

**MINUTES
PLANNING COMMITTEE**

Wednesday 6 September 2023

Councillor Roy Allan (Chair)

In Attendance: Councillor Paul Wilkinson Councillor Lynda Pearson
 Councillor Sandra Barnes Councillor Catherine Pope
 Councillor Stuart Bestwick Councillor Grahame Pope
 Councillor David Ellis Councillor Sam Smith
 Councillor Andrew Ellwood Councillor Ruth Strong
 Councillor Des Gibbons Councillor Jane Walker
 Councillor Helen Greensmith Councillor Henry Wheeler
 Councillor Ron McCrossen

Absent: None

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

26 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

No apologies for absence were received.

27 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 26 JULY 2023

RESOLVED:

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

28 DECLARATION OF INTERESTS

Councillor Sam Smith declared a non-pecuniary interest in application 2023/0468, item 4 on the agenda, as a Member of Nottinghamshire County Council, who were the applicant.

29 APPLICATION NO. 2021/0734 - WESTDALE LANE EAST, GEDLING

The Chair moved item 5 forward on the agenda.

Change of use of rear ground floor store to be incorporated into the existing ground floor flat to create a two bedroom flat and first floor extension to create a one bedroom flat with external steel staircase.

Yvonne Poxon, a local resident, spoke against the application.

The Principal Planning Officer introduced the report.

He went on to update members in terms of consultation responses from the Highways department who had clarified that they did not object to the application and the Environmental Health Officer did not object, but had highlighted that the development would need to comply with Approved Document E of the Building Regulations.

He concluded that planning permission should be granted in accordance with the officer's report and proposed an additional condition requiring details of a boundary treatment to enclose the proposed garden to be submitted to and approved in writing prior to the first occupation of the hereby approved first floor flat.

RESOLVED:

To GRANT PLANNING PERMISSION: subject to the following conditions:

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development shall be undertaken in accordance with the revised site location plan received on the 12th June 2023 and the revised elevation and floor plans received on the 10th May 2023, drawing number PO1A, B.
- 3 The first-floor flat hereby approved shall not be occupied until such time as details of the boundary treatment to enclose the proposed garden area have been submitted to and approved in writing by the Local Planning Authority, and installed in accordance with the approved details. The boundary treatment shall thereafter be retained for the lifetime of the development.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 In the interests of residential amenity and in accordance with Policy CS10 of the Core Strategy and Policies 32 and 43 of the LPD Part 2.

Reasons for Decision

I am therefore satisfied that the development and use of the premises will result in no undue impact onto neighbouring properties or the area in general. The development will also result in no undue impact on highway safety and whilst no parking is provided to serve the flats, given the location of the site in a sustainable location I am satisfied that off road car parking is not required in this instance. The proposal therefore accords with the NPPF 2021, policies 6 and 10 of the Aligned Core Strategy 2014 and policies LPD32, LPD50, LPD57 and LPD61 of the Local Planning Document 2018.

Notes to Applicant

Your attention is drawn to the attached comments from the Council's Public Protection Officer: The resistance to the passage of sound in buildings must comply with Approved Document E of the Building Regulations 2010 which sets out standards for the resistance to airborne sound and impact sound between and within dwellings. Approved Documents E covers: Separating walls, floors & associated flanking transmissions for new buildings Internal walls, floors & stairs for new buildings Dwelling houses & flats formed by a material change of use Rooms for residential purposes Common internal parts of buildings containing flats or rooms for residential purposes. Approved Document E states that it is good practice to consider the layout of rooms in separate dwellings at the design stage to avoid placing noise sensitive rooms next to rooms in which noise is generated eg not situating living areas or kitchens above or next to bedrooms. This will reduce the likelihood of future complaints about impact noise."

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.gedling.gov.uk. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less 100 square metres

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

30

APPLICATION NO. 2023/0468 - LAND AT CHASE FARM (FORMER GEDLING COLLIERY) AND LAND OFF LAMBLEY LANE, GEDLING

Modification of the Fourth Schedule of the Section 106 Agreement at Chase Farm (2015/1376) in respect of the Primary School Contribution and Primary School Site.

Stephen Pointer – Team Manager of Planning Policy and Mike Sharpe – Team Manager, Strategic Pupil Place Planning of Nottingham County Council, the applicant, spoke in support of the application.

The Principal Planning Officer summarised the points raised by Members in an email from Councillor Payne and informed the committee that a petition signed by 121 people who were objecting to the application, had been received.

He then went on to introduce the report.

He concluded that, taking into consideration the matters raised by the previous speakers, it was still considered that it had been demonstrated the school would not serve a useful purpose given that there was capacity in nearby schools and therefore it was recommended that the application be granted permission with a Deed of Variation entered into to permit the reallocation of the money towards expanding the secondary school provision and for the provision of a new pedestrian crossing, as detailed in the committee report.

The Legal Officer set out the legal framework for the decision.

Councillor Catherine Pope, seconded by Councillor Grahame Pope, proposed a recommendation that the item be deferred to a future meeting until the committee had received more information and a more detailed response from Nottinghamshire County Council officers in relation to the points raised in the objection councillors had received by email.

(Councillor Greensmith left the meeting)
(Councillor Greensmith re-joined the meeting)

RESOLVED:

To defer the item to a future planning committee in order to obtain further information to inform the decision on the application.

31

FUTURE APPLICATIONS

RESOLVED:

To note the information.

32 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

33 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

The Chair informed the committee that Sara Fayaz, Legal Officer was leaving the Council after working at Gedling for the past four years. He thanked Sara for all the great work she had achieved and wished her well in her future career.

The meeting finished at 7.20 pm

Signed by Chair:
Date: