

**MINUTES
PLANNING COMMITTEE**

Wednesday 12 May 2021

Councillor John Truscott (Chair)

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

Absent: Councillor Chris Barnfather and Councillor Rachael Ellis

Officers in Attendance: M Avery, K Cartwright, S Fayaz and C Goodall

125 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Barnfather and Rachael Ellis. Councillor Creamer attended as substitute.

126 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 31 MARCH 2021.

RESOLVED:

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

127 DECLARATION OF INTERESTS

The Chair declared a collective non-pecuniary interest on behalf of all members of the committee in item 10 on the agenda, as Gedling Borough Council was in ownership of the site and had made the application.

Councillor Wheeler declared a non-pecuniary interest in item 7 on the agenda as a resident of Bentwell Avenue who had experienced flooding issues.

Councillor Adams declared a non-pecuniary interest in item 7 on the agenda as a Member of Nottinghamshire County Council who were the land owners.

**APPLICATION NO. 2019/0613 - LAND OFF TEAL CLOSE,
NETHERFIELD, NOTTINGHAMSHIRE**

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.

The Principal Planning Officer outlined the report. He informed Members that following discussions with the applicant's agent and in order to aid delivery and build out of the development, a phasing plan had been provided which would allow each element of the scheme to be constructed separately. With phase 1 being the public house and access road, phase 2 the retail terrace and the final phase being the nursery. This required an update to the conditions in the report with the phasing plan added to the approved plans at Condition 1 and Conditions 2, 3 and 4 amended to include reference to each phase.

RESOLVED:

To Grant Planning permission subject to Conditions.

Conditions

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

Location Plan – Dwg No 18-036 SGP CC ZZ DR A 0904
Site Layout Plan Dwg No 18-036 SGP CC ZZ DR A 0905
Pub Elevations Dwg No 18-036 SGP C1 ZZ DR A 0975
Pub Floor-Roof Plans Dwg No 18-036 SGP C1 ZZ DR A 0935
Nursery Elevations Dwg No. 18-036 SGP C3 ZZ DR A 0977
Nursery Floor-Roof Plans Dwg No.18-036 SGP C3 ZZ DR A 0937
Retail Elevations Dwg No. 18-036 C2 ZZ DR A 0936
Retail Floor-Roof Plans Dwg No. 18-036 SGP C2 ZZ DR A 0936

Landscape Details Dwg No. P18-1022_01C
Phasing Plan Dwg No. 18-036 SGP CC ZZ DR A 0300

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

- 2 The landscaping as detailed on Dwg No. P18-1022_01C shall be carried out in the first planting season following the first occupation of that phase of the development. If within a period of five years beginning with the date of the planting within that phase of any tree, hedge, shrub or seeded area, that tree,

shrub, hedge or seeded area, that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree, shrub or seeded area of the same species and size as that originally planted shall be planted at the same place within that phase, unless otherwise prior agreed in writing by the Local Planning Authority.

- 3 No part of the development hereby permitted within a phase of development as shown on the phasing plan shall be brought into use until the parking, turning and servicing areas for that phase are provided in accordance with the approved plans. The parking, turning and servicing areas within that phase shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall thereafter be retained for the life of the development.
- 4 The cycle stores as shown on 18-036 SGP CC ZZ DR A 0905 within a phase shall be constructed and available for use on that phase prior to the units that they serve are brought into use. The cycle stores shall be retained for the life of the development.

Reasons:

- 1 For the avoidance of doubt and to define the permission.
- 2 To ensure a satisfactory form of development and appropriate landscaping of the site.
- 3 In the interests of highway safety and to ensure a satisfactory form of development.
- 4 To encourage sustainable travel.

Note to applicant:

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

Councillor Keneally joined the meeting.

**APPLICATION NO. 2020/1292 - LAND OFF TEAL CLOSE,
NETHERFIELD, NOTTINGHAMSHIRE**

Erection of a retail store (Class E) with associated car parking, landscaping and other infrastructure.

The Principal Planning Officer outlined the report. He informed Members that

in relation to the local labour agreement, specifically at condition 18, the end user had indicated that they had a strict tendering process for the construction phase and as such could not give preference to local construction firms. It was therefore considered appropriate to reword condition 18 to relate to the operation of the food store as these jobs would be of a more permanent basis and accordingly the condition was reworded to include the operational phase.

RESOLVED:

To 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:

Location Plan Dwg No. 18036 SGP C4 XX DR A 131001 Rev B
Site Plan Dwg No. 18036 SGP C4 XX DR A 131000 Rev C
Drainage Plan Dwg No. TEAL-BSP-ZZ-XX-DR-C-219 P07
Floor Plan Dwg No. 18036 SGP C4 XX DR A 131100
Elevation Plan Dwg No. 18036 SGP C4 XX DR A 131102 Rev A
Roof Plan Dwg No. 18036 SGP C4 RL DR A 131101
Landscaping Plan Dwg No. 18036 SGP C4 XX DR A 131003 Rev B
Hard Landscaping Plan 18036 SGP C4 XX DR A 131002 Rev C

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

- 3 The total amount of net retail sales floorspace in the foodstore hereby approved shall be limited to a maximum of 1,315 square metres, of which no more than 20% should be devoted to the sale or display of comparison goods.

- 4 The development hereby approved shall be undertaken in accordance with the submitted surface water drainage scheme

based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy.

- 5 'The development shall be undertaken in accordance with the recommendations and findings of the Remediation Strategy produced by BSP Consulted reference 18-0062 dated January 2020, in so far as they relate to the application site'
- 6 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.

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 good practice 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 Prior to the occupation of the building hereby permitted, the **four** (4) Electric Vehicle Recharging Points; with appropriate cable and infrastructure provision to allow this to increase to **six** (6) points in total in future years shall be installed on site.

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.

- 8 Prior to commencement of the development a Construction Emission Management Plan (CEMP) based on the findings of the Air Quality Assessment (Redmore Environmental ref. 4054r1 dated December 2020) 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 unless otherwise agreed in writing by the Local Planning Authority.
- 9 The development shall not be occupied or be brought into use until the owner or the occupier of the site has appointed and thereafter continue to employ or engage a travel plan coordinator who shall be responsible for the implementation delivery monitoring and promotion of the sustainable transport initiatives

set out in the Travel Plan (TP) to be approved and whose details shall be provided and continue to be provided thereafter to the Local Planning Authority (LPA)

- 10 The Travel Plan Coordinator shall submit reports to and update the TRICS database in accordance with the Standard Assessment Methodology (SAM) or similar to be approved and to the (Local Planning Authority) LPA in accordance with the TP monitoring periods to be agreed. The monitoring reports submitted to the LPA shall summarise the data collected over the monitoring period that shall have categorised trip types into new trips, pass-by-trips, diverted trips, and transferred trips, and propose revised initiatives and measures where travel plan targets are not being met including implementation dates to be approved in writing by the Local Planning Authority.
- 11 The Travel Plan (TP) Coordinator shall within 3 months of occupation produce or procure a full travel plan that sets out final targets with respect the number of vehicles using the site and the adoption of measures to reduce single occupancy car travel to be approved by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved timetable and be updated consistent with future travel initiatives including implementation dates to the satisfaction of the Local Planning Authority.
- 12 No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are provided in accordance with the approved plans. The parking, turning and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall thereafter be retained for the life of the development.
- 13 The development shall be carried out in accordance with the submitted flood risk assessment (BSP Consulting, 18 December 2020, ref 18-0062) and the following mitigation measures it details:

Finished floor levels shall be set no lower than 20.66 metres above Ordnance Datum (AOD)

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
14. Prior to the occupation of the occupation of the building hereby permitted the boundary treatments as shown on Drawing No.

18036 SGP C4 XX DR A 131003 Rev B shall be constructed and remain in situ for the life of the development.

- 15 Prior to the occupation of the building hereby permitted a delivery management plan shall be submitted to and approved in writing by the local planning authority.

The development shall operate in accordance with the approved details.

- 16 Prior to the occupation of the building hereby permitted a specific details/specification of the acoustic fence adjacent to the plant shall be submitted to and approved in writing by the local planning authority.

The development shall operate in accordance with the approved details.

- 17 Prior to the building hereby permitted being first brought into use the access from Magenta Way through the local centre as shown on Dwg No. 18036 SGP C4 XX DR A 131000 Rev C shall be constructed on site.

- 18 Prior to the occupation/operation of the new building hereby approved details of a local labour agreement in relation to the operational/end use of the development shall be submitted to and approved in writing by the Local Planning Authority.

The local labour agreement shall be implemented in accordance with the approved details thereafter.

Reasons

- 1 To comply with the requirements of Section 91(1) of the Town and Country Planning Act (as amended)
- 2 For the avoidance of doubt and to define the permission
- 3 To protect the vitality and viability of neighbouring centres.
- 4 To ensure a satisfactory means of draining the site.
- 5 To ensure possible contamination if found is mitigated and to comply with policy LPD 7.
- 6 To ensure possible contamination if found is mitigated and to comply with policy LPD 7

- 7 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan
- 8 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan
- 9 To promote sustainable travel
- 10 To promote sustainable travel
- 11 To promote sustainable travel
- 12 To promote sustainable travel
- 13 To reduce the risk of flooding to the proposed development and future occupants
- 14 To protect the amenity of neighbouring occupiers.
- 15 To protect the amenity of neighbouring occupiers.
- 16 To protect the amenity of neighbouring occupiers.
- 17 To ensure a satisfactory access to the site.
- 18 To seek to ensure that the operation of the site employs wherever possible local people and assists economic growth in the area.

Notes to Applicant

Informative: The applicant is encouraged to consider upgrading the EV charging facilities to incorporate additional Mode 3 Smart charging capability as this will help future proof the development and improve its sustainability. 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 Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2019). Negotiations have taken place during the determination of the application to address adverse impacts identified by

officers. Amendments have subsequently been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

130

APPLICATION NO. 2020/1255 - LAND AT CHASE FARM (FORMER GEDLING COLLIERY), ADJACENT TO ARNOLD LANE AND LAND OFF LAMBLEY LANE, GEDLING

Hybrid application seeking permission for a balancing Lagoon (Full Application) and Outline permission for the Local shops, access and associated parking.

The Head of Development and place introduced the report. He informed Members of a typo in the header of the report as the applicant was Keepmoat Homes and the agent was Armstrong Burton Architects and not AC Holdings and Pegasus.

RESOLVED:

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

Conditions

1. Development of the balancing lagoon shall commence no later than 3 years from the date of this permission and shall proceed in accordance with the details as approved under condition 2 and in accordance with details as may be approved under conditions 3, 5, 6, 7, 9 and 10.
2. This permission shall be read in accordance with the application form and following list of approved drawings:

17057E - P100 rev - - Location plan
17057E - P101 rev A – Existing site masterplan
17057E - P103 rev B - Proposed site plan
17057E - P105 rev A - Site Sections
Deign and Access Statement (Updated received on 30 March)

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

3. Prior to above ground works commencing on the balancing lagoon, details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be completed no later than the first planting season once the earthworks for the lagoon have been substantially complete. 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. Details of any hard surfacing materials would also need to be identified.
4. Application(s) for approval of all reserved matters for the local centre shall be made to the Local Planning Authority no later than 3 years from the date of this permission, and the development thereby authorised for the Local Centre shall be begun no later than 2 years from the date of this permission or 2 years from the date of the approval of the final reserved matter, whichever is the later.
5. Prior to the commencement of development the following shall be submitted to and approved in writing by the Local Planning Authority:

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 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.

6. 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.
7. 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.
8. Prior to the occupation of either 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 three (3) Electric Vehicle Recharging Points; with appropriate cable and infrastructure provision to allow this to increase to five (5) points in total in future years.

The Electric Vehicle Recharging Points shall be 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.

9. 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.
10. Prior to the commencement of development, details of any boundary treatment to be erected around the lagoon shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be in situ, and retained as such thereafter, prior to the lagoon holding water.

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 that the character of the area is respected and ecology enhanced and to comply with policy ACS10 and LPD18.
4. To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
5. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 178 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 178 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
7. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 178 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
8. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
9. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
10. In the interests of highway safety and respecting the character of the area and to comply with policies LPD61 and ACS10.

Notes to Applicant

The applicant is encouraged to consider upgrading the EV charging facilities to incorporate additional Mode 3 Smart charging capability as this will help future proof the development and improve its sustainability. 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).

For the avoidance of doubt, whilst the layout of the shops is indicative, the Council would encourage a layout that follows the broad parameters identified on the site layout with a frontage on to the balancing lagoon.

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

131 APPLICATION NO. 2020/1054 - LAND AT ROLLESTON DRIVE, ARNOLD

Proposed residential development and associated development including means of access and parking, drainage attenuation, landscaping and amenity space.

Alex Piziura, a local resident, spoke in objection to the application.

Emily Christie - Head of Planning at ilke Homes (The Applicant), spoke in favour of the application.

The Head of Development and Place introduced the report.

RESOLVED:

That the Borough Council GRANTS FULL PLANNING PERMISSION, subject to the owner entering into a Section 106 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 education, public open space and its future maintenance, health, bus stop infrastructure, and a Local Labour Agreement and 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 following plans:-
deposited on the 20th October 2020:-
Housing Schedule;
Topographical Survey 1 of 3;
Topographical Survey 2 of 3;
Topographical Survey 3 of 3;
Tree Survey Plan drg. no. 9476-T-01;
Preliminary Drainage and Levels plan drg. no. PJS-15-001 Rev C;
Swept Path Analysis Fire Engines drg. no. PJS20-15-005;
Existing Plan drg. no PL02;
Proposed Boundaries Plan drg. no. PL04;
Proposed Master Plan drg. no. PL05;
Proposed Heights Plan drg. no. PL06;
Proposed Parking Plan drg. no PL07;
Proposed Site Sections drg. no PL11; Proposed Street Elevations drg.
no PL12;
Cardinham Plans and Elevations drg. no. PL20;
Dalby T1 Plans and Elevations drg. no. PL21;
Dalby T2 Plans and Elevations drg. no. PL22;
Dalby T3 Plans and Elevations drg. no. PL23;
Holt T1 Plans and Elevations drg. no PL24;
Holt T2 Plans and Elevations drg. no PL25;
Holt T3 Plans and Elevations drg. no PL26;
Rockingham Plans and Elevations drg. no. PL27;
Weston Plans and Elevations drg. no. PL28;
Temporary Access Road drg. no. SCH500 deposited on the 18th
February 2021;
Swept Path Analysis plots 67-69 drg no. PJS20-15-007 deposited on
the 8th March 2021;
On Plot Landscape Proposals drg no L-02 Rev C;
Public Open Space Landscape Proposals drg. no. L-01 Rev F
deposited on the 20th April 2021;
Revised site layout plan drg. no PL03 Rev G deposited on the 15th
April 2021;
Revised Junction Visibility Splays drg. no. 0003 rev P02 deposited on
the 15th April 2021;
Revised Refuse Vehicle Swept Path Analysis drg. no. 0001 rev P03
deposited on the 20th April 2021;
Standard Car Swept Path Analysis drg. no 0003 rev PO1 deposited
on the 20th April 2021;
Standard Car Swept Path Analysis drg. no 0004 rev PO1 deposited
on the 20th April 2021; and
the following supporting documents:-
Deposited 20th October 2020:Flood Risk Assessment produced by
PJS Consulting Engineers;Noise Impact Assessment produced by
Hodkinson dated September 2020; Supporting Planning Document
;Sustainability Statement produced by Ilke Homes; and Air Quality
Statement Rev A produced by Ilke Homes deposited on the 5th
November 2020; and Revised application form and deposited on the

5th January 2021; and Revised Tree Schedule deposited on the 18th February 2021; and Revised Construction Environmental Management Plan produced by Hodkinson deposited on the 26th February 2021; Revised Geoenvironmental Assessment Parts 1 and 2 produced by Geotechnical engineers deposited on the 26th February 2021 PJS; and Revised Arboricultural Assessment produced by fpcr dated March 2021 deposited on the 26th March 2021; and Revised Travel Plan dated 20th April 2021 and Transport Assessment dated 20th April 2021 produced by Hexa Consulting deposited on the 20th April 2021; and Updated Design and Access Statement deposited 23rd April 2021; and Tenure Split details deposited on the 24th April 2021. The development hereby permitted shall be undertaken in accordance with the submitted documents

- 3 Prior to above ground works commencing, samples of the materials to be used in the external elevation treatment of the building shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be used in the construction of the dwellings.

- 4 No above ground construction works shall commence until a full planting specification has been submitted to and approved in writing by the Local Planning Authority in relation to proposed tree planting for both the open space and individual plots which immediately abut the public highway footway. This shall include the following details
 - o species
 - o size of stock
 - o whether root balled or bare root
 - o the size and depth of planting pit
 - o type of irrigation system to be used
 - o type of support system to be used
 - o type, size and nature of root barrier/deflector to be used
 - o type and nature of surface mulch covering planting area
 - o type of stem guard to be used to avoid casual damage by grass cutting
 - o watering regime
 - o replacement planting clause to ensure trees survive the first 5 years after planting
 - o initial time of planting i.e. between September and December
 - o timing of support removal i.e. after first 3 years.

The development thereafter shall be carried out in accordance with the approved details. If within a period of five years beginning with the date of the planting of any tree or shrub, 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.

- 5 Prior to above ground works commencing details of proposed boundary treatments to the boundary of the application site shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be implemented prior to the first occupation of dwelling(s) hereby approved and shall be retained for the lifetime of the development..
- 6 The boundary treatments to each plot shall be undertaken in accordance with the details shown on the Proposed Boundaries Plan (drg. PLo4) deposited on the 20th October 2020 hereby approved. The boundary treatments shall be erected in accordance with the approved details prior to the first occupation of the plot to which the boundary treatment relates and shall be retained for the lifetime of the application.
- 7 Prior to above ground works commencing details of the proposed hard surfacing of the access roads, car parking areas, and the frontages of properties such as driveways and footpaths to front doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
- 8 Occupation of the proposed dwellings shall not take place until their respective driveways have been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be constructed with provision to prevent the discharge of surface water from the driveway to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.
- 9 Occupation of the proposed dwellings shall not take place until the redundant vehicular access points as shown for indicative purposes on drawing 0001 revision P03 have been permanently closed and reinstated to footway (with the exception of the temporary access expressed as “redundant access to be reinstated to footway following construction” which will be in use up to the occupation of the final dwelling.)
- 10 No dwelling hereby approved shall be occupied until an application for a Traffic Regulation Order has been implemented to remove on-street parking as shown for indicative purposes on drawing 0003 revision P02.
- 11 No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy., has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the

approved details prior to completion of the development. The scheme to be submitted shall:

- o Limit the discharge rate generated by all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm 5 l/s rates for the developable area or as close to greenfield rates as practicable.
- o Provision of surface water run-off attenuation storage in accordance with 'Science Report SCO30219 Rainfall Management for Developments' and the approved FRA
- o Provide detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the 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 and 1 in 100 year plus climate change return periods.
- o For all exceedance to be contained within the site boundary without flooding new properties in a 100year+40% storm.
- o Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.
- o Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term

- 12 The measures proposed in the Travel Plan produced by Hexa Consulting and deposited on the 20th April 2021 hereby approved shall be fully implemented in accordance with the approved details.
- 13 All works on site shall be undertaken in accordance with the approved Construction Environmental Management Plan produced by Hodkinson deposited on the 26th February 2021 unless otherwise agreed in writing by the Local Planning Authority.
- 14 The development shall be carried out in complete accordance with the mitigation measures contained within Section 7.4 of the Air Quality Assessment produced by econ associates deposited on the 5th November 2020.
- 15 Trees to be retained on site shall be protected in complete accordance with details contained within Section 7 (Tree Protection Measures) and Tree Retention Plan drg. no. 9476-T-02 C contained within the Arboricultural Assessment dated March 2021 and deposited on the 26th March 2021.
- 16 The development shall be undertaken in complete accordance with the recommendations and mitigation measures at stated at section 4 of the Ecology Appraisal produced by fpr dated 26th June 2020 deposited on the 20th October 2020.
- 17 In accordance with the Recommendations and Conclusions of the

Geoenvironmental Assessment Parts 1 and 2 produced by PJS Geotechnical Engineers Rev A deposited on the 26th February 20201 prior to the commencement of development the following shall be submitted to and approved in writing by the Local Planning Authority: 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 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.

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.

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.

- 18 No development in respect of the erection of dwellings shall take place above damp proof course until details of Electric Vehicle charging points to be provided for each dwelling, to include their location and specification shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be undertaken in accordance with the approved details. The charging points shall be provided prior to the occupation of the dwelling to which they serve.
- 19 Prior to the erection of any external lighting (other than within the curtilages of the approved dwellings) there shall be submitted to and approved in writing by the Local Planning Authority details of all such

lighting, including levels of illumination and a lux plot of the estimated luminance. The external lighting shall be provided in accordance with the approved details and shall be retained as such thereafter for the lifetime of the development.

- 20 The development shall be undertaken in complete accordance with the recommendations and mitigation measures as stated within the Noise Impact Assessment produced by Hodkinson dated September 2020.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 To ensure a satisfactory form of development and the interest of visual amenity.
- 4 To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.
- 5 To ensure a satisfactory form of development and the interest of visual amenity.
- 6 To ensure a satisfactory form of development and the interest of visual amenity.
- 7 To ensure a satisfactory form of development and the interest of visual amenity.
- 8 In the interest of highway safety.
- 9 In the interest of highway safety.
- 10 In the interest of highway safety.
- 11 To ensure that the development developments has sufficient surface water management, is not at increased risk of flooding and does not increase flood risk off-site.
- 12 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 13 To ensure the development is constructed in an appropriate

sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policyLPD11 of the Councils Local Plan.

- 14 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policyLPD11 of the Councils Local Plan
- 15 To ensure that retained trees are protected.
- 16 In the interests of biodiversity on the site.
- 17 To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 178 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
- 18 In the interest of sustainable travel.
- 19 In the interests of protecting ecological interests and amenity.
- 20 To ensure a satisfactory form of development.

Reasons for Decision

The principle of the development accords with the objectives of national and local planning policies. It is considered that the site could be used for residential development without causing undue harm to visual and residential amenity, highway safety, ecological interests or flooding. It is therefore considered that the granting of outline planning permission would fully accord with the objectives of the relevant planning policies set out in the National Planning Policy Framework, Aligned Core Strategy, Local Planning Document and Supplementary Planning Documents.

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 not payable on the development hereby approved as the development type proposed is zero rated in this location.

Reference in any condition contained in this permission/refusal of permission to any Statute, Statutory Instrument, Order, Regulation, Design Guide or other document shall be taken to include any amendment, replacement consolidation or variation that shall from time to time be in force and any reference to any body or organisation (public or private) shall be taken to include any successor-body or organisation exercising relevant functions in place of or alongside the body named.

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 for which there is a fee.a) 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. b) 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. Correspondence with the Highway Authority should be addressed to: hdc.south@nottscc.gov.uk

The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land. [Where the development site may be accessed by a significant number of vehicles or may be particularly susceptible to material 'tracking' off site onto the highway, details of wheel-washing facilities must be provided to and approved by the Highway Authority.]

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 developer is encouraged to consider upgrading the EV charging facilities to incorporate additional mode 3 charging capability as this will help future proof the development and improve its sustainability. A suitable 'IEC 62196' electrical socket (minimum rated output of 3.7kw /16A) can be provided in addition to the standard 3 pin socket to allow 'Mode 3' charging of an electric vehicle. Mode 3 charging, using a suitable cable and charging

point, allows 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 applicant is advised not to undertake any site clearance during the bird nesting season 1st March to 31st August inclusive in any given year.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2018). Negotiations have taken place during the determination of the application to address adverse impacts identified by officers. Amendments have subsequently been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

The proposed works referred to in condition 10 requires a Traffic Regulation Order which is governed by legislation separate to the planning process. The TRO can be made on behalf of the developer by Via East Midlands for which there is a fee. The developer should contact as a matter of priority the Improvements Team on 0300 500 8080 for details.

132 APPLICATION NO. 2020/0050 - 41 CLOVELLY DRIVE, MAPPERLEY, NG3 5NJ

Footpath diversion.

Nicola Chynoweth, a local resident, spoke in support of the application.

The Head of Development and Place introduced the report.

RESOLVED:

That Members authorise the Head of Governance and Customer Services to make an order to divert Arnold Footpath No. 1 as set out in the submitted plans and, if planning application 2021/0255 is granted and the Order is unopposed following the requisite 28 day consultation period and that the Order be confirmed thereafter.

133 APPLICATION NO. 2021/0038 - 30 LODGE FARM LANE, REDHILL

Single storey rear extension, single storey side extension, front canopy, new windows and stone cladding on the front elevation.

RESOLVED:

To 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 application form and deposited plans, drawing no's LODG-02 rev A, LODG-08 rev A, LODG-06 rev A and LODG-09 rev A, received on 1st April 2021. The development shall thereafter be undertaken in accordance with these plans/details.
- 3 The development hereby permitted shall not be brought into use until precise details of the boundary treatment on the northern boundary have been submitted to and approved by the Local Planning Authority. The boundary treatment shall be implemented in accordance with the approved details and shall be retained for the lifetime of the development.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy.

Reasons for Decision

It is considered, given the single storey nature, design, location and relationship with adjoining properties, the proposed development would be visually acceptable in the street scene and in keeping with the character of the host dwelling and the wider area and would result in no significant undue impact on neighbouring residential amenity or the locality in general. The development therefore complies with the National Planning Policy Framework, Policy 10 of the Gedling Borough Aligned Core Strategy (2014), and policies LPD 32 and LPD 43 of the Local Planning Document.

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 at www.gedling.gov.uk. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less 100 square metres

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.

134 APPLICATION NO. 2021/0151 - ARNOT HILL HOUSE, ARNOT HILL PARK, ARNOLD

Fire alarm upgrade.

RESOLVED:

To GRANT Listed Building Consent subject to conditions:

Conditions

- 1 The works authorised by this consent shall be carried out within 3 years from the date of this consent.
- 2 This consent shall be read in accordance with the application form, Installation Instructions, Installation Method Statement and deposited plans, drawing no's/titles G20/AHH/FA02 and 'Gas Meter Cupboard Location', received on 12th February 2021, and drawing no. G20/AHH/FA004A received on 18th February 2021. The works shall thereafter be undertaken in accordance with these details.
- 3 Precise details of the replacement door to room 13 shall be submitted to and approved by the Local Planning Authority before the replacement door is installed. The door shall be installed in accordance with the approved details and shall be retained thereafter.

Reasons

- 1 In order to ensure that the works are commenced in a timely manner, as set out in Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 2 For the avoidance of doubt.
- 3 In order to preserve the special architectural and historic interest of the listed building.

Reasons for Decision

In the opinion of the Local Planning Authority the proposed works involved in upgrade of the fire alarm system are acceptable and the minor harm caused by the proposed works would be outweighed by the public benefits of installing an up to date fire alarm system to protect the grade II Listed building and ensuring its continued use. The proposal would comply with the NPPF Section 16 and policies LPD 26 and LPD 27 of the Local Planning Document.

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.

135

TREE PRESERVATION ORDER 000139 - ST MARKS CHURCH, SCHOOL WALK, BESTWOOD, NOTTINGHAMSHIRE

Protection of 2 no. Sycamore trees by a Tree Preservation Order (TPO)

RESOLVED:

To Confirm Tree Preservation Order - 000139 'St Marks Church Cemetery, Bestwood' without modification.

136 TREE PRESERVATION ORDER 000140 - 383 MAPPERLEY PLAINS, ARNOLD, NOTTINGHAMSHIRE, NG3 5RU

Protection of 2 no. Oak trees by a Tree Preservation Order (TPO)

RESOLVED:

To Confirm Tree Preservation Order - 000140 '383 Mapperley Plains, Arnold' without modification.

137 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

138 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

139 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.30 pm

Signed by Chair:
Date: