



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

Agenda

Planning Committee

Date: **Wednesday 17 June 2020**

Time: **2.00 pm**

Place: **Remote Meeting**

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
Councillor Sam Smith

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AGENDA

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2. **To approve, as a correct record, the minutes of the meeting held on 12 February 2020** 7 - 11

- Planning Committee Protocol.**

3. **Declaration of Interests**

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MINUTES PLANNING COMMITTEE

Wednesday 12 February 2020

Councillor John Truscott (Chair)

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

Absent: Councillor Marje Paling

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

102 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Paling. Councillor Creamer attended as substitute.

103 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 15 JANUARY 2020.

RESOLVED:

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

104 DECLARATION OF INTERESTS

None.

105 APPLICATION NO. 2019/0880 - LAND NORTH OF PAPPLEWICK LANE, LINBY, NOTTINGHAMSHIRE.

Substitution of house type to plot no. 63

RESOLVED:

To Grant Full Planning Permission: Subject to the applicant entering into a deed of variation amending the original Section 106 Agreement to planning approval: 2013/1406 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, Junction Mitigation Measures, Public Transport, Travel Plan Monitoring, Educational and Library Facilities, Primary Healthcare, Affordable Housing, Open Space, an Ecology Park; and subject to the following conditions:

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 This permission shall be read in accordance with the application form and deposited plans, drawing no's PC-0320-200 rev B and BUC/TA/2018//02, received on 17th September 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

The proposed development is visually acceptable, results in no significant impact on neighbouring residential properties and amenities and would not have any impact on highway safety. The proposed development therefore accords with Policy LPD 32 of the Local Planning Document, Policy 10 of the Aligned Core Strategy, and the aims set out in the National Planning Policy Framework 2019.

Notes to Applicant

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

The 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.

106 SECTION 52 - LONG ACRE LODGE, FLATTS LANE, CALVERTON, NOTTINGHAMSHIRE.

Release the above mentioned land from a Section 52 agreement, which prevents the house and adjoining land from being sold separately.

RESOLVED:

To approve the release and discharge of the Section 52 agreement through the completion of a Deed of Release between the Council and the owner.

107 ENFORCEMENT REF 0167/2019 - 97 WESTDALE LANE EAST, CARLTON, NOTTINGHAMSHIRE.

Unauthorised construction of 1st floor extension to rear elevation.

RESOLVED:

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

108 TREE PRESERVATION ORDER 000128 - GARDENERS COTTAGE, HALL LANE, PAPPLEWICK, NOTTINGHAMSHIRE.

Protection of 3 no. Yew trees and 1 No. Beech tree by a Tree Preservation Order (TPO)

RESOLVED:

To confirm Tree Preservation Order 000128 without modification.

109 TREE PRESERVATION ORDER 000129 - RAMPER COVERT WOOD, MANSFIELD ROAD, ARNOLD, NOTTINGHAMSHIRE.

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

RESOLVED:

That the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of the woodland located at Ramper Covert, Mansfield Road, Arnold, Nottinghamshire.

110 TREE PRESERVATION ORDER 000130 - 383 MAPPERLEY PLAINS, ARNOLD, NOTTINGHAMSHIRE.

Protection of a group of 7 no. Oak trees (*Quercus Robur*) by a Tree Preservation Order (TPO)

RESOLVED:

That the Service Manager, Development Services, be authorised to make a Tree Preservation Order in respect of the Group of Oak trees located at 383 Mapperley Plains, Arnold.

111 APPEAL DECISION 2018/0748TPO - 12A OAKWOOD DRIVE, RAVENSHEAD, NOTTINGHAMSHIRE.

Tree works.

RESOLVED:

To note the information.

112 AUTHORITY MONITORING REPORT 2018-19

RESOLVED:

To note the content of the Authority Monitoring Report April 2018 – March 2019.

113 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

114 FUTURE APPLICATIONS

RESOLVED:

To note the information.

115 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.20 pm

Signed by Chair:
Date:

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PLANNING COMMITTEE PROTOCOL

Introduction

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

Disclosable Pecuniary and Non- Pecuniary Interests

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

Pre-determination and Predisposition

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

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

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

Lobbying

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

Roles at Planning Committee

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

Speaking at Planning Committee

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

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

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

Determination of planning applications

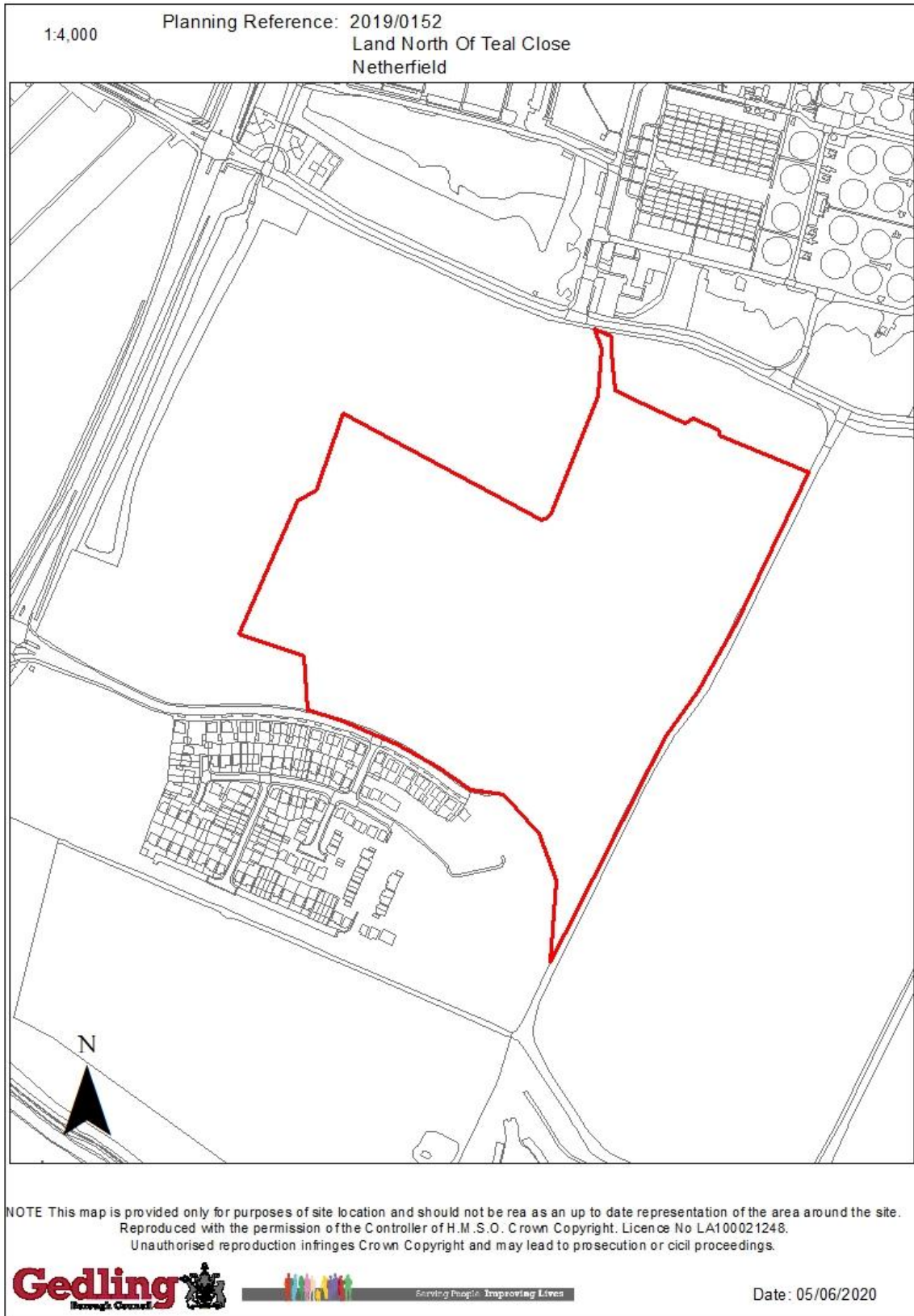
19. Councillors will then debate the motion and may ask for clarification from officers. However, if there are issues which require factual clarification, normally these should be directed to the case Officer before the Committee meeting, not at the meeting itself. After Councillors have debated the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

Oct 2015

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Planning Report for 2019/0152



Report to Planning Committee

Application Number:	2020/0152
Location:	Land North Of Teal Close Netherfield
Proposal:	Reserved matters application for the erection of 354no. dwellings (C3), including 18 affordable units, and the associated infrastructure including landscaping and public open space pursuant to outline planning permission 2017/0999.
Applicant:	Persimmon Homes Nottingham
Agent:	
Case Officer:	Kevin Cartwright

1.0 Site Description

- 1.1 The site forms part of the Teal Close development which has outline planning permission (reference 2013/0546 which has been varied by permission 2017/0999) for residential development (up to 830 units), employment uses (Use Classes B1/B2/B8), a community hub (Use Classes A1-A5 and D1), primary school, hotel (Use Class C1), care home (Use Class C2), playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures.
- 1.2 The wider site is bounded by the A612 Colwick Loop Road to the west and Stoke Lane to the north.
- 1.3 The site is part of the area identified for residential development by the approved masterplan in relation to the above outline approval and can be regarded as the second phase and a logical extension to the residential development that was approved by the reserved matters application 2017/0888 which was approved on 28th February 2018 and is under construction located to the south.
- 1.4 Access to the site would be via Magenta Way and the newly constructed traffic lighted junction off the A612 as per the previous reserved matters application 2017/0888.
- 1.5 To the east of this application site is the employment land, local centre and care home all of which accord with the approved masterplan and are the

subject of a number of planning applications listed in the planning history section of the report below.

2.0 Relevant Planning History

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

- 2.9 2019/0374 - Variation of Conditions 2 (approved plans), 7 (parameters plan written statement), 10 (flood risk), 28 (highway works), 30 (highway works), 31 (highway works), 32 (highway works), 33 (highway works) and 35 (footway/cycleway) on planning permission reference 2017/0999 – Pending
- 2.10 2019/0529 - Formation of access and enabling works including drainage and earthworks in relation to the local centre and employment uses –Approved 18th September 2019.
- 2.11 2019/0613 - Approval of reserved matters in relation to access, appearance, landscaping, layout and scale of the Local Centre comprising of Public House, Commercial/Retail Terrace and Children’s Day Nursery pursuant to outline planning permission 2017/0999- Pending
- 2.12 2019/0614 – Approval of reserved matters in relation to a trade park and unit 1 of the employment area pursuant to outline planning permission 2017/0999 – Approved 8th November 2019.
- 2.13 2019/0615 - Approval of reserved matters in relation to appearance, landscaping, layout and scale for the development of the employment area (6no. employment units) pursuant to outline planning permission 2017/0999 – Pending
- 2.14 2019/0131 – Approval of reserved matters for the erection of a 1-form entry primary school with a 26 place nursery pursuant to outline planning permission 2017/0999 – Approved 8th April 2020.
- 2.15 2019/0451 – Full planning permission for the construction of a Sixty-six bedroom Care Home with associated access, parking and landscaping – Approved 5th August 2019.
- 2.16 2019/1191 – Full planning permission for the construction of a Sixty-six bedroom Care Home with associated access, parking and landscaping – Approved 11th March 2020. (Resubmission of 2019/0451).
- 2.17 2020/0189 - Modification of Section 106 agreement in relation to planning permission 2017/0999 for the timing of the delivery of the school. Pending.
- 2.18 2020/0190 - Modification of Section 106 Agreement in relation to planning permission 2017/0999 in relation to the wording of the affordable housing clauses. This application appears elsewhere on the agenda.

3.0 Proposed Development

- 3.1 The application proposes the construction of 354 dwellings including 18 affordable units. It is a reserved matters application pursuant to outline planning permission 2013/0546 as varied by permission 2017/0999 and seeks approval of scale, layout, appearance and landscaping.
- 3.2 The accommodation schedule proposed is as follows:
- 32 no. two bed properties
 - 180 no. three bed properties

- 124 no. four bed properties
- 18 no. five bed properties

3.3 The site is roughly L shaped and would wrap around the adjacent local centre and commercial units. The dwelling types and layout would be seen as logical extension to the first phase of the residential development that is under construction (Planning ref 2017/0800).

4.0 **Consultations**

4.1 A press notice was published, a site notice displayed and neighbour notification letters posted. 3no. letters of objection have been received.

A summary of the main concerns are listed below:

Severn Trent Water Treatment Plant and Sarval (poultry based by products) produce potential odours which could impact the proposed development with northerly and easterly winds.

The proposed development will impact on the approach routes for the adjacent commercial retail site, Severn Trent site, Sarval site, the adjacent established villages and residential settlements.

All traffic to the development is coming through Magenta Way and is becoming congested at times.

The area is becoming a health hazard and it will get worse when the school is built.

Children are crossing the roads on a daily basis and traffic control is poor with people coming down the road in excess of 50mph

The 'bus plug' on Stoke Lane is totally ignored. The additional properties will cause more traffic to cut through.

4.2 Stoke Bardolph Parish Council – The continued development of Teal Close will have little impact on the old village.

4.3 Environment Agency – The documents submitted as part of this Reserved Matters applications show the development outside of the modelled floodplain of the Ouse Dyke, (the Ouse Dyke floodplain shown in the Flood Risk Assessment accompanying the original 2013 application). This is in accordance with condition 15 of application 2017/0999.

4.4 LLFA – The reserved matters application does not provide any details as to how surface water conditions have been met.

4.5 Highways – No objection. Suggested conditions in relation to materials and drainage for the driveway and parking areas.

- 4.6 Scientific Officer (Contamination) – Issues relating to contamination are the subject of conditions of outline planning permission 2017/0999.
- 4.7 Scientific Officer (Air Quality) – No objection subject to the provision of EV charging points, Construction Emissions Management Plan and Low Emissions Travel Plan.
- 4.8 Severn Trent –No objection subject to conditions requiring drainage plans for the disposal of surface water and foul sewage to be submitted to and approved.
- 4.9 Housing Strategy - Welcome the development at land north of Teal Close. As previously agreed, due to viability issues, the provision of affordable housing on this site is 5% which equates to 18 dwellings.

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 National Planning Policy Framework 2019

Sets out the national objectives for delivering sustainable development. Section 12 (Achieving well-designed places) is particularly relevant.

6.2 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 10 –Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

6.3 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 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 – supports residential densities more than 30 dwellings per hectare to ensure effective use of land. This scheme would have a density of approximately 38 dwellings per hectare and accords with this policy.

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 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.

6.4 Other Guidance

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 development

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

7.2 Access to the site would be via Magenta Way and the newly constructed traffic lighted junction off the A612. This was approved by the aforementioned outline permission.

7.3 The 354 units proposed plus the 199 units approved by the Phase 1 reserved matters approval Planning Ref: 2017/0800 and the 277 units that are the subject of the Phase 3 reserved matters application gives a total of 830 units which accords with the aforementioned outline planning permission.

Appearance

7.4 There would be a mix of different house types throughout the site that would meet the needs of the different groups in the community. The appearance and design of the proposed dwellings is considered to be acceptable within the context of the surrounding area and as the application is made by the same house builder as that constructing units under the Phase 1 reserved matters approval, there will be a consistency in the house types and materials.

7.5 Additionally there are new house types including apartments within a block which are not present in Phase 1 and would add visual interest to the scheme.

- 7.6 The proposed facing bricks are predominantly red or brindle bricks with the use of ivory render on key elevations. Roof tiles would be a mix of matt black, brown and grey.
- 7.7 As such the proposal is considered to accord with objectives of the National Planning Policy Framework and Aligned Core Strategy (ACS) Policy 10.

Layout

- 7.8 The layout of the proposed dwellings is driven by the requirement to comply with the approved masterplan. This has resulted in a layout that incorporates a centrally located Locally Equipped Area of Play (LEAP) within a green corridor and the dwellings arranged around strong perimeter blocks which promotes good permeability and movement within the site, and allows outward facing views over the surrounding countryside.
- 7.9 There is an identified road hierarchy with the main north to south and east to west routes being constructed to adoptable standard with secondary routes along the boundary of the site and adjacent to the central green corridor being private drives identified by a change in surfacing material. As per the approved master plan the layout includes an emergency access point from Stoke Lane.
- 7.10 The eastern boundary of the site would have a drainage swale running along its length which not only helps to transition from built form to the open countryside beyond, but also performs the important sustainable drainage function and is part of the drainage solution for the site as a whole.
- 7.11 The density of the development would be approximately 38 dwellings per hectare which is in keeping with the density of Phase 1 and would result in an efficient use of land.
- 7.12 As such the proposal is considered to accord with the objectives of the National Planning Policy Framework and the Aligned Core Strategy (ACS) Policy 10 and Policy LPD 32, 33 and 35.

Scale

- 7.13 The scale and massing of the buildings sits well with the phase 1 which is currently under construction. The dwellings are predominantly two and two and a half storey with rooms in the roof. The exception is the apartment block which is three storey. This is located adjacent to the approved three storey care home (2019/1191) and compliments its scale and massing.
- 7.14 Building heights are varied within the development, particularly at key locations to provide both focal points and end stops to street views and vistas. This provides legibility within the development.
- 7.15 It is considered that the proposal is in compliance with the approved masterplan and Aligned Core Strategy Policy 10 and LPD32.

Landscaping

- 7.16 In accordance with the approved masterplan the landscaping of the development has strong landscaping around the eastern edge to transition to the open countryside and along the western edge to provide a buffer to the commercial and local centre uses.
- 7.17 There would be a green corridor running through the centre of the scheme which includes the equipped play area (LEAP). This would provide a focal point, a publically accessible equipped open space and encourage pedestrian permeability.
- 7.18 There would be additional native planting throughout the development including a number of standard size trees planted along the road frontages and framing the green corridor. This landscaping would help to soften the appearance of the development and provide an attractive environment for the future occupiers.
- 7.19 The proposal therefore complies with the objectives of the National Planning Policy Framework and Aligned Core Strategy Policy 10 and Policy LPD 35.

Other Matters - Air Quality

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

Odour from neighbouring uses

- 7.22 Concern is expressed by an existing commercial operation near to the site in relation to the future occupiers of the development experiencing odours. As the principle of residential development of the site is established by the grant of outline planning permission 2013/0456 and subsequent section 73 application 2017/0999, it would not be permissible to revisit the acceptability or otherwise of residential development in this location.

Highway safety and capacity

- 7.23 It should be noted that the principle of this development and that of wider site is established by the grant of outline planning permission 2013/0456 and

subsequent section 73 application 2017/0999. This included assessment of the impact that the development of the site as a whole, including up to 830 dwellings, would have on the wider transport network and established the approved access to the site off the A612 Colwick Loop via what is now known as Magenta Way. As this is a reserved matters application for 354 of the 830 units, it is the matters of scale, layout, appearance and landscaping that are the subject of this application. The principle of residential development and the wider highway matters are not for consideration.

- 7.24 In relation to parking each individual dwelling has provision for at least 1 off street car parking space with the majority of the larger properties with provision of 3 off street spaces. I also note that the layout and design of the roads conform to the 6C's Highways Design Guide, and given the highway widths and the areas free from driveways there would be provision for intermittent on-street car parking.
- 7.25 It should be noted that the internal road layout and associated infrastructure that is the subject of this reserved matters application has been assessed by the Highway Authority who has raised no objection.
- 7.26 In light of the above matters it is considered that the proposal would not be harmful to highway safety or the surrounding road network in general, and therefore the proposal would accord with the objectives of the National Planning Policy Framework and Local Planning Document LPD 57, 61 and Parking Provision for Residential Developments – Supplementary Planning Document.

Drainage matters

- 7.27 The comments of the Inland Drainage Board are noted. However as this is a reserved matters application the conditions on the outline planning permission pertaining to drainage must be adhered to in relation to this development. Specifically, condition 10 Flood Prevention, Condition 11 Flood Resilience, Condition 16 Surface Water Drainage and Condition 17 Foul Water Drainage. It is not necessary to duplicate these conditions on any approval of reserved matters applications.

8.0 Conclusion

- 8.1 The proposed development would be of a scale, layout and appearance that would be appropriate in the context of the surrounding area and would not have an adverse impact upon visual amenity, residential amenity or highway safety. The proposal is therefore considered to meet with the objectives of the National Planning Policy Framework, Aligned Core Strategy Policies, A, 10 Local Planning Document Policies 32, 33, 35, 57, and 61.

Recommendation: Grant Approval of Reserved Matters subject to the following conditions:

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

Planning Layout Drawing No. TGDP/TCG/PH2/PL1 Rev K

House Types:

Apartment Elevation A, B, C, D.

Apartment Ground Floor/First Floor/Second Floor

1096 Rosebery, 1187 Leicester, 1190 Kendal, 1190 Kendal 1, 1220 Lumley, 1222 Chedworth, 1277 Winster 1, 1277 Winster 2, 1414 Corfe, 1414 Corfe 1, 1570 Edlingham, 1623 Marylebone 1, 163 Marylebone 2, 638 Alnwick, 643 Alnmouth, 761 Hanury, 762 Mosley, 811 Danbury, 870 Rufford, 960 Yarm, 969 Hatfield, 985 Brickleigh, 999 Glyston.

Landscaping Plans Sheets 1-9

Materials/Boundary Treatments Charter Plan Layout Sheet 1-2 and 2-2.

The development shall thereafter be undertaken in accordance with these plans.

Reason: To define the permission and for the avoidance of doubt.

2. 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.

Reason: To reduce the possibility of deleterious material being deposited on the public highway.

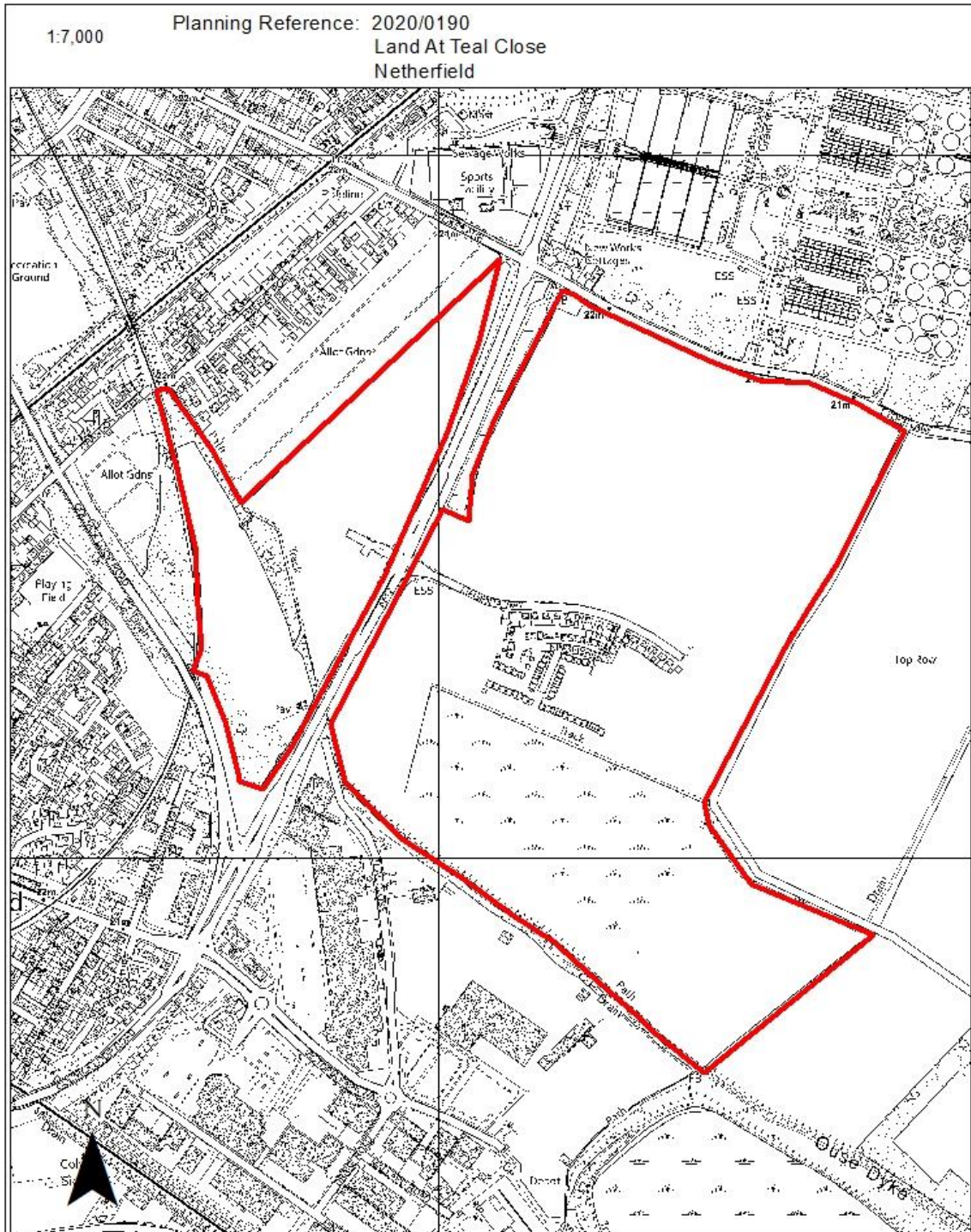
3. No part of the development hereby permitted shall be brought into use until the access driveways and parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveways and parking areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

Reason: To ensure surface water from the site is not deposited on the public highway causing dangers to road users.

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Planning Report for 2020/0190



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

Application Number:	2020/0190
Location:	Land at Teal Close Netherfield Nottinghamshire
Proposal:	Modification of Section 106 Agreement in relation to planning permission 2017/0999 in relation to the wording of the affordable housing clauses
Applicant:	Persimmon Homes
Agent:	
Case Officer:	Bev Pearson

The application is required to be considered by Planning Committee as there are no delegated powers under the Council's Constitution to authorise variation of a Section 106 Agreement.

1.0 Site Description

- 1.1 The overall development site comprises approximately 63 hectares of generally flat land situated between Stoke Lane to the north and Victoria Park to the south. The site is bisected by the A612 extension.
- 1.2 The development site is a strategic allocation in the Aligned Core Strategy Part 1 Local Plan, and has been the subject of a number of planning/reserved matters applications and development has commenced on site. At the time of drafting this report 99 dwellings have been completed by Persimmon Homes within phase 1 of the development.
- 1.4 This application relations only to the eight units of affordable housing being provided as part of the development.
- 1.5 Reserved matters applications have been lodged with the Council in relation to the residential development of phase 2 and phase 3 (Planning Ref: 2019/0152 and 2019/0560).

2.0 Relevant Planning History.

- 2.1 **2013/0546** - Outline permission was granted in June 2014 for development comprising residential development (up to 830 units), employment uses (Use Classes B1/B2/B8), a community hub (Use Classes A1-A5 and D1), primary school, hotel (Use Class C1), care home (Use Class C2), playing pitches and

changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures.

- 2.2 **2017/0999** –Variation of Conditions 32, 33 & 35 and removal of Condition 34 attached to outline planning application No. 2013/0546 detailed below was approved in February 2018. Although this involved a deed of variation to the original Section106 Agreement relating to outline permission 2013/0546 in terms of updating the planning permission reference number, the provisions in the original Agreement remains in force
- 2.3 There are a number of applications which are pending decisions which do not relate to this particular application.

3.0 Background

- 3.1 The original Section 106 Agreement between the Gedling Borough Council, Nottinghamshire County Council, Nottinghamshire City Council and Persimmon Homes Ltd was completed on the 30th June 2014, the provisions of which remain in force. A deed of variation was completed on 27 February 2018 to ensure the provisions of the original Section 106 Agreement apply to the new planning permission granted pursuant to the Section 73 application (2017/0999).
- 3.2 The Owner is in the process of transferring the Affordable Housing Units provided within the development to a Registered Provider, Gedling Homes, in accordance with the S106 Agreement. However, the mortgage exclusion clause within the Section 106 Agreement is outdated and is not acceptable to many lenders.

4.0 Proposal

- 4.1 Gedling Homes are currently in the process of securing 8 affordable housing units at the site.
- 4.2 This application seeks to modify a number of paragraphs within the Section 106 Agreement in relation to reference to a Chargee of affordable housing given that the original clauses would reduce the number of lenders willing to mortgage the affordable units on favourable terms of conditions and in some case make it impossible to attract funding. The proposed modifications are summarised as follows:-

1. Definition of Chargee (page 4) to be deleted and replaced with:

“any mortgagee or chargee of any Registered Provider or any receiver or manager (including an administrative receiver) appointed pursuant to the Law of Property Act 1925 or any other person appointed under any security documentation to enable such mortgagee or charge to realise its security or any administrator (howsoever appointed) including a housing administrator) of the whole or any part of the Affordable Housing”

2. Clause 5.2 to be deleted and replaced with

“The covenants and obligations on the part of the Owner contained in this Agreement shall not apply to any unit of Affordable Housing:

5.2.1 owned by a tenant who has exercised a statutory right to acquire or right to buy (or any equivalent right) or any mortgagee or chargee of such tenant or any receiver appointed by such mortgagee or chargee (including administrative receivers)

5.2.2 in the possession of a chargee or mortgagee which has entered into possession in accordance with the Shared Ownership Terms or any receiver appointed by such mortgagee or chargee (including administrative receivers)

5.2.3 owned by an occupier who has purchased 100% of the equity of a Shared Ownership lease following the exercise of staircasing rights or in accordance with any other scheme or any mortgagee or chargee of such Occupier or any receiver appointed by such mortgagee or chargee (including administrative receivers)

5.2.14 any mortgagee, chargee or person deriving title from the parties listed on clauses 5.2.1, 5.2.2 and 5.3.3”

3. Clause 5.3 (page 11) *the word “individual” to be inserted prior to the word “unit” on the first line*

4. Paragraph 20.1 of Schedule 3 – *the words “its best” to be deleted from the fourth line and replaced with “reasonable”*

5. *Paragraph 20.3 of Schedule 3 the words “its response under paragraph 20.1” Shall be deleted from the first and second lines and replaced with “the notice served by the Chargee under this paragraph 20”*

6. Paragraph 20.3 of Schedule 3 – *the words “part of the” on the fourth line to be deleted and “3” added to the end of the fourth line*

7. Paragraph 20.3 of Schedule 3 – *the words “including all accrued principal monies, interest and costs and expenses reasonably and properly incurred” to be inserted after the word “outstanding”.*

Under the proposed variations the definition of Chargee would be widened to include administrators.

4.3 The Chargee would still be required to give the Council 3 months’ notice of its intention to dispose of the affordable housing units and use reasonable endeavours to complete disposal of the units to the Council or an alternative registered provider. However, the Chargee is protected as it will not be required to dispose of the units to the Council, or an alternative registered provider, for consideration less than the amount due and outstanding under the security.

5.0 Consultations

- 5.1 A site notice has been posted at the site which expires on the 23rd March 2020 and consultation undertaken with Gedling Borough Council Strategic Housing officers who have confirmed that the proposed modifications are acceptable.

6.0 Planning Considerations

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'.

7.0 Development Plan Policies

7.1 National Planning Policy Framework 2019

Sets out the national objectives for delivering sustainable development. Section 5 (Delivering a sufficient supply of homes) is of particular relevance.

7.2 Gedling Borough Council Aligned Core Strategies Part 1 Local Plan (2014)

Policy 19: Developer Contributions sets out that:-

1. All development will be expected to:
 - a) meet the reasonable cost of new infrastructure required as a consequence of the proposal;
 - b) where appropriate, contribute to the delivery of necessary infrastructure to enable the cumulative impacts of developments to be managed, including identified transport infrastructure requirements; and
 - c) provide for the future maintenance of facilities provided as a result of the development.

7.3 Gedling Borough Council Local Planning Document Part 2 Local Plan (2018)

Policy LPD 36 Affordable Housing relates to the requirement of affordable housing provision on development sites.

8.0 Planning Considerations

- 8.1 The level of affordable housing provision has been established in the granting of outline permission in June 2014. This current application relates to modifications of the Section 106 Agreement in relation to the definition of Chargee and the Chargee's obligations under Schedule 3 relating to Affordable Housing as detailed in the proposal section of this report. Strategic

Housing colleagues have raised no objections to the proposed modifications. As such it is not considered that the proposal would alter the policy compliant position that was provided under the Section 106 Agreement associated to planning applications 2013/0546 and 2017/0999. The amendments to the wording would not result in any impact on the delivery of affordable housing on site, with the remaining unchanged provisions set out in the Section 106 Agreement being in force.

- 8.2 As a result it is considered that the proposed modifications as noted in the proposal section of this report are acceptable. There are no material planning considerations or implications that would arise as a result of this Deed of Variation.

Recommendation:

That the Assistant Director of Planning and Regeneration be authorised to instruct the Service Manager of Legal Services to undertake the necessary work to prepare and finalise a Deed of Variation amending the Section 106 Agreement associated to planning applications 2013/0546 and 2017/099 as outlined in this report.



Gedling
Borough Council
Planning Report for 2019/0696



Report to Planning Committee

Application Number: 2019/0696

Location: Phase 1B Land at Chase Farm Arnold Lane Gedling,
Nottinghamshire

Proposal: Section 73 application to remove Condition 2 of planning permission 2015/1376 to remove the construction cap of 315 dwellings and to allow building within Phase 1B prior to the completion of the Gedling Access Road.

Applicant: Mr Rob Hannan

Case Officer: Kevin Cartwright

1.0 Site Description

1.1 The application site relates to the 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 completion of a deed of variation varying the original s106. Permission was granted on 7th January 2019.

- 2.5 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 completion of a deed of variation varying the original s106. Permission was granted on 8th January 2019.
- 2.6 In May 2018 resolution to grant Full Planning Permission was given by planning committee for the re-elevation of 71 no. plots Ref: 2018/0392 subject to a deed of variation of the s106. Permission was granted on 8th January 2019.
- 2.7 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.
- 2.8 In May 2018 resolution to grant Full Planning Permission was given by Planning Committee for the re-elevation of 110 plots Ref: 2017/1275 subject to a deed of variation of the s106. Permission was granted on 7th January 2019.
- 2.9 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.
- 2.10 Also in June 2019 an application was submitted to change a house type. Ref: 2019/0586. Resolution to approve. Awaiting completion of S106.
- 2.11 In August 2019 an application was submitted to change the design of 204no. dwellings. Ref: 2019/0759. This application is awaiting the completion of S106.

3.0 Proposed Development

3.1 This application seeks to remove condition 2 of planning permission 2015/1376.

3.2 The current wording of Condition 2 is:

No more than 315 homes shall be constructed on the application site (to be located within Phase 1A identified on the agreed Phasing Plan 14052_P2) prior to the completion of the Gedling Access Road (approved under GBC ref 2015/1033).

No development shall commence within in Phase 1B prior to the completion of the Gedling Access Road.

3.3 The deletion of this condition would permit the construction and occupation of a total of 506 dwellings located within Phase 1A and 1B of the Development

ahead of the completion of the Gedling Access Road, construction of which began on 6th January 2020.

- 3.4 The remaining balance of the 1050 dwellings would be constructed as part of Phase 2 following the relevant reserved matters approvals being obtained.
- 3.5 This request to remove condition 2 from the developers Keepmoat is due to the successful delivery of both traditional and modular homes within Phase 1A to permit additional dwellings to be constructed concurrently with the GAR.

4.0 Consultations

4.1 **Highway Authority (NCC)** – No objection. Nottinghamshire County Council pledged to remove planning restrictions on development sites, including Chase Farm, once the Gedling Access Road (GAR) was under construction. As construction of the GAR was commenced on 6th January 2020, the Highway Authority has no objection in principle to the removal of Condition 2 of planning permission 2015/1376.

4.2 **A press notice and 3no. site notices** have been posted along the frontage of the site and within Phase 1A. 2no. letters of representation have been received. The comments are summarised below:

-This will cause yet another increase in the amount of traffic on unsuitable local roads before the GAR is constructed and will impact on local schools, doctors and other facilities.

-If this level of housing was started prior to the completion of the GAR the area of Gedling village will face significant congestion, safety issues for pedestrians as the roads are unsuitable for the type and volume of traffic.

-The delay of construction of dwellings until after the GAR is completed will allow facilities (school place, GP place, etc.) to be in place otherwise there will be below adequate levels of services for existing and new residents.

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

Section 5 - Delivering a sufficient supply of homes
Section 9 – Promoting sustainable transport

6.3 Aligned Core Strategy

ACS Policy 2 – The Spatial Strategy

6.4 Local Planning Document 2018

LPD Policy 35 – Safe, Accessible and Inclusive Development
LPD Policy 61 – Highway Safety
LPD Policy 64 – Housing Allocations – H9 Gedling Colliery/Chase Farm

7.0 Planning Considerations

Principle of Development

7.1 The purpose of an application made under section 73 of the Town and Country Planning Act 1990 is to vary or remove conditions associated with a planning permission. The relevant condition is condition 2 of 2015/1376.

7.2 The effect of granting this application would be to issue a new permission with condition 2 omitted. All the remaining conditions would remain. It would permit the construction and occupation of 506 units within Phase 1A and 1B of the development. The remaining 544 units within Phase 2 cannot be constructed until a reserved matters application has been submitted to and approved in writing by the Local Planning Authority.

7.3 The Town and Country Planning Act is very clear that: "On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted." In other words the Local Planning Authority cannot revisit the principle of development, or those issues which are not covered by the conditions, and only minor material changes can be considered.

7.4 The main consideration therefore in the determination of this application is whether the deletion of this condition would have a material impact on highway safety and capacity as additional dwellings would be constructed and potentially occupied ahead of the completion of the Gedling Access Road.

Highway Safety and Capacity

7.5 Condition 2 of planning permission 2015/1376 was required to limit the number of dwellings that could be constructed without the delivery of the GAR. At the time of considering the original planning application there was a degree of uncertainty in relation to its delivery. Land acquisition work was required, including the possibility of a Compulsory Purchase Order and the actual design of the road to be finalised. These matters have now been addressed. It should also be noted that the £40m funding has been secured

and the County Council as the Highway Authority have commenced construction on site. Despite the Covid-19 pandemic planned work on the GAR has progressed and the road is due to be completed on schedule by the summer of 2021.

- 7.6 As 'lockdown; restrictions are eased and more people return to their place of work it is accepted that there could be an increase in vehicle movements to pre-Covid-19 levels on the surrounding road network until such time that that GAR is open to traffic. The National Planning Policy Framework is explicit in relation to highway matters and states at para 109:

“Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or residual cumulative impacts on the road network would be severe”

- 7.7 The Highway Authority has assessed the removal of the cap from a highway capacity and congestion perspective, and have raised no objection even if traffic levels rise beyond pre-Covid-19 levels prior to the completion of the GAR due to the construction of more dwellings. It is therefore considered that any additional traffic movements to and from the development would not result in severe impacts in terms of capacity and congestion. In the absence of any objection from the Highway Authority there are no planning reasons to justify retaining Condition 2.
- 7.8 Current government advice is that planning can play an important role with regard to the economy and recovery post Covid-19. In a letter to Chief Planning Officers in March, outgoing Chief Planner Steve Quartermain had a simple following message for planners: “Be practical, be pragmatic and let's plan for the recovery”.
- 7.9 It is considered that this application accords with this guidance and would allow the house builder to continue to build on site and provide certainty and continuity to their workforce and continue to deliver important housing in these otherwise uncertain times.

8.0 Conclusion

- 8.1 The proposed removal of condition 2 to permit the construction of dwellings from within both Phase 1A and Phase 1B before the Gedling Access Road is completed is considered acceptable and would have no undue impact on the highway safety and the capacity of the highway network. As such the proposed development is considered to accord with the objectives of Section 5 and 9 of the National Planning Policy Framework, Policy 2 of the Aligned Core Strategy and Policies LPD 35, 61 and 64 of the Part 2 Local Plan.

Recommendation: Grant removal of planning condition 2 of planning permission 2015/1376 subject to the applicant entering into a deed of variation with the Borough Council as Local Planning Authority and with the County Council as Highway and Education Authority amending the Section 106 Agreement associated with 2015/1376 for the provision of, or financial contributions towards Affordable Housing, Open Space,

Healthcare Facilities, Highways, Education, Air Quality, a Local Labour Agreement and a contribution towards Arnold Library.

Conditions

- 1 Development within Phase 1B hereby permitted shall be begun no later than 6 years from the grant of planning 2015/1376 or within six months of the completion of the Gedling Access Road, whichever is the later.

- 2 Development of Phase 1a and 1b shall be carried out in accordance with the following drawing numbers and documents and such other plans, and documents as may be approved pursuant to the conditions of this planning permission unless otherwise agreed in writing by the local planning authority: Location Plan (14052_P100 - Rev A); SITE MASTER PLAN (14052_P101 - Rev J); DETAILED SITE PLAN 1-3 (14052_P102 - Rev J); DETAILED SITE PLAN 2-3 (14052_P103 - Rev G); DETAILED SITE PLAN 3-3 (14052_P104 - Rev G); SITE SECTIONS A B & C (14052_P105 - Rev A); STREET SCENES 1 2 3 & 4 (14052_P106 - Rev A); SITE BOUNDARY TREATMENT/PLAN (14052_P107 - Rev A); STOREY HEIGHTS PLAN (14052_P108 - Rev A); LANDSCAPE STRATEGY PLAN (14052_P109 - Rev B); HOUSE TYPE 580-651 (14052_P200 - Rev A); HOUSE TYPE 651-752 (14052_P201 - Rev A); HOUSE TYPE 764-891 (14052_P202 - Rev A); HOUSE TYPE 849-857 (14052_P203 - Rev A); HOUSE TYPE 867-930 (14052_P204 - Rev A); HOUSE TYPE 955-1054-1272 (14052_P205 - Rev A); HOUSE TYPE 1154-1157 (14052-P206 - Rev A); HOUSE TYPE 1178-1216 (14052_P207 - Rev A); HOUSE TYPE 1224-1244 (14052_P208 - Rev A); HOUSE TYPE 1393-1650 (14052_P209 - Rev A); GARAGE TYPE G1 G2 & G3 (14052_P210 - Rev A); APARTMENT BLOCK 1 (14052_P211 - Rev A); APARTMENT BLOCK 2 (14052_P212 Rev A); APARTMENT BLOCK 3 (14052_P213 - Rev A); APARTMENT BLOCK 4 (14052_P214 - Rev A); APARTMENT BLOCK 5 (14052_P215 - Rev A); APARTMENT BLOCK 6 (14052_P216 - Rev A); PHASING PLAN (14052_P2 - Rev A); Soft Landscaping (L6011/01 - Rev A); Soft Landscaping (L6011/02 - Rev A); Soft Landscaping (L6011/03 - Rev A); Soft Landscaping (L6011/04 - Rev A); Soft Landscaping (L6011/05 - Rev A); Soft Landscaping (L6011/06 - Rev A); Soft Landscaping (L6011/07 - Rev A); Soft Landscaping (L6011/08 - Rev A); Soft Landscaping (L6011/09 - Rev A); Soft Landscaping (L6011/10 - Rev B); Soft Landscaping (L6011/11 - Rev A); Soft Landscaping (L6011/12 - Rev B); Soft Landscaping (L6011/13 - Rev A); Soft Landscaping (L6011/14 - Rev A); Soft Landscaping (L6011/15 - Rev A); Soft Landscaping (L6011/16 - Rev B); Soft Landscaping (L6011/17 - Rev B); Urban Park Hard Landscape (L6011/20 - Rev A); Urban Park Hard Landscape (L6011/21 - Rev A); Urban Park Hard Landscape (L6011/22 - Rev A); Urban Park Hard Landscape (L6011/23 - Rev A); Urban Park Hard Landscape (L6011/24 - Rev A); Urban Park Hard Landscape (L6011/25 - Rev A); Urban Park Hard Landscape (L6011/26 - Rev A); Urban Park Hard Landscape Image Pallet (L6011/27 - Rev A); PARAMETERS PLAN (14052_P110 - Rev C); Engineering Appraisal Layout Phase 1 (21410_02_SK_001); Engineering and

Tree Overlays (21410_00_sk_001); Refuse Vehicle Tracking Phase 1 (21410_02_sk_002 - Rev A); Phase 2 Tracking Sheet 1 of 2 (21410_02_sk_004a); Phase 2 Tracking Sheet 2 of 2 (21410_02_sk_005a) and the Landscape Strategy Report (November 2015).

- 3 Application(s) for approval of all reserved matters for Phase 2 shall be made to the local planning authority no later than 8 years from the grant of planning permission 2015/1376, and the development hereby authorised for Phase 2 shall be begun no later than 10 years from the grant of planning permission 2015/1376 or 2 years from the date of the final approval of reserved matter, whichever is the later.
- 4 The development hereby approved in outline for Phase 2 of the development shall not exceed a total residential floorspace of 52,000 sqm.
- 5 No development for Phase 2 shall commence until a phasing programme for Phase 2, including timings for development of the neighbourhood centre, public open space, education provision and off-site highways works, has been submitted to and approved in writing by the local planning authority.
- 6 Before any part of Phase 2 of the development hereby approved is commenced approval shall be obtained from the Local Planning Authority with respect to reserved matters, namely, the appearance, landscaping, layout and scale and internal access roads for the relevant part.
- 7 No part of the development in Phase 2 shall be occupied or brought into use unless or until details of the internal layout for the development as indicated on the illustrative Site Master Plan Ref 1 4052-P101 REV J have been submitted to and approved in writing by the LPA. These shall be designed in accordance with the principles set out in 'Manual for Streets' and the 6C's Highway Design Guidance. The development shall thereafter be implemented strictly in accordance with the approved details.
- 8 No dwelling shall be occupied within a Phase unless the measures set out in the agreed Travel Plan (21410/12-15/4153 REV B (March 2016)) are in place and a Travel Plan Coordinator has been appointed. A monitoring period will be required from first occupation to the date 5 years from 50% occupation of a Phase. A review must take place with the local planning authority and the highway authority after three years from first occupation within the monitoring period. The Travel Plan Coordinator shall produce an Annual Monitoring Report during the course of the monitoring period commencing on the first anniversary of first occupation of a Phase, and shall issue this to the local planning authority and the highway authority. Survey forms for residents shall be created in liaison with the highway authority with the first surveys to be conducted 3 months from the date of first occupation of a Phase.
- 9 No development shall be occupied unless or until footway and pedestrian/cycle crossing points as shown for indicative purposes only on the plan drawing reference 21410_08_010_01 have been provided to the satisfaction of the Local Planning Authority.
- 10 No development shall commence on any part of the site unless and until

details of Traffic Calming on ROAD01 and ROAD06 (Drawing No: 21410_02_SK_003) and a timetable for implementation have been submitted to and approved by the Local Planning Authority. The details approved shall thereafter be implemented in accordance with the approved timetable.

- 11 Prior to Public Transport servicing of the development, bus infrastructure in the form of raised bus kerbs/shelters/bus stops/lighting/timetable information is to be implemented. Details (including a programme for construction/installation) of any such infrastructure are to be submitted and approved by the Local Planning Authority. Once approved the development shall be constructed strictly in accordance with these details and retained as such for the life of the development unless otherwise agreed in writing by the Local Planning Authority.
- 12 Phase 1A shall be undertaken in accordance with the Construction Environmental Management Plan approved by planning reference 2017/0323DOC.

Prior to the commencement of any other Phase of the development, (including remediation works) a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority for that phase. The CEMP shall include details of: a named contact for the developer/construction firm should a complaint be received; the limit and height of stockpiling of materials and interim ground treatment; Storage of building materials, equipment and plant; Temporary landscaping; Construction drainage; Measures to control vibration, noise and dust emissions; Measures to protect retained vegetation, protected and other species and the control of invasive species; Full details of all materials to be imported to, or exported from the site including measures to manage soil movement; Fencing for the duration of site works; Proposed routing of construction traffic, including proposed site access arrangements and access points for construction traffic; Loading and unloading of materials and plant; Storage of materials and plant and materials for use during construction; Details of method to treat and remove suspended solids from surface water run-off during construction; Provision of wheel cleaning facilities; a Construction workers compound; and parking areas including oil and petrol separators. The approved scheme shall be implemented in full for the duration of that phase of the development and no construction activity or work on site shall be undertaken except during the following times: Monday to Friday 0700 to 1800 hours and Saturday 1000 to 1600 hours.

- 13 Phase 1A shall be undertaken in accordance with the surface water drainage scheme approved by planning reference 2017/0331DOC.

No other Phase of development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority for that phase, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. The scheme shall subsequently be implemented strictly in accordance with the approved details before occupation of that phase of development and shall be retained for the life of the development unless otherwise agreed in writing by the Local Planning Authority.

- 14 Phase 1A shall be undertaken in accordance with the foul sewage drainage plans approved by planning reference 2017/0331DOC.

No development within any other phase of the development shall commence until drainage plans for the disposal of foul sewage within that phase have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented strictly in accordance with the approved details prior to occupation of that phase of development.

- 15 Phase 1A shall be undertaken in accordance with the contamination assessment approved by planning reference 2017/0331DOC.

Plots 219-228 shall be undertaken in accordance with the contamination assessment approved by planning reference 2017/0013DOC.

Unless otherwise agreed in writing by the Local Planning Authority, development within any other Phase must not commence until an assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. The assessment must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments.

Where any contamination assessment indicates that contamination may be present, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.

- 16 In the event that remediation is required to render the development suitable for use, the remediation scheme approved pursuant to condition 15 shall be Implemented strictly in accordance with the approved timetable of works. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved in writing by the Local Planning Authority.

- 17 In the event that contamination is found at any time when carrying out the Approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of condition 22 above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification

reporting, must be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented strictly in accordance with the approved timetable.

- 18 No part of the development hereby approved shall be commenced until amended soft landscaping proposals have been submitted to and approved by the Local Planning Authority, in relation to sheet 16 and 17 (L6011/16 and L6011/17), to incorporate essential habitat mitigation works and amend the Marginal Planting Within Wetland Meadow Mix to omit Ranunculus baudotti, Carex disticha and Carex divisa and to replace these with other, locally characteristic species. The development shall be completed strictly in accordance with these details unless otherwise approved in writing by the Borough Council.
- 19 Phase 1A shall be undertaken in accordance with the submitted tree works details approved by planning reference 2017/0331DOC.

In any other Phase:

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out strictly in accordance with British Standard [3998 (Tree Work)].

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken strictly in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority

- 20 Any trees or other plants, which die, are removed or become seriously damaged or diseased within the first five years following planting shall be replaced during the next planting season with others of similar size or species unless otherwise agreed in writing by the Local Planning Authority.
- 21 Phase 1A shall be undertaken in accordance with the earthworks details approved by planning reference 2017/0331DOC.

No development within any other phase shall take place until details of earthworks for that phase have been submitted to and approved in writing by the Local Planning Authority.

(1) The details shall include the proposed grading and mounding of land areas including the finished levels across the site (including finished floor levels, path and road levels and height of retaining walls) and contours to be formed,

showing the relationship of proposed mounding to existing vegetation and surrounding landform; and

(2) an assessment of any site slope stability issues the development may have with respect to the creation of ponds and any special stabilisation measures that are required to mitigate slope stability issues for that phase. Dwellings either side of an access road should have a floor slab level at least 300mm above the adjacent access road. The development shall thereafter be implemented strictly in accordance with the approved details.

- 22 The development shall be undertaken in accordance with the Written Scheme of Investigation and Geophysical Survey Report approved by planning reference 2017/0332DOC.
- 23 Prior to the commencement of development in Phase 1B or Phase 2 an updated Ecological Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include and updated Phase 1 Habitat Survey and protected species surveys for the site area. Thereafter works shall be undertaken strictly in accordance with the mitigation recommended within the EclA for the Phase.
- 24 No site clearance or removal of any trees, shrubs or other vegetation shall be carried out during the period 1 March to 31 August inclusive unless otherwise agreed in writing in advance with the Local Planning Authority. Any clearance works within this period must be supervised by an Ecological Clerk of Works and the works agreed in writing by the Local Planning Authority prior to the works commencing.
- 25 No development shall commence within a Phase until a landscape management plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of enhancements to retained habitats on the site, and also provide details of the long-term management of the retained habitats of the site. Thereafter such works shall be undertaken strictly in accordance with the approved landscape management plan for the relevant phase unless otherwise agreed in writing by the Local Planning Authority.
- 26 No Phase of the development shall be occupied unless glazing and ventilation mitigation for that phase has been implemented in line with the strategy outlined in Chapters 6 and 7 of the Noise Assessment (November 2015). This shall include the adoption of the enhanced glazing and ventilation to those properties outlined in sketch plans SK05 and SK05b.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and Section 92 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.

3. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and Section 92 of the Town and Country Planning Act 1990.
4. In order to set the top parameter of floor space for the purpose of calculating CIL, to ensure the scheme remains viable within the limits available finance.
5. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and Section 92 of the Town and Country Planning Act 1990.
6. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and Section 92 of the Town and Country Planning Act 1990
7. In the interests of highway safety.
8. To ensure that sustainable travel is encouraged and implemented in accordance with the aims of the National Planning Policy Guidance.
9. In the interests of pedestrian and cycle safety.
10. In the interests of highway safety.
11. In order to secure adequate public transport linkages to the site and promote sustainable transport.
12. To protect the residential amenity of the area in accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 10 of the Aligned Core Strategy for Gedling Borough.
13. To prevent the increased risk of flooding, to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of sustainable drainage structures, in accordance with the National Planning Policy Framework and Policies 1 and 17 of the Aligned Core Strategy for Gedling Borough (September 2014).
14. To ensure adequate measures are in place to deal with foul sewage on the development site.
15. To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters.
16. To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters.
17. To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters.
18. To ensure a satisfactory development and that the landscaping of the development accords with Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014)
19. In the interests of good Arboricultural practice.

20. In the interests of good Arboricultural practice.
21. To prevent the increased risk of flooding, to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of sustainable drainage structures.
22. To ensure a satisfactory programme of archaeological work has been approved to ensure that the development is constructed in accordance of the impacts defined within the Environmental Statement.
23. To protect and enhance ecology interest in the area.
24. To protect and enhance ecology interest in the area.
25. To protect and enhance ecology interest in the area.
26. To protect the residential amenity of the area in accordance with the aims of Section 11 of the National Planning Policy Framework and Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014).

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.

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

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 that if any highway forming part of the development is to be adopted by the Highways Authority. The new roads and any highway drainage will be required to comply with the 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. 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. 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 the Highway Authority for details.

The detailed surface water drainage scheme to be submitted shall:

- require all flows to be attenuated to Q_{bar} for the entire site;
- include provision for the entire site to be drained to the surface water drainage system with appropriate run-off coefficients or other factors used to represent the differing run off characteristics of the various parts of the site;
- include an exceedance check using micro-drainage software to simulate the drainage system for the 100year + 30% climate change event for a range of durations from 15 minutes to 24 hours to assess where the drainage system may flood. If this occurs, provision must be made for the accumulated volumes and flows to be directed to the surface water attenuation areas;
- demonstrate that the surface water drainage system is designed in accordance with CIRIA C635 and C753, and the National SUDS Standards;
- demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements.

Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year plus climate change return periods;

- confirm how on-site surface water drainage systems will be adopted and maintained in perpetuity to ensure long term operation at the designed parameters.
- Public sewers have statutory protection by virtue of the Water Industry Act 1991, as amended by the Water Act 2003, and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. If you require further information, please contact Severn Trent Water on 0116 234 3834.

The Borough Council requests that the applicant considers incorporating provision for residential dwellings (with dedicated parking) to have dedicated outside electric power points, to allow residents to charge electric/hybrid vehicles into the future (see IET Code of Practice for EV Charging Equipment Installation).

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Planning Report for 2020/0235



Report to Planning Committee

Application Number:	2020/0235
Location:	14 Tennyson Avenue Gedling Nottinghamshire
Proposal:	Demolition of existing building and construction of new replacement dwelling
Applicant:	Mr and Mrs K Lock
Agent:	Nick Hutchings Architect Ltd
Case Officer:	Claire Turton

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

1.0 Site Description

- 1.1. This application relates to 14 Tennyson Avenue, a detached bungalow and associated curtilage, located within the built-up area of Gedling.
- 1.2. The host property is located on the south side of Tennyson Avenue and is set back from the highway by approx. 6 metres. An area of hardstanding to the front provides off-street parking for 3 no. vehicles.
- 1.3. Land levels across the site are relatively uniform. The existing dwelling is finished in rough white render and has been previously extended to the rear.
- 1.4. Neighbouring properties are residential and are predominantly two-storey, with some examples of three-storey development on the road.

2.0 Relevant Planning History

- 2.1 **2019/0561** Planning permission was granted on 04.09.2019 for extensions and alterations to the existing bungalow to form a two storey dwelling.

The current proposal being presented to Planning Committee is almost identical to the proposal granted planning permission under application reference 2019/0561. There are two differences. The key difference is the method of achieving the development. Planning permission 2019/0561 proposed extensions to form a two storey dwelling. However, the current application proposes to demolish the existing bungalow and re-build a new

two-storey dwelling which is almost identical in design to the dwelling with the extensions proposed in application 2019/0561.

The only difference to the end development would be the insertion of a window to the front elevation serving a W.C.

2.2 **2011/1197** Planning permission was granted on 16.12.11 for the erection of a conservatory.

2.3 **99/1611** Planning permission was granted on 06.03.2000 for a single storey extension.

3.0 Proposed Development

3.1. This application seeks full planning permission for the demolition of the existing bungalow and the construction of a new replacement dwelling.

3.2 The proposed development would have split level eaves giving the appearance of a dormer bungalow to the front and a two storey dwelling to the rear. The new dwelling would have a maximum ridge height of approx. 8 metres and eaves heights between approx. 3.3 metres (to the front) and approx. 5.5 metres (to the rear). The existing dwelling at the site has an eaves height of approx. 2.4 metres and a ridge height of approx. 4.5 metres.

3.3 The proposed new dwelling will be located on roughly the same footprint as the existing dwelling. The key differences in terms of footprint are as follows;-

Parts of the front elevation will sit further forward within the plot by approx. 0.5 metres to give a predominantly flush elevation (at present the front elevation is slightly stepped).

The proposal would incorporate a new two-storey projection on the rear elevation measuring approx. 3.6 metres in width and approx. 2.6 metres in depth. The two storey projection would be set in approx. 0.7 metres from the western side elevation and would include two rooflights.

A new single storey projection would also be constructed on the rear elevation finishing flush with the eastern side elevation. This element of the development would extend approx. 4.2 metres in width and would have a depth of approx. 2.6 metres. This single storey projection would be constructed with a monopitch roof with a single dormer window serving a first floor bedroom.

3.4 Access and parking at the site are to remain the same. There are currently 2 no. vehicular access to the front of the site (one to either side of the front boundary) with a "U" shape in / out system for cars to the front of the property. The new dwelling will be set approx. 6 metres away from the back edge of the footpath.

3.5 Materials proposed are render walls and smooth grey concrete tiles for the roof.

4.0 Consultations

- 4.1. Neighbour Consultation – Adjoining neighbours have been consulted and a site notice has been posted. No letters of representation have been received as a result.
- 4.2 Gedling Borough Council Scientific Officer – Suggests conditions regarding electric vehicle charging and a construction emission management plan.
- 4.3 Nottinghamshire County Council Highway Officer – No objection.

5.0 Planning Considerations

5.1. Assessment of Planning Considerations

- 5.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that: 'if regard is 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'.
- 5.3. The following national and local policies are relevant to the application.
- 5.4. At the national level the National Planning Policy Framework (2019) is relevant. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF sees good design as a key element of sustainable development. The following parts are relevant in considering this application:
 - Part 2 – Achieving sustainable development
 - Part 5 – Delivering a sufficient supply of homes
 - Part 11 – Making effective use of land
 - Part 12 – Achieving well-designed places
- 5.5. Gedling Borough Council Aligned Core Strategy (GBACS) (September 2014) is part of the development plan for the area. The following policies are relevant:
 - 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 8 – Housing Size, Mix and Choice sets out the objectives for delivering new housing.
 - Policy 10 – Design and Enhancing Local Identity states that development will be assessed in terms of its structure, texture and grain including street patterns, plot sizes, orientation and positioning of buildings and the layout of space.

- 5.6. 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 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 32: Amenity states that planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures.
 - LPD 40 Housing Development on Unallocated Sites lists criteria for which housing development on unallocated sites will be assessed against.
 - 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.
 - Appendix D – Requirement for Parking Provision in Residential and Non-Residential Development.

5.7. I consider that the main planning considerations in the determination of this application are design of the proposal and its impact on the visual amenity of the area, the impact of the proposal on the residential amenity of neighbouring occupiers and highway safety.

6.0 Design and Impact on Visual Amenity

6.1 I consider the design of the dwelling to be acceptable and that the proposal will not have an adverse impact on the visual amenity of the area.

6.2 Tennyson Avenue is extremely diverse in terms of the designs of the dwellings along this street. There are examples of dwellings with hipped roof, dual pitch roofs and dormer windows all within the locality which, along with a mix of external materials, ensure there is no prevailing character within the streetscene.

6.3 The existing dwelling at the site is the only bungalow within the immediate surrounding area and as such I do not have any concerns regarding the increase in mass to a two-storey dwelling.

6.4 The external materials proposed are similar to those used on the existing dwelling at the site and would be in keeping with the materials used on other dwellings immediate opposite and adjacent to the site.

6.5 As such, I consider that the proposed development would be visually appropriate given the context of the surrounding area and would not result in an incongruous feature within the streetscene. Taking all of the above into

consideration it is my opinion that the proposal would accord with Part 12 of the NPPF, Policy 10 of the ACS and Policy 40 of the Local Plan.

7.0 The impact of the proposal on the residential amenity of neighbouring occupiers

7.1 I consider that the proposal does not have an unacceptable impact on the residential amenity of occupiers of neighbouring properties.

7.2 With regards to issues of overlooking, many of the windows are in the same position as the windows on the existing property. However, there are some additional windows proposed that are not in similar locations to windows at the existing property. I am satisfied that the proposed additional dormer windows to the front elevation would result in no undue overlooking impact given the separation distance between the host property and the neighbouring dwellings on the opposite side of Tennyson Avenue. In addition I consider that the proposed additional windows to be inserted in the rear elevation of the dwelling would look out onto the property's own rear amenity area and given their orientation would not cause unacceptable direct overlooking issues onto neighbouring property windows or private amenity space.

7.3 With regards to issues of massing / overshadowing and overbearing, much of the new dwelling is on the same footprint as the existing. However, as described in detail in the "Proposed Development" section of this report, the proposed new dwelling is larger than the existing in that there is an additional first floor, parts of the elevation will sit further forward in the plot by approx. 0.5 metres, there is a new two-storey rear projection and there is a new single-storey rear projection. This impact of this additional built form on neighbouring amenity require assessing.

7.4 I am satisfied that the proposed projections to the rear of the dwelling, the small increase to the footprint to the front of the dwelling and the increase in the bulk form at first floor level would not have any unduly detrimental impact in terms of overbearing or massing / overshadowing. The proposed two storey rear projection is set in from the main side elevation away from the neighbouring boundary and extends a relatively modest distance beyond the previous rear elevation. I am mindful that the neighbouring dwelling to the west, no. 12 Tennyson Avenue, does have two first floor windows and one ground floor window inserted into the side elevation fronting the proposed development, however, given that these serve bathrooms (secondary rooms) I do not have any concerns regarding any potential overbearing or overshadowing impact created from the development. The neighbouring dwelling to the east, no. 16 Tennyson Avenue, has a blank elevation fronting the application site and an existing single storey rear extension which would mitigate any potential overbearing or overshadowing impact generated by the proposed single storey projection at the property. The proposed development has, in my opinion been designed sympathetically and would not result in any undue impact on the amenity of surrounding properties. In light of the above I consider the development would accord with Policies 32 and 40 of the LPD.

8.0 Highway Safety

- 8.1 Parking and access at the site are to remain as existing.
- 8.2 The new dwelling will be set approx. 6 metres away from the back edge of the footpath. There are currently 2 no. vehicular accesses to the front of the site (one to either side of the front boundary) with a “U” shape in / out system for cars to the front of the property. This “U” shape system allows for 3 no. cars to park outside the front of the property. This is all proposed to remain as part of the current proposal.
- 8.3 The Highways Authority has raised “no concerns in principle” to the application.
- 8.4 The proposal allows for 3 no. off-street car parking spaces. This is over and above the parking requirements for a new residential dwelling in a built-up area, as set out in Appendix D of the Local Plan. Appendix D only requires such new dwellings to accommodate 2 no. off-street car parking spaces.
- 8.5 For the reasons stated above, I consider that the proposal complies with LPD57, LPD61 and Appendix D of the Local Plan.

9.0 Other Issues

- 9.1 I agree with the comments of Gedling Borough Council’s Scientific Officer and recommend that a condition regarding electric vehicle charging is attached to the grant of any planning permission to meet the requirements of LPD 11 and the NPPF.
- 9.2 The site is located in a former coal mining area and as such standard informatives regarding building in a former coal mining area should also be attached to the grant of any planning permission.

10.0 Conclusion

- 10.1 The proposed development is consistent with Gedling Borough planning policies. The design of the proposal is considered to be acceptable and does not have an unacceptable impact on the visual amenity of the area. The proposal will not have an unacceptable impact on the residential amenity of occupiers of neighbouring properties in terms of overlooking or massing / overshadowing. Parking and access at the site are unaffected by the proposal. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Parts 2, 5, 11 and 12), Policies A, 1, 8 and 10 of the ACS and Policies LPD 11, 32, 40, 57,61 and Appendix D of the LPD.

11.0 Recommendation: Grant Planning Permission subject to conditions:-

Conditions

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

- 2 This permission shall be read in accordance with the following plans;- Application forms, received 10th March 2020 Drawing no. 351 Ex01 showing site location plan and existing bungalow, received 10th March 2020 Drawing no. 351 P05B showing proposed new dwelling, received 10th March 2020
- 3 The development hereby permitted shall be constructed in accordance with the materials identified on the approved drawings and application form.
- 4 From the date of first occupation the property built on the site shall be provided with access to an electric vehicle (EV) charge point. The charge point must have a minimum power rating output of 7kW on a dedicated circuit, capable of providing a safe overnight charge to an electric vehicle.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and to define the terms of this permission.
- 3 To ensure the character of the area is respected and to comply with policy ASC10.
- 4 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Council's Local Plan.

Reasons for Decision

The proposed development is consistent with Gedling Borough planning policies. The design of the proposal is considered to be acceptable and does not have an unacceptable impact on the visual amenity of the area. The proposal will not have an unacceptable impact on the residential amenity of occupiers of neighbouring properties in terms of overlooking or massing / overshadowing. Parking and access at the site are unaffected by the proposal. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Parts 2, 5, 11 and 12), Policies A, 1, 8 and 10 of the ACS and Policies LPD 11, 32, 40, 57, 61 and Appendix D of the LPD.

Notes to Applicant

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

extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

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.

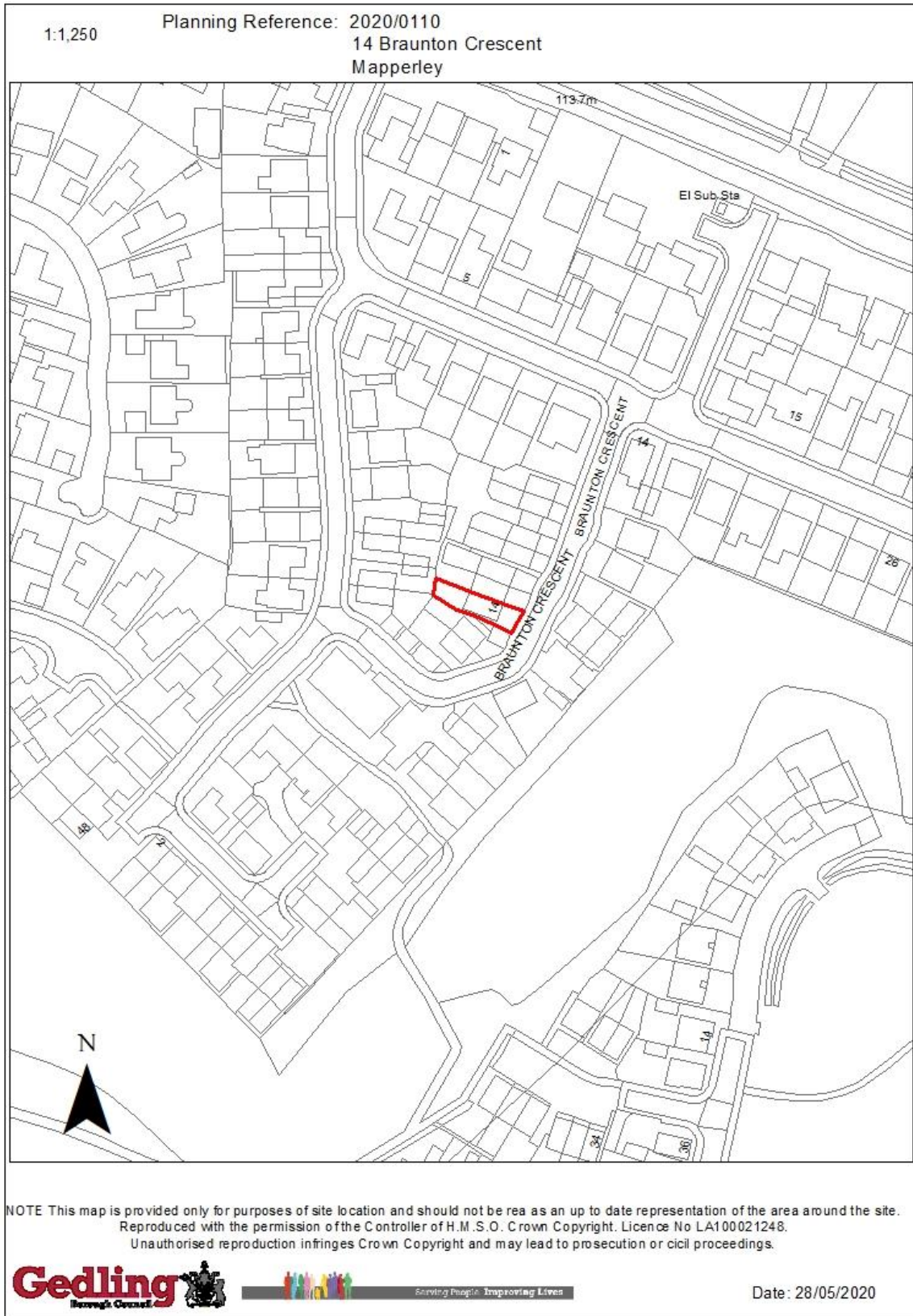
The developer is encouraged to consider upgrading the EV charging facilities to incorporate mode 3 charging capability as this will help future proof the development and improve its sustainability. A suitable electrical socket can be provided to allow 'Mode 3' charging of an electric vehicle, allowing Smart charging of electric vehicles. All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015).

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.

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Planning Report for 2020/0110



Report to Planning Committee

Application Number: 2020/0110
Location: 14 Braunton Crescent Mapperley Nottinghamshire
Proposal: Convert integral garage into open plan lounge/kitchen/dining room.
Applicant: Mr Samuel Palmer
Case Officer: Helen Jonson

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

1.0 Site Description

- 1.1 The site lies within the built up residential area of Mapperley on the western side of Braunton Crescent.
- 1.2 The site comprises a three storey end of terrace property with an integral garage. There is hard standing to the front of the property providing 2no. off street parking car parking spaces.
- 1.3 The land level is relatively flat and there are no formal boundaries to the property frontage.
- 1.4 The dwelling is constructed of blockwork and render with UPVC openings.

2.0 Relevant Planning History

- 2.1 2007/0748 – Outline planning permission was granted on 08/09/2010 for a minimum 140 dwellings of mixed size and type.
- 2.2 2010/1022 – Reserved Matters approval was granted on 10/03/2011 in relation to appearance, landscaping, layout and scale for the erection of 147 dwellings.
- 2.3 2011/0366DOC – Application for Discharge of Conditions 1-22 (2007/0748) acceptable 16/12/2016
- 2.4 2011/0367DOC – Application for Discharge of Conditions 1-15 (2010/1022) acceptable 16/12/2016

3.0 Proposed Development

- 3.1 Planning permission is sought to convert the integral garage to habitable accommodation comprising an open plan lounge/kitchen/dining room. A condition was attached to the Reserved Matters approval for the housing development, reference 2010/1022 which states: 'The integral garages to the dwellings hereby permitted shall be kept available for the parking of motor vehicle(s) at all times. The garages shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter'. The proposed conversion therefore requires planning permission.
- 3.2 The garage door to the front elevation would be removed and replaced with a UPVC window and blockwork with render to match the existing finish of the dwelling.
- 3.3 The existing driveways would remain unchanged and the 2no. off street car parking spaces retained.

4.0 Consultations

- 4.1 A site notice was posted near the application site and letters were sent to immediate neighbouring occupiers. No representations have been received in response.

5.0 Relevant Planning Policies

5.1 National Planning Policy Framework 2019 (NPPF)

Part 2 - Achieving Sustainable Development

Part 4 - Decision-making

Part 12 - Achieving well-designed places

5.2 Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014 (ACS)

Policy A – Presumption in Favour of Sustainable Development

A positive approach will be taken when considering development proposals reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy 1 – Climate Change

All development will be expected to mitigate against and adapt to climate change with respect to sustainable design and adaption, reducing carbon dioxide emissions, decentralised energy generation and flood risk and sustainable drainage.

Policy 10 – Design and Enhancing Local Identity

All new development should be designed to make a positive contribution to the public realm and sense of place; create an attractive, safe, inclusive and healthy environment, reinforce valued local characteristics; be adaptable to meeting the changing needs of occupiers and the effects of climate change and reflect the need to reduce the dominance of motor vehicles. Development will be assessed in terms of its treatment of a number of specified elements.

5.3 Local Planning Document 2018 (LPD)

Policy LPD 32 – Amenity

Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures.

Policy LPD 43 – Extensions to dwellings not in the green belt

Within the existing main built up area of Nottingham, the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages of Burton Joyce, Lambley, Newstead and Woodborough, planning permission will be granted for extensions or alterations to dwellings provided:-

- a. The appearance of the proposal is in keeping with surrounding character in terms of height, built form and general design;
- b. The proposal conserves any historic significance the building may have; and
- c. The proposal would not cause a significant adverse impact on the amenity of nearby occupiers.

Policy LPD 57- Parking Standards

Sets out the requirements with regards to parking provision for both residential and non-residential development.

Policy LPD 61 – Highway Safety

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

6.0 Planning Considerations

Principle of the development

- 6.1 The principle of householder development is acceptable, in this location, subject to the assessment of all material considerations. The main considerations in the determination of this application are the impact on the

character and appearance of the area, the impact on neighbouring residential amenity and the impact on highway safety.

Design and the impact upon visual amenity

- 6.2 The proposed development, due to its positioning would be highly visible from public vantage points. The application property is positioned at the end of a terrace of three dwellings which share a similar design and finish. The two neighbouring properties in the terrace Nos 10 & 12 Braunton Crescent have each converted their garages to habitable accommodation and replaced their garage door with a window and blockwork and render to match that existing.
- 6.3 The scheme proposes a development in keeping with the neighbouring properties in terms of design, detailing and finish. It is considered that the proposed alterations would serve to restore the symmetry of the terrace and represent an aesthetic improvement.
- 6.4 For these reasons, it is not considered that the proposed development would cause harm to the streetscene or wider character and appearance of the area.

Impact upon residential amenity

- 6.5 In terms of neighbouring residential amenity, the proposed new opening at ground floor level would overlook the public highway and due to the nature of the development no material harm would be caused to the living conditions of neighbouring property occupiers.

Highways matters

- 6.6 The proposed development would result in the loss of the existing garage.
- 6.7 Whilst the number of bedrooms within the dwelling is not known, in this urban location a dwelling with 3 or more bedrooms requires the provision of 2no. off street car parking spaces to accord with Policy LPD 57 of the Local Planning Document.
- 6.8 The scheme would retain the existing 2no. off street car parking spaces provided via hardstanding to the front of the property.
- 6.9 Having regards to the nature of the development proposed, it is not considered that the scheme would result in a material increase in movements to and from the site.
- 6.10 For these reasons, it is therefore considered that there would be no detriment to highway safety or amenity.

7.0 Conclusion

- 7.1 For the reasons set out above it is considered that the principle of the proposed development is acceptable, whilst no material harm would be caused to the character and appearance of the area, the living conditions of neighbouring property occupiers or highway safety and therefore accords with

the objectives of the National Planning Policy Framework, Policies A, 1 and 10 of the Aligned Core Strategy and Policies LPD 32, LPD 43, LPD 57 & LPD 61 of the Local Planning Document.

8.0 Recommendation: It is recommended that planning permission is granted subject to conditions:

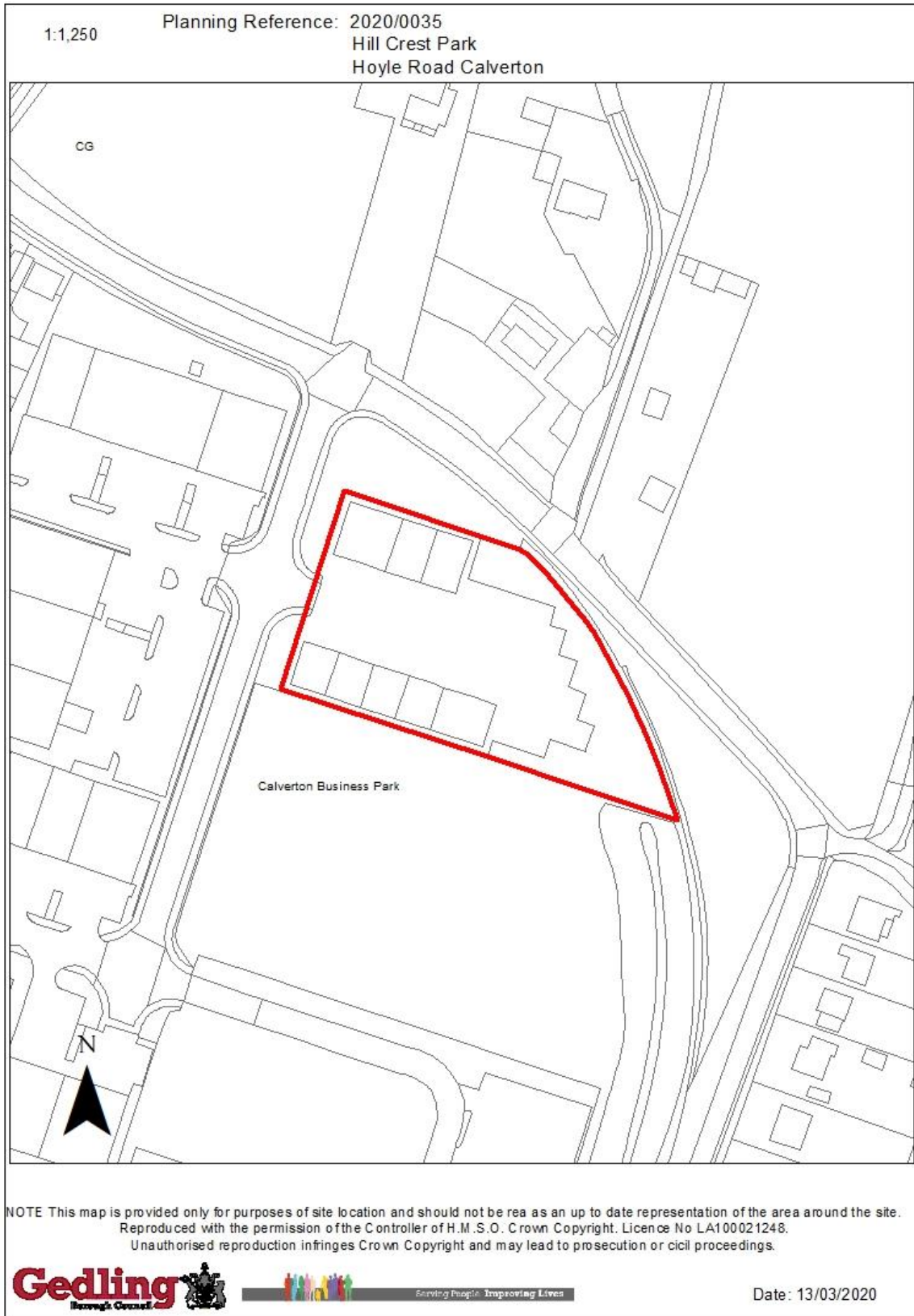
The development shall be begun before the expiration of three years from the date of this permission.

The development shall be undertaken in accordance with the application form received on 6th February 2020 and the following plans titled: Proposed Front Elevation & Proposed Layout received on 26th February 2020.

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building in terms of type, colour and texture, size, profile and bonding pattern.



Planning Report for 2020/0035



Report to Planning Committee

Application Number: 2020/0035

Location: Hill Crest Park Hoyle Road Calverton

Proposal: Construction of additional 4 no light industrial general industrial (B1/B2) units to the existing units

Applicant: Gedling Borough Council

Agent:

Case Officer: Nigel Bryan

This applicant and landowner is Gedling Borough Council and, therefore in accordance with the Councils Constitution, this application has been referred to Planning Committee.

1.0 Site Description

1.1 The application site comprises 8 industrial units within the Calverton Business Park. The units are grouped into two buildings, constructed of brick under sheet roofing, with parking to their front. A total of 40 car parking spaces, including 8 for disabled drivers, are currently provided with an element of landscaping and vacant green space around the periphery of the site. Vehicular access is from Hoyle Road and the northern boundary is marked by a fence, with Mansfield Lane beyond.

2.0 Relevant Planning History

2.1 None.

3.0 Proposed Development

3.1 The application is submitted in full and is for the extension of the existing units to incorporate an additional 4 units. The units would respect the existing built form in terms of scale and materials proposed. A total of 41 car parking spaces would be provided, this would include 4 disabled spaces, two electric vehicle charging points, as well as a cycle shelter for 20 bikes. In support of the application a car park survey has been submitted, which identifies how intensively the car park is currently used. The end users for the units is not known but would fall within the use classes B1 and B2 (Business and General Industry), as are the existing users.

4.0 Consultations

- 4.1 Calverton Parish Council – No comments received;
- 4.2 The Highways Authority – No objection, subject to conditions with regard to the approved parking layout;
- 4.3 Public Protection – raise no objection to the application subject a number of conditions with regard to vehicle charging points, contamination and a Construction Environmental Management Plan (CEMP).
- 4.3 A site notice was posted near the application site – No objections or representations were received as a result.

5.0 Development Plan Policies

National Planning Policy Framework

- 5.1 The NPPF sets out the national objectives for delivering sustainable development. Chapter 6 of the document (Building a strong, competitive economy) is most pertinent to the determination of the application and recognises the need for policies to positively and proactively encourage sustainable economic growth. Chapter 12 (Achieving well-designed places) identifies the need to ensure that developments are visually attractive.

Greater Nottingham Aligned Core Strategies (part 1 Local Plan)

Policy A – Presumption in favour of Sustainable Development
Policy 4 – Employment Provision and Economic Development
Policy 10 – Design and Enhancing Local Identity

Local Planning Document (Part 2 Local Plan)

LPD 11 – Air Quality
LPD19 – Landscape Character and visual impact
LPD32 – Amenity
LPD44 – Retention of employment and employment uses
LPD46 – Expansion of existing employment uses in the Green Belt
LPD57 – Parking standards
PLD61 – Highway safety

Calverton Neighbourhood Plan

G4 – Employment
BE2 – Local Distinctiveness and Aesthetic
BE4 – Parking Provision

6.0 Planning Considerations

Principle of development

- 6.1 The application site falls within the built up part of Calverton within an area identified as employment land. As a result, policy LPD44 is pertinent to the determination of the application and identifies that planning permission will be granted for the expansion of employment premises, subject to compliance with a number of criteria, inter alia, including that the use is appropriate e.g. B1-B8 (Business, General Industry and Storage and Distribution), it will support the existing employment function; the amenity of nearby residents will be respected and highway safety is not compromised. Given that the application is for an appropriate use, B1/B2 (business and general industry), on an established industrial site, the principle of development is supported subject to assessing pertinent planning considerations, most notably impact on the character of the area and residential amenity, as well as highway matters.

Impact on the character of the area and residential amenity

- 6.2 The units to be erected would largely be viewed as extensions to the existing buildings in that they would have similar eave and ridge heights, save for unit 12, which would be more modest in footprint. Elevation treatments and materials would also assimilate to the existing. As a result it is considered that the design of the buildings would respect the character of Hill Crest Park and the wider industrial site and is deemed to comply with policy LPD44 and policy 10 of the Aligned Core Strategy.
- 6.3 With regard to impacts on amenity, it is noted that the residential properties on the opposite side of Mansfield Lane would be in the region of 30-35m from the nearest proposed building, only marginally closer than the existing structures, such a distance is considered to be acceptable to ensure that the amenity of the occupiers would not be compromised. Furthermore, the units are identified for use within the use class B1/B2 (business and general industry), and noise from end users is not likely to be a significant issue on an established industrial site, with it notable that there is relatively busy classified road between the two proposed units and residential properties opposite. As a result the application is deemed to comply with policies LPD32 and LPD44.

Impact on Highway safety and parking provision

- 6.4 Vehicular access to the site would remain as existing and is considered to be acceptable. The car parking layout will alter and there would only be a marginal increase in spaces from 40 to 41. However, a car parking survey has been completed on the existing site and identifies that over a two-day period the maximum number of spaces occupied was 25, with typically between 15 and 20 vehicles in situ. Therefore, whilst the number of car parking spaces has increased only nominally the existing spaces were not occupied to capacity and the number of spaces is actually in excess of that required by policy LPD57 and guidance in appendix D of the Local Planning Document, which identifies that a total of 33 spaces is required. It is; however, noted that no lorry parking is provided, contrary to guidance within

appendix D, but currently no lorry parking is provided either. Furthermore, given the existing and identified uses would fall within the use class B1 and B2 (business and general industry) and not B8 (storage and distribution), it is considered unlikely that HGV's will access the site and the Highway Authority have raised no objection to the application. Having regard to the above it is considered that access to the site and parking provision are acceptable and, therefore, on balance, the application is deemed to comply with policies LPD57 and LPD61.

Other considerations

- 6.5 There are no overriding policy constraints to the site but to ensure that the development is broadly sustainable a condition is recommended to ensure that the two identified vehicle charging points and cycle rack are installed. Further exploration is required with regard to possible contamination and this can be secured via a condition. The application site falls within flood zone 1, so it is not at risk of flooding, and a drainage strategy has been submitted that identifies surface water will discharge via soak-aways, as does the existing buildings, with foul linking into the main sewerage network, both of which are acceptable. A number of trees toward the periphery of the site, largely silver birch, would need to be removed to facilitate the development; however, they are not specimens that would justify a preservation order. A condition is however, proposed requiring mitigation landscaping.

Conclusion

- 7.0 The principle of development is supported in that it falls within the built form of Calverton on a site allocated for employment uses. The development would extend the employment uses on the site, enhancing the local economy. Furthermore, the scale, layout and design of the built form would respect the character of the area and not have a detrimental impact on the amenity of adjacent land uses. Furthermore, highway safety would not be compromised with adequate parking spaces provided too. The application is, therefore, deemed to comply with policies A, 4 and 10 the Aligned Core Strategy; policies LPD11, LPD19, LPD32, LPD44, LPD46, LPD57 and LPD61 of the Local Planning Document; policies G4 BE2 and BE4 of the Calverton Neighbourhood Plan and guidance within the NPPF.

7.0 Recommendation:

- 7.1 **Grant Full Planning Permission: Subject to the following conditions:**

Conditions

- 1 The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
- 2 This permission shall be read in accordance with the application form and following list of approved drawings:

4376 A100 P5 - Proposed site plan
4376 A101 P2 - site block plan
4376 A200 P3 - Proposed GA plan - All units
4376 A201 P3 - Proposed GA plan - units 9 and 10
4376 A202 P3 - Proposed GA plan - units 11 and 12
4376 A205 P4 - Proposed roof plan - All units
4376 A300 P3 - Elevations - all units
4376 A301 P3 - Elevations - proposed units 9 & 10
4376 A302 P3 - Elevations - proposed units 11 & 12
3468-E-6000 - proposed external lighting layout

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

- 3 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. All works on site shall be undertaken in accordance with the approved CEMP.
- 4 Prior to the commencement of development an assessment of the nature and extent of any potential contamination shall be submitted to and approved in writing by the Local Planning Authority (site characterisation). This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments. Where required, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.
- 5 In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority.
- 6 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements above, and where remediation is necessary a remediation scheme, together

with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.

- 7 The additional units hereby approved shall not be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 4373 A100 P5. The parking, turning and servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.
- 8 Prior to occupation of any part of the development hereby approved the 2 electric charging points and bike rack, as identified on drawing 4376 A100 P5, shall be installed and be fully operational and thereafter be maintained as such for the lifetime of the development.
- 9 Prior to above ground works commencing, a scheme of landscaping showing the location, species and size of specimens to be planted shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.
- 10 The units shall be used for B1 and B2 purposes only and no other uses within the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reasons

- 1 To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
- 2 For the avoidance of doubt.
3. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
4. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 121 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
5. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 121 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
6. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 121 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.

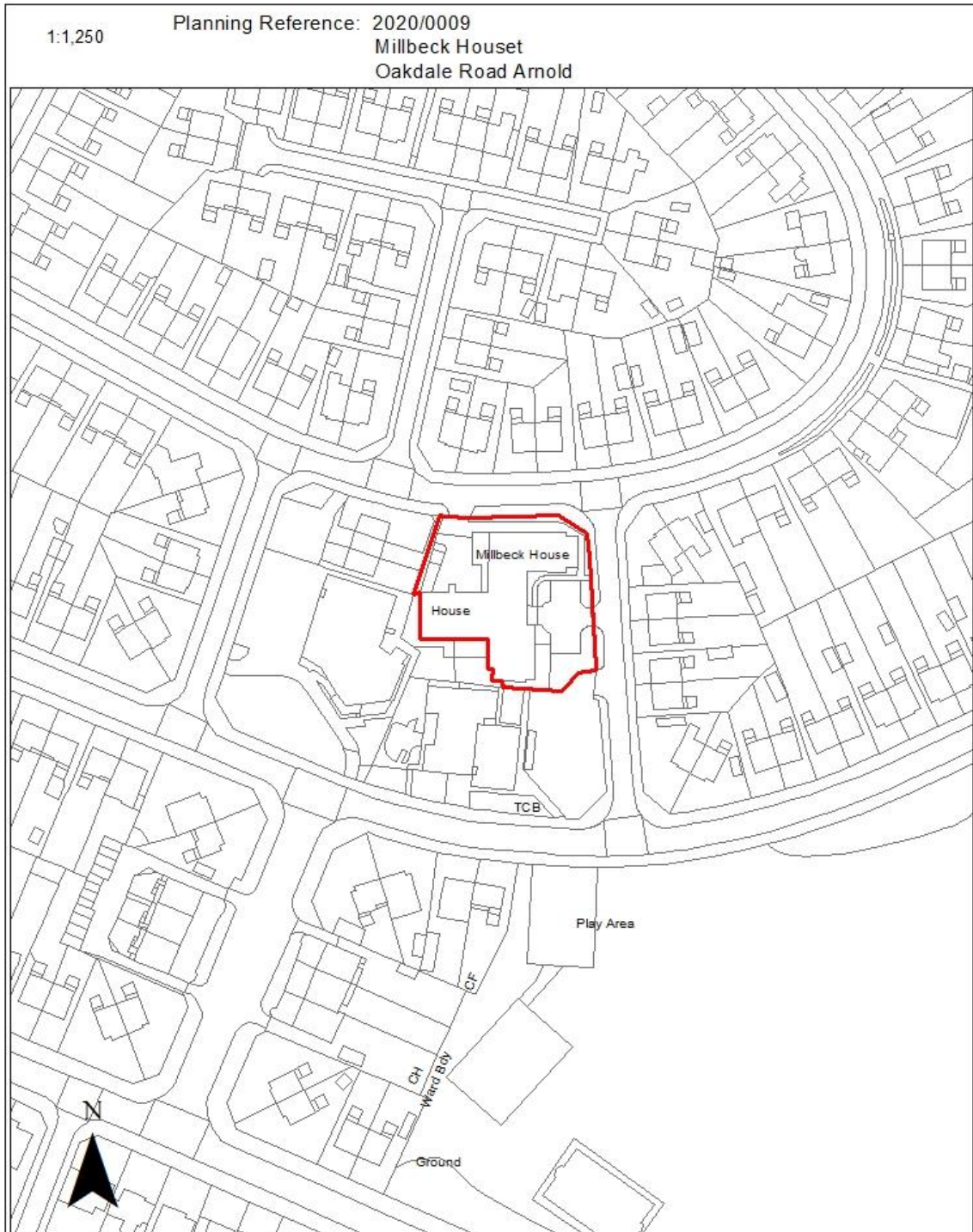
7. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area and to comply with policy LPD57.
8. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Council's Local Plan.
9. To ensure that the character of the area is respected and the loss of existing trees is mitigated and to comply with policy LPD19.
10. To ensure that possible impacts with regard to highway and parking matters are appropriately assessed and to comply with policies LPD57 and LPD61.

Reasons for Decision

The principle of development is supported in that it falls within the built form of Calverton on a site allocated for employment uses. The development would extend the employment uses on the site, enhancing the local economy. Furthermore, the scale, layout and design of the built form would respect the character of the area and not have a detrimental impact on the amenity of the area and adjacent land uses. Furthermore, highway safety would not be compromised with adequate parking spaces provided too. The application is, therefore, deemed to comply with policies A, 4 and 10 of the Aligned Core Strategy; policies LPD11, LPD19, LPD32, LPD44, LPD46, LPD57 and LPD61 of the Local Planning Document; policies G4 BE2 and BE4 of the Calverton Neighbourhood Plan and guidance within the NPPF.



Planning Report for 2020/0009



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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Date: 05/06/2020

Report to Planning Committee

Application Number: 2020/0009

Location: Millbeck House Oakdale Road Arnold

Proposal: Full planning application for the conversion of a disused/unoccupied residential care home (C2) into 23 apartments (C3) comprising of 16 x 1 beds and 7 x 2 beds.

Applicant: Mr Alan Forsyth

Agent: Hockley Developments Ltd

Case Officer: Bev Pearson

1.0 Site Description

- 1.1. This application relates to a vacant U shaped two storey detached building, former care home located within the built up area of Arnold close to the junction of Oakdale Road with Killisick Road and Hawthorne Crescent.
- 1.2. There is a car park to the front the property providing 6 spaces accessed from Oakdale Road and a service yard area to the rear accessed from Hawthorne Crescent
- 1.3. The site is bounded to the front by dwarf wall with railings and a planted area with shrubs and mature trees
- 1.4. The application site is adjoined by Killisick Childrens/Community centre to the south and the Beacon Baptist Church and associated land to the south west. Two storey residential properties lie to the other side of Oakdale Road and to the north and north west on Hawthorne Crescent.

2.0 Proposed Development

- 2.1. Planning permission is sought for the change of use of the existing vacant building from a nursing home (C2 Residential Institutions) to 16no. X 1 bedroom and 7no. X 2 bedroom apartments (C3 Residential Use).

Proposed external alterations include:-

2.2. North Elevation

Replace ground floor doors

Ground floor door replaced with window

2.3. South Elevation

2 new ground floor glazed doors

Existing glazed panel bricked up

Existing door replaced

New 1st floor window

Existing door/glazed panel replaced with window

2.4. West Elevation

New ground floor window

2.5. East Elevation

Replace roof over existing single storey projection

Replace existing ground floor doors with windows

Existing ground floor door replaced

Ground floor window replaced with a door

16 Off street parking spaces would be provided – 8 would be retained to the front of the building accessed from Oakdale Road and 8 would be provided to the rear of the building within the existing service yard accessed from Hawthorne Crescent.

A bin storage area would be provided to the front and rear of the site.

3.0 Relevant Planning History

- 3.1. 2017/1546 – Planning permission was granted in June 2018 for the construction of emergency access ramp.

4.0 Consultations

- 4.1. Neighbouring properties were consulted and a site notice was placed on 20th February 2020. Following three weeks of consultation no representations have been received.
- 4.2. Nottinghamshire County Council Highways Authority – no objection subject to the parking areas being surfaced in a hard bound material and the bays being clearly delineated.
- 4.3. Gedling Borough Council Housing Strategy and Development Officer - The affordable housing requirement is 20% of dwellings to be developed as affordable housing. Based on a development of 23 dwellings, this requires a minimum of 4 units to be built as affordable housing - 70% are Affordable Rent and 30% shared ownership. Equating to 3 dwellings for affordable rent and 1 for shared ownership, all of which are to be delivered on site.
- 4.4. The size of the development meets the thresholds for an Employment and Skills Strategy to be developed and implemented in accordance with the Construction Industry Training Board (CITB) and the National Skills Academy for Construction's "Client-Based Approach; Local Client Guidance for England" - to be implemented during the term of the build to deliver employment and training activities - including work experience, jobs, apprenticeships and training.
- 4.5. Following the applicants submission of a Viability Appraisal which has independently been reviewed on behalf of the Borough Council additional comments have been received summarised as follows:-
- 4.6. Given that GBC have independently assessed the applicant's viability appraisal, it is my conclusion that we are now unable to push for affordable housing contribution for this site. As per the report, if the implementation of the scheme is delayed beyond 6 months, we would want the viability to be re-appraised.
- 4.7. Gedling Borough Council Scientific Officer – request conditions be attached should permission be granted requiring the submission and written approval of a construction emissions management plan prior to the commencement of development and the provision of electric vehicle charging points.
- 4.8. Gedling Borough Council Parks and Street Care – the proposal does not trigger any open space contributions (the site area is less than 0.4 ha).
- 4.9. Gedling Borough Council Waste Management - nearer to completing the development we would visit and assess the area for the bins required, to ensure that the access will remain the same for collections which is currently at the rear.
- 4.10. Nottinghamshire County Council Policy – note the County Planning Context in terms of transport, flood risk management, minerals and waste. In terms of planning obligations the County Council will not be seeking education

contributions but would request £3000 for bus stop infrastructure at Cedar Grove

- 4.11. NHS Nottingham and Nottinghamshire CCG - the CCG will not be seeking Section 106 contributions for Primary Care Health since the number of dwellings is below our threshold of 25.

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 Develop Plan Policies

- 6.1. The following policies are relevant to the application:
- 6.2. The National Planning Policy Framework (2019) sets out the national objectives for delivering sustainable development. Sections 2 (Achieving Sustainable Development), 5 (Delivering a wide choice of high quality homes), 6 (building a strong and competitive economy), 9, (promoting sustainable transport) 11 (Making effective use of land), 12 (Achieving well-designed places) , 14 (Meeting the challenge of climate change, flooding and coastal change) and 15 (Conserving and enhancing the natural environment)are particularly pertinent.
- 6.3. The following policies of the Adopted Aligned Core Strategy (ACS) 2014 are pertinent to the determination of this application:
- Policy A: Presumption in Favour of Sustainable Development
 - Policy 1 Climate Change
 - Policy 2: The Spatial Strategy
 - Policy 8: Housing Size, Mix and Choice
 - Policy 10: Design and Enhancing Local Identity
 - Policy 18: Infrastructure.
 - Policy 19: Developer Contributions

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

- LPD 11 - Air Quality
- LPD Policy 32 - Amenity
- LPD Policy 33 - Residential Density
- LPD Policy 35 - Safe, Accessible and Inclusive Development
- LPD Policy 36 – Affordable Housing
- LPD Policy 37 - Housing Type, Size and Tenure
- LPD Policy 40 - Housing Developments on Unallocated Sites
- LPD Policy 48 – Local Labour Agreements
- LPD Policy 57 - Parking Standards
- LPD Policy 61 - Highway Safety

6.5. Other Guidance

6.6. Parking Provision for Residential Development (2012) and Appendix D of the adopted Local Planning Document Part 2 Local Plan sets the local parking standards for residential developments. The Affordable Housing (2009) SPD is also relevant.

7.0 Planning Considerations

7.1. **The principle of development**

7.2. The National Planning Policy Framework establishes the principle of development is in favour of sustainable development with paragraph 11 identifying the need to approve development proposals that accord with an up-to-date development plan without delay. This national presumption in favour of sustainable development is also reflected in the Adopted Core Strategy Policy A. The proposal therefore accords with the NPPF and ACS Policy A and the Spatial Strategy of urban concentration and regeneration as set out in ACS Policy 2.

7.3. The application would bring back into a viable use an existing building which has been vacant at least 12 months and which falls within the urban area of Arnold and is therefore considered an efficient use of land. The surrounding area comprises a mix of residential properties and community buildings, including a church and community centre. Killisick Park lies to the south with a local parade of shops to the south west. There is also a bus stop with a regular service to Arnold and Nottingham City Centre which are all within a short

walking distance of the site. The proposal would provide a mix of 1 and 2 bed apartments within a sustainable residential area.

- 7.4. It is therefore considered that the principle of the proposal is acceptable subject to the consideration of the following material planning considerations:-

8.0 Housing Density and housing type

- 8.1. Given the nature of the proposed development in terms of the conversion of the building to 23. no. apartments the housing density would equate to 123 dwellings per ha. This would be significantly over the minimum threshold of 30 dwellings required by Policy LPD 33.
- 8.2. I am of the view that by virtue that the proposal brings an existing vacant building back into use and the sites urban residential setting this would not result in any undue harm to the character of the area. I am therefore satisfied that the proposal accords with Policy LPD 33.
- 8.3. The proposal seeks a mix of 1 and 2 bedroom apartments. This would provide accommodation for single or 2 persons households which would assist in meeting the need for smaller households within the Borough. It would also contribute to a mix of housing types and sizes in this residential area in terms of inclusivity and sustainability.
- 8.4. I am therefore of the view that the proposal accords with Policy 8 of the ACS and Policy LPD 37 of the LPD.

9.0 The impact on the character and appearance of the area

- 9.1. Given the urban and residential setting of the site I am of the view that the proposed change of use of the building to apartments would not unduly impact on the character of the area.
- 9.2. No additional external extensions are proposed in converting the building into C3 residential units. Modest external alterations are proposed to the building which include the replacement of some existing windows and doors, alterations to some existing window/door openings, the construction of a small flight of steps and the replacement of an existing roof over a single storey projection. I am satisfied that these proposed works would not significantly alter the character of the existing building and that it would remain visually acceptable within the context of the site and its wider setting.
- 9.3. Although some grass verges are to be removed to accommodate parking spaces, some existing trees and landscaped areas are to be retained and enhanced. Additional landscaping can be secured by condition and is proposed.
- 9.4. Taking this into account I am satisfied that the proposal would not result in any significant changes and therefore the development would not result in any adverse impact on the character and appearance of the building, the application site, the immediate streetscene or its wider context. The proposal therefore

accords with Section 12 of the NPPF (2019), Policy 10 of the GBACS (2014), and Policies LPD 35 and 40 of the LPD (2018).

10.0 The impact on the neighbouring amenity

- 10.1. I am mindful of the previous C2 use of the site and the building and their relationship with neighbouring residential properties.
- 10.2. Given separation distances between facing elevations between Millbeck House and surrounding residential properties (which ranges from circa 27m with properties on Firbeck Road, 30m with properties on Oakdale Road and circa 20m with properties on Hawthorne Crescent) I am satisfied that the proposal would not result in any undue overlooking, overshadowing or overbearing impact than previously existed.
- 10.3. Similarly I am of the opinion that the level of activity to and from the site would not be unusual in an urban residential setting to justify refusal on these ground.
- 10.4. I am also satisfied that the development will provide adequate residential amenity for future occupiers of the units in terms of accommodation. Although outdoor amenity space within the site is limited there are also public recreational areas and open spaces within the immediate area.
- 10.5. Taking the above into account it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with Section 12 of the NPPF (2019), and Policies LPD 32, and LPD 40 of LPD (2018).

11.0 The highway implications of the development including car parking;

- 11.1. I note that 16 off street parking spaces are proposed. The 'Parking Provision for Residential Development' 2012 SPD and Appendix D of the LPD in relation to parking standards does require 18 off street spaces. However, the Highway authority have raised no objections subject to the suggested condition in relation to the surfacing of the car park and delineation of the spaces.
- 11.2. Being mindful of this and that the site is in a sustainable location served by a regular bus route and close to local shops and open space I am of the view that the proposal would raise no highway safety or parking issues in this particular instance.
- 11.3. As such the proposal is therefore considered accords with Highways Standing Advice, Section 9 of the NPPF (2019) and Polices LPD 57 and LPD 61 of the LPD (2018).

12.0 Viability of Development and Developer Contributions

- 12.1. The relevant planning policies which need to be considered in relation to s106 planning obligations are set out in paragraphs 54 and 56 of the NPPF, and Policies 18 and 19 of the ACS.
- 12.2. The Heads of Terms/Planning Obligations required for policy compliance with the Development Plan are set out below:
- 30% Affordable Housing provision - on site 3 dwellings for affordable rent and 1 for shared ownership**
 - Transport (for bus stop infrastructure enhancements at Cedar Grove) - £3000**
 - A Local Labour Agreement**
- 12.3. Paragraph 57 of the NPPF explains that: 'Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force'. This is reiterated in paragraph: 007 of the NPPG which adds that 'Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force'.
- 12.4. The NPPG at Paragraph 010 also adds that 'Any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, and infrastructure and affordable housing providers. Any viability assessment should follow the government's recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent and publicly available. Improving transparency of data associated with viability assessment will, over time, improve the data available for future assessment as well as provide more accountability regarding how viability informs decision making.
- 12.5. In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.'
- 12.6. The applicant has sought to challenge the level of developer contributions by way of the provision of affordable housing on the basis that the level of

Affordable Housing required would render the development economically unviable.

- 12.7. An independent viability assessment has been commissioned by the Borough Council to determine whether the policy based contributions are viable and, if not, the level of contributions that can be delivered whilst maintaining economic viability. The independent assessor is content that the costs assigned to the proposed scheme are appropriate and in reaching their conclusion has assessed two scenarios each with different assumptions of profit on gross development value (GDV) between the 15-20% which paragraph 18 of the NPPG identifies may be considered a suitable return to developers in order to establish the viability. Each scenario is outlined below:-
- 12.8. Scenario 1 – with a profit on Gross Development Value (GDV) of 17.5% without any affordable housing (only £3,000 towards bus stop improvements) the scheme shows a residual land value of £403,329. As this is below our benchmark land value of £620,000 the scheme is unviable. Under this scenario the scheme is therefore unable to provide any affordable housing contribution.
- 12.9. Scenario 2 – with an assumed increase in revenue and a reduced profit on GDV of 15% without any affordable housing (only £3,000 towards bus stop improvements) the scheme shows a higher residual land value of £550,006. However, as this is still below our benchmark land value of £620,000 the scheme is unviable. Under this scenario again the scheme is therefore unable to provide any affordable housing contribution.
- 12.10. The independent assessment concludes that at best the scheme is only marginally viable even without any affordable housing contribution applied. On this basis, they concur with the applicant and agree that the scheme is unable to viably support any affordable housing contribution.
- 12.11. The key matter for consideration is therefore whether the development can be supported on this basis and whether such development could be considered to be sustainable development, the delivery of which is a key objective of national and local planning policies.
- 12.12. Gedling Borough Council's Local Planning Document was adopted on 18th July 2018 and Nottinghamshire County Council's Planning Obligations Strategy on 12th September 2018. Accordingly, both documents and the policies contained within them are considered to be up to date. The question for consideration is therefore whether the development can proceed without the required contributions and whether if the development did take place it would constitute sustainable or unsustainable development.
- 12.13. Paragraph 5.3 of the Gedling Borough Council Affordable Housing SPD sets out the requirements for negotiations on the content of S106 agreements in respect of affordable housing with input for Housing Strategy and Development Management.
- 12.14. In this instance, Housing Strategy have been consulted on the conclusions of the independent assessment and it is accepted that affordable housing would make the development unviable. It would therefore be unreasonable to insist

on its inclusion, given the reference in paragraph 11.2.6 of local planning policy LPD 36 which identifies that the Affordable Housing SPD confirms that a lower requirement of affordable housing contribution may be justified provided that there is sufficient evidence provided and a viability assessment has been undertaken by the Council which demonstrates this. I am satisfied that without the affordable housing provision the development would still be considered sustainable.

12.15. The development may however become viable in future years and therefore it is considered that a Section 106 Planning Obligation is required to be entered into to allow for a review at an appropriate time.

12.16. As noted earlier in this report, a financial contribution of £3,000 is sought by Nottinghamshire County Council toward public transport enhancements through making improvements to the bus stop at Cedar Grove to include raised boarding kerbs. The Viability Appraisal submitted by the application has taken account of this contribution and concludes that this payment in itself would not render the development unviable. The independent assessment concurs with this conclusion. The contribution is deemed to comply paragraph 56 of the NPPF, policy 19 of the ACS and the tests set out in the CIL Regulations. This will be secured by way of a planning obligation.

12.17. The Section 106 would also secure the Local Labour Agreement required by LPD Policy 48 and the Transport Enhancement contribution.

13.0 Other Matters

13.1. Air Quality

13.2. I note the comments of the Environmental Health Scientific Officer with regards to the submission of a Construction Emission Management prior to the commencement of the development should permission be granted. Given the nature of the proposed works I would consider this to be reasonable to ensure that any impact on air quality whilst conversion works are being undertaken is adequately mitigated and safeguard the amenity of neighbouring occupiers.

13.3. Similarly I also consider it reasonable to secure that the provision of Electric Vehicle Recharging Points by condition as would make a contribution, albeit this would be very modest, towards reducing emissions and to help improve air quality.

13.4. As such the proposal accords with the NPPF and Policy LPD 11 of the LPD.

14.0 Conclusion

14.1. The development is visually acceptable, results in no undue impact on neighbouring properties or the area in general. There are no highway safety or parking issues arising as part of the proposal. Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with Sections 2, 4, 5, 9, 11 and 12 of the NPPF (2019), Policies A, 1, 2, 8, 10, 18 and 19 of the Aligned Core Strategy (2014) and Policies LPD 11,

32, 33, 35, 37, 40, 48, 57 and 61 the Local Planning Document Part 2 Local Plan (2018).

- 14.2. The proposal would not be viable if the required planning obligation in relation to Affordable Housing Contribution. However in the overall planning balance it is considered that this is outweighed by the fact that the proposed development would bring back into an appropriate residential use a currently vacant building within a residential area of Arnold in a sustainable location and that it would contribute to the Councils 5 year housing supply.
- 14.3. Planning obligations are sought in respect of a financial contribution towards bus stop infrastructure, to secure a local labour agreement and to secure a viability review in the future are in accordance with the requirements of the NPPF (2019) and CIL Regulations.

15.0 Recommendation: That the Borough Council GRANTS PLANNING PERMISSION, subject to the owner entering into planning obligations with the Borough Council as local planning authority to a review of viability of the development at Millbeck House and to secure a local labour agreement and with the County Council as local highway authority for the provision of, or financial contributions towards bus stop infrastructure at Cedar Grove and subject to the following conditions:

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development hereby permitted shall be completed in accordance with the submitted documents received on the 7th January 2020- the Application Form; and Design and Access Statement and the following plans received on the 7th January 2020: Existing Ground Floor Plan drg. no. MH-HD-1001-P00-PL Existing First Floor Plan drg. no. MH-HD-1002-P00-PL Existing Roof Plan drg. no. MH-HD-1003-P00-PL Existing Elevations drg. no. MH-HD-1004-P00-PL Proposed Ground Floor Plan drg. no. MH-HD-2001-P00-PL Proposed First Floor Plan drg. no. MH-HD-2002-P00-PL Proposed Roof Plan drg. no. MH-HD-2003-P00-PL Proposed Elevations drg. no. MH-HD-2004-P00-PL.

The development hereby permitted shall thereafter be undertaken in accordance with the submitted plans and details.
- 3 The materials used in any exterior work shall be as identified on the approved drg no. MH-HD-2004-P00-PL and Section 7 of the application form submitted on the 7th January 2020.
- 4 No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with the plan figure 15. Proposed ground floor plan (Within Design and Access Statement). The parking, turning and servicing areas shall be maintained in the bound material

for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.

- 5 Prior to the first occupation of the development hereby approved details of the soft and hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. The detailed landscape plans and particulars shall include details of size, species, positions and densities of all trees, hedges and shrubs to be planted together with a programme of implementation. The development shall be implemented in accordance with the approved details.
- 6 If within a period of five years beginning with the date of the planting of any tree or shrub, approved in relation to condition 5 of this permission, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.
- 7 Before the development is commenced 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.
- 8 Prior to the occupation of building(s) hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority as to the position within the development of two (2) Electric Vehicle Recharging Points. The Electric Vehicle Recharging Points shall be in a prominent position on the site and shall be for the exclusive use of zero emission vehicles. The Electric Vehicle Recharging Points shall be installed prior to occupation of any part of the development and shall be thereafter maintained in the location as approved for the lifetime of the development. All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of new residents in their new home welcome pack / travel planning advice.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 In the interests of visual amenity and the character and appearance of the area in accordance with the aims of policy LPD 40 of the Local Planning Document..

- 4 To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.
- 5 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy and policy LPD 32 of the Local Planning Document.
- 6 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy and policy LPD 32 of the Local Planning Document.
- 7 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and Policy LPD11 of the Council's Local Plan.
- 8 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and Policy LPD11 of the Council's Local Plan.

Reasons for Decision

The development is visually acceptable, results in no undue impact on neighbouring properties or the area in general. There are no highway safety or parking issues arising as part of the proposal. The proposal would not be viable if the required affordable planning obligations are provided however, in the overall planning balance it is considered that this is outweighed by the fact that the development would bring a vacant site back into use, that it would provide residential accommodation in a sustainable location and that it would contribute to the Council's 5 year housing land supply. Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with Sections 2, 4, 5, 9, 11 and 12 of the NPPF (2019), Policies A, 1, 2, 8, 10, 18 and 19 of the Aligned Core Strategy (2014) and Policies 32, 33, 35, 37, 40, 57 and 61 the Local Planning Document Part 2 Local Plan (2018). There are no material considerations that indicate otherwise although conditions have been attached

Notes to Applicant

The applicant is advised that all planning permissions granted on or 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development given that there is no net additional increase of floorspace as a result of the development.

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

future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

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

Date Recommended: 2nd June 2020

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Report to Planning Committee

Application Number: 2019/0695

Location: 1 The Mount, Bestwood, Nottingham, NG6 8TP

Proposal: Construction of detached bungalow

Case Officer: Paula Daley

An application was submitted for the erection of a detached bungalow on the end of the narrow garden of 1 The Mount, Bestwood. It would be accessed off a private road and is separated from St Mark's Church, a non-listed building, by School Walk. The application site is within Bestwood Conservation Area. The application was refused permission on the 13 December for two reasons; firstly, being out of character with the area and an overdevelopment of the plot and; secondly, that the cramped nature of the plot would be to the detriment of the occupiers of the proposed dwelling as well as the host property, 1 The Mount.

The appeal was dismissed.

With regard to the reason for refusal one, the Inspector concurred that there was no such comparable development in the locality and that the erection of the dwelling would be out of character with the area. This was as a result of the density of development, which was high, reflected in the small nature of the plot and its general overdevelopment.

With regard to reason for refusal two, the Inspector agreed that the amenity for both the proposed and existing dwelling would be compromised in that both would have insufficient and contrived amenity space to the detriment of the occupiers.

Recommendation: To note the information.

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ACTION SHEET PLANNING DELEGATION PANEL 7th February 2020

2019/0826

876 Woodborough Road Mapperley Nottinghamshire

Demolish the existing single storey gym building, form a four storey apartment building with 7no 2 bed apartments. New bin/bikes store

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

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

Decision: Grant Planning Permission with Conditions.

2019/1029

10 Nottingham Road Ravenshead NG15 9HH

Proposed new dwelling within existing garden plot

The proposed development would be inappropriate development in the Green Belt. No very special circumstances have been demonstrated. The proposal would result in harm to the openness of the Green Belt.

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

Decision: Refuse Planning Permission.

2019/1070

Methodist Church Roe Lane Woodborough

Change of use from class D1 (Place of worship) to class D2 (Gym).

The proposed development would have an undue impact of the residential amenity of neighbouring occupiers and would be detrimental to highway safety in the absence of appropriate parking provision.

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

Decision: Refuse Planning Permission.

2019/1169

138 Nottingham Road Ravenshead Nottinghamshire

Side extension to existing garage to enlarge the garage

The proposed development would be a disproportionate addition to a building within the Green Belt. No very special circumstances have been demonstrated.

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

Decision: Refuse Planning Permission.

2019/1176
12 Derry Drive Redhill Nottinghamshire
Conversion of garage to holistic treatment room.

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

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

Decision: Grant Planning Permission with Conditions.

Kevin Cartwright – Principal Planning Officer
Nigel Bryan – Principal Planning Officer

7th February 2020

ACTION SHEET PLANNING DELEGATION PANEL 14th February 2020

2019/0997

60-62 Gedling Road Carlton

Demolition of existing single storey unit and to erect a 6 apartment residential and 2 retail scheme

The proposed development would have no undue impact on the character and appearance of the street scene, residential amenity or highway safety.

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

Decision: Grant Planning Permission with conditions.

2019/1030

28 Stanley Road Mapperley NG3 6HT

Rear single storey extension and front single storey extension.

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

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

Decision: Grant Planning Permission with Conditions.

2019/1049

12 Pierrepont Avenue Gedling Nottinghamshire

Proposed new dwelling to the rear of the existing dwelling with access from Adbolton Avenue (existing garage to be demolished) and erection of a detached garage to the front of 12, Pierrepont Avenue with access from Pierrepont Avenue.

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

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

Decision: Refuse Planning Permission.

2019/1118

20 Duncan Avenue Ravenshead NG15 9BS

Single storey front and single storey rear extensions and detached double garage.

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.

2019/1123
52 Roseleigh Avenue Mapperley NG3 6FH
Two-storey side/rear and single storey rear extension

Withdrawn from the agenda.

2019/1170
133 Breck Hill Road Woodthorpe Nottinghamshire
Two dwellings and proposed rear extension (ground and first floor)

The proposed development would have an undue impact on the character and appearance of the area and be detrimental highway safety in the absence of appropriate parking provision.

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

Decision: Refuse Planning Permission.

2019/1179
The Riding Stables Main Street Lambley
Reserved matters application (pursuant to outline permission 2016/0987) for development of existing stable buildings to provide 1 dwelling

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

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

Decision: Grant Approval of Reserved Matters.

2020/0028
3 Hills Road Woodthorpe NG5 4GX
Two storey side extension, single storey front extension, first floor rear extension, alterations to roof

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

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

Decision: Refuse Planning Permission.

**Mike Avery – Service Manager Development Services.
Kevin Cartwright – Principal Planning Officer.**

14th February 2020

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ACTION SHEET PLANNING DELEGATION PANEL 28th February 2020

2019/1060

2A Mayfield Road Carlton Nottinghamshire

Change of use from A1 (retail) to a tanning shop (sui generis)

The proposed development would have no undue impact on the vitality and viability of Carlton local centre, highway safety or the residential amenity of neighbouring occupiers.

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

Decision: Grant Planning Permission with Conditions.

2019/1194

24 Redhill Lodge Drive Redhill Nottinghamshire

Two storey front extension.

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

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

Decision: Refuse Planning Permission.

2020/0019

3 Brusty Place Burton Joyce NG14 5BY

Single storey side extension; pitched roof to replace flat roof on front elevation and erection of new porch

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

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

Decision: Grant Planning Permission with Conditions.

2020/0042

29 Nell Gwyn Crescent Bestwood NG5 8NQ

Two-storey and single storey extensions to the front and side elevations of the dwelling

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.

Kevin Cartwright – Principal Planning Officer

28th February 2020

ACTION SHEET PLANNING DELEGATION PANEL 6th March 2020

2019/0753

66 Main Road Gedling Nottinghamshire

Retrospective application for the change of use of land from garden land to improve access to Gedling Club, together with the use of this land as a seating/standing area and for the retention of a smoking shelter.

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.

2019/1191

Land off Teal Close Netherfield

Three Storey, Sixty-Six Bedroom Residential Care Home for Older People (Use Class C2) with Associated Access, Parking & Landscaping

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

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

Decision: Grant Planning Permission with Conditions.

2020/0063

22 Summercourt Drive Ravenshead NG15 9FT

Proposed Single Storey Side & Front Extension

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

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

Decision: Refuse Planning Permission.

2020/0068

9 Barbers Wood Close Ravenshead NG15 9DQ

Construction Of A Two Storey Side/Front/Rear Extension And Removal Of Existing Roof Structure With New Pitched Roof Over Existing Dwelling.

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

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

Decision: Refuse Planning Permission.

2020/0109

517 Mansfield Road Redhill NG5 8PG

Single storey rear extension, first floor rear extension, two-storey rear extension, double height front extension, loft conversion with front dormer and two rear dormers, electronic gate to front of property and decking area to the rear.

The proposed development would result in a disproportionate addition over and above the size of the existing dwelling resulting in inappropriate development within the Green Belt that would be harmful to openness.

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

Decision: Refuse Planning Permission.

Kevin Cartwright – Principal Planning Officer
Nigel Bryan – Principal Planning Officer

6th March 2020

ACTION SHEET PLANNING DELEGATION PANEL - 13th March 2020

2020/0057TPO
12 Church View Close Bestwood Nottinghamshire
Works to Trees T1 (Oak) and T2 (Lime)

The proposed works are not justified in that the trees have a high amenity value and there are no arboricultural reasons for undertaking the works.

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

Decision: To refuse the application.

2020/0043
16 Bretton Road Ravenshead NG15 9DB
Single Storey Rear Extension.

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

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

Decision: Grant permission subject to conditions

2020/0070
2A Hucknall Crescent Gedling Nottinghamshire
Construct a 3 Bed Detached House and Parking

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

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

Decision: Grant permission subject to conditions

2020/0090
153 Coronation Walk Gedling NG4 4AR
Proposed single storey front & rear extension & two storey side extension

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

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

Decision: Grant permission subject to conditions

Kevin Cartwright – Principal Planning Officer
Nigel Bryan - Principal Planning Officer
13th March 2020

ACTION SHEET PLANNING DELEGATION PANEL 3rd April 2020

2020/0028

3 Hills Road Woodthorpe NG5 4GX

Two storey side extension, single storey front extension, first floor rear extension, alterations to roof

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

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

Decision: Grant Planning Permission with Conditions.

2020/0187

44 Vernon Crescent Ravenshead Nottinghamshire

Erection of two storey extension to front elevation and first floor extension, gable canopy addition and flat roof dormer to rear

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

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

Decision: Grant Planning Permission with Conditions.

2020/0179

127 Moor Road Papplewick NG15 8EN

Single storey rear and two storey side extension

The proposal would be inappropriate development in that the proposal would impact on the openness of the Green Belt contrary to Local Plan Policy LPD 13.

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

Decision: Refuse Planning Permission.

Panel consultation undertaken remotely by e-mail circulation due to Covid-19.
Kevin Cartwright – Principal Planning Officer

7th April 2020

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ACTION SHEET PLANNING DELEGATION PANEL 17th April 2020

2018/1196

The Riding Stables Main Street Lambley

Permission for the redevelopment of the existing stables to provide 1 no. dwelling.

The proposed development would be inappropriate development within the Green Belt that would have a detrimental impact on openness. No very special circumstances have been demonstrated.

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

Decision: Refuse Planning Permission.

2020/0195

24A Clipstone Avenue Woodthorpe NG3 5JZ

Loft conversion with new dormer to side elevation and second floor accommodation. First floor extension into new dormer over garage space. Alterations to front and rear fenestration and facing materials including the formation of new entrance to front elevation.

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

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

Decision: Refuse Planning Permission.

**Panel consultation undertaken remotely by e-mail circulation due to Covid-19.
Kevin Cartwright – Principal Planning Officer**

17th April 2020

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**ACTION SHEET PLANNING DELEGATION PANEL 24th April 2020 – Conference Call
– Covid-19.**

2019/0908

44 Sandford Road Mapperley NG3 6AJ

Demolition of existing dwelling house and construction of four detached new build homes.

The proposed development would have no undue impact on the character of the area, residential amenity or highway safety.

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

Decision: Grant Planning Permission with Conditions.

2019/1123

52 Roseleigh Avenue Mapperley NG3 6FH

Two-storey side/rear and single storey rear extension and conservatory

The proposed development would have no undue impact on the character of the host property or residential amenity.

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

Decision: Grant Planning Permission with Conditions.

2019/1128

320 Spring Lane Lambley Nottinghamshire

Proposed new canopy to lobby and new wall facing highway with gates

The proposed development would have no undue impact on the openness of the Green Belt, visual amenity, residential amenity or highway safety.

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

Decision: Grant Planning Permission with Conditions.

2020/0078

Land to The Rear Of 14 Main Street Linby

Alterations and Extensions to Detached Garage to Form a New Dwelling

The proposal is inappropriate development in the Green Belt that would have an undue impact on the openness. No very special circumstances have been demonstrated.

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

Decision: Refuse Planning Permission.

2020/0117

51 Main Street Lambley Nottinghamshire

Erection of boundary wall, 1.25m to the front stepping up to a maximum height of 1.85m to the side boundary with 1.8m high gate to the return elevation adjacent to the dwelling.

The proposed development would have no undue impact on highway safety, on the character and appearance of the street scene or harm to the Conservation Area.

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

Decision: Grant Planning Permission with Conditions.

2020/0192

Land Adjacent 127 Lambley Lane Burton Joyce

Erection of Detached House

The proposed development would have no undue impact on the residential amenity, visual amenity or highway safety.

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

Decision: Grant Planning Permission with Conditions.

2020/0194

21 Mavis Avenue Ravenshead NG15 9EB

Two storey side extension, single storey rear extension, pitched roof to replace flat roof to the front.

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

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

Decision: Grant Planning Permission with Conditions.

2020/0210

Silverland Farm 131 Main Road Ravenshead

Change of use from farm shop (A1) to a mixed use - farm shop and tea room (A1 and A3)

The proposed development is appropriate development in the Green Belt that would preserve openness. There would be no undue impact on the vitality and viability of Ravenshead Local Centre, residential amenity or highway safety.

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

Decision: Grant Planning Permission with Conditions.

Conference Call Meeting due to Covid-19

Cllr John Truscott
Cllr Marje Palling
Cllr David Ellis
Cllr Paul Wilkinson

Kevin Cartwright – Principal Planning Officer
Nigel Bryan – Principal Planning Officer

24th April 2020

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ACTION SHEET PLANNING DELEGATION PANEL 1st May 2020

2019/0502

17 Upminster Drive, Arnold, NG5 8DT
Three bedroom annex to rear of bungalow

The proposed development would have accommodation over and above what could reasonably be described as an annex as well as have a detrimental impact on residential amenity.

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

Decision: To refuse the application.

2020/0170

212 Shelford Road, Gedling, Nottinghamshire
Change of use of summer house and part of main dwelling for a mixed use as a family home and use as a child minding business.

The proposed development would, taking into the account the number of children and hours of operation, not have a detrimental impact on residential amenity or highway safety.

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

Decision: Grant permission subject to conditions

2020/0164

14 Ellington Road, Arnold
Erect detached dwelling.

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

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

Decision: Grant permission subject to conditions

2020/0173

96 Breck Hill Road, Woodthorpe, NG5 4GR
First floor side extension to dwelling

The proposed development would be out of character with the area given its prominence in the streetscape on a corner plot.

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

Decision: To refuse the application.

2020/0249

16 Kighill Lane Ravenshead NG15 9HN

Proposed double garage. Resubmission of application ref 2019/1139

The proposed detached garage would be prominent within the streetscape given its scale, position and forward location, to the detriment of the character of the area.

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

Decision: To refuse the application.

2020/0250

Former Riding Stables Main Street Lambley

Redevelopment of existing stable buildings to provide 1no. dwelling

The proposed development would allow for the retention of an unsightly outbuilding in the Green Belt (GB) and result in greater built form to the detriment of the openness of the GB.

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

Decision: To refuse the application.

Conference Call Meeting due to Covid-19

Cllr John Truscott

Cllr Marje Palling

Cllr David Ellis

Cllr Paul Wilkinson

Cllr John Parr

Kevin Cartwright – Principal Planning Officer

Nigel Bryan - Principal Planning Officer

1st May 2020

ACTION SHEET PLANNING DELEGATION PANEL 15th May 2020 -Conference Call – Covid-19.

2019/1173
24 Whitby Crescent Woodthorpe NG5 4LY
Ground floor rear extension.

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

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

Decision: Grant Planning Permission with Conditions.

2020/0018
74 Walsingham Road Woodthorpe NG5 4NR
Proposed single storey rear extension, 2no. dormer windows to the rear and single storey extension to the front of the dwelling.

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

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

Decision: Grant Planning Permission with Conditions.

2020/0123
33 Arno Vale Road Woodthorpe NG5 4JG
First floor side extension and two storey rear extension

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

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

Decision: Grant Planning Permission with Conditions.

2020/0290
28 Regina Crescent Ravenshead NG15 9AE
Detached double garage

The proposed development would have no undue impact on the character and appearance of the 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.

Conference Call Meeting due to Covid-19

Cllr John Truscott
Cllr Marje Palling
Cllr David Ellis
Cllr Paul Wilkinson
Cllr John Parr

Kevin Cartwright – Principal Planning Officer

15th May 2020

ACTION SHEET PLANNING DELEGATION PANEL 29th May 2020

2020/0051

Ivy Leaf Nursing Home 29 Gedling Road Carlton

Change of use from residential institution (Use Class C2) to form an Assisted Living Home (Sui Generis). Demolition of existing ground floor extension and fire escape; erection of two-storey rear extension, with associated car parking and landscaping.

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.

2020/0108

Redhill Pavilion Thornton Avenue Redhill

Change of use of pavilion building and Groundsman's cottage to day nursery along with external alterations to the building, a single storey extension, erection of 2.4m palisade fencing and the change of use of farmland to a car park associated with the day nursery

The Panel recommended that the application be considered by the Planning Committee to allow consideration of the impact on the openness of the Green Belt and to assess the impact on highway/public safety.

2020/0197

7 Station Road Carlton Nottinghamshire

Proposed stand alone single bedroom annex to side of the property

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

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

Decision: Refuse Planning Permission.

2020/0329

Thorneywood House Foxwood Lane Woodborough

Construction of detached garage with rooms above

The proposed development is inappropriate development that would impact on the openness of the Green Belt. No very special circumstances have been provided.

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

Decision: Refuse Planning Permission.

Conference Call Meeting due to Covid-19

Cllr John Truscott
Cllr Marje Palling
Cllr David Ellis
Cllr Paul Wilkinson
Cllr John Parr

Kevin Cartwright – Principal Planning Officer

29th May 2020



Report to Planning Committee

Subject: Future Planning Applications

Date: 13/02/2020

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.

App No	Address	Proposal	Possible Date
2019/0560	Land At Teal Close Netherfield	Reserved matters application for the erection of 277no. dwellings	5/8/20
2019/1180	34 Main Street Calverton	Proposed Demolition of existing dwelling & erection of 3 retail units at ground floor with 8 apartments over	5/8/20
2020/0020	Land North West Park Road Calverton	Application for the approval of reserved matters for the erection of 351 dwellings and associated infrastructure	5/8/20
2020/0220	Site of Sol Construction Vale Road Colwick	Section 73 application to vary condition 1 of permission 2016/0347	5/8/20
2020/0237	Land South of Colwick Loop Road Colwick	Section 73 application for amendments to planning permission 2013/0500	5/8/20
2019/1186	Land At Linden Grove Gedling	Outline planning application for residential development for up to 120 dwellings	5/8/20
2019/1080	Land At Broad Close Woodborough	Outline application for 11no. residential properties	5/8/20
2019/1079	Land Adjacent to Plemont Private Road Woodborough	Full planning application for three detached residential properties to be accessed off Private Road	5/8/20
2019/0475	31 Hazel Grove Mapperley	Single storey rear extension	5/8/20

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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