Preservation Order No. 000124 at 12 Longdale Lane, Ravenshead, Nottinghamshire, NG15 9AD.

2.0 Background

- 2.1. On the 6th August 2019 the Chief Executive authorised a TPO in respect of the trees within the curtilage of 12 Longdale Lane, Ravenshead following consultation with the Chairman of the Planning Committee.
- 2.2. The TPO was duly made on the 7th August 2019. Under the Town and Country Planning Tree Regulations 2012 the Council served a copy of the notice on the owners and occupiers of the land affected by the proposed TPO on the 7th August 2019. In addition, a site notice was displayed close to the site informing local residents of the TPO. Interested parties had until the 5th September 2019 to submit any representations.
- 2.3. In total one representation was submitted objecting to the TPO. The main comments raised are summarised below:
- The Holly tree and 2 no. Beech trees to the rear of the site have no benefit as these do not affect the street scene of Longdale Lane.
 - The 3 existing trees (Sycamore, Oak and Beech) to Longdale Lane are to be kept as part of the future development, however the small beech and Sycamore offer little benefit to the street scene of Longdale Lane.
- 2.4. Whilst I am mindful that the Holly and 2 no. Beech trees are situated along the rear boundary of the site, they are still considered to provide a significant level of visual amenity to the surrounding properties within the locality. The Sycamore, Oak and Beech trees to the front of the site are clearly visible from the public realm and are considered important in terms of the character and appearance of the street scene.

2.5. Having given consideration to the above objections I remain satisfied that the trees within the curtilage of 12 Longdale Lane provide a significant amount of visual amenity to the public realm and neighbouring properties. I do not consider there are any justifiable reasons to not confirm the TPO

3.0 Proposed Action

3.1. In accordance with the Council's Constitution, all new Tree Preservation Orders shall be considered by Committee.

3.2. Taking the above into consideration I do not consider there are any justifiable reasons to not confirm the above Tree Preservation Order. Authority is therefore sought from the Planning Committee to confirm the above order without amendments

4.0 Recommendation: Confirm Tree Preservation Order 000124 without modification.

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Planning Enforcement Report for 0095/2019



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Date: 21/11/2019

Report to Planning Committee

Reference Number: 0095/2019

Location: Land at 293 Mansfield Road, Redhill

Breach of Planning Control: **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).**

1 Background

- 1.1 No. 293 Mansfield Road is a large detached dwelling in a wholly residential area of Redhill. It is a corner property facing onto the busy A60 Mansfield Road with its side elevation on Redhill Lodge Drive and the rear garden along Redhill Drive.
- 1.2 There is a hedge and private access road leading from Redhill Lodge Drive and separating the property from the A60. The private access road provides access to the frontage of this property and four other neighbouring dwellings.
- 1.3 No. 293 has a large garden area which extends around all four sides of the property. In March 2019, it was brought to the Council's attention that the front garden which extends to approximately 400 square metres was being hard paved.
- 1.4 The Council's enforcement officer attended the site and it was found the hard paving was permitted development as adequate drainage had been provided in accordance with the General Permitted Development Order (GPDO).
- 1.5 However, during a conversation the owners' admitted that they intended to use the garden frontage in connection with their car sales business at some time in the future.
- 1.6 The owners were advised such a business would require planning permission and it was unlikely permission would be granted for a car sales business in a residential area.
- 1.7 On the 18th March 2019, a formal letter was sent to the owners of the property explaining that planning permission was required for the change of use of

the residential garden for car sales and that if such a business was to operate from the property without planning permission it was likely the Council would take enforcement action. The owners verbally agreed they would not sell vehicles from the property and the file was then closed.

- 1.8 In May 2019, it was brought to the Council's attention that car sales were taking place from the property. The car sales business is known as 'Reliable Cars 4 You' and is registered at Company's House to No. 293 Mansfield Road, Redhill with both owners of the property being named as directors of the car sales business.
- 1.9 The company web site clearly shows vehicles for sale which have also been seen parked on the drive way of the property. Neighbours have complained that buyers were attending the property and test driving vehicles and that they have seen documents handed over in the street before the buyer drives away in a vehicle.
- 1.10 In addition evidence showed the cemetery car park off Mansfield Road was being used to photograph the vehicles for sale, ready for advertising.
- 1.11 When approached again, the owner gave a written undertaking that they would cease the use of the cemetery car park and the operation of the business from their home premises. However, the owners simply relocated their vehicle stock to Sainsbury's car park and after pressure from the owners of Sainsbury's car park, then moved the vehicles on to the car park at the Ram Inn.
- 1.12 Recently, customers have continued to visit the owners at their home leaving their own car at the residential premises before being transported to the Ram Inn to view and test drive vehicles. Witnesses have stated they are still seeing paper work being exchanged in the street or on the drive way of No. 293.
- 1.13 Some vehicles associated with the business are still being stored at the residential premises while approximately 30 – 40 vehicles are stored in the Ram Inn car park off Mansfield Road. The brewery who own the Ram Inn car park have said the car sales business is operating without their permission and have instructed the owners of the car sales business to remove the vehicles.
- 1.14 The business is still registered to the home address, which in itself may not be a problem but is an indication the business is still operating from No. 293 as well as from the Ram Inn car park.
- 1.15 The owners have stated they have difficult personal circumstances and have once again promised to cease the unauthorised business but have asked for time to find official garage premises. Despite this undertaking, the owners

have said even when they find alternative garage premises they will still need to store some vehicles at home.

2 Planning History

2.1 There is no planning history for this property

3 Assessment

3.1 No. 293 Mansfield Road is a residential property in a popular residential area of Redhill. The narrow private poorly maintained access road leads onto a small estate road which in turns leads into the very busy A60 where the speed limit is 40mph. Vehicles for sale have been seen displayed in the front garden of the property and on nearby side roads and in various privately owned car parks belonging to businesses to which the public have access.

3.2 The use of the dwelling to operate a car sales and associated storage business is not incidental to the enjoyment of the dwelling house and the use of various public car parks for storing and selling vehicles also requires planning permission. No such permission has been applied for nor granted.

3.3 Although development has occurred without planning permission and is therefore unauthorised, local planning authorities are required to consider government guidance when deciding whether to take planning enforcement action. Government guidance is found in the National Planning Policy Framework (NPPF) (Paragraph 58) and states that although effective enforcement is important as a means of maintaining public confidence in the planning system, ultimately enforcement action is discretionary and local planning authorities should act proportionately in responding to breaches of planning control.

3.4 The main considerations when deciding whether to take enforcement action in this case are;

i) whether the use of the dwelling and various public car parks for car sales and an associated storage business has any detrimental effect on the amenities of the occupiers of nearby properties, on character of the area or the environment, or highway safety.

ii) whether the Local Planning Authority is within the ten year statutory time limit for taking action for a material change of use of the land.

Planning policy considerations

3.5 The fundamental aim of the NPPF is that the planning system should achieve sustainable development by three overarching objectives and in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area. It attaches great importance to positive

improvements in the conditions which people live and work and paragraph 130 of the NPPF states that “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions...”

- 3.6 At the local level, Policy 10 of the Greater Nottinghamshire Aligned Core Strategy (2014) seeks to proactively promote good design and reinforce valued local characteristics. In order to achieve this, the policy approach sets out a number of criteria to reinforce valued local characteristics.
- 3.7 Policy LPD 32 of the Local Plan Document seeks to protect the amenity of nearby residents or occupiers and Policy LPD 34 seeks to protect residential gardens and aims to ensure any development does not result in harm to the character or appearance of an area.
- 3.8 Policy LPD 35 requires the massing, scale and proportion of development should be appropriate to the immediate context, site constraints and the character of the surrounding area.
- 3.9 Policy LPD 61 states that “Planning permission will only be granted for development proposals which do not have a detrimental effect on highway safety...”

Impact on residential amenity

- 3.10 It is considered that the large number of vehicular movements associated with the car sale use and increased visitors to the residential premises is detrimental to neighbours’ amenities and causes noise and disturbance to the occupiers of nearby dwellings affecting their enjoyment of their homes. The use is contrary to LPD Policy 32 and Policy LPD 34

Impact on the character of the area and the environment

- 3.11 This area of Redhill is characterised by well-kept and well-presented residential properties. There is no other commercial use in the immediate vicinity. There is an open view into the newly formed hard surfaced garden area of the property when travelling southbound along the A60 and when travelling along the adjacent private road and Redhill Lodge Drive.
- 3.12 The front garden of the property in this location with an unusual number of vehicles displayed is an alien feature and detrimental to the character to the area. The additional vehicular movement and visitors associated with the business is detrimental to the character of the area.
- 3.13 Policy LPD34 seeks to protect residential gardens from development and states planning permission should be refused for development in residential gardens unless development proposals would result in a significant

improvement to the urban design of an area. It goes on to advise that “in all cases, any development of residential garden land should not result in harm to the character and appearance of an area. Development involving front gardens should ensure the character of the street scene is not harmed and that appropriate boundary treatments and planting are retained”. The use is therefore in conflict with Policy LPD34.

- 3.14 The use of Sainsbury’s or the Ram Inn car park is taking up valuable parking spaces which may restrict parking for customers and which will increase vehicular movements to the detriment of safety in the car park especially if the driver is not familiar with the vehicle.
- 3.15 The use of both the residential garden and local public car parks is also contrary to the advice given in the NPPF and Policy 10 of the ACS and Policy LPD 35 of the Local Plan.

Impact on highway safety

- 3.16 The use of public car parks for parking or storing vehicles for sale may displace others needing to park in connection with the lawful use of the car park. It is considered the use is therefore contrary to LPD Policy 61.

Time Limits

- 3.17 The statutory time limit for taking action for a material change of use of the land is 10 years. In this case the evidence available to the Council strongly suggests that the car sales business has been operating from the site in the last 18 months and the Council is within time to commence enforcement proceedings such as issuing an enforcement notice requiring the use to cease.

Human Rights

- 3.18 Under the Human Rights Act, it is necessary for the Authority to have regard to the rights of the owner and occupier of a site under Article 1 of the First Protocol to peaceful enjoyment of possessions and the protection of property and under Article 8 of the convention to respect for his private and family life, his home and his correspondence except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.
- 3.19 In considering whether to take any enforcement action, the Council has to consider the proportionality of its actions. In other words whether the proposed action would be proportionate to the objective being pursued – here the enforcement of planning control in support of National and Local Planning

Policies. It is recognised that issuing an enforcement notice, or pursuing formal proceedings in the Magistrates Court if the notice is not complied with, will result in interference with the recipients' rights. However, it is considered that issuing a notice in the first instance would be a proportionate response to rectifying the breach of planning control taking place and depending on compliance with the notice it might well be justified to take court action including an application for an injunction to stop the roving use moving from car park to car park or other land.

Equalities

- 3.20 The Council's Planning Enforcement team operates in accordance with the Council's Planning Enforcement Policy and is largely dictated by legislation which reduces the risk of discrimination in this service. The Council is accountable to the public, including its stakeholders, for its decisions both to take enforcement action and not to utilise its enforcement powers. There is a legitimate expectation of the public and stakeholders that the Council will take action to address breaches of planning by such means as are appropriate in the individual circumstances and which are in accordance with the Council's policy and government legislation.
- 3.21 The Council strives for a consistent approach in targeting its enforcement action. This means that the Council will take a similar, but not the same, approach to compliance and enforcement decisions within and across sectors. It will strive to treat people in a consistent way where circumstances are similar. Each case however will be evaluated on the basis of its own facts and circumstances but will ensure that decisions or actions taken in any particular case are consistent with the law and with the Council's published policies. It should be noted that decisions on specific enforcement actions may rely on professional judgment. The Council will usually only take formal enforcement action where attempts to encourage compliance have failed as in this case.

Crime and disorder

- 3.22 The Crime and Disorder Act 1998 places a duty on the Local Planning Authority to do all that it reasonably can to prevent crime and disorder in its area. The potential impact on the integrity of the planning system and the setting of a precedent if action is not taken is therefore a material consideration in the authorisation of enforcement proceedings.
- 3.23 In light of all the facts it is now considered expedient to serve an enforcement notice to require the cessation of the unauthorised car sales and storage use of the vehicles in connection with that business and which are not considered incidental or ancillary to the domestic residential use of the dwelling and if necessary further enforcement notices or other action including an application

to the courts for an injunction to ensure the unauthorised use is not moved from one parcel of land to another within the Borough.

4 Conclusion

4.2 Although the owners have given verbal and written undertakings to cease the use of their residential premises for the car sales business, the owners have stated they will still need to use their front drive way to store some vehicles at home. In any case the owners of the business have previously promised to cease the business activities from home but have failed to do so.

4.3 The owners of the public car parks which are being utilised by the owners of the unauthorised car sales business have required the car sales business to cease to operate from their land but again there is no guarantee this will happen or that the car sales will not simply be relocated to another unauthorised site.

4.4 The breach conflicts with both national and local policies. Negotiations with the owners have failed to rectify the breach and failure of the Council to act in these circumstances may leave local residents with a business which adversely affects their well-being and is detrimental to the character and amenity of the area and which is beyond the control of the Council.

4.5 The Council should now commence enforcement action without delay by issuing a planning enforcement notice requiring the cessation of the unauthorised business, removal of the vehicles which are not incidental to the enjoyment of the dwelling. If the notice is not complied with proceedings should be taken in the courts if necessary.

4.6 Other car parks and land in the area should be monitored and if the business continues to be moved from site to site an application should be made to the courts for an injunction.

5 Recommendation

5.1 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.



Report to Planning Committee

Application Number: 2018/0583TCA

Location: 5 Hall Mews, Hall Lane, Papplewick, Nottinghamshire NG15 8FW

Proposal: Fell self set Ash tree.

Case Officer: Cristina Dinescu

Planning permission was refused by the Borough Council on the 7th November 2018 on the following grounds:

1. The Ash tree subject to this application is deemed to have significant value in terms of visual amenity and the proposed work to fell the tree is not considered good Arboricultural practice. In the opinion of the Borough Council as Local Planning Authority, the proposal to fell the Ash tree is considered to be unnecessary in terms of good Arboricultural practice.

An appeal against this decision was subsequently lodged with the Planning Inspectorate.

This appeal has been **dismissed**. The Inspector concluded that the proposal to fell the Ash tree is unjustified in the absence of signs of decay, structural weakness or any other problem with the health of the tree. The Ash tree has significant value to visual amenities which would be lost if the Ash tree were to be felled. The proposal would also fail to preserve the character and appearance of the Papplewick Conservation Area and the listed Park.

Recommendation: To note the information.

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ACTION SHEET PLANNING DELEGATION PANEL 1st November 2019

2019/0638

1 Elmsdale Gardens Burton Joyce NG14 5BF

Infill of existing undercroft to extend ground floor living space.

The proposed alterations would respect the character of the host Listed Building and wider area.

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

Decision: Grant Planning Permission, subject to conditions.

2019/0639

1 Elmsdale Gardens Burton Joyce NG14 5BF

Infill of existing undercroft to extend ground floor living space.

The proposed alterations would respect the character and architectural integrity of the Listed Building.

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

Decision: Grant Listed Building Consent, subject to conditions.

Mike Avery, Service Manager – Development Services

Nigel Bryan, Principal Planning Officer

1st November 2019

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ACTION SHEET PLANNING DELEGATION PANEL 8th November 2019

2019/0692

79 Padleys Lane, Burton Joyce, Nottinghamshire

Single storey rear extension

The proposed development would respect the character of the area and residential amenity.

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

Decision: Grant permission subject to conditions

2019/0775

Land on the North side of Briarbank Avenue, Carlton

2 no. 4 bed communal living accommodation units at ground floor with staff hub facilities and 4 no. 1 bed apartments at first floor

The proposed development would respect the character of the area and residential amenity, nor have a detrimental impact on highway safety or parking provision.

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 single storey rear extension below.

The proposed development would respect the character of the area and residential amenity.

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

Decision: Grant permission subject to conditions

Nigel Bryan, Principal Planning Officer

8th November 2019

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ACTION SHEET PLANNING DELEGATION PANEL 15th November 2019

2019/0768

39 Hereford Road Ravenshead NG15 9FJ

Increase in wall plate height and construction new roof with steeper pitch to accommodate additional living space within the roof space.

The proposed development would have an undue impact on the character and appearance of the street scene and would have an overbearing impact on the amenity of the neighbouring occupier.

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

Decision: Refuse Planning Permission.

2019/0846

Table Tree Little Ricket Lane Ravenshead

Demolition of garage and part demolition and extension of dwelling including loft conversion.

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

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

Decision: Grant Planning Permission with Conditions.

2019/0856

97 Westdale Lane East Carlton NG4 3NX

1st floor dormer extension to rear elevation.

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

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

Decision: Refuse Planning Permission.

2019/0877

Newstead Abbey Park, Phoenix Nottingham Road Ravenshead
Removal of existing and installation of fuel storage tank.

The proposed development would have an impact on the openness of the Green Belt. However, very special circumstances have been demonstrated.

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

Decision: Grant Planning Permission with Conditions.

2019/0895

31 Weaverthorpe Road Woodthorpe NG5 4ND
Variation of internal layout and fenestration to the erection of single storey front extension, 2 storey side extension and single storey rear extension. (Re-Submission of Planning Reference 2018/1190)

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

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

Decision: Grant Planning Permission with Conditions.

2019/0912

63A Woodchurch Road Bestwood NG5 8NJ
Retention of existing double garage

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.

2019/0914

4 Newcombe Drive Arnold NG5 6RX
Erect new detached 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.

2019/0931
51 Woodchurch Road Bestwood NG5 8NJ
Extensions and alterations to form granny annexe

The proposed development would have an undue impact on the character and appearance of the host property and street scene.

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

Decision: Refuse Planning Permission.

2019/0934TPO
1 The Hollies Ravenshead NG15 9AT
T1 Sycamore - remove branch that is obscuring directional signage to church

The application was withdrawn from the agenda.

2019/0958
74 Walsingham Road Woodthorpe NG5 4NR
Proposed single storey rear extension, loft conversion and new lean-to roof structure and roof light above entrance hall and front porch.

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

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

Decision: Refuse Planning Permission.

Kevin Cartwright Principal Planning Officer

15th November 2019

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ACTION SHEET PLANNING DELEGATION PANEL - 22nd November 2019

2019/0272

190 Westdale Lane East Gedling NG4 4FP

Erection of fencing and walls to all boundaries and the retention of the rear garden ground levels.

The proposed development would respect the character of the area and residential amenity.

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

Decision: Grant permission subject to conditions

2019/0678

Land South Sycamores Moor Road Bestwood

Erection of 3no.dwellings with associated parking

The proposed development would respect the character of the area and residential amenity, nor have a detrimental impact on highway safety.

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

Decision: Grant permission subject to conditions

2019/0939

8 Lees Road Mapperley Nottinghamshire

New drive to front garden.

The proposed development would respect the character of the area and residential amenity, nor have a detrimental impact on highway safety.

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

Decision: Grant permission subject to conditions

2019/0935TPO

11 The Hollies Ravenshead NG15 9AT

T1 and T2 Lime Trees - Re-pollard overhanging branches

The proposed works to the trees are not justified for arboricultural reasons.

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

Decision: To refuse the application

2019/0954

73 Lambley Lane Burton Joyce NG14 5BL

Pitched roof over the flat roof of an existing outbuilding (used for storage), including 2 gable walls and some timber cladding to hide the join between new and old walls.

The proposed development would respect the character of the area and residential amenity.

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

Decision: Grant permission subject to conditions

Nigel Bryan, Principal Planning Officer
22nd November 2019



Report to Planning Committee

Subject: Future Planning Applications

Date: 22/11/2019

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	15/01/2020
2019/0152	Land North of Teal Close Netherfield	Reserved matters application for the erection of 367no. dwellings	15/01/2020
2019/0560	Land At Teal Close Netherfield	Reserved matters application for the erection of 264no. dwellings	15/01/2020
2019/0696	Land At Chase Farm Gedling	Section 73 application to vary Condition 2 - Phasing Plan of planning permission 2015/1376	15/01/2020
2019/0876	Lendrum Court Burton Joyce	New build development of 34 no. flats	15/01/2020
2019/0830	Rolleston Drive Arnold	CCTV camera	15/01/2020
2019/0764	Land At Chase Farm	Outline permission for residential development	15/01/2020
2019/0213	Land to the West of Mapperley Plains	164 dwellings and associated infrastructure	15/01/2020

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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