

# Agenda

## Planning Committee

Date: **Wednesday 22 June 2022**

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Time: **6.00 pm**

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Place: **Council Chamber**

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For any further information please contact:

**Democratic Services**

[committees@gedling.gov.uk](mailto:committees@gedling.gov.uk)

0115 901 3844

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# Planning Committee

## Membership

**Chair** Councillor John Truscott

**Vice-Chair** Councillor Paul Wilkinson

Councillor Michael Adams  
Councillor Peter Barnes  
Councillor Chris Barnfather  
Councillor David Ellis  
Councillor Rachael Ellis  
Councillor Andrew Ellwood  
Councillor Mike Hope  
Councillor Rosa Keneally  
Councillor Meredith Lawrence  
Councillor Ron McCrossen  
Councillor Barbara Miller  
Councillor Marje Paling  
Councillor John Parr  
Councillor Henry Wheeler

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## **AGENDA**

**Page**

1. **Apologies for Absence and Substitutions**
2. **To approve, as a correct record, the minutes of the meeting held on 30 March 2022.** 5 - 17  
**Planning Committee Protocol**
3. **Declaration of Interests**
4. **Application no. 2022/0200 - Land at Lambley Lane, Gedling** 23 - 38
5. **Application no. 2019/0560 - Land off Teal Close, Netherfield** 39 - 51
6. **Application no. 2022/0194 - 23 Houldsworth Rise, Redhill** 53 - 58
7. **Appeal Decision Ref: APP/N3020/W/21/3285625 - 37- 41 Kighill Lane, Ravenshead** 59
8. **Appeal Decision Ref: APP/N3020/W/21/3288049 - 517 Mansfield Road, Redhill** 61
9. **Appeal Decision Ref: APP/N3020/W/21/3288397- Land at the corner of Cross Street, Arnold** 63
10. **Future Planning Applications** 65
11. **Planning Delegation Panel Action Sheets** 67 - 97
12. **Any other items which the Chair considers urgent**

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## **MINUTES PLANNING COMMITTEE**

**Wednesday 30 March 2022**

Councillor John Truscott (Chair)

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

Absent: Councillor Marje Paling

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

### **94 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

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

### **95 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 23 FEBRUARY 2022**

#### **RESOLVED:**

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

### **96 DECLARATION OF INTERESTS**

None.

### **97 APPLICATION NO. 2021/1294 - LAND AT CHASE FARM (FORMER GEDLING COLLIERY), ADJACENT TO ARNOLD LANE AND LAND OFF LAMBLEY LANE, GEDLING**

Reserved matters approval (access, appearance, landscaping, layout and scale) for the erection of 433 dwellings pursuant to outline permission 2015/1376.

Janet Stirzaker - Head of Partnerships at Keepmoat Homes (The Applicant), spoke in support of the application.

The Principal Planning Officer introduced the report after giving the following update:

He explained that further to the publication of the report and following receipt of a letter from a local resident, amended plans had been submitted that showed a pedestrian link from Arnold Lane to the turning head of road 22A, adjacent to plots 575 and 576, which would aid pedestrian movements through the site and link to the Council's green lung.

He added that as a result the drawing numbers outlined in draft condition 1 would need updating and that drawings 100, 101 and 102 would become revision M.

He concluded that it was recommended the application be granted reserved matters approval, subject to the conditions outlined in the report as updated.

#### **RESOLVED:**

To grant reserved matters approval subject to the conditions listed below and for the reasons set out in the report.

#### **Conditions**

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

M018-ABA-XX-DR-A-100 Rev M 1	Part L Site Plan - Sheet
M018-ABA-XX-DR-A-101 Rev M 2	Part L Site Plan - Sheet
M018-ABA-XX-DR-A-102 Rev M 1	Part L Site Plan - Sheet
M018-ABA-XX-DR-A-103 Document	Building For Healthy Life
M018-ABA-XX-DR-A-104	Location Plan
M018-ABA-XX-DR-A-105 Rev B Plan - Sheet 1	Boundary Treatment
M018-ABA-XX-DR-A-106 Rev B Plan - Sheet 2	Boundary Treatment

M018-ABA-XX-DR-A-107 Rev B	Materials Plan - Sheet 1
M018-ABA-XX-DR-A-108 Rev B	Materials Plan - Sheet 2
M018-ABA-XX-DR-A-109 Rev B Sheet 1	Storey Heights Plan -
M018-ABA-XX-DR-A-110 Rev B Sheet 2	Storey Heights Plan -
M018-ABA-XX-DR-A-111 Rev B Sheet 1	Parking Strategy Plan -
M018-ABA-XX-DR-A-112 Rev B Sheet 2	Parking Strategy Plan -
M018-ABA-XX-DR-A-113 Rev C	Gedling 2 Street Scenes
M018-ABA-XX-DR-A-114	Gedling 2 Site Sections
M018-ABA-XX-DR-A-115 Extract	Gedling 2 Apartment Block
M018-ABA-XX-DR-A-116 Scene	Gedling 2 Site Entrance Street
M018-ABA-BA-DR-A-200-Bamburgh_Rural Plans	Bamburgh Rural Floor
M018-ABA-BA-DR-A-201-Bamburgh_Rural Elevations	Bamburgh Rural
M018-ABA-BEL-DR-A-202-Belmont_Rural and Elevations	Belmont Rural GA Plans
M018-ABA-CA-DR-A-203-Caddington_Rural Plans and Elevations	Caddington Rural GA
M018-ABA-EA-DR-A-204-Eaton_Rural and Elevations	Eaton Rural GA Plans
M018-ABA-HA-DR-A-205-Halstead_Rural and Elevations	Halstead Rural GA Plans
M018-ABA-HAR-DR-A-206-Hardwick_Rural Plans and Elevations	Hardwick Rural GA

M018-ABA-KE-DR-A-207-Kendal_Rural and Elevations	Kendal Rural GA Plans
M018-ABA-LA-DR-A-208-Lawton_Rural and Elevations	Lawton Rural GA Plans
M018-ABA-RO-DR-A-209-Rothway_Rural and Elevations	Rothway Rural GA Plans
M018-ABA-ST-DR-A-210-Staveley_Rural and Elevations	Staveley Rural GA Plans
M018-ABA-WA-DR-A-211-Warwick_Rural Plans	Warwick Rural Floor
M018-ABA-WA-DR-A-212-Warwick_Rural Elevations	Warwick Rural
M018-ABA-WE-DR-A-213-Wentworth_Rural Plans	Wentworth Rural Floor
M018-ABA-WE-DR-A-214-Wentworth_Rural Elevations	Wentworth Rural
M018-ABA-BEL-DR-A-216-Belmont_Rural and Elevations	Belmont Rural GA Plans
M018-ABA-HA-DR-A-217-Halstead_Rural and Elevations	Halstead Rural GA Plans
M018-ABA-LA-DR-A-218-Lawton_Rural and Elevations	Lawton Rural GA Plans
M018-ABA-RO-DR-A-219-Rothway_Rural and Elevations	Rothway Rural GA Plans
M018-ABA-Apart-01-DR-A-220	Apartment Block Rural
M018-ABA-1038-DR-A-225-1038_Traditional Type GA Plans and Elevations	1038 Split Level House
M018-ABA-1350-DR-A-226-1350_Traditional Type GA Plans and Elevations	1350 Split Level House
M018-ABA-BA-DR-A-227-Bamburgh_Traditional Traditional Floor Plans	Bamburgh
M018-ABA-BA-DR-A-228-Bamburgh_Traditional Traditional Elevations	Bamburgh



M018-ABA-BE-DR-A-229-Belmont_Traditional	Belmont	Traditional	GA
Plans and Elevations			
M018-ABA-CA-DR-A-230-Caddington_Traditional		Caddington	
Traditional GA Plans and Elevations			
M018-ABA-HA-DR-A-231-Halstead_Traditional	Halstead	Traditional	GA
Plans and Elevations			
M018-ABA-KE-DR-A-232-Kendal_Traditional	Kendal	Traditional	GA
Plans and Elevations			
M018-ABA-LA-DR-A-233-Lawton_Traditional	Lawton	Traditional	GA
Plans and Elevations			
M018-ABA-RO-DR-A-234-Rothway_Traditional	Rothway	Traditional	GA
Plans and Elevations			
M018-ABA-ST-DR-A-235-Staveley_Traditional	Staveley	Traditional	GA
Plans and Elevations			
M018-ABA-WA-DR-A-236-Warwick_Traditional	Warwick	Traditional	
Floor Plans			
M018-ABA-WA-DR-A-237-Warwick_Traditional	Warwick	Traditional	
Elevations			
M018-ABA-WE-DR-A-238-Wentworth_Traditional	Wentworth	Traditional	
Floor Plans			
M018-ABA-WE-DR-A-239-Wentworth_Traditional	Wentworth	Traditional	
Elevations			
M018-ABA-WE-DR-A-240-Windsor_Traditional	Windsor	Traditional	Floor
Plans			
M018-ABA-WE-DR-A-241-Windsor_Traditional	Windsor	Traditional	
Elevations			
M018-ABA-WE-DR-A-242-Lewes_Traditional	Lewes	Traditional	Floor
Plans			
M018-ABA-WE-DR-A-243-Lewes_Traditional	Lewes	Traditional	
Elevations			
M018-ABA-1038-DR-A-245-1038_Urban	1038	Urban	GA
Plans and Elevations			
M018-ABA-1350-DR-A-246-1350_Urban	1350	Urban	GA
Plans and Elevations			

M018-ABA-BA-DR-A-247-Bamburgh_Urban Floor Plans	Bamburgh	Urban	GA
M018-ABA-BA-DR-A-248-Bamburgh_Urban Elevations	Bamburgh	Urban	GA
M018-ABA-BE-DR-A-249-Belmont_Urban and Elevations	Belmont	Urban	GA Plans
M018-ABA-CA-DR-A-250-Caddington_Urban Plans and Elevations	Caddington	Urban	GA
M018-ABA-HAR-DR-A-251-Hardwick_Urban Plans and Elevations	Hardwick	Urban	GA
M018-ABA-KE-DR-A-252-Kendal_Urban Plans and Elevations	Kendal	Urban	GA
M018-ABA-LA-DR-A-253-Lawton_Urban Plans and Elevations	Lawton	Urban	GA
M018-ABA-RO-DR-A-254-Rothway_Urban and Elevations	Belmont	Urban	GA Plans
M018-ABA-WA-DR-A-255-Warwick_Urban Plans and Elevations	Warwick	Urban	GA
M018-ABA-WIN-DR-A-256-Windsor_Urban and Elevations	Windsor	Urban	GA Plans
M018-ABA-BE-DR-A-260-Belmont_2018 Rural Floor Plans	Belmont	2018	
M018-ABA-BE-DR-A-261-Belmont_2018 Rural Elevations	Belmont	2018	
M018-ABA-CA-DR-A-262-Caddington_2018 GA Floor Plans and Elevations	Caddington	2018	Rural
M018-ABA-HAR-DR-A-263-Hardwick_2018 Plans and Elevations	Hardwick	2018	GA Floor
M018-ABA-STA-DR-A-264-Staveley_2018 Floor Plans and Elevations	Staveley	2018	Rural
M018-ABA-HA-DR-A-265-Halstead_2018 Floor Plans and Elevations	Staveley	2018	Rural
M018-ABA-HAR-DR-A-266-Hardwick_2018 Floor Plans	Hardwick	2018	Rural

M018-ABA-HAR-DR-A-267-Hardwick_2018 Elevations	Hardwick	2018	Rural
M018-ABA-KE-DR-A-268-Kendal_2018 Plans and Elevations	Kendal	2018	Rural Floor
M018-ABA-WA-DR-A-269-Warwick_2018 Floor Plans and Elevations	Warwick	2018	Rural
M018-ABA-WI-DR-A-270-Windsor_2018 Floor Plans and Elevations	Windsor	2018	Rural
M018-ABA-BA-DR-A-271-Bamburgh_2018 Floor Plans	Bamburgh	2018	Rural
M018-ABA-BA-DR-A-272-Bamburgh_2018 Elevations	Bamburgh	2018	Rural
M018-ABA-HAR-DR-A-273-Hardwick_2018 Floor Plans	Hardwick	2018	Rural
M018-ABA-HAR-DR-A-274-Hardwick_2018 Floor Plans	Hardwick	2018	Rural
M018-ABA-KE-DR-A-275-Kendal_2018 Plans and Elevations	Kendal	2018	Rural Floor
M018-ABA-WIN-DR-A-277-Windsor_2018 Floor Plans and Elevations	Windsor	2018	Rural
MO18-ABA-APARTMENT-01-DR-A-280 Plans - Block 620-643	Apartment	Block	Floor
MO18-ABA-APARTMENT-01-DR-A-281 Plans - Block 620-643	Apartment	Block	Floor
MO18-ABA-APARTMENT-01-DR-A-282 Elevations - Block 620-643	Apartment		Block
MO18-ABA-APARTMENT-01-DR-A-284 Plans - Block 644-655	Apartment	Block	Floor
MO18-ABA-APARTMENT-01-DR-A-285 Elevations - Block 644-655	Apartment		Block
M018-ABA-XX-DR-A-600_Das.doc			

Development shall thereafter commence in accordance with the approved plans.

2. Prior to above ground works commencing, and notwithstanding condition 1 above, details in respect of materials to be used in the external appearance of the dwellings shall be submitted to and approved in writing. Development shall proceed in accordance with the details as approved.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking, re-enacting or modifying that Order), other than development expressly authorised by this permission, there shall be no development under Schedule 2, Part 1 of the Order in respect of Class E: buildings etc incidental to the enjoyment of a dwellinghouse in respect of the land to the rear and east of plots 676-677 and 962-963.
4. Notwithstanding details submitted, prior to above grounds works commencing, a scheme of landscaping showing the location, species and size of specimens to be planted shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.
5. Prior to above ground works commencing, details of Traffic Calming within the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved plans.
6. No above ground works shall commence until details of the existing and proposed ground and finished floor levels of the site and approved building[s] have been submitted to and approved in writing by the local planning authority. The development shall be carried out thereafter in accordance with the approved details.

### **Reasons**

1. For the avoidance of doubt.
2. To ensure the character of the area is respected and to comply with policy ASC10.
3. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 183 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.

4. To ensure the character of the area is respected and to comply with policies ASC10, LPD18 and LPD19.
5. To ensure Highway Safety is respected and to comply with policy LPD61.
6. To ensure the character of the area is respected and to comply with policy ASC10 and LPD32.

### **Notes to Applicant**

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

The applicant should note that notwithstanding any planning permission 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 Highway design guide | Nottinghamshire County Council.

The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payments 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 regarding 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 and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council in writing and appropriate agreements are entered into before any highway work commences on site.

Please contact the Highway Authority for details [hdc.south@nottsc.gov.uk](mailto:hdc.south@nottsc.gov.uk).

Plots 676-677 and 962-963, which are one bed flat units, are still within the standoff zone but the plots are outside of the approximate line of the historic landfilled area. The Radiation Strategy to be submitted in support of the larger site for 400 dwellings shall include:

- o The exact edge of the historic landfilled area is surveyed and demarked on site to ensure the correct position of the fence line and building of Plots 676/962 does not impinge on the landfilled area.

- o Plots 672 - 676/962 the gas protection measures are part of the plots which are independently verified. (those within the standoff zone)

This could be carried out under a model planning condition for Remediation and Verification.

It is noted that the Design Access Statement says in Section 4.0:

'Car charging infrastructure will be supplied to each plot which the house owner can then add their own charging socket for electric vehicles at a later date'.

This is welcome and notwithstanding moves from Government to mandatorily require EV charging on all new development in 2022; it is recommended that from the date of first occupation every property built on the site is provided 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.

The developer is encouraged to consider upgrading the EV charging facilities to incorporate mode 3 charging capability as this will help future proof the development and improve its sustainability. A suitable electrical socket can be provided to allow 'Mode 3' charging of an electric vehicle, allowing Smart charging of electric vehicles.

All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015).

The 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](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

In respect of remediation required for the site your attention is drawn to conditions 16, 17 and 18 of outline permission 2015/1376. In respect of

the larger site for 400 dwellings this would include a remediation strategy and verification report, whereas for the site comprising 33 dwellings this would a phase 1 report, remediation strategy and verification report. If you require further detailed clarification in respect of the above you are advised to contact our Environmental Health team.

**98                    TREE PRESERVATION ORDER - 00146 - GEDLING MINERS MEMORIAL, LAND CORNER OF MAIN ROAD, GEDLING, NOTTINGHAMSHIRE**

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

**RESOLVED:**

To confirm Tree Preservation Order - 000146 'Gedling Miners Memorial' without modifications.

**99                    CHANGES TO THE PLANNING DELEGATION SCHEME**

The Head of Development and Place introduced the report, which had been circulated in advance of the meeting, seeking approval to amend all current delegations previously approved by Planning Committee following the adoption of the new constitution.

**RESOLVED to:**

- 1) Approve the officer delegations at Appendix 1; and
- 2) Authorise the Monitoring Officer to make any other necessary administrative amendments to reflect the change to the constitution.

**100                  APPEAL DECISION: APP/N3020/C/21/3273799 & APP/N3020/W/21/3270936 - 2 ROWAN AVENUE, NG15 9GA**

Construction of an unauthorised dormer extension and front boundary fence.

**RESOLVED:**

To note the information.

**101 APPEAL DECISION: APP/N3020/C/21/3279123 - BRACKEN HOUSE, BLIDWORTH WAYE, NG15 8GB**

Erection of unauthorised building and associated hardstanding.

**RESOLVED:**

To note the information.

**102 APPEAL DECISION: APP/N3020/W/20/3259515 - LAND AT THE FORMER RIDING STABLES, LAMBLEY, NOTTINGHAMSHIRE, NG4 4PN**

Redevelopment of existing stable buildings to provide 1no. dwelling.

**RESOLVED:**

To note the information.

**103 APPEAL DECISION: APP/N3020/W/21/3281682 - 19 ASHE CLOSE, ARNOLD, NOTTINGHAM NG5 7LU**

Erect detached dwelling.

**RESOLVED:**

To note the information.

**104 APPEAL DECISION: APP/N3020/D/21/3282775 - 36 THACKERAYS LANE, WOODTHORPE, NOTTINGHAM, NG5 4HQ**

Single storey front extension. Single storey rear extension. External wall insulation and rendering to front, side and rear elevations.

**RESOLVED:**

To note the information.



**105            PARKING PROVISION FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENTS SUPPLEMENTARY PLANNING DOCUMENT (SPD)**

The Head of Development and Place introduced a report, which had been circulated in advance of the meeting, asking members to note the adoption of the Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document.

**RESOLVED:**

To note the revised Parking SPD adopted on 17<sup>th</sup> February 2022, attached as Appendix 1.

**106            FUTURE PLANNING APPLICATIONS**

**RESOLVED:**

To note the information.

**107            PLANNING DELEGATION PANEL ACTION SHEETS**

**RESOLVED:**

To note the information.

**108            ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.**

None.

The meeting finished at 7.00 pm

Signed by Chair:  
Date:

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## **PLANNING COMMITTEE PROTOCOL**

### **Introduction**

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

### **Disclosable Pecuniary and Non- Pecuniary Interests**

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

### **Pre-determination and Predisposition**

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

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

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

### **Lobbying**

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

### **Roles at Planning Committee**

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

### **Speaking at Planning Committee**

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

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

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

### **Determination of planning applications**

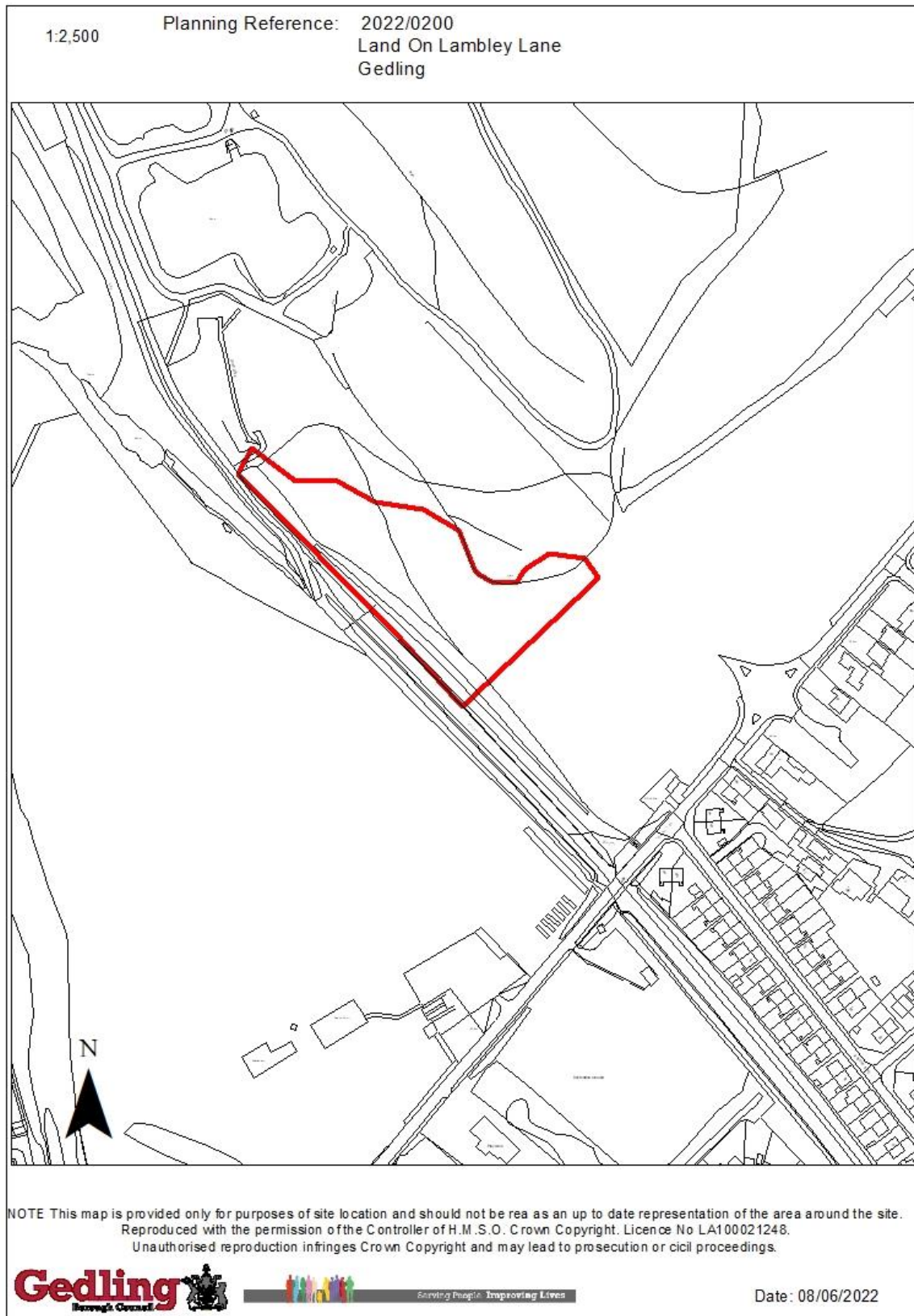
19. Councillors will then debate the motion and may ask for clarification from officers. However, if there are issues which require factual clarification, normally these should be directed to the case Officer before the Committee meeting, not at the meeting itself. After Councillors have debated the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

Oct 2015

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**Planning Report for 2022/0200**



## **Report to Planning Committee**

<b>Application Number:</b>	<b>2022/0200</b>
<b>Location:</b>	<b>Land at Lambley Lane Gedling</b>
<b>Proposal:</b>	<b>Erection of 24 dwellings with associated access and landscaping</b>
<b>Applicant:</b>	<b>Keepmoat Homes</b>
<b>Agent:</b>	<b>Tetra Tech</b>
<b>Case Officer:</b>	<b>Nigel Bryan</b>

**The application is referred to Planning Committee to comply with the Council's constitution as the development proposes more than 9 dwellings.**

### **1.0 Site Description**

- 1.1 The application site covers an area of 0.84 hectares and is currently vacant save for some tree and hedging to the site periphery, particularly along the western boundary. There is a change of levels through the application site with the land dropping away as you head away from Lambley Lane, the change of levels is in the region of 10m, although the degree of change increases significantly when heading toward the northern part of the site.
- 1.2 Neighbouring land uses include a vacant parcel of land to the south-east, which currently benefits from outline permission and reserved matters approval (references: 2015/1376 and 2021/1294) for the erection of some 33 dwellings. To the north is the recently opened Colliery Way and to the west is Lambley Lane Recreation Ground.
- 1.3 All of the application site is allocated for residential development under policy LPD64.

### **2.0 Relevant Planning History**

- 2.1 The below planning history outlines some of the key planning applications on the larger Chase Farm site; however, there is no planning history directly related to the application site.
- 2.2 On the 3<sup>rd</sup> March 2017 conditional planning permission was granted for the "Demolition of existing structures and phased development of 1,050 dwellings, local centre with retail units and health centre, and new primary school. Full planning permission for phase 1 to comprise the erection of 506 no. dwellings



(2, 3, 4 and 5 bedroom houses and flats), vehicular access from Arnold Lane, internal roads and all associated infrastructure. Outline planning permission for subsequent phases, all matters reserved except for indicative access to the sites from phase 1, and future accesses from Gedling Access Road.” app ref: 2015/1376.

- 2.3 Reserved matters approval for the erection of some 433 dwellings, reference 2021/1294, which included the erection of some 33 dwellings on land to the immediate south, and through which the current application site would be accessed.

### **3.0 Proposed Development**

- 3.1 The application is a standalone full planning application and is for the erection of some 24 dwellings. It would include a range of two, three and four bedroom properties, which would all be two or two and 1/2-stories in scale. A range of dwellings including detached, semi’s and terraces are proposed to be erected. Five of the properties are identified as being affordable including 2 first homes and 3 affordable rent, all of which would be 2-bed properties. To the northern edge of the site a drainage feature has been identified that includes a 1m depression, which it is indicated will only be wet in terms of large rainfall.
- 3.2 Vehicular access to the site would be from land to the immediate south, which benefits from permission for the erection of 33 dwellings, with the main access coming from the spur between Colliery Way and Lambley Lane. Both parcels of land are under the same ownership and it is understood that it is intended for the two sites to be built out as one development, which is reflected in a number of similar housetypes across the two sites.

### **4.0 Consultations**

- 4.1 Highway Authority – raise no objection to the application subject to a condition and informatives. They would also seek a contribution of £12,050 toward bus stops improvements on Lambley Lane.
- 4.2 Environment Agency – have made no observations on the application.
- 4.3 Environmental Health – raise no objection to the application subject to the imposition of conditions in respect of contamination, EV charging points and a Construction Emission Management Plan (CEMP).
- 4.4 Nottinghamshire Wildlife Trust – have made no observations on the application.
- 4.5 Primary Care Trust – does not request a contribution.
- 4.6 Secondary Care Trust (or Nottingham University Hospital (NUH)) - request a contribution of £25,210.
- 4.7 Local Education Authority (LEA) - note that there are adequate spaces in the locality for the projected increase in demand for primary education. However,

there is insufficient space for secondary and post 16 education. As a result, the LEA seeks a contribution of £121,255, which is broken down as a secondary education contribution of £97,004 (based on 4 pupils x £24,251 per place) and a post 16 education contribution of £24,251 (based on 1 pupil x £24,251 per place), to be expended within the Carlton secondary planning area.

- 4.8 Lead Flood Authority - raise no objection to the application subject to a condition requiring the submission of a detailed drainage strategy that complies with the submitted Flood Risk Assessment.
- 4.9 Parks and Street Care – Question whether or not the drainage feature could reasonably be described as public open space given its primary purpose is considered to be as a drainage feature rather than tangible or usable public open space. As a result request a contribution of £89,750.64 toward a shortfall of public open space, play equipment and future maintenance of the same, which should be spent at Lambley Lane Recreation Ground. The figures breakdown as £47,332.32 toward playground/play space with £21,537.60 for 10 year maintenance of the same, and £15,790.32 for amenity/open space and £5,090.40 for 10 year maintenance of the same.
- 4.10 Tree Officer – raises no objection to the application and development should proceed in accordance with the submitted Arboricultural Assessment.
- 4.11 A site notice was displayed near to the application site, neighbouring occupiers consulted by letter and a notice posted in the press. As a result of consultation undertaken 1 letter of objection has been received and feel that local residents have had their amenity disturbed for years by the construction of the GAR (now Colliery Way) and this development will continue the disruption. Highway safety would be compromised given the increase in vehicle movements. Their view toward Gedling Country Park will be lost. More trees and greenery should be planned rather than new housing erected.

## **5.0 Relevant Planning Policy**

- 5.1 The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The most pertinent policies to the determination of this application are as follows:

- LPD3 – Managing Flood Risk
- LPD4 – Surface water management
- LPD7 – Contaminated Land
- LPD11 – Air quality
- LPD18 – Protecting and Enhancing Biodiversity
- LPD19 – Landscape and Character and Visual Impact
- LPD21 – Provision of New Open Space
- LPD32 – amenity
- LPD33 – Residential density
- LPD35 – Safe, accessible and inclusive development
- LPD36 - Affordable Housing

- LPD37 - Housing type, size and tenure
- LPD48 – Local Labour Agreements
- LPD57 – Parking standards
- LPD61 – Highway safety
- LPD64 – Housing allocations – Urban area and edge of Hucknall

5.2 The Aligned Core Strategy was Adopted in September 2014, the following policies are considered most pertinent to the determination of the application; A: Presumption in favour of sustainable development; 1: Climate change; 2: The Spatial Strategy; 8: Housing size mix and choice; 10: Design and Enhancing Local Identity and 19 – Developer Contributions

5.3 With respect of the National Planning Policy Framework 2021 (NPPF) the following chapters are considered to be most pertinent to the determination of the application; 2 – achieving sustainable development; 4 – decision making; 5 – Delivering a sufficient supply of homes; 6 – building a strong, competitive economy; promoting sustainable transport; 11 – making effective use of land; 12 - achieving well-designed places; 14 – Meeting the challenge of climate change, flooding and coastal change and 15 – Conserving and enhancing the natural environment.

5.4 Other policy guidance of note includes: ‘Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document’ (2022); ‘Affordable Housing Supplementary Planning Document (2009)’ ‘New Housing Development Supplementary Planning Guidance for Open Space Provision’; ‘Low Carbon Planning Guidance for Gedling Borough (May 2021)’ and the Planning Practice Guidance in respect of First Homes.

## **6.0 Planning Considerations**

### **Principle of development**

6.1 The application site is allocated for residential development under policy LPD64, which indicates the larger Chase Farm site will deliver in the region of 1,050 dwellings. Section 38(6) of the Town and Country Planning Act indicates that development shall be determined in accordance with the development plan, unless other material considerations indicate otherwise, with the Local Planning Document forming part of the development plan. Therefore, the principle of development is supported and the proposal deemed to comply with policy LPD64 and guidance within the NPPF.

6.2 Whilst the principle of development is supported there would be a need to consider a wide range of other planning matters including whether or not the character of the area is respected, residential amenity, highway considerations, flooding matters, drainage, ecology, and more, which are all explored later in this report.

### **Impact on the character of the area and residential amenity**

6.3 The site layout is designed around the main spine road, which will be adopted and pass through the adjacent site recently granted permission. Dwellings will largely face on to this main spine road, save for a small number of units

accessed off private drives at the wider part of the site to its south. There will be a mixture of frontage parking, integral garages and some to the side of units with detached garages. The housing mix will be 11 x 3-bed, 8 x 4-bed and 5 x 2-bed, with the 5 affordable units the 2-bed properties. 24 dwellings are proposed to be erected across the site, which would result in a density of development just below 30 per hectare, which is considered to be appropriate in this instance given that the layout and character of the area is respected, and is deemed to comply with policy LPD33.

- 6.4 Streetscene elevations have been submitted in support of the application and show an attractive streetscape that is reflective of other parts of the Chase Farm development with double fronted properties on key corner plots. Materials will be a mixture of red and buff brick under grey tiled roofs. Visually the design of the scheme is considered to be acceptable and would respect the wider character of the area.
- 6.5 A drainage feature has been identified in the northern part of the site; however, it is not considered that it could reasonably be described as public open space given that it could at times be wet and not serve as functional recreational space. However, given the proximity of Lambley Lane Recreation Ground and Gedling Country Park it is considered that payment in lieu of such provision would be acceptable in this instance. As a result the application is deemed to comply with policy LPD20.
- 6.6 In respect of residential amenity, rear gardens will be in the region of 10m in depth and views from properties will be across their own rear gardens, to ensure that the amenity of proposed occupiers will be respected. No existing occupiers will be impacted in that the nearest dwellings are on the opposite side of Lambley Lane. Properties that are proposed to be erected to the south of the site will also have suitable separation distances to ensure that residential amenity will be respected.
- 6.7 Having regard to the above it is considered that the development would result in a scheme that would respect the character of the area and residential amenity as well have an appropriate density of development. As a result the application is deemed to comply with policies LPD19, LPD21, LPD32, LPD33, LPD35, LPD36 and LPD37.

#### Highway matters

- 6.8 Vehicular access to the site will be through land to the south of the site recently granted reserved matters approval for 33 dwellings. The vast majority of the properties will be accessible from an adopted highway, with an appropriately designed turning head toward the end of the cul-de-sac, with only a small number of the properties accessed off private drives. The access as approved under the previous permission is considered to be acceptable and can accommodate the increase in vehicle movements and will ultimately serve 57 dwellings. The Highway Authority have raised no objection to the application, subject to conditions, with the access acceptable and deemed to comply with policy LPD61.

- 6.9 With regard to parking provision policy LPD57 is pertinent to the determination of the application, along with the recently adopted 'Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document'. The document outlines the level of parking provision required for each type of unit dependent on the number of bedrooms and a plan highlighting the parking provision for the site, titled 'car parking strategy plan', has been submitted in support of the application. Each of the 2 and 3-bed dwellings are proposed to have two off-street parking spaces and the 4-bed dwellings would have 3 spaces available, including either integral or detached garages. Therefore, having regard to the above, the level of car parking provision complies with the Supplementary Planning Document and LPD57.

#### Affordable housing

- 6.10 By way of background in respect of the affordable housing sought, it should be noted that the Council would, as outlined in the Council's Affordable Housing Supplementary Planning Document, normally seek 70% of the affordable units to be social rent and 30% intermediate housing. However, there is now a requirement to secure not less than 25% of affordable housing as first homes. First homes is a new form of affordable housing as identified in a written ministerial statement of 24 May 2021 and is fully explored within the Planning Practice Guidance. The guidance identifies that such homes should be secured through a S106 legal agreement and should be sold at not less than 30% against market value. There is an eligibility criteria to qualify for a first home, including being a first time buyer, that occupiers would need to meet. To secure the homes as affordable in the long-term subsequent sale of the house would also need to be by a minimum of 30% against the market value and there will be a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer and after the discount has been applied, the first sale must be at a price no higher than £250,000. The current application provides 20% affordable homes, which would include 2 first homes and 3 affordable rent properties, all of which would be 2-bed properties. The level of provision is considered to acceptable and comply with policy LPD36, Affordable Housing Supplementary Planning Document and the aforementioned recent guidance from central government in respect of first homes.

#### Other considerations

- 6.11 It is understood from a phase 1 desk study that parts of the site may have been used for spoil in association with Gedling Colliery and also may have had a pond on it at some time too. Therefore, as identified by the Environmental Health Officer (EHO), there is a need to undertake additional works to fully explore possible contaminates that may be on the site, which can be secured via a suitable worded condition, although previous uses would not prohibit the site from residential development. The EHO has also requested a condition to secure electric vehicle charging points, which would increase the sustainability of the development, and is an approach that is supported by relevant policy guidance. Having regard to the above the application is deemed to comply with policies LPD7 and LPD11.

- 6.12 An ecological report has been submitted in support of the application and notes that given recent works that have been undertaken in the area, notably the GAR, the site is unlikely to have protected species including reptiles, bats or badger. The majority of trees on the site are to be removed and the report identifies that native planting should be used to mitigate this loss. Furthermore, bat boxes should be installed on a number of dwellings as further mitigation. All of the above can be secured via suitably worded conditions and the application is deemed to comply with policy LPD18.
- 6.13 A noise survey has been submitted in support of the application and has modelled the likely noise impacts to proposed occupiers from adjacent roads, notably Colliery Way. The report identifies all properties would require double glazing to have acceptable noise levels, but given that this would be expected as standard, it is not considered necessary to add any additional conditions in this respect.
- 6.14 An Arboricultural Survey has been submitted in support of the application and identifies that a number of trees along the western edge of the site, adjacent to Lambley Lane Recreation Ground, would need to be removed to facilitate the development. None of the trees are protected with a Tree Preservation Order (TPO) and to mitigate this loss it is intended to add a condition requiring details of a landscaping scheme to be approved by the Local Planning Authority so that a green boundary treatment can be supplied along this edge of the site. Subject to this mitigation it is considered that the impact on trees would be acceptable and is deemed to comply with policy LPD18.
- 6.15 In respect of drainage, a flood risk assessment and drainage strategy has been submitted in support of the application and identifies that the site falls within flood zone 1 so is at a low risk of flooding. In the area there are surface and foul water sewers that the development can link to and the foul water will be pumped to the existing network along Lambley Lane. Surface water is intended to be disposed of utilising a culverted watercourse, to the western boundary of the site, which will dispose of water at green field rates. To ensure that flows to the water course are suitably controlled the public open space to the northern edge of the site will also function as a holding area for surface water in terms of high water volume. The approach identified is considered to be acceptable and subject to conditions, as identified by the Lead Flood Authority, the drainage strategy as outlined is considered to be acceptable and comply with policies LPD3 and LPD4.
- 6.16 With the development meeting the threshold identified in policy LP48, a Local Labour Agreement will also be sought in the Planning Obligation
- 6.17 The observations of the letter of objection are noted; however, there is no right to a view and it is not considered that the amenity of existing occupiers would be compromised given the distance of the site to properties on Lambley Lane. Furthermore, the highway network has capacity to absorb the vehicle movements that would be created and the land is allocated for residential development.
- 6.18 In accordance with the Low Carbon Planning Guidance for Gedling Borough Supplementary Planning Document it is noted that there would be a need to

encourage a development that would lessen the impacts of climate change. The dwellings will not have conventional fossil fuel heating, rather they would have air source heat pumps and solar panels. This would comply with part L of the building regulations, which is over and above the building regulations minimum. EV charging points are also proposed on the units to encourage electric car usage, all of which will help to reduce the impact of the development on the environment and assist in reducing climate change.

### Planning Obligations

6.19 The application meets the trigger for a number of contributions to make the development acceptable in planning terms. To this end, the contributions sought from various statutory consultees are summarised below:

- Affordable housing – a total of 20% of the units would need to be affordable, this is 5 units, of which 3 would be affordable rent and 2 first homes. This level of provision has been indicated on the submitted drawings and is something that would need to be secured through the Section 106 Legal Agreement.
- Transport and travel – a developer contribution of £12,050 for improvements toward bus stop provision is sought. The bus stops that are identified as requiring improvement are on Lambley Lane (GEO543 and GEO542) and will be spent on real time display features and raised kerbing.
- Education - a contribution of £121,255 is sought toward secondary education given a lack of capacity within the relevant catchment area for the site. This would break down as £97,004 toward secondary education and £24,251 toward post 16 education.
- Public open space - In respect of public open space there would be a need to seek a contribution toward off site provision given the drainage feature is not considered to double as POS. The contribution sought is £89,750.64.
- Details of a management company would also need to be secured in respect of the drainage feature and associated landscaping to ensure that land not within a property curtilage is appropriately managed in the long-term.
- A monitoring fee for the planning obligations is sought and in line with Council's Section 106 and Unilateral Undertaking Monitoring Fee Policy Statement, which calculates a figure based on the number of relevant triggers. The monitoring fee is subject to annual indexation, therefore, the final sum will be determined at such time as the legal agreement is in an agreed form and ready to be completed.
- Local Labour Agreement – A local labour agreement would be required.

6.20 There is a requirement for contributions sought to comply with Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) which identifies the tests required to seek a planning obligation and guidance as outlined in paragraph 57 of the NPPF and ACS19. All of the above contributions are considered to comply with relevant guidance in respect of being pertinent to the application under consideration.

- 6.21 It is noted in paragraph 4.6 of this report that the secondary care trust seek a contribution of £25,201 toward provision for Nottingham University Hospitals. However, the request is not considered to be directly related to the development in question in that it is the primary care trust who fulfil the local requirement e.g. funding toward local doctors services, and, therefore, it is not considered that the secondary care trust should be secured as planning obligation. It does not meet the statutory test set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

## **7.0 Conclusion**

- 7.1 Having regard to the above it is noted that the principle of the development is supported by policy LPD64. The layout, scale and appearance of the development as proposed would respect the character of the area and residential amenity. The impact on the highway network would be acceptable and adequate parking would be provided. Affordable housing provision would be acceptable and the other planning obligations sought directly relate to the development in question. As a result the application is deemed to comply with policies LPD3, LPD4, LPD7, LPD11, LPD18, LPD19, LPD32, LPD33, LPD35, LPD36, LPD37, LPD48, LPD57, LPD61 and LPD64 of the Local Planning Document; policies A, 1, 2, 8, 10 and 19 of the Aligned Core Strategy, Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document; Affordable Housing Supplementary Planning Document and the Low Carbon Planning Guidance for Gedling Borough and guidance within the NPPF.

- 8.0 Recommendation: GRANT PLANNING PERMISSION: Subject to the owner entering into a planning obligation secured through a s106 agreement with the Borough Council as the Local Planning Authority and the County Council to secure affordable housing, education contributions, payment in lieu of public open space, bus stop improvements, management company details and a local labour agreement; and subject to the conditions listed for the reasons set out in the report.**

### **Conditions**

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

P22-0949 - P100 (Site Plan) Rev E

P22-0949 - P101 (Location Plan)

P22-0949 - P102 (Materials Plan)



P22-0949 - P104 (Car Park Strategy Plan)  
P22-0949 - P105 (Storey Height Plan)  
P22-0949 - P106 (Site Sections)  
P22-0949 - P107 (Street Scenes)  
P22-0949 - P120 (Abbey House Type)  
P22-0949 - P121 (Bamburgh House Type)  
P22-0949 - P122 (Belmont House Type)  
P22-0949 - P123 (Burton House Type Floor Plans)  
P22-0949 - P124 (Burton House Type Elevations)  
P22-0949 - P125 (Clifton House Type)  
P22-0949 - P126 (Rothway House Type)  
P22-0949 - P127 (Staveley House Type)  
P22-0949 - P128 (Windsor House Type)  
P22-0949 - P129 (Belmont House Type - Plot 949 Only)

18Core 9050 rev 1 – single garage

P22-0949 - DAS.doc

Revised Tree Report

FPCR 6674 AA Rev B

Additional Balancing Lagoon Drawings

Lagoon Sections KM Harworth 01

Lagoon Layout KM Harworth 02

Swept Path Analysis

20560 - 508 - Swept Path Analysis

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

3. Prior to above ground works commencing details of materials to be used in the external appearance of the development shall be submitted to and

approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved.

4. Notwithstanding details previously submitted and prior to above ground works commencing, a scheme of landscaping and boundary treatments, showing the location, species and size of specimens to be planted shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.
5. No part of the development hereby permitted shall be brought into use until the access arrangement from its junction with Lambley Lane connects to the south eastern site boundary and is provided in accordance with layout plan P100 rev E.
6. No part of the development hereby approved shall commence until a details surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy R-FRA-20560-01-C, January 2020, JPP Consulting Ltd, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the details approved prior to the competition of the development.
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 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.
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, thereafter, be undertaken in accordance with the approved CEMP.
9. Prior to the commencement of development, the following shall be complied with:

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.

10. 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.
11. 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.
12. Notwithstanding details submitted, prior to above ground works commencing details of boundary treatments to the site shall be submitted to and approved in writing by the Local Planning Authority. The details as submitted shall be in situ prior to each unit being occupied.
13. Prior to above ground works commencing, a drawing showing the location and design of bat boxes to be installed on site shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be installed prior to the pertinent units being occupied and shall be thereafter be retained in perpetuity.

## **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 to comply with policy ASC10.
4. To ensure that the character of the area is respected and to comply with policy LPD19.
5. To ensure that a safe and direct access is available to the highway network and to comply with policy LPD61.
6. To ensure that the site is adequately drained and to comply with policy LPD4.
7. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11.
8. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11.
9. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 183 of the National Planning Policy Framework and policy LPD7.
10. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 183 of the National Planning Policy Framework and policy LPD7.
11. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 183 of the National Planning Policy Framework and policy LPD7.
12. To ensure that the character of the area is respected and to comply with policy LPD19.
13. To ensure that impacts on wildlife are duly considered and to comply with policy LPD18.

## **Notes to Applicant**

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

The applicant should note that notwithstanding any planning permission 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 'Highway design guide | Nottinghamshire County Council'.

The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payments 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 regarding 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 and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council in writing and appropriate agreements are entered into before any highway work commences on site.

Please contact the Highway Authority for details [hdc.south@nottsc.gov.uk](mailto:hdc.south@nottsc.gov.uk).

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](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://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](http://www.groundstability.com).

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (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 developer is encouraged to consider upgrading the EV charging facilities to incorporate mode 3 charging capability as this will help future proof the development and improve its sustainability. A suitable electrical socket can be provided to allow 'Mode 3' charging of an electric vehicle, allowing Smart charging of electric vehicles.

All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015).

In respect of details to be approved for surface water drainage, the scheme to be submitted shall:

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 rate 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 and 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 duration inclusive of the 1 in 1 year, 1 in 2 year, 1 in 3 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.

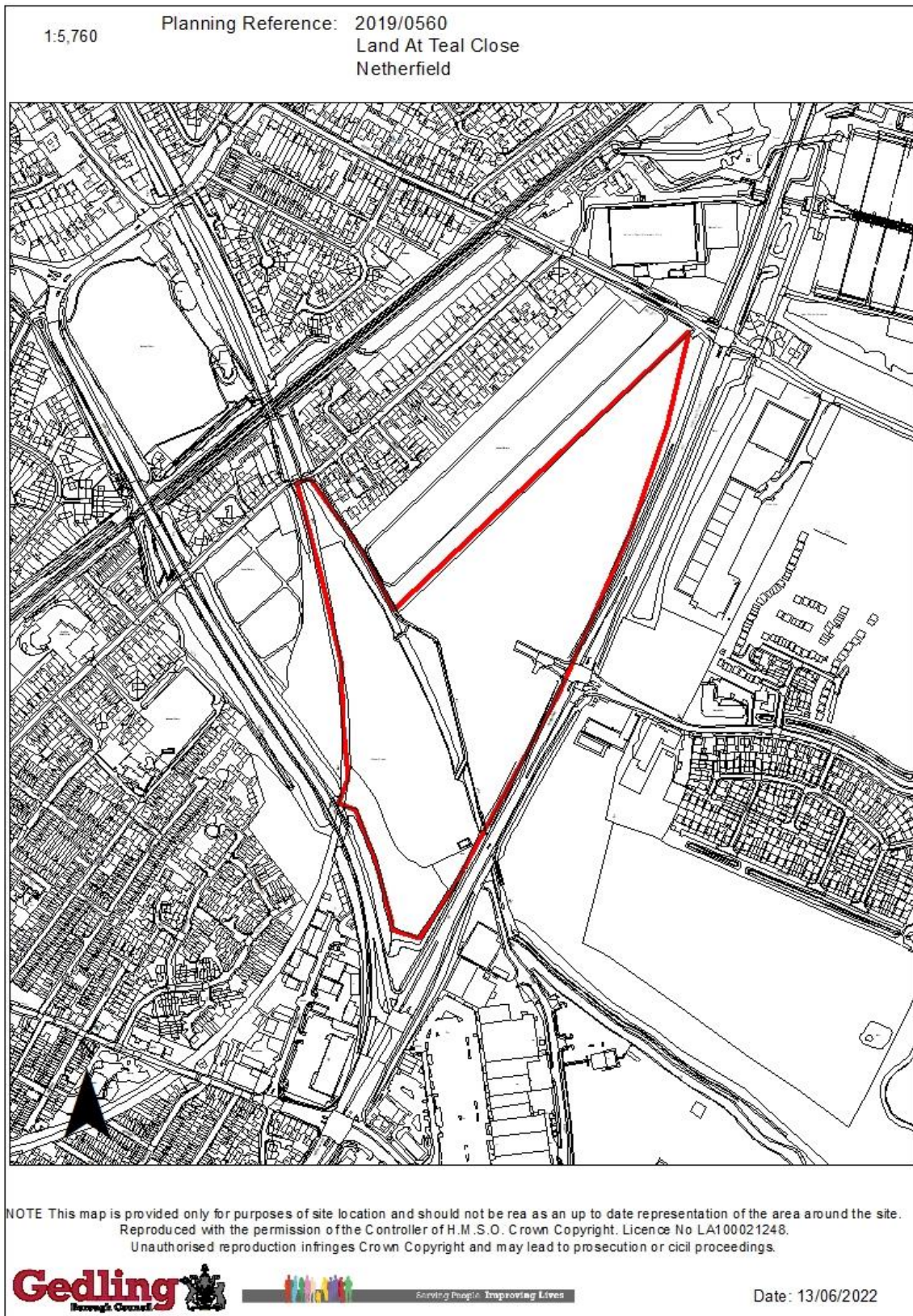
As part of the landscape and boundary treatment detail the Council would expect to see a green boundary treatment along the western edge of the site where existing trees are to be removed. Furthermore, there would be a need to ensure that trees that fall on or close to the boundary of the application site are not detrimentally impacted, as identified in the Arboricultural Assessment.

Please note that should protected species be found on site during the development there would be a requirement to seek the advice of a suitably qualified ecologist and comply with the Wildlife and Countryside Act.





**Planning Report for 2019/0560**



**Report to Planning Committee**

**Application Number:** 2019/0560

**Location:** Land off Teal Close Netherfield Nottinghamshire

**Proposal:** Reserved Matters Application for the erection of 255no. dwellings (C3), including 13 affordable units and associated infrastructure including landscaping and public open space pursuant to outline planning permission 2017/0999 (Phase 3).

**Applicant:** Persimmon Homes (Nottingham)

**Agent:**

**Case Officer:** Kevin Cartwright

**This application has been referred to the Planning Committee in accordance with the Council's Constitution as the development proposes more than 9 dwellings.**

**1.0 Site Description**

- 1.1 The site is the Teal Close development site which has outline planning permission reference 2013/0546 as varied by planning permission 2017/0999 for residential development (up to 830 units), employment uses (Use Classes B1/B2/B8), a community hub (Use Classes A1-A5 and D1), primary school, hotel (Use Class C1), care home (Use Class C2), playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures. Various approvals have been granted pursuant to this permission. The full planning history is detailed below.
- 1.2 To date approximately 200 dwellings, primary school and a care home have been completed and work has commenced on a significant number of other dwellings. A number of the commercial units are also complete.
- 1.3 It is approximately 26 hectares in overall site area split into two parcels of land which straddle the Colwick Loop Road.
- 1.4 This particular reserved matters application relates to the parcel of land approximately 8 hectares in area to the west of the Colwick Loop Road.

**2.0 Relevant Planning History**



2013/0546 - Outline planning application comprising residential development (up to 830 units), employment uses (Use Classes B1/B2/B8), a community hub (Use Classes A1-A5 and D1), primary school, hotel (Use Class C1), care home (Use Class C2), playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures approved and is subject to a S106 agreement. Approved 30<sup>th</sup> June 2014.

2017/0999 - Variation of Conditions 32, 33 & 35 and removal of Condition 34 attached to outline planning application No. 2013/0546 comprising residential development (up to 830 units), employment uses (use classes B1, B2, B8) a community hub (use classes A1-A5 and D1) primary school, hotel (use class C1), care home (use class C2) playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures. Approved 28<sup>th</sup> February 2018.

2017/0800 - Reserved Matters Application for the erection of 199 dwellings (C3), including 2017/0800 10 affordable units, and the associated infrastructure including landscaping, community uses/changing rooms (D2), playing pitches, a NEAP and public open space and an ecological park. Approved 2<sup>nd</sup> March 2018. 2018/0951 - Variation of conditions 32 (highway works), 33 (highway works) & 35 (footway/cycleway works) on outline planning permission reference 2017/0999 – Approved 2<sup>nd</sup> March 2018.

2017/1092 - Discharge of Conditions 3 (Phasing), 8 (Topographical), 25 (Geophysical), 28 (Main Site Access), 30, 31, 32, 33 & 35 of Outline Planning Approval: 2017/0999. Approved.

2018/1189NMA - Non Material Amendment - amendment to the wording of Condition 10 (flood risk measures) on outline planning permission reference 2017/0999. – Approved

2019/0060NMA - Non Material Amendment to reserved matters approval 2017/0800 - mid-terraced Yarm house type replaced with Bickleigh house type and end terrace Bickleigh house type replaced with Yarm house type, changes to feature plots and amendments to road layouts – Approved

2019/0208NMA - Non Material Amendment - amendment to the wording of Condition 10 (flood risk measures) on outline planning permission reference 2017/0999 – Pending

2019/0131 - Reserved matters application for the erection of a 1-form entry primary school with a 26 place nursery with associated external play areas, car parking and associated landscaping and infrastructure pursuant to outline planning permission 2017/0999 – Approved 8<sup>th</sup> April 2020.

2019/0529 - Formation of access and enabling works including drainage and earthworks in relation to the local centre and employment uses – Granted Permission 18th September 2019.

2019/0613 - Approval of reserved matters in relation to access, appearance, landscaping, layout and scale of the Local Centre comprising of Public House, Commercial/Retail Terrace and Children's Day Nursery pursuant to outline planning permission 2017/0999- Approved 21<sup>st</sup> May 2021.

2019/0614 - Approval of reserved matters in relation to appearance, landscaping, layout and scale of the trade park and unit 1 of the employment area pursuant to outline planning permission 2017/0999 – Granted Planning Permission 8th November 2019.

2019/0615 - Approval of reserved matters in relation to appearance, landscaping, layout and scale for the development of the employment area (6no. employment units) pursuant to outline planning permission 2017/0999 – Granted Planning Permission 24<sup>th</sup> June 2021.

2019/1191 – Erection of a three Storey Sixty Six Bedroom Residential Care Home for Older People (Use Class C2) with associated access, parking and landscaping. Granted Planning Permission 11<sup>th</sup> March 2020.

2019/0152 - Reserved matters application for the erection of 353no. dwellings (C3), including 18 affordable units, and the associated infrastructure including landscaping and public open space pursuant to outline planning permission 2017/0999. (Phase 2) – Approved 22<sup>nd</sup> June 2020.

2020/1292 - Erection of a retail store (Class E) with associated car parking, landscaping and other infrastructure. Granted Planning Permission on 21<sup>st</sup> May 2021.

2019/0374 – Variation of Conditions 2 (approved plans), 7 (parameters plan written statement), 10 (flood risk), 28 (highway works), 30 (highway works), 31 (highway works), 32 (highway works), 33 (highway works) and 35 (footway/cycleway) on planning permission reference 2017/0999 – Granted Planning Permission on 13<sup>th</sup> June 2022.

### **3.0 Proposed Development**

- 3.1 The proposal relates to the construction of 255no. dwellings of which there would be 13 affordable units. It is a reserved matters application pursuant to outline planning permission 2013/0546 as varied by permission 2017/0999 and seeks approval of scale, layout, appearance and landscaping.
- 3.2 The site would be accessed from the western arm of the newly constructed traffic lighted junction off the Colwick Loop Road. The eastern arm being Magenta Way which serves the remainder of the Teal Close development.
- 3.2 The accommodation schedule proposed is as follows:

No. of Bedrooms	Number of units
2	44
3	61
4	115
5	35
Total	255

3.3 The overall density of the development would be 31 dwellings per hectare.

#### **4.0 Consultations**

4.1 Nottinghamshire County Council Local Lead Flood Authority – object on the basis of no flood risk assessment.

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

4.3 Nottinghamshire County Council Highway Authority – no objection subject to a number of conditions in relation to bin store areas, surfacing of the driveways and parking areas, details of wheel washing facilities and specification of the roads including any street furniture.

4.4 Stoke Bardolph Parish Council – No comments received.

4.5 Scientific Officer (Air Quality) - No objection subject to the provision of EV charging points, Construction Emissions Management Plan and Low Emissions Travel Plan.

4.6 Nottinghamshire Wildlife Trust – No comments received. Any comments will be reported verbally at the meeting.

4.7 Nottinghamshire County Council Transport and Travel Services – requested a condition requiring the installation of 2no. bus stops on Colwick Loop Road adjacent to the development.

4.8 Members of the Public

A press notice was published, three site notices were displayed and neighbour notification letters posted. No representations have been received.

## **5.0 Assessment of Planning Considerations**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.

## **6.0 Development Plan Policies**

### **6.1 National Planning Policy Framework (NPPF) 2021**

Section 2 – Achieving sustainable development - Para 11 – presumption in favour of sustainable development

Section 4 – Decision-making - Paragraph 47 of the NPPF states that planning law requires applications for planning permission be determined in accordance with the Development Plan, unless materials considerations indicate otherwise.

Section 8 – Promoting healthy and safe communities. Paragraph 92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places. Paragraph 134 states that permission should be refused for development of poor design.

Section 14 – Meeting the challenge of climate change, flooding and coastal change - Paragraph 166 - states a site specific flood risk assessment is required. The applicant has submitted a flood risk assessment.

Section 15 – Conserving and enhancing the natural environment - Paragraph 174. Planning policies and decisions should contribute to and enhance the natural and local environment.

### **6.2 Gedling Borough Aligned Core Strategy (ACS) (2014)**

Policy A – Presumption in Favour of Sustainable Development

Policy 1: Climate Change - Parts 1, 2 and 3 set out sustainability criteria.

Policy 10: Design and Enhancing Local Identity - General design criteria

### 6.3 Gedling Borough Local Planning Document (LPD) (2018)

LPD 11 - Air Quality - states that planning permission will not be granted for development that has the potential to adversely impact upon air quality unless measures to mitigate or offset have been incorporated.

LPD 32 – Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.

LPD 33 - Residential Density – supports residential densities more than 30 dwellings per hectare to ensure effective use of land. This scheme would have a density of approximately 31 dwellings per hectare and accords with this policy.

LPD 35 – Safe, Accessible and Inclusive Development – supports well designed schemes and the creation of safe and sustainable places.

LPD 57 – Parking Standards – Planning Permission will be granted for residential development where proposals meet the requirement for parking provision set out in Appendix D, or otherwise agreed by the local planning authority.

LPD 61 – Highway Safety – Planning Permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of people.

### 6.4 Other Guidance

Parking Provision for Residential and Non-Residential Developments SPD – (2022)

Air Quality and Emissions Mitigation (2019)

Low carbon planning guidance for Gedling Borough (May 2021)

## 7.0 **Planning Considerations**

### Principle of Development

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

7.2 Access to the site would be via the newly constructed traffic lighted junction off the A612. This was approved by the aforementioned outline permission. This single vehicle access point into the site accords with the masterplan as varied by planning application 2019/0374.

### Appearance

- 7.3 There would be a mix of different house types throughout the site that would meet the needs of the different groups in the community. The appearance and design of the proposed dwellings is considered to be acceptable within the context of the surrounding area and, as the application is made by the same house builder as that constructing units under the Phase 1 and Phase 2 reserved matters approval, there will be a consistency in the house types and materials.
- 7.4 There would be a mix of facing bricks, predominantly reds, with a number of dwellings in key locations finished in render. There would be a mix of brown, grey and terracotta roof tiles.

### Layout

- 7.4 The layout of the proposed dwellings is driven by the requirement to comply with the approved masterplan. This has resulted in a layout that incorporates a centrally located Locally Equipped Area of Play (LEAP) within a green corridor and the dwellings arranged around strong perimeter blocks which promotes good permeability and movement within the site.
- 7.5 There is an identified road hierarchy with the majority of the roads being adopted with the exception of private drives that serve a limited number of properties around the periphery of the development.
- 7.6 The overall number of dwellings on the site is capped at 830 by the outline planning permission. Phase 1 will deliver 199 units, Phase 2, 353 units and Phase 255 units. This gives an overall total of 807 which accords with the outline permission.
- 7.7 The density of this reserved application would be approximately 31 dwellings per hectare and, taking the Teal Close development as a whole, all three phases would have an average overall density of 35 dwellings per hectare.
- 7.8 It is considered that the proposal is in compliance with the approved masterplan and Aligned Core Strategy Policy 10 and LPD32, LPD33 and LPD 35.

### Scale

- 7.9 The scale and massing of the buildings sits well with the Phase 1 which is currently under construction and phase 2 that was approved by planning permission 2019/0152. The dwellings are predominantly two and two and a half storey with rooms in the roof. This is in keeping with the previously approved phases and will give continuity to the development as a whole.
- 7.10 There are varied building heights within the development, particularly at key locations to provide both focal points and end stops to street views and vistas. This provides legibility within the development.

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

#### Landscaping

- 7.12 In accordance with the approved masterplan the landscaping of the development is predominantly through the green corridor that runs north south through the site adjacent to the equipped play area.
- 7.13 There would be a green corridor running through the centre of the scheme which includes the equipped play area (LEAP). This would provide a focal point, a publically accessible equipped open space and encourage pedestrian permeability. Additionally there would be native tree planting within the landscaping area adjacent to the Colwick Loop Road.
- 7.14 There would be additional landscaping within each plot including boundary hedgerows and in prominent locations within the street scene.
- 7.15 The proposal therefore complies with the objectives of the National Planning Policy Framework and Aligned Core Strategy Policy 10 and Policy LPD 35.

#### Other Matters - Air Quality

- 7.16 The application site falls within the wider Teal Close development site which has an approval for residential development, a school, local centre and commercial uses. The outline permission secured a financial contribution towards air quality monitoring. The principle and quantum of development has already been established by the outline consent and it would not be permissible to request further information in this regards. Similarly it would not be permissible to require the implementation of a travel plan and the provision of EV charging points as this is a reserved matters application in relation to appearance, landscaping, layout and scale only.
- 7.17 Noting the request from our Scientific Officer for a condition in relation to the submission of a Construction Emissions Management Plan (CEMP). It should be noted that condition 24 of outline planning permission 2017/0999 requires, prior to the commencement of each phase, the submission and approval of a CEMP. As this application is a reserved matters approval pursuant to this outline it is not necessary to duplicate this condition. As such the proposal complies with LPD 11.
- 7.18 Whilst noting the document Low Carbon Planning Guidance for Gedling, as this application is a reserved matters submission pursuant to a somewhat historical outline planning permission which was originally consented in 2014 it is not possible to require this scheme to incorporate sustainable design and construction techniques and methodologies. The developer would however be at liberty to install measures such as EV charging points, ground floor air source heat pumps and technology to harvest rainwater which would be fully supported by the guidance.

## Highway Safety and Capacity

- 7.19 It should be noted that the principle of this development and that of wider site is established by the grant of outline planning permission 2013/0456 and subsequent section 73 application 2017/0999. This included assessment of the impact that the development of the site as a whole, including up to 830 dwellings, would have on the wider transport network and established the approved access to the site off the A612 Colwick Loop via what is now known as Magenta Way. As this is a reserved matters application for 255 of the 830 units, it is the matters of scale, layout, appearance and landscaping that are the subject of this application. The principle of residential development and the wider highway matters are not for consideration.
- 7.20 It should be noted that the internal road layout and associated infrastructure that is the subject of this reserved matters application has been assessed by the Highway Authority who has raised no objection subject to a number of conditions.
- 7.21 Each of the five bed properties would have 4 spaces, the four bed properties would have either 4 or 3 spaces, the three bed properties would have 3 or 2 spaces and the two bed properties would have 2 spaces. 173 dwellings would include integral and detached garages and the remaining 82 dwellings would have parking spaces only. Of the dwellings with garages, the garage lengths and openings are less than that prescribed by the Supplementary Planning Document as such the garages cannot be regarded as usable spaces for all vehicles. There would however be the ability to park a vehicle on the highway outside of each property.
- 7.22 Having regard to the above and noting no objection from the Highway Authority it is considered that the provision complies with LPD 57 and Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document.
- 7.23 In relation to the request for wheel washing facilities, Condition 24 of the outline planning permission to which this reserved matters application is pursuant requires compliance with an approved Construction Environmental Management Plan which includes wheel washing facilities. As such the matter is already addressed and a further condition would be duplication.
- 7.24 The request for road specifications including street furniture are matters that are the subject of the County Council's road adoption process. As such a condition requiring these details would be duplication and not necessary.
- 7.25 The request from Nottinghamshire County Council Transport and Travel Services in relation to new bus stop provision on the Colwick Loop Road is noted. The S106 legal agreement associated with the outline planning permission secures a contribution of £450,000 to the County Council to improve and extend the contracted bus services to the site. As this is a reserved matters application a further condition requiring the construction of the bus stops cannot be requested as the matter was considered and addressed at outline stage.



- 7.26 In light of the above matters it is considered that the proposal would not be harmful to highway safety or the surrounding road network in general, and therefore the proposal would accord with the objectives of the National Planning Policy Framework and Local Planning Document LPD 57, 61 and Parking Provision for Residential Developments – Supplementary Planning Document.

#### Drainage Matters

- 7.27 The comments of the Local Lead Flood Authority are noted. However as this is a reserved matters application the conditions on the outline planning permission pertaining to drainage must be adhered to in relation to this development. Specifically, condition 10 Flood Prevention, Condition 11 Flood Resilience, Condition 16 Surface Water Drainage and Condition 17 Foul Water Drainage. It is not necessary to duplicate these conditions on any approval of reserved matters applications. It should also be noted that the Environment Agency has no objection.

### **8.0 Conclusion**

- 8.1 The proposed development would be of a scale, layout and appearance that would be appropriate in the context of the surrounding area and would not have an adverse impact upon visual amenity, residential amenity or highway safety. The proposal is therefore considered to meet with the objectives of the National Planning Policy Framework, Aligned Core Strategy Policies, A, 10 Local Planning Document Policies 11, 32, 33, 35, 57, and 61.

### **9.0 RECOMMENDATION: Grant Approval of Reserved Matters subject to the following conditions:**

#### **Conditions**

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

Ph3 Planning Layout Drawing No. TGDP/TCGN/PH3-PL1  
Charter Plan (materials and boundary treatments) RG3/CP/01 Sheet 1 of 2  
Charter Plan (materials and boundary treatments) RG3/CP/02 Sheet 2 of 2  
Details of Soft landscaping 9039-L-01 Rev F Sheet 1  
Details of Soft landscaping 9039-L-02 Rev F Sheet 2  
Details of Soft landscaping 9039-L-03 Rev F Sheet 3  
Details of Soft landscaping 9039-L-04 Rev F Sheet 4  
Details of Soft landscaping 9039-L-05 Rev F Sheet 5  
Details of Soft landscaping 9039-L-06 Rev F Sheet 6  
Details of Soft landscaping 9039-L-07 Rev F Sheet 7  
Details of Soft landscaping 9039-L-08 Rev F Sheet 8  
Details of Soft landscaping 9039-L-09 Rev F Sheet 9  
Affordable Housing TGDP/TCGN/PH3-PL1 – Affordable Housing Location  
Pumping Station Details Dwg No. PR10422-001  
Pumping Station Details Dwg No. PR10422-002  
Pumping Station Details Dwg No. PR10422-003  
Pumping Station Details Dwg No. PR10422-004

Pumping Station Details Dwg No. PR10422-005  
Pumping Station Details Dwg No. PR10422-006  
Pumping Station Details Dwg No. PR10422-007  
Pumping Station Details Dwg No. PR10422-008  
Pumping Station Details Dwg No. PR10422-009  
Pumping Station Details Dwg No. PR10422-0010

#### Housetypes

Clayton Corner – CAA-WD16  
Bickleigh – ST-WD10  
Hatfield – HT-WD16  
Yarm – YM-WD10  
Piccadily – PY-WD10  
Moseley –MS-WD10  
Hanbury – HB-WD  
The Alnwick AN-WD10  
Oxford OX-WD10  
Regent –RT-WD10  
Bond -BD –WD10  
Fenchurch FH-WD10  
Edlingham (Village) EL-WD16  
Harley HY-WD10 – RevQ  
Corfe CF-WD16  
Mayfair MY-WD10 Rev J  
Strand ST – WD10 Rev L  
Winster WS-WD16  
Chedworth CD-WD16  
Knightsbridge KB-WD10 Rev G  
Kendall Village KL-WD10 Rev H  
Downing DG-WD10 Rev J  
Leicester LR-WD16  
Roseberry RS-WD16  
Whitehall WH-WD10 Rev G

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

- 2 No part of the development hereby permitted shall be brought into use until all drives and parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the life of the development.
- 3 No part of the development hereby permitted shall be brought into use until the access driveways and parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveways and parking areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

## **Reasons**

- 1** To define the permission and for the avoidance of doubt.
- 2** To reduce the possibility of deleterious material being deposited on the public highway.
- 3** To ensure surface water from the site is not deposited on the public highway causing dangers to road users.

## **Notes 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).

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**Planning Report for 2022/0194**



## **Report to Planning Committee**

**Application Number:** 2022/0194  
**Location:** 23 Houldsworth Rise Redhill NG5 8HZ  
**Proposal:** Construct first floor side extension  
**Applicant:** Mr and Mrs Gibbons  
**Agent:**  
**Case Officer:** Peter Langton

**This application has been referred to the Planning Committee as the applicant is a member of staff at Gedling Borough Council.**

### **1.0 Site Description**

- 1.1 The application site, No. 23 Houldsworth Rise, is a two-storey detached dwelling located within the built up residential area of Redhill. There are neighbouring residential dwellings to each side and to the rear. The land slopes up from west to east, access will not be affected by the proposal and there are no TPOs within the site.

### **2.0 Relevant Planning History**

- 2.1 No relevant planning history.

### **3.0 Proposed Development**

- 3.1 This application seeks permission for a first floor pitched roof extension to the east side of the application property, to provide an additional bedroom with en suite.

### **4.0 Consultations**

- 4.1 Adjoining neighbours have been notified by letter. No letters of representation were received as a result.

### **5.0 Relevant Planning Policy**

- 5.1 The following policies/documents are relevant to this proposal:

5.2 National Planning Policy Framework (2021):

- Section 12. Achieving well-designed places.

5.3 Gedling Borough Aligned Core Strategy:

- Policy 10: Design and Enhancing Local Identity.

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

- LPD 32: Amenity;
- LPD 43: Extensions to Dwellings not in the Green Belt.
- LPD 57: Parking Standards
- LPD 61: Highway Safety

5.5 Other policy guidance:

- 'Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document' (2022).

**6.0 Planning Considerations**

6.1 The main considerations in determining this application are the visual impact of the proposed extension, the impact on the amenity of adjoining properties and highway safety.

Impact on the character and appearance of the area

6.2 The proposed extension is considered to be of a size and scale that is in keeping with the character of the host dwelling.

6.3 The proposed extension will be set back from the front elevation at first floor level, with a corresponding step down in the ridge, giving the extension a clearly subservient appearance. Whilst a greater setback may sometimes be required, as there is no direct neighbour on the same building line adjacent to the proposed extension to the east, the proposal will not result in a cramped form of development or terracing effect. As such it is considered that the proposal will not be harmful to the street scene or out of keeping with the character of the surrounding area.

6.4 The application form states that the proposed extension will be constructed using materials to match the existing dwelling. It is considered necessary to condition this to ensure a satisfactory standard of external appearance is achieved.

6.5 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the host dwelling, street scene and surrounding context in

accordance with the NPPF Section 12, Policy 10 of the Aligned Core Strategy and Policy LPD 43 of the Local Planning Document.

#### Impact on the neighbours' residential amenities

- 6.6 The proposed extension will be contained to the east side of the dwelling and as such will have no impact on the amenity of the residents at No. 21 to the west.
- 6.7 Due to the position of the application property on the bend in the road, there is a good separation distance to the neighbouring property at No. 25 to the east. As such it is considered that the proposal will not result in an overbearing or overshadowing impact for the residents of No. 25. No openings are proposed in the first floor side elevation of the extension. It is therefore considered that the proposal will not result in an unacceptable overlooking impact for the residents of No. 25.
- 6.8 The neighbouring properties to the rear are set away from the proposed extension by both the rear garden of the application property and their rear gardens. It is considered that there will be a sufficient separation distance to ensure that the proposal will not result in an unacceptable loss of amenity for the residents of the neighbouring properties to the rear.
- 6.9 For the reasons set out above, it is deemed that the proposed development accords with the aims set out in the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy and Policies LPD 32 and LPD 43 of the Local Planning Document.

#### Highway Safety and Parking

- 6.10 The proposal will result in one additional bedroom being incorporated into the dwelling, increasing from a 3 bedroom to a 4 bedroom property.
- 6.11 The Council's Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document ("the SPD") requires 3 parking spaces for a 4 bedroom dwelling in this location. The proposed dwelling will have space on the drive for 1 parking space, with an additional parking space in the garage and on street car parking is available. It should also be noted that the property is located in the built up area with good access to public transport. The proposal is therefore in conformity with the SPD.
- 6.12 The proposal would result in adequate access, parking and turning and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF, Policies LPD 57 and LPD 61 of the Local Planning Document.

#### Conclusion

- 6.12 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Section 12), Policy 10 of the Aligned Core Strategy and Policies LPD 32, LPD 43, LPD 57 and LPD 61 of the Local Planning Document.



## **7.0 Recommendation: Grant Planning Permission** subject to conditions:

### **Conditions**

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development hereby permitted shall be completed in accordance with the Site Location Plan, Block Plan and drawings numbered 2022/015/3/REV A and 2022/015/2/REV A; received by the Local Planning Authority on 21 February and 10 May 2022.
- 3 The external facing and roofing materials used in the development hereby permitted shall be in accordance with the details provided in the application form.

### **Reasons**

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 In the interests of visual amenity and the character and appearance of the area, in accordance with Policy LPD 43 of the Gedling Part 2 Local Plan (2018).

### **Reasons for Decision**

The proposed development is consistent with Gedling Borough planning policies, and the design and dimensions are not considered to have potentially detrimental effects on surrounding amenity with no undue overlooking, overbearing or overshadowing impact. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 9 and 12), Policy 10 of the GBACS (2014), and the Local Planning Document (2018) Policies LPD 32, 43, 57 and 61.

### **Notes to Applicant**

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 amendments were requested and made that resulted in an acceptable form of development.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://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](http://www.groundstability.com)

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at [www.gedling.gov.uk](http://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.

## **Report to Planning Committee**

**Application Number:** 2020/0580

**Appeal Ref:** APP/N3020/W/21/3285625

**Location:** Land between 37 and 41 Kighill Lane Ravenshead

**Proposal:** Erection of one dwelling with all matters reserved.

**Case Officer:** Bev Pearson

Outline planning permission was refused by the Borough Council on the 20<sup>th</sup> August 2021 on the following grounds:

“In the opinion of the Local Planning Authority the proposal would result in the construction of a new building in the Green Belt and fails to accord with any of the identified exceptions of development. It would therefore constitute inappropriate development which would be by definition harmful to the openness of the Green Belt. In the absence of any very special circumstances which would outweigh such harm the development fails to accord with Section 13 (Protecting Green Belt Land) of the NPPF (2021), Policy 3 (The Green Belt) of the Aligned Core Strategy (2014) and Policy LPD 15 (Infill Development in the Green Belt) of the Local Planning Development Document (2018).”

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

This appeal has been dismissed.

The crux of the difference of opinion between the Council and the Appellant was whether the appeal site was located within the settlement boundary and therefore whether the proposal would constitute limited infill development which is an identified exception of development in the Green Belt in the NPPF.

The Inspector considered that the Local Planning Document Policies map demonstrated that the appeal site is located outside of the settlement boundary and regardless of whether or not the proposal would constitute limited infilling the site would not fall within the village boundary. The Inspector concluded therefore that the proposal would be inappropriate development and by definition harmful to the openness of the Green Belt both visually and spatially.

**Recommendation:** To note the information.

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## Report to Planning Committee

**Application Number: 2021/1136 – Appeal Ref: APP/N3020/W/21/3288049**

**Location: 517 Mansfield Road, Nottingham, NG5 8PG**

Proposal: Hip to gable roof extension to the rear of an existing detached property and upgraded boundary treatment to street scene.

Case Officer: Cristina Dinescu

Planning permission was refused by the Borough Council on the 19<sup>th</sup> November 2021 on the following grounds:

1. "It is considered the proposed development would result in a disproportionate addition to the building and would therefore represent inappropriate development, which is by definition, harmful to the Green Belt. The proposed development would result in an increase in floorspace to the building greater than 50% and an increase to the mass of the building. There are no very special circumstances that would outweigh this harm. The development would therefore be contrary to Section 13 of the NPPF, Policy 3 of ACS and policy LPD 13 of the Local Planning Document."

It should be noted that the boundary treatment (wall) is permitted development and the case officer did not raise any concerns in their report. However, it is not permissible for the Local Planning Authority to issue a split decision and therefore it could not be approved by the Borough Council when determining the planning application, which also includes the non-policy compliant roof extension.

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

This appeal has been Dismissed insofar as it relates to the hip to gable roof extension, and Allowed insofar as it relates to the boundary treatment.

The Inspector concluded that the proposal would be inappropriate development in the Green Belt and therefore harmful to the openness, as the proposal would amount to a disproportionate addition above the size of the original dwelling given the cumulative increase in volume and scale.

The Inspector concluded that the boundary treatment would be in keeping with the host dwelling and would not detract from the street scene or the wider area.

**Recommendation:** To note the information.

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## **Report to Planning Committee**

**Application Number: 2020/1040 – Appeal Ref: APP/N3020/W/21/3288397**

**Location: Land at corner of Cross Street, Arnold, Nottingham, NG5 7AX**

Proposal: Residential development (2no. one and a half storey dwellings)

Case Officer: Cristina Dinescu

Planning permission was refused by the Borough Council on the 30<sup>th</sup> July 2021 on the following grounds:

1. "It is considered, given the scale, design and location of the properties towards the rear (southern boundary) of the site and inward nature of the layout proposed in this prominent location, coupled with the two storey nature of development of the immediate area, the proposed development would not reflect the pattern of development of the immediate area and it would not relate well to the immediate context, and would be detrimental to the character and appearance of the street scene in this location. As such the proposal is contrary to Section 12 of the NPPF, Policy 10 of the ACS and policies LPD 33 and LPD 40 of the Local Planning Document."

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

This appeal has been Allowed. The Inspector concluded that, whilst the inward-facing nature of the two proposed dwellings is different from much of the wider area, given the mixed character of the surrounding area and the peculiarities of the site itself in terms of its shape, access, relationship to the relatively complex junction and relationship to the dwellings around it, the scheme would not be so markedly different as to cause harm to the established character and appearance of the area.

**Recommendation:** To note the information.

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## Report to Planning Committee

**Subject:** Future Planning Applications

**Date:** 10/06/2022

The following planning applications or details have been submitted and are receiving consideration. They may be reported to a future meeting of the Planning Committee and are available for inspection online at: <http://pawam.gedling.gov.uk:81/online-applications/>

Alternatively, hard copies may be viewed at Gedling1Stop or by prior arrangement with Development Management.

<b><u>App No</u></b>	<b><u>Address</u></b>	<b><u>Proposal</u></b>	<b><u>Possible Date</u></b>
2021/1225	Nottinghamshire Fire And Rescue Headquarters Bestwood Lodge Drive Bestwood	Outline application with all matters reserved for the redevelopment of the existing Head Quarters site for residential development	TBC
2021/0934	Land next to Pepperpots, Mapperley Plains	Erection of 8 detached dwellings and 3 apartment building, comprising 32 units	TBC
2019/1080	Land At Broad Close Woodborough	Outline application for 11no. residential properties	TBC
2021/1398	Land at Grange View Road, Gedling	Erection of 28 four-bedroom 2.5 storey houses; associated parking and access road	TBC
2019/1180	34 Main Street, Calverton	Proposed demolition of existing dwelling and erection of 3 retail units at ground floor with 8 apartments over	TBC
2022/0584	Land North West Park Road Calverton	Application for the approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 101 dwellings and associated infrastructure, pursuant to outline approval 2018/0607 (re-plan of reserved matters approval 2020/0020, which includes an additional 13 units taking the total number of units to 364)	TBC

Please note that the above list is not exhaustive; applications may be referred at short notice to the Committee by the Planning Delegation Panel or for other reasons. The Committee date given is the earliest anticipated date that an application could be reported, which may change as processing of an application continues.

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## **ACTION SHEET PLANNING DELEGATION PANEL 25th March 2022**

2020/0309

155 Lowdham Lane Woodborough Nottinghamshire

Proposed 6No. semi-detached 3 bed affordable homes.

The proposed development would be inappropriate development in the Green Belt due to impact on openness. The proposal would not provide affordable units to meet an identified local need and would result in undue harm to the character and appearance of the area. Additionally, it has not been demonstrated that a safe access with appropriate visibility can be achieved.

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

**Decision: Refuse Planning Permission.**

2021/0537

Chris Allsop Recycling LEEC Development Site Road No 2

Erection of replacement dwelling and reversion of existing dwelling back into industrial (B2) use

The proposed development would be contrary to policy LPD44 which resists non-employment uses within allocated employment sites.

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

**Decision: Refuse Planning Permission.**

2021/1115

Shire Farm Oxtun Road Calverton

Erection of detached 2 bedroom replacement single storey agricultural worker dwelling

The proposed development would prejudice the ability of the site and wider safeguarded land to be developed in a comprehensive manner. As such, this application is contrary to LPD 16. The application has failed to demonstrate essential need of a rural worker to live at the site.

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

**Decision: Refuse Planning Permission.**

2022/0061  
25-27 Calverton Road Arnold NG5 8FF  
New rear extension and first storey apartment

The proposed would result in cramped and overdevelopment of the site and would have an undue overbearing impact on amenity of the neighbouring occupier.

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

**Decision: Refuse Planning Permission.**

**Video Conference Call Meeting**

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

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

**25th March 2022**

## **ACTION SHEET PLANNING DELEGATION PANEL - 1st April 2022**

2021/0201

8 Moor Road, Papplewick, NG15 8FR

The formation of a Garage conversion to form a Kitchen Family living space, an additional bedroom over existing Garage and the formation of a Garden room to the rear elevation.

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

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

**Decision: Grant permission subject to conditions.**

2021/0749

Foxhills, Foxwood Lane, Woodborough

Removal of existing double garage and erection of replacement

The proposed development would result in the erection of a garage in the green belt with no very special circumstances to support what is considered to be inappropriate development.

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

**Decision: That the application be refused permission.**

2022/0007

6 Welbeck Avenue, Gedling, Nottingham

Two storey and single storey rear extension

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

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

**Decision: Grant permission subject to conditions.**

2022/0014

121 Haywood Road Mapperley NG3 6AF

Erection of 7 no. apartments with alterations to existing dwelling, including to provide access

The proposed development would not respect the character of the area and would have a detrimental impact on residential amenity. Furthermore, the proposal would be detrimental to highway safety and provide inadequate parking.

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

**Decision: That the application be refused permission.**

2022/0146

56 Melbury Road, Woodthorpe, Nottinghamshire

Demolition of garages and erection of new 3 bedroom dwelling on land to rear of 56 Melbury Road

The proposed development would not respect the character of the area, have a detrimental impact on residential amenity and provide inadequate parking.

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

**Decision: That the application be refused permission.**

2022/0160

128 Nottingham Road, Ravenshead, Nottinghamshire

Erection of first floor extension to front / side elevation. Alterations to windows and feature two storey bay window. Render of front and part of side elevations.

The proposed development would in extensions over and above that permissible by green belt policy with no very special circumstances to support what is considered to be inappropriate development.

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

**Decision: That the application be refused permission.**

Cllr John Truscott  
Cllr Paul Wilkinson  
Cllr David Ellis  
Cllr John Parr  
Cllr Ron McCrossen

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

**1st April 2022**

## **ACTION SHEET PLANNING DELEGATION PANEL - 8th April 2022**

2021/0516TPO

Sherwood Lodge, Sherwood Lodge Drive, Arnold

Works to protected trees across the wider Sherwood Lodge site, see attached reports.

The proposed development would not have a detrimental impact on the trees subject of a preservation order with the works justified on good arboricultural grounds.

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

**Decision: Grant Consent subject to conditions.**

2022/0060

2 Hartington Avenue, Carlton, NG4 3NR

Two storey rear extension

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

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

**Decision: Grant permission subject to conditions.**

2022/0062

48 Northcliffe Avenue, Mapperley, Nottingham

Two storey side extension and rear dormer and raised decking to rear

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

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

**Decision: Grant permission subject to conditions.**

2022/0108

Sunnyhome, Greendale Road, Arnold

Proposed revisions to previous approval 2021/0949 - replace plots 1-4 with of 3no detached two storey dwellings (plots 1-3) and revision to access driveway to Plot 5/existing dwelling to form Plot 1 driveway

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

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

**Decision: Grant permission subject to conditions.**

2022/0138  
6 Surgeys Lane, Arnold, Nottinghamshire  
Proposed garage and covered driveway at front

The proposed development would have a detrimental impact on the character of the area and be detrimental to highway safety.

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

**Decision: That the application be refused permission.**

2022/0159  
23 Aldene Way, Woodborough, Nottinghamshire  
Ground and first floor side and front extensions to existing dwelling

**The application was withdrawn from the agenda.**

2022/0172  
Ramper Covert Wood, Mansfield Road, Arnold  
Change of use of land to form seasonal, green, carbon negative, wedding venue (1st June - 31st August inclusive) including the siting of two linked tipis, WC trailer and renewable energy system.

The proposed development would result in inappropriate development in the green belt with no very special circumstances to justify the proposal. Furthermore, insufficient information has been submitted in respect of possible ecological and highway impacts.

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

**Decision: That the application be refused permission.**

2022/0190  
107 Digby Avenue, Gedling, Nottinghamshire  
Conversion of existing attached garage and single storey side/porch extension



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

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

**Decision: Grant permission subject to conditions.**

Cllr John Truscott  
Cllr Paul Wilkinson  
Cllr David Ellis  
Cllr Meredith Lawrence

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

**8th April 2022**

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## **ACTION SHEET PLANNING DELEGATION PANEL 22nd April 2022**

2020/0935

The Limes Main Street Linby  
Proposed Detached Garage.

The proposed development would result in inappropriate development in the Green Belt as the replacement building would be materially larger than the building it would replace. Additionally the proposal would result in harm to setting of nearby heritage assets.

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

**Decision: Refuse Planning Permission.**

2021/1122TPO

The Hollies Ravenshead Nottinghamshire  
Fell T13. Crown Lift and prune T3, T5, T8, and T9

The proposed development would have no undue harm to the visual amenity of the area.

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

**Decision: Grant Consent subject to Conditions.**

2021/1403

32A Sheepwalk Lane Ravenshead NG15 9FE  
Retention of front boundary wall, railings and gates and gate pillars

The proposed development would have no undue harm on the character and appearance of the area or highway safety.

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0026

320 Greenwood Road Carlton NG4 1AR  
Two first floor side extensions; alterations to roof, including rear dormer; single storey rear extension and lower ground floor extension with patio above

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

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0033

Land off Kighill Lane Ravenshead

Variation of condition 3 (Plans) of outline planning permission 2020/1108 - provision of access to serve plot 3.

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

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0122

8 The Crescent Woodthorpe Nottingham

Proposed Rear & Side Extensions with New Garage to the front and terrace above, Loft Conversion & Dormer including Principal Elevation Treatment

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

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0171

12 Fearn Chase Carlton Nottingham

Extension of existing bungalow by increasing roof height to accommodate first floor accommodation, dormer windows to side elevations, two storey side extension to create new internal staircase and accessibility lift to proposed entrance, lowering of ground level to create front driveway and landscaping. (Amendments to permission 2019/0691)

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

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

**Decision: Grant Planning Permission subject to Conditions.**

## **Video Conference Call Meeting**

Cllr Marje Palling  
Cllr David Ellis  
Cllr Paul Wilkinson

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

**22nd April 2022**

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## **ACTION SHEET PLANNING DELEGATION PANEL - 29th April 2022**

2021/1435

14 Fountayne Close, Linby, NG15 8JQ

Double Garage and Single Storey Side Extension.

The proposed garage, by virtue of its prominence within the streetscape, would be out of character with the area.

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

**Decision: That the application be refused permission.**

2022/0009

Sarval, Stoke Lane, Stoke Bardolph

Erection of baggage storage facility on a raft foundation

The application was withdrawn from the agenda.

2022/0038

36 Linwood Crescent, Ravenshead, NG15 9FZ

Single Storey Side Extension

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

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

**Decision: Grant permission subject to conditions.**

2022/0139

23 Crifftin Road, Burton Joyce, NG14 5FB

Construction of a garden outbuilding for use as a dog grooming business and also storage

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

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

**Decision: Grant permission subject to conditions.**

2022/0181

Ravenshead Farm Shop, 131 Main Road, Ravenshead

Proposed rear projection extension to existing Farmshop (following removal of existing rear timber store shed); and permission also being sought for extension to NW boundary curtilage (retrospective) and the retention of 3 no. cold stores (retrospective)

The proposed development would result in a disproportionate addition over and above the size of the original building and encroachment into the countryside which is harmful to the openness of the Green Belt.

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

**Decision: That the application be refused permission.**

2022/0195

17 Robinson Road, Mapperley, Nottinghamshire

Front porch, two storey side extension, single and two storey rear extensions

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

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

**Decision: Grant permission subject to conditions.**

2022/0293

Railway Bridge, Burton Road, Gedling

Replace existing billboards with single "D48-Poster" digital billboard.

The proposed development would, through the interactive nature of the advertisement proposed, be detrimental to highway safety.

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

**Decision: That the application be refused permission.**



**29th April 2022**

Cllr John Truscott  
Cllr Paul Wilkinson  
Cllr David Ellis  
Cllr Marge Paling

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

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## **ACTION SHEET PLANNING DELEGATION PANEL - 6th May 2022**

2021/1419

2 Chestnut Avenue, Ravenshead, NG15 9DN

Single storey side and rear extensions.

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

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

**Decision: Grant permission subject to conditions.**

2022/0080

Redhill Farm, Bestwood Lodge Drive, Bestwood

Change of use of existing residential care home (C2) and single storey extension to form 2 No. one-bedroom residential units and a four-bedroom dwelling (C3b) all for supported living.

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

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

**Decision: Grant permission subject to conditions.**

2022/0089

70A Whittingham Road, Mapperley, Nottingham

Single storey rear and side extension, raised patio and erection of porch

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

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

**Decision: Grant permission subject to conditions.**

2022/0231

34 Third Avenue, Carlton, Nottingham

Single storey rear extension and raised patio (part retrospective)

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

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

**Decision: Grant permission subject to conditions.**

2022/0270

87 Main Road, Gedling, Nottinghamshire

Single storey & two storey front extensions; front flat roof dormer and roof alterations, single storey rear extension, erect two storey linked triple garage and render dwelling.

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

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

**Decision: Grant permission subject to conditions.**

2022/0298

Luxfer Gas Cylinders Ltd, Road No 2, Colwick

Erection of an industrial building ancillary to existing manufacturing operations.

The proposed development would respect the character of the area, amenity of adjoining sites, highway safety and lead to the expansion of an established industrial firm.

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

**Decision: Grant permission subject to conditions.**

**6th May 2022**

Cllr John Truscott

Cllr Meredith Lawrence

Cllr David Ellis

Cllr Marge Paling

Cllr John Parr

Kevin Cartwright - Principal Planning Officer

Nigel Bryan – Principal Planning Officer

## **ACTION SHEET PLANNING DELEGATION PANEL 13th May 2022**

2021/1344

7 Mansfield Road (North) Ravenshead NG15 9HA

Proposed 2 storey side extension following demolition of existing single storey side extension and construction of oak framed garage in front garden.

The proposal would be inappropriate development in the Green Belt which would impact openness and no very special circumstances have been demonstrated to outweigh this harm. Additionally the proposed garage would be detrimental to the character and appearance of the street scene.

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

**Decision: Refuse Planning Permission.**

2022/0064

31 Church Drive Ravenshead NG15 9FG

Erection of 2 storey and single store side extensions, two-storey rear extension with pitched roof to the front

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

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0129

4 Barbers Wood Close Ravenshead Nottinghamshire

Proposed demolition of concrete garage and outbuilding. Construction of brick double garage.

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

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0141

6 Armfield Road Arnold NG5 6QY

First floor side extension and single storey rear extension.

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

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0150

88 Main Road Gedling Nottinghamshire

Erect garage and replace roof on existing garage

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

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

**Decision: Grant Planning Permission subject to conditions.**

2022/0151

88 Main Road Gedling Nottinghamshire

Erect garage and replace roof on existing garage

The proposed development would respect the character of the heritage asset and have a neutral impact on the setting of the adjacent listed building.

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

**Decision: Grant Listed Building Consent with Conditions.**

2022/0156

161 Plains Road Woodthorpe Nottinghamshire

Replacement new build 4 bedroom house.

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

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0159

23 Aldene Way Woodborough Nottinghamshire

Ground and first floor side and front extensions to existing dwelling

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

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0354

Spring Lane Farm 382 Spring Lane Lambley

Improvements to site entrance (and ancillary on-site circulation and car parking arrangements)

The proposed development would not be inappropriate development in the Green Belt and would not adversely affect openness. The proposal would have no undue impact on the character and appearance of the area, residential amenity of neighbouring occupiers or highway safety.

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

**Decision: Grant Planning Permission subject to Conditions.**

### **Video Conference Call Meeting**

Cllr John Truscott

Cllr Marje Palling

Cllr David Ellis

Cllr John Parr

Cllr Paul Wilkinson

**Kevin Cartwright – Principal Planning Officer**

**Nigel Bryan - Principal Planning Officer**

**13th May 2022**

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## **ACTION SHEET PLANNING DELEGATION PANEL - 20th May 2022**

2021/0668

Land North West of Park Road, Calverton

Modification of Section 106 Agreement in relation to planning permission 2018/0607 in respect of the wording of the affordable housing clauses

The proposed development would not have a detrimental impact on affordable housing provision and would allow greater flexibility for lenders.

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

**Decision: To allow the deed of variation to be approved.**

2021/1323

14 Regina Crescent, Ravenshead, NG15 9AE

Demolition of existing dwelling and construction of new detached single and two storey dwelling house and front boundary wall/gates

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

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

**Decision: Grant permission subject to conditions.**

2022/0041

18 Oakwood Drive, Ravenshead, Nottingham

Removal of existing flat roof garage and build 2 storey side extension.

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

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

**Decision: Grant permission subject to conditions.**

2022/0345

8 Shipley Rise, Carlton, Nottinghamshire

Increase ridge height of roof and insertion of two side dormers

The proposed development would, through its design and increase in height, have a detrimental impact on the character of the area.

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

**Decision: That the application be refused permission.**

2022/0419

18 Green Lane, Lambley, Nottingham

Replace part of the existing flat roof with a pitched roof in keeping with the rest of the building (resubmission)

The proposed development would respect the character of the area, residential amenity and not have a detrimental impact on the openness of the Green Belt.

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

**Decision: Grant permission subject to conditions.**

**20th May 2022**

Cllr John Truscott

Cllr Paul Wilkinson

Cllr Meredith Lawrence

Cllr David Ellis

Cllr Marge Paling

Cllr John Parr

Nigel Bryan – Principal Planning Officer

## **ACTION SHEET PLANNING DELEGATION PANEL 27th May 2022**

2021/1343

Tipsy T 908 Woodborough Road Mapperley  
Proposed two storey rear extension.

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

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0211TPO

3 Pilgrim Close Ravenshead Nottingham  
Fell 5 no. Scots Pine (T1-T5) and fell Norway Spruce (T6).

The proposed felling of T6 would have no undue impact on the visual amenity of the area. The felling of T1-T5 would have an undue impact on the visual amenity of the area. Insufficient information has been provided to demonstrate that trees are structurally unstable and the works are necessary.

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

**Split Decision - REFUSE Tree Preservation Order Consent for the following works:-**

**Fell 5 no. Scots Pine (T1-T5).**

**GRANT Tree Preservation Order Consent for the following works, subject to conditions:-**

**Fell Norway Spruce (T6).**

2022/0348

1 Hughes Lane Gedling Nottinghamshire  
Change of use from a dwelling (C3) to a registered Children's Home (C2)

The proposed development would not result in an over-concentration of such uses in the area and would have no undue impact on the amenity of neighbouring occupiers or highway safety.

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0397

94 Burton Road Carlton NG4 3BB

Construct outbuilding in rear garden and erect boundary fence.

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

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0442

25 Redland Grove Carlton Nottinghamshire

Two storey rear extensions

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

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0447

1 De Buseli Close Gedling Nottinghamshire

Retrospective planning permission is sought for the conversion of double garage to a lymphatic drainage clinic

The proposed development would have no undue impact on the amenity of neighbouring occupiers or highway safety.

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0459

86 Southdale Drive Carlton Nottingham

Single storey rear extension, access ramp to side and car parking space to front garden.

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

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0466  
17 Martins Hill Carlton Nottinghamshire  
Single storey side and front extensions

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

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

**Decision: Grant Planning Permission subject to Conditions.**

**Video Conference Call Meeting**

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

**Kevin Cartwright – Principal Planning Officer**

**27th May 2022**

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## **ACTION SHEET PLANNING DELEGATION PANEL 10th June 2022**

2021/1401

163 Nottingham Road Arnold NG5 6JN

Proposed change of use from retail unit to mixed use Hot Food Takeaway (Suis generis) and dining area (Class E) and erection of flue

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

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0189

54 Chapel Lane Ravenshead NG15 9DA

Proposed 2 storey side extension, rear single storey extension, internal alterations and new roof tiles.

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

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0299

17 Howbeck Road Arnold Nottinghamshire

Single Storey Side and Rear Extension

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

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0429

10 Church Drive Ravenshead Nottinghamshire

Proposed extensions and remodelling of existing dwelling.

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

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

**Decision: Grant Planning Permission subject to Conditions.**

2022/0444

25 - 27 Calverton Road Arnold Nottingham

New single storey rear extension and first storey apartment

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

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

**Decision: Refuse Planning Permission.**

2022/0461

110 Birchfield Road Arnold NG5 8BS

The demolition of an existing outbuilding to make way for a new two-bedroom detached two storey dwelling

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

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

**Decision: Refuse Planning Permission.**

2022/0496

Greenacres 2 Little Ricket Lane Ravenshead

Proposed Home Office / Studio

The proposed development would result in inappropriate development in the Green Belt which would by definition harm openness. No very special circumstances have been demonstrated to outweigh the harm.

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

**Decision: Refuse Planning Permission.**



## **Video Conference Call Meeting**

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

**Kevin Cartwright – Principal Planning Officer**

**10th June 2022**

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