

**MINUTES
PLANNING COMMITTEE**

Wednesday 28 July 2021

Councillor John Truscott (Chair)

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

Absent: None

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

18 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

None.

19 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 23 JUNE 2021

RESOLVED:

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

20 DECLARATION OF INTERESTS

The Chair declared a collective non-pecuniary interest in item 7 on the agenda, as the site was in the ownership of Gedling Borough Council.

21 APPLICATION NO. 2021/0409 - REDHILL PAVILION, THORNTON AVENUE, REDHILL, NOTTINGHAMSHIRE

Conversion and alteration of pavilion building for use as a childrens' day nursery, including access improvements, 10 car parking spaces and formation of a pedestrian path.

A written representation from Philippa Fisher, a local resident who was in objection to the application, was read by Cayte Goodall, Democratic Services Officer.

The Head of Development and Place introduced the report. He advised Members that further to the publication of the report, a provisional Tree Preservation Order had been made for a group of trees to the front of the site, in consultation with the Chair of Planning Committee.

RESOLVED:

That the Borough Council refuses planning permission on the following grounds:-

Reasons

- 1 The proposed development would include the change of use of agricultural land and engineering works to create a pedestrian footpath in association with the proposed nursery along with the erection of a palisade fence with gates around the proposed planning unit. These forms of development are, by definition, inappropriate development within the Green Belt and therefore would be harmful to the openness of the Nottingham-Derby Green Belt. There are no very special circumstances or other material considerations that would outweigh this harm and therefore the proposal would be contrary to the aims of Section 13 of the National Planning Policy Framework (2019) and policy LPD12 of the LPD (2019).
- 2 The proposed development by virtue of the creation of a pedestrian footpath in association with the proposed nursery along with the erection of a palisade fence with gates around the proposed planning unit and the loss of the mature tree to the front of the building would result in an undue impact on the rural character of the site and immediately surrounding landscape area. The proposal would therefore be contrary to Section 12 of the NPPF (2019), Policy 10 of the ACS (2014) and Policy LPD 19 of the LPD (2018).

Notes to Applicant

The application is clearly contrary to the Development Plan and other material planning considerations, as detailed in the above reason for refusal. It is not considered that any suitable alterations could be made to the scheme to address the Borough Council's Green Belt concern

You are advised that as of 16th October 2015, the Gedling Borough Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority you are advised that CIL applies to all planning

permissions granted on or after this date. Thus any successful appeal against this decision may therefore be subject to CIL (depending on the location and type of development proposed). Full details are available on the Council's website.

22

APPLICATION NO. 2021/0301 - HILLSIDE FARM, ORCHARD CLOSE, BURTON JOYCE

Erection of 14 dwellings (reserved matters approval (appearance, landscaping, layout and scale) pursuant to outline permission 2018/1034).

Callum Bott, a local resident, spoke in objection to the application.

The Principal Planning Officer introduced the report.

RESOLVED:

To grant reserved matters approval, subject to the imposition of conditions, as set out in the report:

1. This permission shall be read in accordance with the application form and following list of approved drawings:
 - proposed location and block plans – P02 rev A
 - proposed site roof plan – P03 rev B
 - proposed ground floor site plan – P04 rev A
 - proposed site sections and street scene – P05
 - proposed services plan – P06
 - proposed site plan boundary treatments – P07 rev B
 - proposed floor plans - plot 1 – P10
 - proposed elevations - plot 1 – P11
 - proposed floor plans - plot 2 – P15
 - proposed elevations - plot 2 – P16
 - proposed ground floor plans - plots 4 & 5 – P20
 - proposed first floor plans - plots 4 & 5 – P21
 - proposed elevations - plots 4 & 5 – P22
 - proposed ground floor plans - plots 6,12, 14 – P25
 - proposed first floor plans - plots 6,12, 14 – P26
 - proposed elevations - plots 6,12, 14 – P27
 - proposed ground floor plans - plots 10 – P30
 - proposed first floor plans - plots 10 – P31
 - proposed elevations - plots 10 – P32
 - proposed floor plans - plots 13 – P35
 - proposed elevations - plots 13 – P36
 - proposed ground floor plans - plots 9 – P40
 - proposed first floor plans - plots 9 – P41
 - proposed elevations - plots 9 – P42
 - proposed ground floor plans - plots 11 – P45
 - proposed first floor plans - plots 11 – P46

proposed elevations - plots 11 – P47
proposed ground floor plans - plots 7 & 8 – P50
proposed first floor plans - plots 7 & 8 – P51
proposed elevations - plots 7 & 8 – P52
proposed garages 10, 6, 6 & 12 – P55
proposed garages 2 & 3, 13 & 14 – P56 rev A
proposed eaves and ridge details – P70
proposed boundary and guarding details – P71
proposed floor plans - plot 3 – P80
proposed elevations - plot 2 – P81

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

2. No above ground works shall commence until samples of external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.
3. The proposed dwellings shall not be occupied until their respective parking areas / shared private drive 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 parking areas / shared private drive 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.
4. Prior to the commencement of development, the tree protection, as outlined on drawing 'tree protection plan rev A' received on the 24th March shall be in situ and retained thereafter whilst development is on site

Reasons

1. For the avoidance of doubt.
2. To ensure that the character of the area is respected and to comply with policy ACS10 of the Aligned Core Strategy.
3. In the interest of highway safety and to comply with policy LPD61.
4. To ensure retained trees are protected during development and comply with policy LPD18.

Notes to Applicant

The Lead Flood Authority ask be re-consulted with any changes to the submitted and approved details of any FRA or Drainage Strategy which has been provided. Any deviation from the principles agreed in the approved documents may lead to us objecting to the discharge of conditions. We will provide you with bespoke comments within 21 days of receiving a formal consultation.

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

- 1) Nottinghamshire County Council operates the Advanced Payments Code as set out in sections 219 to 225 Highways Act 1980 (as amended). 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, and /or 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 after Planning Permission is granted. Correspondence with Highway Authority should be addressed to: hdc.south@nottsc.gov.uk
- 2) The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highway Authority the new roads and any highway drainage will be required to be provided in accordance with Highway Development Control's requirements for Nottinghamshire County Council as highway authority. The guidance can be found at:
<http://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide>
- 3) It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring by installing wheel washing facilities on site.

When details are submitted in respect of discharging condition 5 of outline permission 2018/1034, there would be a requirement to demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753.

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.

Provision of surface water run-off attenuation storage in accordance with 'Science Report SCO30219 Rainfall Management for Developments' and the approved FRA

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.

For all exceedance to be contained within the site boundary without flooding new properties in a 100year+40% storm.

Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.

Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development.

Please note that there is a requirement to comply with the Wildlife and Countryside Act and the recommendations contained in the Preliminary Ecological Appraisal dated June 2021 (ref: BG21.237), and subsequently submitted information, should be adhered to.

23 APPLICATION NO. 2021/0289 - 95 ARNOT HILL ROAD, ARNOLD, NOTTINGHAMSHIRE

Proposed Apartment Building for 10 Apartments including the demolition of an existing building and garage.

The Head of Development and Place introduced the report.

RESOLVED:

That the Borough Council refuses planning permission on the following grounds:-

Reasons

- 1 In the opinion of the Local Planning Authority the proposed development would, by reason of its design, scale, massing and height appear a visually dominant and incongruous feature, which would be out of character with the area to the detriment of the visual amenity of the streetscene and the wider setting. The proposal therefore fails to meet with the objectives of Section 12

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

- 2 In the opinion of the Local Planning Authority the proposed development by reason of its design, scale, massing and height would result in an adverse impact on the residential amenity in terms of overbearing, overshadowing and overlooking impact. The proposal therefore fails to meet the objectives of Section 12 of the NPPF (2019) and Policies LPD 32 and LPD 40 of LPD (2018).

Notes to Applicant

You are advised that as of 16th October 2015, the Gedling Borough Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority you are advised that CIL applies to all planning permissions granted on or after this date. Thus any successful appeal against this decision may therefore be subject to CIL (depending on the location and type of development proposed). Full details are available on the Council's website.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2019). However the proposed development is considered to be unacceptable, for the reason set out.

24 APPLICATION NO. 2021/0542 - 19 ASHE CLOSE, ARNOLD, NOTTINGHAMSHIRE

Erect detached dwelling.

Ruth Farnsworth, The Applicant, spoke in support of the application.

The Head of Development and Place introduced the report.

RESOLVED:

To Refuse Planning Permission.

Reasons

- 1 In the opinion of the Local Planning Authority the proposed dwelling would represent a form of backland development that would appear alien and entirely incongruous with the established layout and urban form of the area, which is predominantly characterised by properties directly facing the highway with no clear tandem or back land development present. The proposal would therefore fail to accord with Sections Section 12 of the

NPPF, Policy 10 of the ACS and paragraph g. of Policy LPD 32, paragraph b. of LPD 35 and paragraph a) 1 of policy LPD 40 of the LPD.

Notes to Applicant

You are advised that as of 16th October 2015, the Gedling Borough Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority you are advised that CIL applies to all planning permissions granted on or after this date. Thus any successful appeal against this decision may therefore be subject to CIL (depending on the location and type of development proposed). Full details are available on the Council's website.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2019). There are fundamental policy objections to the proposal and it is considered that these cannot be overcome. In order to avoid the applicant incurring further abortive costs, consideration has not been delayed by discussions, which cannot resolve the reasons for refusal, to facilitate a decision in a timely manner.

25

APPLICATION NO. 2021/0200 - LAND SOUTH OF COLWICK LOOP ROAD, COLWICK

Section 73 application for amendments to planning permission 2020/0237 (as amended by Non Material Amendment 2020/1099NMA) relating to alterations to the approved Sainsburys store, car park and service yard at land south of Colwick Loop Road, Colwick.

The Principal Planning Officer introduced the report.

RESOLVED:

That the application be granted permission, subject to the conditions outlined below:

1. This permission shall be read in accordance with the application form and following list of approved drawings:

- A-PL-011-M Proposed Site Plan
- A-PL-012-F Proposed Food Store Plan
- A-PL-013-G Proposed Roof Plan
- A-PL-014-F Proposed Elevations
- A-PL-015-D Existing and Proposed Site Sections
- A-PL-016-D Proposed Recycling Centre
- A-PL-017-D Proposed Service Yard Plan

A-PL-020-E Proposed Petrol Filling Station Plan
A-PL-021-D Proposed Petrol Filling Station elevations
A-PL-023 P01 Sprinkler Tank
A-PL-024 P02 Roof Plant
A-PL-025 P01 Trolley Shelters, Walkways & Bollards
A-PL-026 P03 Boundary Treatment & Service Yard Gates
A-PL-029 P02 Motorcycle Shelter

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

2. Development shall commence in accordance with the materials as detailed on drawings 2019-273/A-PL-031 rev P03 and 2019-273/A-PL-027 rev P02.
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 D and GC.81800.202 rev D.
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 bat and bird boxes shall be installed in accordance with the details set out in the approved Biodiversity Management Plan prior to the relevant element being brought into use.
8. The drainage scheme for the disposal of surface water and foul sewage for each element of the development, shall be implemented before each respective element of the development is first brought into use, in accordance with the following approved documents:

Engineering Layout Sheet 2 XA-0013_0057-FHT-Z07-XX-DR-C-9950 P3

Engineering Layout Sheet 2 XA-0013_0057-FHT-Z07-XX-DR-C-9951 P5

Surfacing Type Plan XA-0013_0057-FHT-Z07-XX-DR-C-9952 P4

Micro Drainage Details 1 in 1yr, 1 in 30yr and 1 in 100yr plus 40 FRA - dated October 2020, issue 5

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. The management of the car park shall be carried out in accordance with A-PL-011-M Proposed Site Plan.
11. Development shall proceed in accordance with the Construction Management Plan as approved under reference 2020/1136DOC.
12. The development shall not be occupied until highway improvements have been provided at A612 / Burton Road / Shearing Hill junctions, as outlined on drawing numbers TP2051026/03 and TP2051026/104 unless otherwise agreed in writing with 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 approved scheme to regulate the discharge of surface water from the access roads, parking, turning and servicing areas to the public highway, shall be implemented prior to the respective element being brought into use-, in accordance with the following documents:
Engineering Layout Sheet 2 XA-0013_0057-FHT-Z07-XX-DR-C-9950 P3
Engineering Layout Sheet 2 XA-0013_0057-FHT-Z07-XX-DR-C-9951 P5
Surfacing Type Plan XA-0013_0057-FHT-Z07-XX-DR-C-9952 P4

Micro Drainage Details 1 in 1yr, 1 in 30yr and 1 in 100yr plus 40
FRA - dated October 2020, issue 5

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. M (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 development hereby approved shall not be occupied until the off-site traffic management works comprising of a weight restriction on Mile End Road, as approved under discharge of condition application 2021/0039, have been implemented.
17. The means to prevent the deposit of debris upon the adjacent public highway as a result of the construction hereby approved shall be completed in accordance with the details as approved under discharge of condition application 2002/1136DOC.
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. Development shall proceed in accordance with the evacuation plan as approved under reference 2020/0934DOC.
21. Development shall proceed in accordance with the approved flood resilience details as follows:

Engineering Layout Sheet 2 XA-0013_0057-FHT-Z07-XX-DR-C-9950 P3
 Engineering Layout Sheet 2 XA-0013_0057-FHT-Z07-XX-DR-C-9951 P5
 Surfacing Type Plan XA-0013_0057-FHT-Z07-XX-DR-C-9952 P4
 Micro Drainage Details 1 in 1yr, 1 in 30yr and 1 in 100yr plus 40 FRA - dated October 2020, issue 5

22. The surface water scheme for the development, which is based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be implemented prior to each respective element being brought into use, in accordance with the following details:

Engineering Layout Sheet 2 XA-0013_0057-FHT-Z07-XX-DR-C-9950 P3
 Engineering Layout Sheet 2 XA-0013_0057-FHT-Z07-XX-DR-C-9951 P5
 Surfacing Type Plan XA-0013_0057-FHT-Z07-XX-DR-C-9952 P4
 Micro Drainage Details 1 in 1yr, 1 in 30yr and 1 in 100yr plus 40 FRA - dated October 2020, issue 5

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. Development shall proceed in accordance with the details as approved under reference 2020/1007DOC in respect of details with regard to the petrol filling station.
25. The schemes approved under conditions 19, 20, 21, 22 and 23 shall be fully implemented and subsequently maintained in that form.
26. Development shall proceed in accordance with the details as approved and listed at Conditions 1 and 2 of this permission, in respect of the following matters:
- 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.
- j) Boundary treatment of the perimeter of the site, and around the recycling area.
- k) The appearance of the plant to be sited on the roof.

The above matters shall be maintained in accordance with these details at all times unless otherwise agreed in writing by the Local Planning Authority.

Not later than 6 months from the date of this decision notice details of the size, location and appearance of the proposed new bus stops on the site shall be submitted to and approved in writing by the Local Planning Authority.

- 27. Development shall proceed in accordance with the lighting scheme as identified on drawing XA-0013-0057-MPE-Z07-GF-DR-E-207-4 rev P1 and be maintained in that form thereafter.
- 28. Development shall proceed in accordance with the Biodiversity Management Plan as approved under reference 2020/1070DOC.
- 29. Development shall proceed in accordance with the two additional invertebrate surveys as approved under reference 2020/1013DOC.
- 30. The landscaping shall be implemented in accordance with the Landscape Masterplan GC.81800.001 E and Detailed Planting Plans GC.81800.301 H and GC.81800.302 H. 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.

Reasons

- 1. For the avoidance of doubt.
- 2. To ensure that the character of the area is respected and to comply with policy ACS10.
- 3. In order to assist in the protection of air quality.
- 4. In the interests of good arboricultural practice.
- 5. To ensure that the ecological impacts from the development are fully explored and to comply with guidance within the NPPF.

6. In order to assist in the protection of air quality.
7. To ensure that the ecological impacts from the development are fully explored and to comply with guidance within the NPPF.
8. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
9. To ensure that the development meets some of the requirements for sustainable development.
10. In the interests of crime prevention.
11. In order to ensure Carlton Footpaths 22 and 23 are kept available for use both during and after the construction period and the users of the footpaths are not impeded or endangered in any way.
12. To ensure that the traffic accessing the development does not give rise to highway danger, traffic problems and loss of residential amenity.
13. To ensure that an adequate level of off street parking is provided for the needs of the development.
14. To regulate the discharge of surface water from the site onto the public highway to prevent traffic and highway problems
15. To ensure the provision of cycle parking in order to support use by non car borne customers and staff.
16. To prevent heavy goods vehicles travelling along residential roads to access the site, in the interests of residential amenity.
17. To prevent the deposit of debris on the highways around the site, in the interest of highway safety.
18. To enable, encourage and facilitate visitors to the site to use non-car means of transport
19. To reduce the risk of flooding to the proposed development.
20. To enable a safe means of egress from the site during an extreme flood event.
21. To reduce the impact of flooding on the development.

22. To prevent the increased risk of flooding, both on and off site and to manage surface water in a sustainable manner.
23. To ensure that there is no mobilisation/ migration of contamination into the underlying aquifer.
24. To ensure that there is no mobilisation/ migration of contamination into the underlying aquifer.
25. To ensure the development is implemented in a manner which does not increase the risk of flooding, both on and off site, to manage surface water in a sustainable manner and prevent contamination.
26. These detailed matters were not included on the submitted plans and require the approval of the Local Planning Authority in the interests of visual amenity.
27. To ensure external illumination does not affect highway safety or residential amenity.
28. To ensure that the ecological impacts from the development are fully explored and to comply with guidance within the NPPF.
29. To ensure that the ecological impacts from the development are fully explored and to comply with guidance within the NPPF.
30. To ensure that the character of the area is respected and that the site will have ecological benefits and to comply with guidance within the NPPF.

Notes to Applicant

Your attention is drawn to the attached comments of the Rights of Way Officer.

You are advised that further consents may be required for advertisements and signage, and you should contact the Borough Council prior to carrying out any such works.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

The proposed off-site highway works are likely to require a Traffic Regulation Order before the development commences to provide off-site mitigating works. The developer should note that the Order can be made on behalf of the developer by Nottinghamshire County Council at the

expense of the developer. This is a separate legal process and the Applicant should contact the County Highway Authority for details.

Washdown from the car wash should be discharged to foul sewer. This washdown should not be discharged via an oil separator as detergents in the washdown will render the separator ineffective. Car wash liquid waste is classed as trade effluent. Before discharging to a sewer you must always get a trade effluent consent or enter into a trade effluent agreement with your water and sewerage company or authority. If you are not able to discharge effluent to the foul sewer it will be classed as waste and you must then comply with your duty of care responsibilities. More information regarding the discharge of trade effluent can be found at www.netregs.gov.uk <http://publications.environment-agency.gov.uk/pdf/PMHO0307BMDX-e-e.pdf>

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. Please contact the County Highway Authority for details.

26

TREE PRESERVATION ORDER 000141 - NEWSTEAD ABBEY PARK, NEWSTEAD, NOTTINGHAMSHIRE

Newstead Abbey Park Woodland Tree Preservation Order

The Head of Development and Place introduced the report. He informed Members that following publication of the report a further representation had been received and that the only new issue raised, which was not covered in the report, was that a significant number of trees were not visible from the public realm.

He added that in response to the additional issue raised, he would advise that some of the trees were not visible from the public realm, however they did still contribute to the wider setting and amenity of the woodland which the Tree Preservation Order was seeking to protect.

He concluded that the representations received did not raise any new issues and therefore recommended that the Tree Preservation Order was confirmed and the historic orders were revoked, in accordance with the report.

RESOLVED:

To confirm Tree Preservation Order - 000141 'Newstead Abbey Park' without modifications and revoke TPOs G0028 and G28B

27 APPEAL DECISION - 17 GREAVES CLOSE, ARNOLD

Rear and side extension to existing house. Internal amendments.
Demolition of existing garage.

RESOLVED:

To note the information.

28 APPEAL DECISION - LINBY HOUSE, LINBY LANE, LINBY

The development proposed is four new detached single storey dwellings
for the over 55's with eight associated parking spaces.

RESOLVED:

To note the information.

29 FUTURE APPLICATIONS

RESOLVED:

To note the information.

30 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

31 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.20 pm

Signed by Chair:
Date: