

**MINUTES
PLANNING COMMITTEE**

Wednesday 5 August 2020

Councillor John Truscott (Chair)

| | | |
|----------------|-----------------------------|------------------------------|
| In Attendance: | Councillor Paul Wilkinson | Councillor Mike Hope |
| | Councillor Michael Adams | Councillor Ron McCrossen |
| | Councillor Peter Barnes | Councillor Meredith Lawrence |
| | Councillor Chris Barnfather | Councillor Marje Paling |
| | Councillor David Ellis | Councillor John Parr |
| | Councillor Rachael Ellis | Councillor Alex Scroggie |
| | Councillor Andrew Ellwood | Councillor Henry Wheeler |

Absent: Councillor Rosa Keneally and Councillor Barbara Miller

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

15 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Keneally and Miller. Councillor McCrossen attended as substitute.

16 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 17 JUNE 2020.

RESOLVED:

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

17 DECLARATION OF INTERESTS

None.

18 APPLICATION NO. 2019/1079 - LAND ADJACENT TO PLEMONT, PRIVATE ROAD, WOODBOROUGH

Full planning application for three detached residential properties to be accessed off Private Road.

Andrew Prestwich, the applicant, spoke in support of the application.

The Assistant Director of Planning and Regeneration introduced the report.

RESOLVED:

To Grant Planning Permission: Subject to the owner(s) entering into planning obligations with the Borough Council as Local Planning Authority and with the County Council as Local Education Authority for the provision of, education, bus stop improvements, off site public open space enhancements; and subject to the conditions listed for the reasons set out in the report:

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:
 - Proposed Site Section A-A Drawing No: 31-00
Date: 11.02.20
 - Location and Block Plan Drawing No: 02-00
Date: 16.09.19
 - Proposed Site Plan Drawing No: P-08-00
Date: 29.07.19
 - Proposed Floor Plans for Plot 1 Drawing No: P-11-00
Date: 17.07.19
 - Proposed Floor Plans for Plot 2 Drawing No: P-11-00
Date: 17.07.19
 - Proposed Floor Plans for Plot 3 Drawing No: P-11-00
Date: 17.07.19
 - Proposed Loft Floor Plans and Roof for Plot 1 Drawing
No: P-11-01 Date: 17.07.19
 - Proposed Loft Floor Plans and Roof for Plot 2 Drawing No: P-
11-01 Date: 17.07.19
 - Proposed Elevations for Plot 1 Drawing No: P-21-00
Date: 17.07.19
 - Proposed Elevations for Plot 2 Drawing No: P-21-00
Date: 17.07.19
 - Proposed Elevations for Plot 3 Drawing No: P-21-00
Date: 17.07.19
 - Proposed Street Elevation Drawing No: P-22-00
Date: 29.07.19

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

3. Prior to above ground works commencing, samples of all external materials to be used in the construction of the dwellings hereby

approved shall be submitted to and approved in writing by the Local Planning Authority. The dwellings shall thereafter be constructed in accordance with the material as approved.

4. No development shall be commenced until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: a schedule (including planting plans and written specifications, including cultivation and other operations associated with plant and grass establishment) of trees, shrubs and other plants, noting species, plant sizes, proposed numbers and densities. The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species.
5. The approved landscaping shall be completed during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species.
6. Prior to the commencement of above ground works, details of site specific ecological mitigation and enhancement, as identified in the Primary Ecological Appraisal, shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented prior to the occupation of the dwellings hereby approved.
7. From the date of first occupation every property built on the site with one or more dedicated vehicle parking spaces and/or a garage shall be provided with access to a fully operation 3 pin socket on a dedicated 16A circuit, capable of providing a safe overnight 'trickle' charge to an electric vehicle using a mode 2 charging cable. Charging points should be provided either within garage space or via outdoor, weatherproof sockets within 3m easy access of the off road parking areas.
8. Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CEMP.

9. Prior to above ground works commencing, details of the means of foul drainage and surface water disposal shall be submitted to and approved in writing by the local planning authority. The development shall be carried out thereafter in accordance with the approved details.
10. The windows in the first floor side elevations of the three dwellings shall be obscured glazed to level 4 or higher on the Pilkington scale of privacy or equivalent and shall be non-opening up to a minimum height of 1.7m above the internal floor level of the room in which it is installed. This specification shall be complied with before the development is occupied and thereafter be retained for the lifetime of the development.

19 APPLICATION NO. 2019/1186 - LAND AT THE END OF LINDEN GROVE, GEDLING

Outline planning application for residential development for up to 120 dwellings and associated development (including public open space, engineering works, drainage, internal roads, paths and parking) with all matters reserved excluding access.

Helen Ashworth of Northern Trust, the applicant, spoke in support of the application.

The Principal Planning Officer informed Members of some minor amendments to the conditions within the report to reflect that the development could come forward in a phased manner. This would impact conditions 12, 13 and 20 with reference to 'phase by phase' inserted into conditions 12 and 13 and 'within the relevant phase' to condition 20.

At condition 3, the list of approved drawings should also be amended in respect of the Design and Access Statement in that it should read 'The submission of reserved matters shall also have regard to the design principles set out in the Design and Access Statement'.

In addition, condition 7 should have the phrase 'necessary to serve that dwelling' inserted to ensure that the drive to serve the particular dwelling is in situ rather than **all** drives.

In all other respects, the conditions were intended to remain as drafted.

RESOLVED:

To Grant Planning Permission: Subject to the owner(s) entering into planning obligations with the Borough Council as Local Planning Authority and with the County Council as Local Education Authority for the provision of, or financial contributions towards, affordable housing,

education, bus stop improvements, health, public open space including management arrangements for the open spaces/drainage feature and a local labour agreement; and subject to the conditions listed for the reasons set out in the report:

Conditions

1. Application for approval of reserved matters shall be made to the local planning authority not later than three years from the date of this permission. Details of appearance, landscaping, layout and scale (hereinafter called the reserved matters) for the development shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
2. The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
3. This permission shall be read in accordance with the application form and following list of approved drawings: 73712-CUR-00-XX-DR-TP-75001-P02 - vehicular access Location Plan. The submission of reserved matters shall also have regard to the design principles set out in the Design and Access Statement. The development shall thereafter be undertaken in accordance with these plans/details.
4. No dwelling hereby approved shall be occupied until a suitable access arrangement has been provided in accordance with the approved drawing entitled 'Access Arrangement', drawing no. 73712-CUR-00-XX-DR-TP-75001-P02.
5. No part of the development hereby permitted shall take place until a construction management plan, which shall include details with regard to wheel washing, has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be completed in accordance with the agreed details
6. No dwelling shall be occupied until the roads necessary to serve that dwelling have been constructed to base level.
7. No dwelling permitted to be erected at the reserved matters stage shall be occupied until all drives and parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and

parking areas necessary to serve that dwelling shall then be maintained in such bound material for the life of the development.

8. Development shall proceed in accordance with the approved Travel Plan ref: 73712-CUR-00-XX-RP-TP-002 rev V04 (dated 14 May 2020).
9. No development shall take place until a phasing plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved phasing plan.
10. From the date of first occupation every property built on the site with one or more dedicated vehicle parking spaces and/ or a garage shall be provided with access to an electric vehicle (EV) charge point. Charge points must have a minimum power rating output of 7kW on a dedicated circuit, capable of providing a safe overnight charge to an electric vehicle. 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.
11. Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment; all works on site shall, thereafter, be undertaken in accordance with the approved CEMP.
12. Before development is commenced on site there shall be submitted to and approved in writing by the Borough Council, details of a surface water drainage scheme for the site, based on sustainable drainage principles and in broad accordance with the drainage strategy contained in the flood risk assessment. The scheme shall subsequently be implemented on a phase by phase basis in accordance with the approved details before the development is completed and shall be retained for the lifetime of the development.

13. Before development is commenced there shall be submitted to and approved in writing by the Borough Council drainage plans for the proposed means of disposal of foul sewage. The scheme shall be implemented phase by phase in accordance with the approved details before the development is first brought into use and shall be retained for the lifetime of the development thereafter.
14. Prior to the commencement of development there shall be submitted to and approved in writing by the Local Planning Authority a contaminated land risk assessment that will include the following:

Site Characterisation

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

Submission of Remediation Scheme

Where required, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to 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.

15. 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.
16. 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.

17. Development shall proceed in accordance with the approved noise report, completed by Hoare Lea (ref: Burton Road, Gedling REP-1011670-05-AM-20190916-Rev 01.docx) and the mitigation therein, notably with regard to window details and ventilation for any façade of a dwelling that fronts the railway line, Burton Road and Colwick Loop Road. Verification that the approved sound insulation has been implemented and is fully operational shall be submitted to and be approved in writing by the Local Planning Authority.
18. Prior to the commencement of development, a badger survey of the site shall be submitted and approved in writing by the Local Planning Authority. Any mitigation contained in the approved report shall thereafter be implemented in accordance with the approved report.
19. Prior to the commencement of development a report identifying ecological enhancements for the site shall be submitted to and approved in writing by the Local Planning Authority. The enhancements as approved shall be installed prior to completion of the development.
20. As part of the reserved matters application a Tree Protection Plan shall be submitted in support of the application identifying all trees and ecological features that are to be retained within the relevant phase along with the extent of fencing to protect them during construction.

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**APPLICATION NO. 2020/0103 - LAND NORTH OF PARK ROAD,
CALVERTON**

Diversion of Calverton Footpath No. 39 for 90m (as per drawing ref CA-FD-01).

The Principal Planning Officer clarified that there was a minor error in the report in that the last sentence of paragraph 1.1, page 66 and the first sentence of paragraph 5.1, page 67 should be amended so that reference to Section 275(1A) referred to it being the power to divert a footpath where an application for planning permission has been made and, if the application were granted, it would be necessary to authorise the diversion in order to enable development to be carried out, rather than it being necessary to enable development to be carried out in accordance with a valid planning permission.

RESOLVED:

That Members authorise the Director of Organisational Development and Democratic Services to make an order under s257(1A) of the Town and Country Planning Act 1990 (as amended) to divert Calverton Footpath No. 39 for a distance of 90m as per drawing ref CA-FD-01, carry out the procedure under Schedule 14 of the Town and Country Planning Act 1990 for confirmation of the order and, following consultation and publication, to confirm the order if there are no outstanding objections to the order. However, if there are outstanding objections, the matter be referred to the Secretary of State for determination.

21

APPLICATION NO. 2020/0237 - LAND SOUTH OF COLWICK LOOP ROAD

Section 73 application for amendments to planning permission 2013/0500 (as amended by 2016/1177NMA) relating to alterations to the approved Sainsbury's store and service yard at land south of Colwick Loop Road.

A written representation from Bruno Moore of Sainsbury's Supermarkets Ltd (The Applicant) was read by Alec Dubberley, Service Manager – Democratic Services.

The Assistant Director of Planning and Regeneration introduced the report and advised Members that the travel plan and air quality obligations had been discharged and that full payments had been received by the County Council and the Borough Council. He therefore recommended that the recommendation was amended as follows:

To grant planning permission, subject to the conditions outlined in the report.

RESOLVED:

To Grant planning permission, subject to the conditions outlined in the report.

Conditions

1. This permission shall be read in accordance with the application form and following list of approved drawings:
 - o Location Plan A-PL-001 Rev. C
 - o Existing site plan A-PL-003 Rev. B
 - o Proposed site plan A-PL-011 Rev. E
 - o Proposed foodstore plan A-PL-012 Rev. B
 - o Proposed foodstore roof plan A-PL-013 Rev. B
 - o Proposed elevations A-PL-014 Rev. B
 - o Existing & proposed site sections A-PL-015 Rev. B
 - o Proposed recycling centre details A-PL-016 Rev. B
 - o Proposed service yard plan A-PL-017 Rev. B
 - o Proposed petrol filling station plan A-PL-020 Rev. B
 - o Proposed petrol filling station elevations A-PL-021 Rev. B
 - o Masterplan GC.81800.001 Rev. B
 - o Tree constraints plan Sheet 1 of 2 GC.81800.201 Rev. A
 - o Tree constraints plan Sheet 2 of 2 GC.81800.202 Rev. A
 - o Detailed Planting Plan 1 of 2 GC.81800.301 Rev. E
 - o Detailed Planting Plan 2 of 2 GC.81800.301 Rev. E

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

2. Prior to the commencement of development of the retail elements (excluding already implemented highway works, any site clearance and remediation works as required by condition 6) a sample panel of materials to be used in the external elevations of the food store building, kiosk and carwash, shall be submitted to and approved in writing by the Borough Council. Once approved the development shall be completed in accordance with the approved materials.
3. The retail and employment elements shall be carried out in accordance with the measures set out under the Air Quality Mitigation Strategy dated 22nd July 2013. A verification report to demonstrate compliance with the Air Quality Mitigation Strategy shall be submitted to and approved in writing by the Borough Council before the respective elements are first brought into use.
4. The development hereby granted full planning permission shall be completed in accordance with the tree constraints and protection plans and notes drawing nos.GC.81800.201 rev A and GC.81800.202 rev A.
5. There shall be no vegetation clearance and demolition works during the main bird nesting period (March - August), unless otherwise prior agreed in writing with the Local Planning Authority.
6. Development shall proceed in accordance with remediation details as approved under discharge of condition application 2015/0484DOC.

Prior to occupation of the development hereby approved a verification report shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the remediation works as approved have been successfully completed.

7. Prior to the occupation of the retail or employment elements details of bat and bird boxes to be incorporated within the approved relevant element shall be submitted to and approved in writing by the Borough Council. Once approved the bat and bird boxes shall be installed in accordance with the approved details prior to the relevant element being brought into use.

8. Prior to the commencement of development of the retail or employment elements (excluding already implemented highway works, any site clearance and remediation works as required by condition 6) drainage plans for the disposal of surface water and foul sewage relating to the respective element shall be submitted to and approved in writing by the Borough Council. The drainage scheme shall be implemented in accordance with the approved details before the respective element is first brought into use.

9. The retail elements hereby approved shall not be brought into use until full details of the Local Employment Partnership, as outlined in Appendix 11 of the Planning and Retail Report submitted as part of this application, has been submitted to and approved in writing by the Local Planning Authority and evidence has been provided to demonstrate that the partnership has been established. In addition the details to be submitted shall also set out how the partnership shall be sustained throughout the life time of the development. The development shall thereafter operate in accordance with the approved Local Labour Agreement.

10. Prior to the occupation of the retail element details of the retail unit car park barrier, including a management plan for the car park barrier, shall be submitted to and approved in writing by the Borough Council. The management plan shall include details of the times and respective days that the gates will be opened and closed as well as details of who will be responsible for ensuring the gates are opened and closed at these times. Once approved the proposed car park barrier shall be installed prior to the retail unit first being brought into use and operated in accordance with these details at all times unless otherwise agreed in writing by the Borough Council.

11. Prior to the commencement of development of the retail and employment elements (excluding already implemented highway works, any site clearance and remediation works as required by condition 6), a Construction Management Plan for the respective element shall be submitted to and approved in writing by the Borough Council. The Construction Management Plan shall demonstrate that the works can be carried out without affecting or causing any obstruction to Carlton

Footpaths 22 and 23. The respective element shall be completed in accordance with the approved relevant Construction Management Plan.

12. The development shall not be occupied until the following works have been provided in accordance with details that have been first agreed with the Local Highway Authority: a) A new signalised junction has been provided on to the Colwick Loop Road. b) Highway improvements have been provided at Colwick Loop Road / Road No1 junction. c) Highway improvements have been provided at A612 / Burton Road / Shearing Hill junctions to the satisfaction of the Local Planning Authority.

13. The retail and employment elements shall not be brought into use until the access roads parking, turning and servicing areas relating to the respective element are surfaced in a hard bound material and delineated on site, to the satisfaction of the Local Planning Authority. The surfaced areas and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.

14. The retail and employment elements shall not be brought into use until a scheme relating to the respective elements to regulate the discharge of surface water from the access roads, parking, turning and servicing areas to the public highway is submitted and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the respective element being brought into use.

15. The food store element hereby permitted shall not be brought into use until the cycle parking layout as indicated on drawing A-PL-011 Rev. E (Proposed site plan) has been provided and that area shall not thereafter be used for any purpose other than the parking of cycles.

16. The retail elements shall not be occupied until the off-site traffic management works comprising of a weight restriction on Mile End Road have been provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

17. Details of measures to prevent the deposit of debris upon the adjacent public highway as a result of the construction of any part of the retail or employment elements shall be submitted to and approved in writing by the LPA prior to commencing work on the respective element. The approved measures shall be implemented in accordance with the agreed measures, and retained in situ until construction of the respective elements is available for use.

18. The retail or employment elements shall not be occupied until a Full Travel Plan for the respective element has been submitted to and approved in writing by the local planning authority. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes which are acceptable to the local planning authority and shall include

arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the local planning authority

19. The retail and employment elements shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures: a) As a minimum, proposed floor levels will be set with a freeboard of 600mm above existing ground levels. b) Other than in those areas where levelled or graded access is required to or from a building or to provide vehicular access into and between the respective elements, external finished ground levels will be no less than 300mm below the proposed floor level of the nearest building. c) Where local flooding occurs surface water runoff is to be routed away from the buildings along the footways and roadways to the drainage system. The mitigation measures for each respective element shall be fully implemented prior to occupation of the respective element.

20. Prior to the commencement of development of the retail or employment elements (excluding already implemented highway works, any site clearance and remediation works as required by condition 6), a scheme to provide an evacuation plan for the respective element shall be submitted to, and approved in writing by, the local planning authority, in consultation with their emergency planner. The approved scheme for the respective element shall be fully implemented and subsequently maintained.

21. Prior to the commencement of development of the retail and employment elements (excluding already implemented highway works, any site clearance and remediation works as required by condition 6) a scheme to provide flood resilience design for the respective element shall be submitted to, and approved in writing by, the local planning authority, in consultation with the Council's emergency planner. The scheme for each element shall be fully implemented and subsequently maintained.

22. Prior to the commencement of development of the retail or employment elements (excluding already implemented highway works, any site clearance and remediation works as required by condition 6), a surface water drainage scheme for the respective element, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to and approved in writing by the local planning authority. The respective scheme should demonstrate the surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The respective scheme shall subsequently be implemented in accordance with the approved details before the respective element is brought into use. The scheme shall include: a) The utilisation of sustainable drainage techniques, including rainwater

harvesting for the supermarket and permeable paving within the retail element; b) Limitation of the runoff rate to a 20% betterment from the existing drainage conditions for the retail element (limiting discharge to 4.7l/s/ha (QBAR)); and a 10% betterment for the employment element (limiting discharge to 5.3l/s/ha (QBAR)); as detailed in a letter dated 16th September 2013 from Morgan Tucker. c) Water quality management incorporated within the design, with two forms of treatment prior to discharge from the site; d) Demonstration through hydraulic calculations that appropriate attenuation is to be provided to limit the rate of runoff from the site; e) Confirmation of responsibility and management of the drainage features on construction of the scheme.

23. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

24. Prior to the commencement of development of the petrol filling station (excluding already implemented highway works, any site clearance and remediation works as required by condition 6) a scheme to install petrol storage tanks shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include the full structural details of the installation, including details of: excavation, the tank(s), tank surround, associated pipework and monitoring/ leak detection system, along with: a) Proposed method of petrol storage; b) Justification for this method of storage; c) Groundwater levels for this specific part of the site; d) Site specific risk assessment outlining the volume, type of pollutants being stored and the hydrogeological situation. Where potential risks have been identified, the Local Planning Authority will require mitigation measures to be implemented to ensure that there is no release of hazardous substances into the Secondary Aquifer.

25. The schemes approved under conditions 19, 20, 21, 22 and 23 shall be fully implemented and subsequently maintained in that form.

26. Notwithstanding condition 1 above, prior to the commencement of development of the retail elements (excluding already implemented highway works, any site clearance and remediation works as required by condition 6), details of the following matters shall be submitted to and approved in writing by the Local Planning Authority. Once approved the matters shall be maintained in accordance with these details at all times unless otherwise agreed in writing by the Local Planning Authority. a) Electric charging points for customer vehicles. b) Sprinkler tanks, including their colour and appearance. c) The design, height and colour of the service yard enclosure and its gates. d) The appearance of the car wash (including materials and lighting). e) The appearance of the covered walkway across the walkway (including materials and lighting). f) The materials and design of trolley storage areas, both within the car

park and adjacent to the food store. g) The details of the height, materials and design of the bollards/barriers around the food store building. h) Plans for providing shelter to motorcycle parking. g) The size, location and appearance of the proposed new bus stops on the site. h) Boundary treatment of the perimeter of the site, and around the recycling area. i) The appearance of the plant to be sited on the roof, and if required any screening or acoustic enclosure.

27. Prior to occupation of the food store, petrol station or car wash, a scheme detailing all external lighting, including details of the height of any lighting columns, the design of lamp assembly, the spread of light beyond the site boundaries and the hours of illumination, shall be submitted for the approval of the Local Planning Authority, and the approved details to be implemented and maintained in that form.

28. Prior to commencement of above ground works, details of a Biodiversity Management Plan, to accord with the details outlined in the ecological appraisal dated July 2020, shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall thereafter be implemented.

29. Prior to commencement of above ground works, two additional invertebrate surveys shall be completed and the subsequent reports shall be submitted to and approved in writing by the Local Planning Authority. Any mitigation contained in the approved report shall be implemented.

30. Notwithstanding condition 1 above, prior to above grounds works commencing, additional landscape drawings shall be submitted to and approved in writing by the Local Planning Authority and they shall look to enhance the ecological benefits of the site. The approved landscaping shall be completed during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species.

22 APPLICATION NO. 2020/0227 - 172 LAMBLEY LANE, GEDLING

Replace existing rooflights with 3no. dormer windows.

The Assistant Director of Planning and Regeneration introduced the report and advised Members that further to the publication of the report, the applicant had provided the following summarised comments:

- There would be little visibility of the site from the surrounding area as the hedges along the boundary are high. Trees have also been

planted along the rear and northern boundary which, once mature, will make the bungalow invisible in the landscape.

- It is considered that the dormer windows would improve the current roof lines and will blend into the existing tiles and would allow the occupiers to have a more practical use of the internal space.
- The bungalow has been extended by 55% but original bungalow was very small and the loft space is not as large as it looks due to the roof angle and low ridge height.
- The existing front dormer window on the property was relocated during construction due to a ridgeline change.
- The garage was constructed under permitted development.
- The Committee should approve the application, or allow further dialogue with the planning department as the concerns raised are unwarranted.

The Assistant Director of Planning and Regeneration recommended that permission was refused in accordance with the report, following the expiry of the statutory press notice and subject to no further material considerations being raised.

RESOLVED:

TO REFUSE planning permission for the following reason;

- 1 The proposed dormer windows would result in cumulative disproportionate additions to the building and would therefore represent inappropriate development, which is by definition, harmful to the Green Belt. The proposed development would cumulatively result in an increase in floorspace to the building of 74% which would be harmful to the openness of the Green Belt. The proposal would also be unduly prominent from the surrounding countryside through the cumulative increase in bulk and scale of the building. There are no very circumstances that would outweigh this harm. The development would therefore be contrary to Section 13 of the National Planning Policy Framework (2019) Policy 3 of Gedling Borough Council Aligned Core Strategy (2014) and Gedling Borough Council Local Planning Document Policy 13 (2018).

23 TREE PRESERVATION ORDER 000130 - 383 MAPPERLEY PLAINS, ARNOLD, NOTTINGHAMSHIRE, NG3 5RU

Protection of 7 no. Oak trees by a Tree Preservation Order (TPO)

RESOLVED:

To Confirm Tree Preservation Order 000130 without modification.

24 TREE PRESERVATION ORDER 000131 - 1 BRODHURST CLOSE, WOODBOROUGH, NOTTINGHAMSHIRE

Protection of 1 no. Cedar tree by a Tree Preservation Order (TPO)

RESOLVED:

To Confirm Tree Preservation Order 000131 without modification.

25 TREE PRESERVATION ORDER 000132 - 147 - 153 CORONATION WALK, GEDLING, NOTTINGHAMSHIRE, NG4 4AR

Protection of 3 x English Oak, 1 x Scots Pine and 1 x Common Ash by a Tree Preservation Order (TPO)

RESOLVED:

To Confirm Tree Preservation Order 000132 without modification.

26 APPEAL DECISION - APPLICATION NUMBER: 2019/0175 - LAND ADJACENT TO 8, MYRTLE ROAD, CARLTON, NOTTINGHAM

Proposed Detached Dwelling.

RESOLVED:

To note the information.

27 APPEAL DECISION - APPLICATION NUMBER: 2019/0585PN - APPEAL A - BARN A, LING FARM, RICKET LANE, BLIDWORTH, MANSFIELD, NOTTINGHAMSHIRE, NG21 0NG

Notification under Class Q, Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for conversion of existing agricultural barn A to 4no. residential houses and demolition of 2 barns.

RESOLVED:

To note the information.

**28 APPEAL DECISION - APPLICATION NUMBER: 2019/0583PN -
APPEAL B - BARN D, LING FARM, RICKET LANE, BLIDWORTH,
MANSFIELD, NOTTINGHAMSHIRE, NG21 0NG**

Notification under Class Q, Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for conversion of existing agricultural barn D to no. residential house.

RESOLVED:

To note the information.

29 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

30 FUTURE APPLICATIONS

RESOLVED:

To note the information.

31 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.50 pm

Signed by Chair:
Date: