

Agenda

Planning Committee

Date: **Wednesday 18 October 2023**

Time: **6.00 pm**

Place: **Council Chamber**

For any further information please contact:

Democratic Services

committees@gedling.gov.uk

0115 901 3844

Planning Committee

Membership

Chair Councillor Roy Allan

Vice-Chair Councillor Paul Wilkinson

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

WEBCASTING NOTICE

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Responsibilities of the Planning Committee:

- 1) To examine and investigate any proposals for development within or outside the Borough which affect the growth prosperity and wellbeing of the Borough and to consult on any action considered necessary.
- 2) Power to fix fees and charges in relation to the remit of the Committee.
- 3) Power to appoint delegates to conferences and to approve Member training in relation to the remit of the Committee.
- 4) To respond to consultative documents received by the Council and falling with the remit of the Committee.

- 5) Power to institute enforcement and legal proceedings in connection with any offences under any powers delegated to this Committee.
- 6) Power to determine applications for planning permission.
- 7) Power to determine applications to develop land without compliance with conditions previously attached.
- 8) Power to grant planning permission for development already carried out.
- 9) Power to decline to determine applications for planning permission.
- 10) Duties relating to the making of determinations of planning applications.
- 11) Power to determine applications for planning permission made to the Council.
- 12) Power to make determinations, give approvals and agree matters relating to the exercise of development rights.
- 13) Power to enter into agreements regulating the use or development of land.
- 14) Power to issue a certificate of existing or proposed lawful use or development.
- 15) Power to serve a completion notice.
- 16) Power to grant consent for the display of advertisements.
- 17) Power to authorise entry onto land pursuant to Section 196A of the Town and Country Planning Act 1990.
- 18) Power to require the discontinuance of a use of land.
- 19) Power to serve a contravention notice, breach of condition notice or stop notice.
- 20) Power to issue an enforcement notice.
- 21) Power to apply for an injunction restraining a breach of planning control.
- 22) Power to require proper maintenance of land pursuant to Section 215(1) of the Town and Country Planning Act 1990.
- 23) Power to determine applications for listed buildings consent.
- 24) Power to serve a building preservation notice
- 25) Power to acquire a listed building in need of repair and to serve a repairs notice.
- 26) Power to apply for an injunction in relation to a listed building.
- 27) Power to execute urgent works to a listed building.
- 28) Power to create, extinguish, stop up or divert footpaths or bridle ways after consultation, where appropriate, with the relevant Parish Council.
- 29) Power to make a rail crossing diversion or extinguishment order.
- 30) To exercise the Council's powers relating to the preservation of trees contained within the Town and Country Planning Act 1990.
- 31) To exercise the Council's powers with regard to the Hedgerows Regulations 1997.
- 32) Power to make, amend, revoke or re-enact byelaws within the remit of the Committee

AGENDA

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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:

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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 2022/0501



Report to Planning Committee

Application Number:	2022/0501
Location:	Land Off Hayden Lane Linby
Proposal:	Full planning permission for 131 dwelling with access from Delia Avenue and Dorothy Avenue.
Applicant:	Barwood Homes
Agent:	Fisher German LLP
Case Officer:	Craig Miles

The application is referred to Planning Committee to comply with the Council's constitution as the development proposes more than 9 dwellings and a legal agreement is required.

1.0 Site Description

- 1.1 The application site is located to the east of Hayden Lane, which connects to Papplewick Lane, the main road connecting into Hucknall town centre. It comprises a single agricultural field of arable farm land and improved grassland and is enclosed by existing hedgerows running along the perimeter of the site's boundaries, to the north east and south, and small clusters of trees. The site measures some 4.81 hectares (ha). It is allocated for housing development in the adopted Local Planning Document (LPD).
- 1.2 To the south, the site adjoins Sherwood Gate' residential development which is a development approved for 255 dwellings. A significant amount of dwellings have been built out and are occupied. To the east and north are open agricultural fields.
- 1.3 The west boundary of the site adjoins an existing residential area forming the main urban area of Hucknall, more specifically the end of existing cul-de-sacs forming Dorothy Avenue and Delia Avenue. The administrative boundary of the Gedling Borough Council is up to the boundary with both Dorothy Avenue and Delia Avenue and beyond is Ashfield District Council.
- 1.4 At present the current vehicular and pedestrian access is achieved via adjoining fields which are accessed off Hayden Lane.
- 1.5 In terms of topography there is a gradual fall from south west to north east. The location, setting and topography allow for open views northward, although established hedge planting around the site boundaries obscures distance views and encloses the site.

- 1.6 The site is identified on the Flood Map for Planning as being within Flood Zone 1 (Low Probability of flooding) and it is also in an area at very low risk of surface water flooding.
- 1.7 The site is not subject to any statutory environmental designations. There are no designated heritage assets on or directly adjacent to the site. The nearest is Castle Mill (Grade II Listed) which is located off Linby Lane approx. 350m north east of the site and Hucknall conservation area is some 2km to the south of the site.
- 1.8 The nearest bus stop is located 300m east of the site off Ethel Avenue that provides connections to the Vaughan Estate via the Town Centre which hosts all key amenities and services, within the administrative area of Ashfield District Council

2.0 Relevant Planning History

- 2.1 The site is allocated for residential development under 'Policy LPD 64 Housing Allocations – Urban Area and edge of Hucknall of the Local Planning Document. The site is referred to as 'H10 - Hayden Lane' and is anticipated to deliver approximately 120 homes, including 36 affordable. It is noted that the Policy states that the numbers set out within the Policy are approximate and that "Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable".
- 2.2 Preceding its allocation, the site formed part of a wider area of safeguarded land, within the Aligned Core Strategy (2014). The remaining area of the 'safeguarded land' is known as 'Land North of Papplewick Lane' and is currently under construction by Bellway Homes 'Sherwood Gate'.
- 2.3 Policy 2 of the Aligned Core Strategy outlines that 'Land North of Papplewick Lane' had the potential to deliver 300 dwellings. It is however worth noting that the implemented planning consents 2017/0201 and 2020/0258 suggest only 255 dwellings will be delivered once completed. This leaves a shortfall of 45 dwellings on the adjoining 'Land North of Papplewick Lane' site.
- 2.4 Adjoining the application site to the south, but within the wider 'safeguarded land' allocation is another application for the erection of 30 dwellings (Reference: 2023/0233), which remains undetermined. Its development is not reliant upon the delivery of this site as it is proposed that it would be accessed separately via Marion Avenue.
- 2.5 The application site crosses two administrative boundaries. Whilst almost all of the land where the proposed dwellings would be located are within Gedling Borough Council, a small proportion of the application site falls within Ashfield District Council. The small area of land is located at the end (north) of both Delia Avenue and Dorothy Avenue cul-de sacs. Clearly both Delia Avenue and Dorothy Avenue would be used to access the site which also falls in within Ashfield District Council. The applicant would therefore need permission from both Gedling Borough Council and Ashfield District Council (similar to the

adjoining Sherwood Gate' residential development which is access via Papplewick Lane).

3.0 Proposed Development

- 3.1 The application is a standalone full planning application and is for the erection of some 131 dwellings together with two new access points formed via Delia Avenue and Dorothy Avenue.
- 3.2 The proposed development includes a range of one, two, three and four bedroom properties with dwellings being two stories in scale. There would be sixteen different house types, with a mix of detached, semi-detached and terraced housing. Forty of the properties are identified as being affordable of which 14 would be First Homes and the remaining dwellings 26 as affordable rent which would comprise of 1, 2 and 3 bed roomed.
- 3.3 The layout has largely been designed around a centralised area of public open space, taking account of a loop road that would connect to Delia Avenue and Dorothy Avenue. Each dwelling would have their own off-street car parking space. On average there would be 2.5 spaces per dwelling.
- 3.4 Dwellings would generally face the highway and public realm in order to provide a continuous frontage to the street scene. Around the perimeter, some dwellings would also face the boundaries of the site to make the most of the views across the wider countryside and create vistas into the site with active frontages forming positive relationships with long distance views of the site.
- 3.5 Indicative landscaping proposals show that there would be enhanced landscape planting along the northern boundary of the site, and on the eastern most part of the site would be a large retaining pond (and pump station) that would be landscaped along its roadside frontage.

4.0 Consultations

- 4.1 Papplewick Parish Council – Have no objections, however raise concern about road congestion brought about by the proposed development as the centre of Papplewick village is already at capacity. They are also concerned about the pressure on the nearby green spaces such as Moor Pond Wood and Papplewick Playing Field.

Linby Parish Council – State that they support the principle of the development but have objected to the lack of green space within the development, that it would not lead to a net gain in biodiversity, that the housing mix could be improved, it would be a high density development, capacity of the highway network to accommodate development, no active travel measures and limited parking spaces.

- 4.2 Lead Local Flood Authority - raise no objection to the application subject to a condition requiring the submission of a detailed surface water drainage strategy that complies with the submitted Flood Risk Assessment and Drainage Strategy.

- 4.3 Gedling Borough Council Arborist – Confirms that he is satisfied with the submitted tree protection method statement as the replacement planning plan and overall landscape plans provide suitable mitigation for the trees that would be removed.
- 4.4 Environment Agency – Note that the application site falls within flood zone 1 and therefore there are no fluvial flood risk concerns. They refer to their standing advice.
- 4.5 Gedling Borough Council Scientific Officer - Notes that the application includes the following report submitted: Rolton Group, *Geotechnical and Geo-Environmental Report*, ref 210505-RGL-ZZ-XX-RP-G-0002 rev S2-P02, dated Nov. 2021. Having reviewed the report he is satisfied with the content and conclusions that no further site investigation works is required and the site is suitable for use. In relation to air quality he noted this would be a matter for the adjoining authority as there would be an increase in traffic on the adjoining road, although he noted that this has been considered in the submitted Wardell Armstrong., *Air Quality Assessment*, ref CA12334- 001- V2.0, dated April 2022. He confirms that he is generally satisfied with the content and conclusions.
- 4.6 Natural England - Natural England considered that the proposed development would not have significant adverse impacts on designated sites including the Linby Quarry SSSI and therefore has no objection to the proposals.
- 4.7 Primary Care Trust – note that the erection of 131 dwellings would require a contribution of £70,985 towards the expansion of primary care provision to include Okenhall Medical Practice, Whyburn Medical Practice and The Om Surgery.
- 4.8 Secondary Care Trust (Nottingham University Hospital) – have identified that the development would have a direct impact on their serveries and, as a result, are seeking a contribution of £141,808.
- 4.9 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 £ 746,672, which is broken down as a secondary education contribution of £551,334 (based on 21 pupils x £26,254 per place) and a post 16 education contribution of £105,016 (based on 4 pupil x £26,254 per place), to be expended within the Hucknall secondary planning area (Holgate Academy and National Academy), plus a Special Educational Needs and Disabilities place of £90,322 (based on 1 pupil x £90,322 per place).
- 4.10 Nottinghamshire County Council (Planning Policy) – Have responded to advise that the application site does not affect any minerals safeguarding area. That a library developer contribution request is required to take account of the additional population and demand on services of £4,611. In relation to archaeology that a pre-commencement condition is required so that a programme of archaeological work can be prepared and submitted for consideration.

- 4.11 Highway Authority – The highway authority note that forward visibility around the bend into the site is tight for larger vehicles but acceptable. Traffic generation from the site would be acceptable within the wider highway network and, subject to conditions, the highway authority raise no objection to the application.
- 4.12 In addition, they request a contribution of £11,825 toward the enhancement of bus stop provision within the locality, which would be spent at one of two bus stops, AS0202 Ethel Avenue and AS0721 Ethel Avenue, which are in close proximity to the site. It is also requested that sustainable travel measures be put in place to secure free introductory bus travel for future residents.
- 4.13 Parks and Street Care – Confirm that more than 10% public open space would be provided based on the submitted drawings. They also confirm that an informal sports facility and Locally Equipped Area of Play (LEAP) as a minimum play requirement would be required, that is now shown on the proposed layout drawing.
- 4.14 Strategic Housing Manager – notes that 30% affordable housing would be required, which would equate to 40 dwellings, including 14 First Homes and 26 affordable rental properties.
- 4.15 Nottinghamshire Wildlife Trust – No response received. Any comments received will be reported verbally at the meeting.
- 4.16 Trent Water – No response received. Any response received will be reported verbally at the meeting.
- 4.17 A site notice was displayed near to the application site, neighbouring occupiers consulted by letter and a notice posted in the press.
- 4.18 As a result of consultation undertaken 54 letters of representation has been received, with 48 objecting to the application and 6 neither objecting nor supporting the application. The grounds of objection include:
- The adverse impact the development would have on road in the vicinity of the site;
 - That it would have an adverse impact on NHS services due an increase in residents;
 - There would be a loss of habitat;
 - It would adversely affect air quality;
 - That the proposed access to the site via Delia Avenue and Dorothy Avenue is too narrow to serve the proposed development;
 - The development would have an adverse impact on the amenity of residents along Delia Avenue and Dorothy Avenue owing to the increase in traffic, particularly during construction;
 - The site lies within a flood plain;
 - There would be limited construction access;
 - It would create too many houses within the area;
 - It would have a harmful impact on schools as there would be a much greater demand;
 - It is a greenfield site that should not be developed;

- It would have an adverse impact on local wildlife, contrary to the NPPF;
- It would harmfully affect views from existing properties;
- There would be significant noise and disturbance during construction;
- There would be a loss of trees;
- There would be a lack of green space;
- It would adversely impact on agriculture;
- The proposals lack details of landscaping;
- There would be a loss of green belt;
- Hedgerows would be replaced by fences;
- Services in Hucknall would be affected, but not Gedling;
- The road infrastructure in the area is already at capacity;
- There is no need for any new dwellings; and
- The impact of the proposed affordable houses would harmfully affect amenity of existing residents

5.0 Relevant Planning Policy

5.1 The Local Planning Authority adopted the Local Planning Document (LPD) Part 2 Local Plan 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
- LPD 30 – Archaeology
- 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 – H10 Hayden Lane

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, 14 Managing Travel Demand; and Enhancing Local Identity and 19 – Developer Contributions.

5.3 With respect of the National Planning Policy Framework 2023 (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’ (2021); ‘Low Carbon Planning Guidance for Gedling Borough (May 2021)’ and Gedling Borough Council ‘Interim Planning Policy Statement: First Homes’ (2022).
- 5.5 As the application site falls within the Parish of Linby, it is important to recognise that the Linby Neighbourhood Plan 2018 – 2032 forms part of the development plan. Within it, the application site is highlighted as being allocated for housing development (Page 20). The relevant policies within it are:

Housing – Policy HSG1

Place – Policy DES1

Character and Built Heritage – Policies CBH1 and CBH2

Landscape and Rural Character – Policies NE1 and NE2

Traffic and Transport – Policy TRA1

Employment and Infrastructure – Policies EMP1 and EMP2

Community Facilities and Assets – Policy COM1

Developer Contributions – Policy DC1

6.0 Planning Considerations

Principle of development

- 6.1 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. The application site is allocated for residential development under policy LPD H10 – Hayden Lane, which indicates the application site is allocated for the development of approximately 120 units, of which there should be 36 affordable units delivered. The site is not part of the green belt as it was removed upon the adoption of the LPD in July 2018.
- 6.2 Whilst the site is allocated for 120 units, and 131 is proposed, it should be noted that the Policy LPD H10 states that the numbers set out within the Policy are approximate and that “Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable”. Furthermore, Policy 2 of the Aligned Core Strategy outlines that ‘Land North of Papplewick Lane’ had the potential to deliver 300 dwellings. It is however worth noting that the implemented planning consents 2017/0201 and 2020/0258 suggest only 255 dwellings will be delivered once completed. This leaves a shortfall of 45 dwellings on the adjoining ‘Land North of Papplewick Lane’ site and overall there would not be a greater number of dwellings, if this

development is approved. Therefore, the principle of development is supported and the proposal deemed to comply with LPD64 (H10 – Hayden Lane) and guidance within the NPPF. It also complies with Policy HSG1 of the Linby Neighbourhood Plan 2018 – 2032.

- 6.3 Whilst the principle of development is supported there would also 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

- 6.4 The site layout is designed around a loop road that connects both entrances from Delia Avenue and Dorothy Avenue that would be adopted and create two new vehicle access points via these existing cul-de sacs. There would be two secondary access roads that what would link into the main access loop. On the whole, dwellings would mainly face onto this loop road, save for a small proportion of units accessed off private drives on the southern part of the site. There would be a mixture of frontage parking, integral garages and some to the side of units with detached garages. There would be a good range of house types and sizes, including 1, 2 3, and 4 bedroomed dwellings. 131 dwellings are proposed to be erected across the site, which would result in a density of development around 27 dwelling 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.
- 6.5 Streetscene elevations have been submitted in support of the application and show an attractive streetscape that is reflective of the wider strategic housing allocation that has already been developed with double fronted properties on key corner plots. Materials would 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.
- 6.6 A drainage feature has been identified on the eastern 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. A large centralised area of open space measuring some 2100sqm is proposed and would contain an informal kick around area and Local Equipped Area for Play (LEAP). Furthermore, along the northern boundary and throughout the west part of the development would be smaller areas of informal open space totalling some 4000sqm. The open space officer confirms that the level of proposed open space exceeds the threshold required by Policy. As a result the application is deemed to comply with policy LPD21.
- 6.7 In respect of residential amenity, rear gardens would be in the region of 10m in depth and views from properties would be across their own rear gardens. The proposed dwellings would be appropriately separated from one another to ensure that the amenity of future occupiers would be respected.
- 6.8 In terms of amenity for existing occupiers, the main impact would be through the creation of the proposed access points via Delia Avenue and Dorothy

Avenue. This matter has already been considered as part of the allocation of the site in the development, through Examination when it was approved by the Secretary of State and subsequently adopted by Gedling Borough Council. It should be noted that the southern access off Papplewick Lane to the existing Sherwood Gate site (by Bellway Homes) was designed only for the development of the existing consented development for up to 300 units and could not have been altered due to the presence of existing dwellings on each side of the access. Accordingly, there are no other viable options to access the housing allocation.

- 6.9 Traffic would increase along both Delia Avenue and Dorothy Avenue as a result of the proposals there would also be some inevitable disruption during the construction phase of the development. However, there is also a national and local requirement (as set out in Section 5 of the NPPF) and key to the delivery is the development of allocated housing sites. The layout of the scheme details dwellings set back from the boundary of these access points and in-between an area of open space to provide a buffer between the existing and proposed dwellings. The imposition of a condition requiring further planting and boundary treatment along the garden boundaries with those properties that abut the application site could further limit noise and disturbance. A construction management plan would also mitigate the impact during the construction phase of the development and is proposed as a planning condition
- 6.10 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 have an appropriate density of development. Whilst there would be some harm to residential amenity, in the context that the site is allocated for residential development, the application is deemed to comply with policies LPD19, LPD21, LPD32, LPD33, LPD35, LPD36 and LPD37. The development also complies with Policy NE1, NE2 and DES1 of the Linby Neighbourhood Plan 2018 – 2032.

Highway matters

- 6.11 The site would be accessed via two new T-junctions, which would be extensions of the two existing cul-de-sacs: Dorothy Avenue and Delia Avenue which are located directly adjacent to the west of the site. These proposed points of access are both located within Ashfield District Council and a separate application has also been made to them.
- 6.12 The internal site roads have been designed as 5.5m wide carriageways with 2.0m wide footpaths either side. Footpaths included within the development proposals would tie into the existing pedestrian infrastructure along Dorothy Avenue and Delia Avenue which join Hayden Lane. A pedestrian link to the adjacent development off Papplewick Lane to the east of the site is also proposed, but at present a close-boarded fence is in situ which prevents access.
- 6.13 The Transportation Assessment submitted with the application concludes that an appropriate level of parking provision would be available to serve the proposed development. It also concludes that the proposals would not have a negative impact on the local highway network in terms of safety.

- 6.14 An impact assessment has also been undertaken to calculate the likely vehicular trip generation of the site. Based upon the figures extracted from the TRICS database, the proposed development of 131 residential dwellings has been calculated to generate a total of 66 two-way trips during the AM peak hour and 69 two-way trips during the PM peak hour.
- 6.15 A separate Travel Plan has been prepared to encourage sustainable modes of transport and that they are available to future residents from the first occupation of the site. It concludes that through the initiatives promoted within the plan, in addition to the number of sustainable travel options that are available within the immediate vicinity; the desired level of modal shift amongst users of the site can be achieved. This has included free travel cards for new residents, and improvements to bus stops.
- 6.16 Nottingham County Council as Highways Authority have responded to state that they have considered the submitted Transportation Assessment and Travel Plan, and have no objections to the proposals on the basis that the traffic generation from the site would be acceptable within the wider highway network. Therefore subject to conditions, the highway authority raise no objection to the application and deemed to comply with policy LPD61. Likewise, it is considered that with regard to parking provision as required by policy LPD57, along with the recently adopted 'Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document' that the proposed layout demonstrates that each proposed dwelling would have sufficient off-street parking spaces and that there would be sufficient visitor spaces throughout the proposed development because the requirement is that a total of 335 spaces be provided within the site and 339 spaces are provided. Therefore, having regard to the above, the level of car parking provision complies with the Supplementary Planning Document and LPD57. It also complies with Policy TRA1 of the Linby Neighbourhood Plan 2018 – 2032.
- 6.17 It should be noted that a planning condition is in place, as requested by the Highway Authority that the access needs to be constructed prior to any occupation of any dwelling, that would mean that permission would first be required for the access via Ashfield District Council (or otherwise via the Secretary of State at appeal, should Ashfield District Council refuse the application).

Potential for Contamination

- 6.18 In terms of the potential for contamination a Geotechnical and Geo-Environmental Report has been submitted that broadly concludes that the site does not contain harmful contaminants and no further mitigation is required. The Borough Council's Scientific Officer has considered these reports and has confirmed that the site is suitable for the proposed use and that he is satisfied with the content and conclusions and no further site investigation works is required. Having regard to the above the application is deemed to comply with policies LPD7 and LPD11.

Noise

- 6.19 A Noise Impact Assessment has been submitted in support of the application and has modelled the likely noise impacts to proposed occupiers from adjacent roads, notably from the B6011 and Hayden Lane in accordance with the guideline values suggested by BS8233. The results of the noise survey and assessment indicate that no mitigation would be required to reduce internal or external noise levels throughout the site.

Ecology and Biodiversity

- 6.20 In terms of ecology Policy 18 – Protecting and Enhancing Biodiversity requires that “... Where proposals affect sites supporting priority habitats or species, it should be demonstrated that the need for the development outweighs the need to safeguard the biodiversity and other value of the site.
- 6.21 In this instance an Ecological Impact Assessment has been submitted to consider all ecological issues associated with proposed development and included a Phase 1 Habitat Survey and Phase 2 Protected Species Surveys. It highlights that the proposed development would lead to the loss of arable habitat of low ecological value and that further protected species surveys undertaken during the active season of 2022 failed to identify the presence of resident populations of great crested newt, reptiles or roosting bats within the application boundary. It did highlight that a barn owl was nesting within an existing Ash Tree on the north-east corner of the site, (albeit the tree is in poor condition and has been identified for removal.) It also noted that along three boundaries of the site were mature hedgerows that supports terrestrial connectivity to the rural surroundings, although the proposed development would not harm any statutory protected sites (SSSI's) or any non-statutory designed sites. Overall the report concluded that although most of the hedgerows around the periphery of the site would be retained following the development, it would seek extensive site clearance of low value habitats, namely the arable and semi-improved grassland to facilitate the development would likely result in a “Negative - Not Significant” effect on habitat quality within the site. A series of mitigation measures were therefore provided in the form of bird and bat boxes. Natural England do not object to this application.
- 6.22 To assess the mitigation further a biodiversity impact assessment was prepared, which concluded, after taking account of these mitigation measures that 4.77 habitat units (38.43%) would be lost as a result of the development and there would be a very marginal loss of 0.05 hedgerow units (0.41%). The applicant has suggested that off-site mitigation could be provided, but it should be acknowledged that Policy 18 – Protecting and Enhancing Biodiversity does not allow for off-site mitigation. It is stated that a loss of habitat should be weighed against the benefits of the proposals. At a national level there is currently no requirement to provide biodiversity net gain as part of this application, and in this instance the development of 131 dwellings would contribute towards meeting the authority's housing targets by developing on an allocated housing site. In this scenario is it considered that mitigation measures as set out in both the Ecological Impact Assessment and the Biodiversity Net Gain would be sufficient to meet the requirements set out in LDP - Policy 18.

Impact on Trees and Hedgerows

- 6.23 An Arboricultural Impact Assessment Survey and Report has been submitted in support of the application and identifies that of the 16 trees on the site, 3 trees would need to be removed to facilitate development, together parts of the existing hedgerow (to gain access). 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. The Tree Officer does not object to this approach. Subject to this mitigation it is considered that the impact on trees would be acceptable and is deemed to comply with policy LPD18.

Flooding and Drainage

- 6.24 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. The Environment Agency do not object to the proposals. In the area there are surface and foul water sewers that the development can link to and the foul water would be pumped to the existing Trent Water foul sewage system to the south of the site (as previously approved as part of the development of the adjoining site). Surface water is intended to be linked into a drainage pond located on the east part of the site together with permeable paving and soakaways that would 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.

Climate Change

- 6.25 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. Dwellings need to 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.

Archaeology

- 6.26 Policy LPD 30 – Archaeology requires that where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not justifiable or practical, applicants shall provide for excavation, recording and archiving of the remains by a suitably qualified person in accordance with the Chartered Institute for Archaeologists standards. An Archaeological Desk-based Assessment has been provided in support of the application. It concludes “that there is a low potential of low value medieval and post-medieval remains on site, with the proposed works having a moderate impact all of these features.”

And that "... the significance of impact to archaeological remains on site ranged from slight to moderate. In light of the potential for the identified remains on site it is likely that the local authority would request a precautionary approach should any of these features be present on site. The precise details of any such work would need to be determined by the Planning Archaeologist, however it is recommended that the most appropriate strategy should entail a precautionary watching brief of the initial ground-breaking works on site, which would be considered sufficient to mitigate for this likelihood of any non-designated archaeological remains. The specifications of this work would be agreed with the Planning Archaeologist within a Written Statement of Investigation." The consultation response from the County Archaeologist states that an archaeological watching brief would not be a practical consideration on large residential developments and instead recommend that a geophysical survey be undertaken, in order to justify any further archaeological mitigation (if necessary) through planning conditions. On this basis it is considered that the proposals would comply with Policy LPD 30 – Archaeology.

Planning Obligations

- 6.28 The application meets the trigger for a number of contributions to make the development acceptable in planning terms.

Affordable housing

- 6.29 In accordance with LPD36 as the proposed development is for more than 15 dwellings, the development must provide 30% of the dwellings as affordable housing. 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.
- 6.30 However, there is now a requirement to secure not less than 25% of affordable housing as First Homes. The NPPF also requires that 10% of the total number of homes to be affordable home ownership.
- 6.31 First Homes is a relatively new form of affordable housing as identified in a Written Ministerial Statement (WMS) of 24 May 2021 and is fully explored within the Planning Practice Guidance (PPG). The guidance identifies that such homes should be secured through planning obligations in 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 sold with a minimum of 30% discount 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). Certain other restrictions are passed on at each subsequent title transfer. Furthermore, after the discount has been applied, the first sale must be at a price no higher than £250,000 and with a household income cap of £80,000. The application is required to provide 30% affordable homes. This equates to 40 dwellings. This would be secured via a planning obligation. 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.

6.32 The Planning Practice Guidance provides Local Planning Authorities with discretion to increase the discount above the national minimum of 30%, vary the price cap and include additional eligibility criteria. A report in relation to First Homes was considered by Cabinet on 6th October 2022 and approved. Accordingly the local requirements for First Homes are as follows:

1. A First Home must be discounted by a minimum of 30% against market value.
2. In Gedling Borough after the discount has been applied, the first sale must be at a price no higher than £173,000
3. Purchasers of First Homes within Gedling Borough, whether individuals, couples or group purchasers, should have a combined annual household income not exceeding £38,800.
4. Applicants should either:
 - have lived in Gedling Borough Council's administrative area for 3 of the last 5 years; or
 - have immediate family member(s) who are living in Gedling Borough Council's administrative area; or
 - have permanent employment within Gedling Borough Council's administrative area; or
 - are in service of the regular or reserve armed forces of the Crown or have applied within five years of leaving.

6.33 Fourteen First Homes are therefore now required having regard to the change in national guidance and the Interim Position Statement adopted by the Council in October 2022, 26 affordable rented dwellings are also proposed. The Strategic Housing Manager does not object to the amount or form of proposed affordable housing. Therefore, 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.

6.34 The contributions sought from various other statutory consultees are summarised below:

- Transport and travel – a developer contribution of £11,825 for improvements toward bus stop provision is sought. The bus stops that are identified as requiring improvement are on Ethel Avenue and will be spent on real time display features and raised kerbing.
- Education - a contribution of a contribution of £746,672, which is broken down as a secondary education contribution of £551,334 (based on 21 pupils x £26,254 per place) and a post 16 education contribution of £105,016 (based on 4 pupil x £26,254 per place), to be expended within the Hucknall secondary planning area (Holgate Academy and National Academy), plus a Special Educational Needs and Disabilities place of £90,322 (based on 1 pupil x £90,322 per place).
- Primary Care Trust – a contribution of £70, 985 towards the expansion of primary care provision to include Okenhall Medical Practice, Whyburn Medical Practice and The Om Surgery.

- A library developer contribution request is required to take account of the additional population and demand on services of £4,611
- Parks and Street Care – note that the required 10% POS is identified on the open space plan and is to be maintained by a Management Company, details of which would need to be submitted and approved in writing. Furthermore, an open space scheme would need to be submitted and approved identifying the equipment to be installed in the LEAP.
- 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.

6.35 The applicant has provided a statement agreeing to providing these contributions through a S106 legal agreement, should permission be granted.

6.36 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.

6.37 It is noted in paragraph 4.8 of this report that the secondary care trust seek a contribution of £141,808 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).

6.38 The planning obligations in relation to education, affordable housing, education, NHS Primary Care, public open space, library and bus stop improvements, as set out above are deemed to comply with guidance as outlined in paragraph 56 of the NPPF, which identifies the tests required to seek a planning obligation, paragraph 65 of the NPPF, as well as ACS19 and Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended). It also complies with Policies COM1 and DC1 of the Linby Neighbourhood Plan 2018 – 2032. The requirements would be secured as planning obligations through a s106 agreement.

Other considerations

6.39 With the development meeting the threshold identified in policy LP48, a Local Labour Agreement would also be sought in the Planning Obligation

6.40 In response to the matters raised through representations, most of these matters have been considered above. In relation to others: it is unavoidable

that there would be a loss of agricultural land as a result of the development because the site is already allocated in the development plan for housing development. Initial landscaping details have been provided, but there is also a pre commencement condition requiring the applicant to provide further details. Hedgerows would be removed to gain access to the site and this is already considered above. The impacted services (as a result of the development would mainly be in Ashfield DC, hence why contributions are focused on improvements in Ashfield DC like education, NHS, Library and bus stop improvements. 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 either Delia Avenue or Dorothy Avenue. Furthermore, it has been concluded that the highway network has capacity to absorb the vehicle movements that would be created and the land is allocated for residential development.

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.

7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. For these reasons, not only would the scheme accord with the development plan as a whole, but the balance of material considerations also weighs in its favour. Consequently, it is recommended that the application be approved, subject to the proposed conditions and subject to the prior signing of the S106 agreement.

8.0 Recommendation: GRANT PLANNING PERMISSION: Subject to the owner entering into a planning obligation secured through a s106 legal agreement with the Borough Council as the Local Planning Authority and the County Council to secure affordable housing, and developer contributions as outlined above; and subject to the conditions listed for the reasons set out in the report.

1 The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.

- 2 The development authorised by this permission shall be carried out in complete accordance with the approved drawings and specification listed below:
- Site Location Plan, Scale 1:2500, Plan Ref: 3710-01
 - Location Plan, Submitted 14th April 2022
 - Planning Layout, Scale 1:500, Plan Ref: HUCK-SK-001-O Planning Layout, Submitted 5th October 2023
 - Design and Access Statement, Submitted 14th April 2022
 - House Type B1 Plans and Elevations, Scale 1:100, Plan Ref: 3710 45 House Type B1, Submitted 30th November 2022
 - House Type P Plans and Elevations, Scale 1:100, Plan Ref: 3710 46 House Type P, Submitted 30th November 2022
 - House Type Q Plans and Elevations, Scale 1:100, Plan Ref: 3710 47 House Type Q, Submitted 30th November 2022
 - House Type R Plans and Elevations, Scale 1:100, Plan Ref: 3710 48 House Type R, Submitted 30th November 2022
 - House Type A Plans and Elevations Scale 1:100, Plan Ref: 3710 30 House Type A, Submitted 14th April 2022
 - House Type B Plans and Elevations Scale 1:100, Plan Ref: 3710 31 House Type B, Submitted 14th April 2022
 - House Type C Plans and Elevations, Scale 1:100, Plan Ref: 3710 32 House Type C, Submitted 14th April 2022
 - House Type D Plans and Elevations, Scale 1:100, Plan Ref: 3710 33 House Type D, Submitted 14th April 2022
 - House Type E Plans and Elevations, Scale 1:100, Plan Ref: 3710 34 House Type E, Submitted 14th April 2022
 - House Type F Plans and Elevations, Scale 1:100, Plan Ref: 3710 35 House Type F, Submitted 14th April 2022
 - House Type H Plans and Elevations, Scale 1:100, Plan Ref: 3710 37 House Type H, Submitted 14th April 2022
 - House Type I Plans and Elevations, Scale 1:100, Plan Ref: 3710 38 House Type I, Submitted 14th April 2022
 - House Type J Plans and Elevations, Scale 1:100, Plan Ref: 3710 39 House Type J, Submitted 14th April 2022
 - House Type L Plans and Elevations, Scale 1:100, Plan Ref: 3710 41 House Type L, Submitted 14th April 2022
 - House Type M Plans and Elevations, Scale 1:100, Plan Ref: 3710 42 House Type M, Submitted 14th April 2022
 - House Type O Plans and Elevations, Scale 1:100, Plan Ref: 3710 44 House Type O, Submitted 14th April 2022,
 - House Type Chawton, Submitted 6th October 2023 Plan Ref: 1142,
 - House Type Kingston 1192 Submitted 6th October 2023,
 - Double Garage Plans and Elevations, Scale 1:100, Plan Ref: 3710-50
 - Double Garage, Submitted 4th May 2022 Single Garage Plans and Elevations, Scale 1:100, Plan Ref: 3710-51
 - Single Garage Submitted 4th May 2022 Open Space Plan, Scale 1:500, Plan Ref: HUCK-PL-002 D Open Space Plan, Submitted 6th September 2023
 - Site Access Plan, Scale 1:500, Plan Ref: 19000-HUCK-5-100-B Site Access Plan, Submitted 30th September 2023
 - Refuse Vehicle Tracking, Scale 1:500, Plan Ref: 19000-HUCK-5-615-F Refuse Vehicle Tracking, Submitted 30th August 2023
 - Delivery Vehicle Tracking, Scale 1:500, Plan Ref: 19000-HUCK-5-616 Delivery Vehicle Tracking, Submitted 5th May 2023

Levels and Drainage Strategy, Scale 1:500, Plan Ref: 19000-HUCK-5-SK001-D Levels and Drainage Strategy, Submitted 16th June 2023
Surface Water Flood Routing Plan, Scale 1:500, Plan Ref: 19000-HUCK-5-SK005-B Surface Water Routing Plan, Submitted 16th June 2023
Car Parking Plan, Scale 1:500, Plan Ref: HUCK-PL-004-D Car Parking, Submitted 9th May 2023
Arboricultural Impact Assessment, Doc Ref: BG21.281.1. Land off Hayden Lane, Hucknall, Rev 5, Submitted 17th February 2023
Ecological Impact Assessment, Doc Ref: BG21.281 Hayden Lane, Hucknall, Rev 2, Submitted April 2022
Biodiversity Impact Assessment, Doc Ref: BG21.281.4 Hayden Lane, Hucknall, Rev 3, Submitted April 2022
Landscape Masterplan, Doc Ref: BG21.281 Hayden Lane, Hucknall, Landscaping Masterplan Rev 2, Submitted November 2022
Landscape and Visual Impact Assessment, Doc Ref: BG21.281.3 Hayden Lane, Hucknall, Submitted April 2022
Archaeology Desk Based Assessment and Heritage Report, Doc Ref: BG21.281.4 Hayden Lane, Hucknall, Submitted April 2022
Transport Assessment, Doc Ref: 19000 Hucknall, Submitted 8th June 2022
Green Travel Plan Doc Ref: 19000 Hucknall, Submitted April 2022

- 3 No building shall be erected until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 4 No development shall take place until details of all materials to be used for hard surfaced areas within the site including roads, footpaths, recreation areas, and car parking areas have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details so approved.
- 5 Occupation of any proposed dwellings shall not take place until such time as the site access arrangement as shown on drawing number 19000-HUCK-5-100 Revision B has been provided.
- 6 Occupation of the proposed dwellings shall not take place until their respective driveway has been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be constructed with provision to prevent the discharge of surface water from the driveway to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.
- 7 Prior to the commencement of the development hereby approved, a Construction Management Plan (CMP) shall be submitted to and approved by the Local Planning Authority. The CMP shall provide details of, but not limited to, the following: a) Details of noise, dust and vibration suppression b) Details of any compound and welfare areas to include their location and appearance, heights of any cabins to be sited, and details of any associated external lighting. c) Details of on-site materials storage areas d) Details of on-site construction

parking and manoeuvring area, including loading and unloading of plant and materials e) Details of any crusher to be used on site f) Details of any piling which is required g) Details of reasonable avoidance measures (RAMs) in respect of protected species h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate i) Details of wheel washing facilities during construction j) A scheme for recycling/disposing of waste resulting from demolition and construction works. k) Details of the routing of deliveries and construction vehicles to site and any temporary access points. l) Details of any hoarding to be erected. The development shall be carried out in accordance with the approved details for its entire construction phase.

- 8 Development shall not commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- Thereafter, the development shall only commence in accordance with the Written Scheme of Investigation as approved.
- 9 No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy Land at Hayden Lane, Hucknall, Nottingham: Revision A, November 2022, Woods Hardwick., has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:
- 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 and NPPF Paragraph 169.
 - Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area.
 - Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets.
 - Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods.
 - No surcharge shown in a 1 in 1 year;
 - No flooding shown in a 1 in 30 year.;
 - For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.
 - Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.
 - Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.
 - Evidence of approval for drainage infrastructure crossing third party land where applicable.

Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site. Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.

- 10 All construction and/or demolition works on the site and all deliveries of construction materials to the site must only take place between the following hours: 0700 and 1900 on Mondays to Fridays (inclusive), and; 0800 and 1700 on Saturdays. There shall be no construction, demolition or associated deliveries whatsoever on the site on Sundays or on Bank or Public Holidays.
- 11 The development hereby permitted must not be occupied or first brought into use until full details and timings of the biodiversity enhancements and protection measures as set out in the submitted Ecological Impact Assessment, Doc Ref: BG21.281 Hayden Lane, Hucknall, Rev 2, Submitted April 2022 and Biodiversity Impact Assessment, Doc Ref: BG21.281.4 Hayden Lane, Hucknall, Rev 3, Submitted April 2022 have been submitted to and approved by the Local Planning Authority. Thereafter, the approved biodiversity improvements must be retained and be appropriately maintained on the site throughout the lifetime of the development.
- 12 Notwithstanding the details contained within the landscape proposals contain on plan reference: Landscape Masterplan, Doc Ref: BG21.281, the development hereby permitted must not be occupied or first brought into use until a further details of the Landscaping Scheme, have been submitted to and approved in writing by the Local Planning Authority. They shall include: a. details of all hard and soft landscaping features to be used and include the following: b. Detailed plans showing the location of all new trees and shrubs to be planted, including the number and/or spacing of shrubs in each shrub bed or hedgerow. c. A schedule of the new trees and shrubs (using their botanical/latin names) to be planted including their size at planting (height or spread for shrubs, height or trunk girth for trees); d. Plans showing the proposed finished land levels/contours of landscaped areas; e. Details of all proposed hard surfaces areas, retaining structures, steps, means of enclosure, surface finishes and any other hard landscaping features; f. Details of the protection measures to be used of any existing landscape features to be retained. The approved Landscaping Scheme must be carried out and completed in accordance with the approved details no later than during the first planting season (October - March) following either the substantial completion of the development hereby permitted or it being first brought into use, whichever is sooner. If, within a period of 5 years of from the date of planting, any tree or shrub planted as part of the approved Landscaping Scheme is removed, uprooted, destroyed, dies or become diseased or damaged then another tree or shrub of the same species and size as that originally planted must be planted in the same place during the next planting season following its removal. Once provided all hard landscaping works shall thereafter be permanently retained throughout the lifetime of the development.
- 13 No development shall take place above damp proof course level until detailed drawings including materials, design, and heights of all boundaries treatments have been submitted to and approved by the Local Planning Authority. No

dwelling shall be occupied until such time as all boundary treatments are in place, which shall remain for the lifetime of the development.

- 14 From the date of first occupation every dwelling built on the site shall be provided with access to electric vehicle (EV) charge point(s) in line with Part S of the Building Regulations. 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.
- 15 The development hereby permitted must not be commenced until the tree protection measures as set out in the submitted Arboricultural Impact Assessment, Doc Ref: BG21.281.1 have been implemented in accordance with those approved details. Thereafter, all works to existing trees hereby given consent must be carried out in accordance with British Standard BS 3998:2010 Tree work - Recommendations. The approved tree protection measures must remain in place on the site throughout the construction of the development hereby permitted. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities are permitted within the protected area(s) without the written agreement of Local Planning Authority.
- 16 In the event that contamination is found at any time when carrying out the approved development 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 of the Local Planning Authority, 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.

Reasons

- 1 To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
- 2 To define the permission and for the avoidance of doubt.
- 3 To ensure the appearance of the development is satisfactory having regard to policies ASC10 and LPD26.
- 4 To ensure the appearance of the development is satisfactory having regard to policies ASC10 and LPD26.
- 5 In the interest of highway safety.
- 6 In the interest of highway safety.
- 7 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes

into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.

- 8 To protect and record any potential heritage remains having regard to Policy LPD 30 - Archaeology of the adopted Local Plan.
- 9 A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.
- 10 To ensure that the occupiers of neighbouring properties are not adversely affected by unacceptable noise pollution from the development hereby permitted, and to comply with policies ASC10 and LPD26.
- 11 To ensure the development contributes to the enhancement of biodiversity on the site having regard to Policy 18 - Protecting and Enhancing Biodiversity of the adopted Local Plan and Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (July 2021).
- 12 To ensure the development creates a visually attractive environment and to safeguard against significant adverse effects on the landscape character of the area having regard to Policy LDP19 - Landscape Character and Visual Impact.
- 13 To define the permission, to protect neighbouring amenity and to comply with policies ASC10 and LPD26.
- 14 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 of the Councils Local Plan.
- 15 To ensure the adequate protection of the existing trees and hedgerows on the site during the construction of the development having regard to regard to Policy LDP19 - Landscape Character and Visual Impact of the adopted Local Plan and Chapter 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework (July 2021).
- 16 To ensure the development is safe and suitable for use.

Reasons for Decision

The principle of the development accords with the objectives of national and local planning policies, in particular as the site is a housing allocation in the adopted Local Planning Document. It is considered that the proposed 164 dwellings could be accommodated on the site in a manner that would not cause undue harm to visual and residential amenity, highway safety and ecological interests or would cause flood risk concerns. It is therefore considered that the granting of planning permission would fully accord with the objectives of the relevant planning policies set out in the National Planning Policy Framework, Aligned Core Strategy, Local Planning Document and Supplementary Planning Documents.

Notes to Applicant

1. 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.
2. The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority, then 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. The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible. It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site. Correspondence with the Highway Authority should be addressed to: hdc.south@nottscc.gov.uk 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.
3. 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.
4. 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).

5. 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

6. 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.

7. The applicant is reminded that this permission is also subject to another planning application in respect of the access arrangement within the administrative area of Ashfield District Council (Ref: V/2022/00350). The applicant should also note that there are planning obligation made under the provisions of Section 106 of the Town and Country Planning Act 1990 (as amended) the purpose of which is to exercise controls to secure the proper planning of the area. The planning obligation runs with the land and not with any person or company having an interest therein.

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Gedling
Borough Council
Planning Report for 2023/0508

1:1,250 Planning Reference: 2023/0508
53 Front Street
Arnold NG5 7EA

NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.
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Gedling   Serving People. Improving Lives Date: 03/10/2023

Report to Planning Committee

Application Number:	2023/0508
Location:	53 Front Street Arnold NG5 7EA
Proposal:	Variation of conditions 2 (approved plans) and 3 (materials) of planning permission 2021/0936 (Proposed refurbishment and conversion of existing storage unit associated with retail premises to provide residential accommodation).
Applicant:	Linda Williams Property Ltd
Agent:	Indigo Architecture
Case Officer:	Joe Davies

This application has been referred to the Planning Committee as part of the application site is land owned by Gedling Borough Council.

1.0 Site Description

- 1.1 No. 53 Front Street is the end building of a terrace of three storey properties with frontages facing Front Street. It comprises a ground floor retail unit (pawn shop) with residential on the upper floors which is immediately to the north east adjoined by barbers, a leisure arcade both of which have residential to their upper floors and a coffee shop to the north east.
- 1.2 This application relates to a vacant storage building located immediately to the rear of and serving the host commercial unit at no. 53 Front Street. It is adjoined to the north east by a service yard overlooked by the upper floors of no. 55, no. 57 and no. 59 front street whilst the rear of the building immediately faces a flat roof landing area which provides access to the upper floor residential unit at no. 53 Front Street. Immediately to the north west is a public car park accessed from High Street. To the south west set at a much lower level is a private car park
- 1.3 The site is located within the Arnold Primary Shopping Area as identified on the Proposals Map of the Local Plan Document (2018).
- 1.4 Planning application 2021/0936, for the 'proposed refurbishment and conversion of existing storage unit associated with retail premises to provide residential accommodation' was considered at the Planning Committee of the 22nd February 2023. Permission was granted with the decision notice issued on the 15 March 2023.

2.0 Proposed Development

- 2.1 Permission is sought to vary conditions 2 and 3 of 2021/0936, which relate to the approved plans and materials to be used in the development.
- 2.2 The changes over the previously approved application would include the following:
- The installation of an automatic opening vent on the northern elevation;
 - The application of aluminium rain screen cladding to the building at second floor level all the way around the building, the extant approval includes brick to the east and west elevations and metal cladding to the north and south elevations.
- 2.3 The remainder of the development would be carried out as approved under permission 2021/0936.

3.0 Relevant Planning History

80/1790 – planning permission was refused in November 1980 for a store at the rear.

81/1159 – planning permission was granted in September 1984 for the erection of two storey extension comprising ground floor part retail/part unloading area and first floor store.

82/1285 – Planning permission was refused in November 1982 for the siting of portable building for a temporary period for storage purposes.

95/0559 – planning permission was granted in June 1995 for the erection of a first and second floor extensions for storage purposes.

2021/0936 – Planning permission was granted in March 2023 for the refurbishment and conversion of a storage building into 4 apartments.

4.0 Consultations

- 4.1 As the amendments to the proposal are the materials and external appearance only Members of the Public were consulted via site notice and letters to the adjoining neighbours. No comments were received as a result of this consultation.

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 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'.

Development Plan Policies

The following policies are relevant to the application.

- 5.2 The National Planning Policy Framework (2023) The NPPF sets out the national objectives for delivering sustainable development. Sections 2 (Achieving Sustainable Development), 4 (Decision Making), 7 (Ensuring the vitality of town centres), 9 (Promoting sustainable transport), 11 (Making effective use of land), 12 (Achieving well-designed places)
- 5.3 The Greater Nottingham Aligned Core Strategy (ACS) Part 1 Local Plan (September 2014) is part of the development plan for the area. The following policies are relevant in considering this application:
- Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals.
 - Policy 2: The Spatial Strategy – states that sustainable development will be achieved through a strategy of urban concentration with regeneration.
 - Policy 8 (Housing Size, Mix and Density) sets out the objectives for delivering new housing.
 - Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.
- 5.4 The Gedling Borough Local Planning Document (LPD) (July 2018) is part of the development plan for the area. The following policies are relevant in considering this application:
- 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 35: Safe, Accessible and Inclusive Development – sets out a number of design criteria that development should meet, including in relation to the massing, scale and proportion of development.
 - LPD 50: Development within Town and local centres – identifies the types of uses of development that is likely to be acceptable in town centres.
 - LPD 51: Upper Floors – sets out the requirements for development of upper floors in town centres.
 - LPD 57: Parking Standards – sets out the requirements for parking.
 - LPD 61: Highway Safety – sets out that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, movement and access needs.

5.5 Supplementary Planning Documents/Guidance

- Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022) sets out parking requirements.

6.0 **Planning Considerations**

Principle of Development

- 6.1 The proposal already has an extant planning permission for the conversion to residential, that could be carried out regardless of the outcome of this application and the principle of the development is therefore considered to be established. Furthermore, given the site's position within a highly sustainable location in Arnold Town Centre, in close proximity to good transport links and a wide range of shops and services, the proximity of other residential properties, and that the proposal would contribute to the housing mix within the Town Centre, it is considered that the principle of the proposed development is acceptable in line with Section 2 of the NPPF (2021) and Policy A, Policy 2 and Policy 8 of the ACS (2014). This would however be subject to the following material planning considerations:-

Design and Impact on the character and appearance of the area

- 6.2 The application site falls within the Arnold Primary Shopping Area and Arnold Town Centre.
- 6.3 It is accepted that the proposed extension would result in the existing split level building being increased in height. However there are other buildings within close proximity of the existing building which are of a similar height and, as such, it is not considered that the proposed extension would be so significantly out of character to justify refusal on these grounds. Furthermore, the existing building is of little architectural merit which presents a predominantly blank brick façade except for a roller shutter door, metal door and some shuttered first floor windows overlooking the public car park. The proposed development would introduce some additional features and openings which would greatly enhance the buildings visual amenity and its character and appearance within this highly visible location in the Town Centre.
- 6.4 The proposed extension and change of use would also bring this vacant storage building which is no longer required to serve the host retail unit, back into a long term viable use whilst not detracting from the vitality and viability of the Town Centre.
- 6.5 Furthermore, whilst the original brickwork to the east and west elevations would have made a positive impact to the character and appearance of the area, it is understood that there are issues with implementing this and the proposed aluminium cladding, whilst slightly less appealing than the brickwork, would still not result in a significant adverse impact to the character and appearance of the area, especially as the north and south elevations, were initially proposed to be metal clad in any case.

6.6 Taking the above into account it is considered that the proposal would not adversely impact on the character and appearance of the site or its wider context providing a more attractive and active building into this part of Arnold Town Centre. The proposal therefore accords with Sections 7, 11 and 12 of the NPPF (2021) Policy 10 of the ACS (2014) and Policies LPD35 and LPD 50 of the LPD (2014).

Residential amenity

6.7 Of relevance to this application, Policy LPD32 of the Local Planning Document requires that development proposals should not have a significant adverse impact on the amenity of nearby residents in terms of overlooking, noise, level of activity on the site, traffic or other forms of pollution. Policy LPD50 also sets out that development should not cause adverse impact on the amenity of nearby residents and occupiers.

6.8 There are no changes proposed to the windows or the built scale of the development over that already approved under 2021/0936, where the impact on neighbour amenity was found to be acceptable. The applicant could therefore build something with an almost identical impact on neighbour amenity, regardless of the outcome of this application.

6.9 The Proposed windows on the east elevation facing the first floor flat to the rear of no. 53 Front Street and those on the south elevation facing the rear gardens areas of no. 47/49 Front Street would be obscure glazed to safeguard the privacy of these nearby properties.

6.10 Furthermore the ground floor windows to the north elevation would be fitted with privacy glazing which would allow views out of but prevent views into ground floor apartments.

6.11 The impact in relation to noise and disturbance was taken into account under the 2021/0936 application and found to be acceptable, and there would be no changes to the proposed development that would alter that impact.

6.12 Whilst it is noted that there is an area of land immediately to the front of Apartment A which does not fall within the application site or the ownership of the applicant. This land is used for parking of vehicles for adjacent properties (55 and 57 Front Street) and there is a Right of Access to this through the application site. It is not considered that the level of activity this would generate to the front of Apartment A would be so significantly greater than one would expect for a residential unit within a Town Centre location to justify refusal on these grounds.

6.13 Taking the above into account it is considered that the proposal would not result in an adverse impact on the amenity of adjacent occupiers and would provide an acceptable level of amenity for future occupiers of the residential units given the Town Centre location. The proposal is therefore considered to be in accordance with the provisions of Section 12 of the NPPF (2023) and Policies LPD32 and LPD50 of the LPD (2018).

Highway Matters

- 6.14 Para 4.13 of the Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document states that:-

'The expectation is that parking standards will be met. However if the development is served by one or more regular public transport, this may be a material consideration justifying a reduced parking provision requirement, especially if the site is located within or close to a central area'

- 6.15 There have been no changes to either the parking provision proposed or the parking provision required since the grant of 2021/0936 and it is noted that the Highway Authority did not object to this previous application. Although no off street parking is provided, given the highly sustainable location of the site well served by public car parks and public transport and its proximity to the wide range of shops, services and facilities within Arnold Town Centre it is considered that this would allow a relaxation of the parking standards in this particular location. Furthermore, there is a car parking facility adjoining the site with free 2 hour parking during the day and no parking charge in the evening. The proposal would also provide cycle parking. Taking this into account it is considered that a refusal of planning permission on the basis of inadequate parking provision would not be reasonable in this instance.
- 6.16 Taking the above into account it is considered that the proposed development would not be detrimental to highway safety and the proposal is considered to accord with Section 9 of the NPPF (2021) and Policies LPD 50, LPD Policy 57 and LPD 61 and the Parking Provision for Residential and Non-Residential Developments SPD – (2022).

Other Matters

Loss of storage building to serve host retail unit

- 6.17 It is noted that the proposal would result in the loss of the existing storage building. However, this was already established under 2021/0936, where it was considered that it had been vacant for some time given the changes in the nature of the operation and small scale storage requirements of the host unit, which would be met within the existing retail unit.

Air Quality

- 6.18 Given the minor nature of the works required for the conversion and the fact that no parking spaces are to be provided, due to the site's sustainable location, it is considered that the impact on air quality would be acceptable and in accordance with Policy LPD 11.

7.0 Conclusion

- 7.1 The principle of the development was established under 2021/0936 and is still supported. The layout, design and appearance of the proposed extension is still considered to be acceptable. This together with the proposed use of the building as residential units is considered not to be detrimental to the amenity

of neighbouring buildings, future occupiers of the building nor to parking or highway safety.

- 7.2 Taking the above into account it is considered that the proposal is a sustainable form of development which is appropriate for its context and in accordance with Sections 2, 4, 7, 9, 11 and 12 of the NPPF 2023, Policy A, Policy 2, Policy 8 and Policy 10 of the Aligned Core Strategy (2014), Policies, LPD 32, LPD 35, LPD 50, LPD 57 and LPD 61 of the Local Planning Document (2018) and the Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022).

8.0 Recommendation: Grant full planning permission subject to the conditions listed and for the reasons set out in the report

Conditions

1. The development hereby permitted shall commence before the 15th March 2026.
2. This permission shall be carried out in accordance with the details on the submitted application form and the following list of approved drawings:-
 - Side Elevations - 0326 - 21-11 - PL2;
 - Front and Rear Elevations - 0326 - 21-10 - PL2;
 - Ground and First Floor GA Plan - 0326 - 08-00 - PL1;
 - Second Floor and Roof GA Plan - 0326 - 08-01 - PL1;
 - Site Plan - 0326 - 08-00 - PL1; and
 - Location Plan - 0326 - 01-00 - PL1.
3. The development hereby approved shall only be carried out using the external materials set out in this application.
4. The external materials used in the infilling of any openings of the building shall match those of the existing building as closely as possible.
5. Apartment A and Apartment B of the development hereby approved shall not be occupied until the ground floor windows on the north elevation have been installed with privacy glazing and the ground floor window on the south elevation has been installed to a minimum of Pilkington Level 4 and secured as non-opening. These shall be retained as such thereafter.
6. Apartment C of the development hereby approved shall not be occupied until the windows to the east elevation and the first floor windows to the south elevation have been fitted with obscured glazing to a minimum of Pilkington Level 4 and are secured as non-opening. These shall be retained as such thereafter.

7. Apartment D of the development hereby approved shall not be occupied until the first floor windows to the east elevation and second floor windows on the south elevation have been fitted with obscured glazing to a minimum of Pilkington Level 4 are secured as non-opening. These shall be retained as such thereafter.
8. No part of the development hereby approved shall be occupied until a sound insulation scheme has been submitted to and approved in writing by the Local Planning Authority. The sound insulation scheme shall include the specification and acoustic data sheets for glazed areas of the development and any complementary acoustical ventilation scheme and be designed to achieve internal noise levels not exceeding 30dB LAeq(1 hour) and not exceeding NR 25 in bedrooms for any hour between 23.00 and 07.00.
9. Prior to the first occupation of the building hereby permitted precise details of the bin store shall be submitted to and approved in writing by the Local Planning Authority. The bin store shall be implemented and made available for use in accordance with the approved details prior to first occupation of the building and shall be retained and maintained for the lifetime of the development.
10. No part of the development shall be occupied until the cycle racks shown on drg. no. Proposed Site Plan drg. no. Site Plan - 0326 - 08-00 - PL1, have been installed. These shall be retained and maintained for the lifetime of the development.

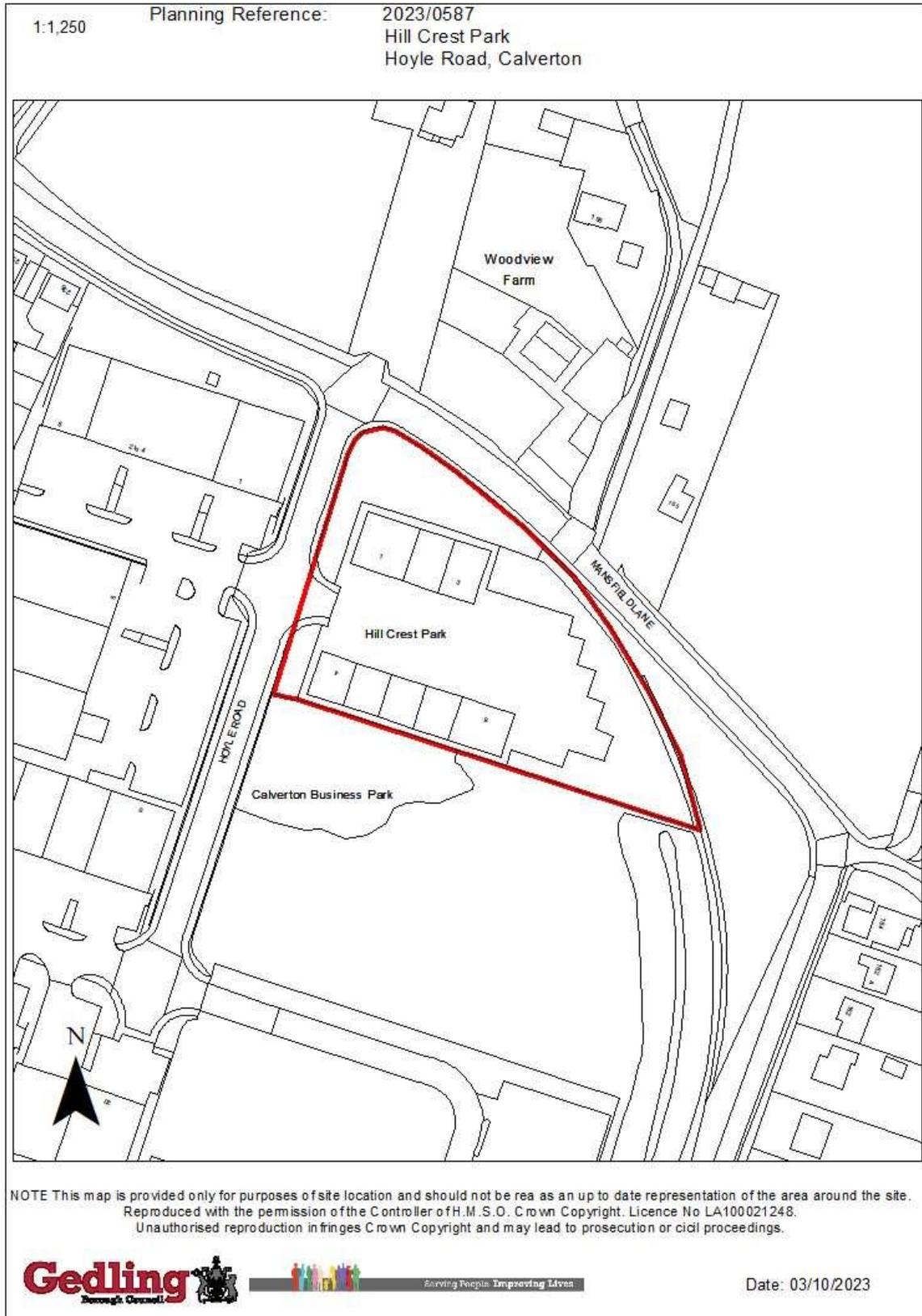
Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and to define the terms of the permission.
3. To ensure a satisfactory form of development and the interest of visual amenity in accordance with Policy LPD 32.
4. To ensure a satisfactory form of development in the interest of visual amenity.
5. To ensure a satisfactory development and to safeguard neighbouring amenity.
6. To ensure a satisfactory development and to safeguard neighbouring amenity.
7. To ensure a satisfactory development and to safeguard neighbouring amenity.
8. To ensure a satisfactory development and to safeguard amenity.
9. To ensure a satisfactory form of development and the interest of visual amenity.
10. To ensure a satisfactory form of development.

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Planning Report for 2023/0587



Report to Planning Committee

Application Number: 2023/0587
Location: Hill Crest Park Hoyle Road Calverton
Proposal: Construction of four new industrial Units.
Applicant: Gedling Borough Council
Agent:
Case Officer: Craig Miles

This applicant and landowner is Gedling Borough Council and, therefore in accordance with the Councils Constitution, this applicant has been referred to Planning Committee.

1.0 Site Description

1.1 The application site comprises 8 industrial units within the Calverton Business Park. The units are grouped into two buildings, constructed of brick under sheet roofing, with parking to their front. A total of 40 car parking spaces, including 8 for disabled drivers, are currently provided with an element of landscaping and vacant green space around the periphery of the site. Vehicular access is from Hoyle Road and the northern boundary is marked by a fence, with Mansfield Lane beyond.

2.0 Relevant Planning History

2.1 2020/0035 - Planning permission was granted for the 'Construction of no. 4 industrial units' having been considered at the Planning Committee of 17th June 2020, with the decision notice having been issued on the 18th June 2020. The permission has been not implemented and is now lapsed.

3.0 Proposed Development

3.1 The application is submitted in full and is for the extension of the existing units to incorporate an additional 4 units. The units would respect the existing built form in terms of scale and materials proposed. A total of 41 car parking spaces would be provided, through re-modelling the existing car park; this would include 4 disabled spaces, two electric vehicle charging points, as well as a cycle shelter for 20 bikes. In support of the application a car park survey has been submitted, which identifies how intensively the car park is currently used.

- 3.2 For the avoidance of doubt, the application is identical to that previously approved under permission 2020/0035; however, if minded to grant permission there would be a requirement to tie any permission to the updated legislation requiring the units to be occupied for business and general industry or Class E (G)(i)(ii) and (iii) of The Town and Country Planning (Use Classes) Order 1987 (as amended).

4.0 Consultations

- 4.1 Calverton Parish Council – No comments received;
- 4.2 The Highways Authority – No objection, subject to conditions with regard to the approved parking layout;
- 4.3 Public Protection – raise no objection to the application subject to a number of conditions with regard to vehicle charging points, contamination and a Construction Environmental Management Plan (CEMP).
- 4.3 A site notice was posted near the application site – No objections or representations were received as a result.

5.0 Development Plan Policies

National Planning Policy Framework

- 5.1 The NPPF sets out the national objectives for delivering sustainable development. Chapter 6 of the document (Building a strong, competitive economy) is most pertinent to the determination of the application and recognises the need for policies to positively and proactively encourage sustainable economic growth. Chapter 12 (Achieving well-designed places) identifies the need to ensure that developments are visually attractive.

Greater Nottingham Aligned Core Strategies (part 1 Local Plan)

Policy A – Presumption in favour of Sustainable Development
Policy 4 – Employment Provision and Economic Development
Policy 10 – Design and Enhancing Local Identity

Local Planning Document (Part 2 Local Plan)

LPD4 – Surface Water Management
LPD7 – Contaminated Land
LPD11 – Air Quality
LPD19 – Landscape Character and visual impact
LPD32 – Amenity
LPD44 – Retention of employment and employment uses
LPD46 – Expansion of Existing Employment uses not in the Green Belt
LPD57 – Parking standards
PLD61 – Highway safety

Calverton Neighbourhood Plan

G4 – Employment
BE2 – Local Distinctiveness and Aesthetic
BE4 – Parking Provision

Other policy guidance

‘Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document’ (2022) and the ‘Low Carbon Planning Guidance for Gedling Borough (May 2021)’

6.0 Planning Considerations

Principle of development

- 6.1 The application site falls within the built up part of Calverton within an area identified as employment land. As a result, policy LPD44 is pertinent to the determination of the application and identifies that planning permission will be granted for the expansion of employment premises, subject to compliance with a number of criteria, inter alia, including that the use is appropriate; it will support the existing employment function; the amenity of nearby residents will be respected and highway safety is not compromised. Given that the application is for an appropriate use, Class E (G)(i)(ii) and (iii) (business and general industry), on an established industrial site, the principle of development is supported subject to assessing pertinent planning considerations, most notably impact on the character of the area and residential amenity, as well as highway matters.

Impact on the character of the area and residential amenity

- 6.2 The units to be erected would largely be viewed as extensions to the existing buildings in that they would have similar eave and ridge heights, save for unit 12, which would be more modest in footprint. Elevation treatments and materials would also assimilate to the existing. As a result it is considered that the design of the buildings would respect the character of Hill Crest Park and the wider industrial site and is deemed to comply with policy LPD44 and policy 10 of the Aligned Core Strategy.
- 6.3 With regard to impacts on amenity, it is noted that the residential properties on the opposite side of Mansfield Lane would be in the region of 30-35m from the nearest proposed building, only marginally closer than the existing structures, such a distance is considered to be acceptable to ensure that the amenity of the occupiers would not be compromised. Furthermore, the units are identified for business and general industry use and noise from end users is not likely to be a significant issue on an established industrial site, with it notable that there is relatively busy classified road between the two proposed units and residential properties opposite. As a result, the application is deemed to comply with policies LPD32 and LPD44.

Impact on Highway safety and parking provision

- 6.4 Vehicular access to the site would remain as existing and is considered to be acceptable. The car parking layout will alter and there would only be a marginal increase in spaces from 40 to 41. However, a car parking survey has been completed on the existing site and identifies that over a two-day period the maximum number of spaces occupied was 25, with typically between 15 and 20 vehicles in situ. Therefore, whilst the number of car parking spaces has increased only nominally the existing spaces were not occupied to capacity and the number of spaces is actually in excess of that required by policy LPD57 and guidance in appendix D of the Local Planning Document, which identifies that a total of 33 spaces is required. It is; however, noted that no lorry parking is provided, contrary to guidance within appendix D, but currently no lorry parking is provided either. Furthermore, given the existing and identified uses would be business and general industry and not storage and distribution, it is considered unlikely that HGV's will access the site and the Highway Authority have raised no objection to the application. Having regard to the above it is considered that access to the site and parking provision are acceptable and, therefore, on balance, the application is deemed to comply with policies LPD57, LPD61, appendix D, BE4, and 'Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document' (2022).

Climate change

- 6.5 To ensure that the development is broadly sustainable and comply with the 'Low Carbon Planning Guidance for Gedling Borough (May 2021)' a condition is recommended to ensure that the two identified electric vehicle charging points are installed. Furthermore, to encourage alternate means of accessing the site, a cycle rack would need to be installed.

Other considerations

- 6.6 There are no overriding policy constraints to the site but further exploration is required with regard to possible contamination and this can be secured via a condition. The application site falls within flood zone 1, so it is not at risk of flooding, and a drainage strategy has been submitted that identifies surface water will discharge via soak-aways, as does the existing buildings, with foul linking into the main sewerage network, both of which are acceptable. A number of trees toward the periphery of the site, largely silver birch, would need to be removed to facilitate the development; however, they are not specimens that would justify a preservation order. A condition is however, proposed requiring mitigation landscaping. As a result the application is deemed to comply with policies LPD4, LPD7 and LPD11.

Conclusion

- 7.0 The principle of development is supported in that it falls within the built form of Calverton on a site allocated for employment uses. The development would extend the employment uses on the site, enhancing the local economy. Furthermore, the scale, layout and design of the built form would respect the character of the area and not have a detrimental impact on the amenity of

adjacent land uses. Furthermore, highway safety would not be compromised with adequate parking spaces provided too. The application is, therefore, deemed to comply with policies A, 4 and 10 the Aligned Core Strategy; policies LPD11, LPD19, LPD32, LPD44, LPD46, LPD57 and LPD61 of the Local Planning Document; policies G4 BE2 and BE4 of the Calverton Neighbourhood Plan; Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022); and Low Carbon Planning Guidance for Gedling Borough (May 2021) and guidance within the NPPF.

7.0 Recommendation:

Grant Full Planning Permission: Subject to the following conditions:

Conditions

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

4376 A100 P5 - Proposed site plan 4376 A101 P2 - site block plan

4376 A200 P3 - Proposed GA plan - All units

4376 A201 P3 - Proposed GA plan - units 9 and 10

4376 A202 P3 - Proposed GA plan - units 11 and 12

4376 A205 P4 - Proposed roof plan - All units

4376 A300 P3 - Elevations - all units

4376 A301 P3 - Elevations - proposed units 9 & 10

4376 A302 P3 - Elevations - proposed units 11 & 12

3468-E-6000 - proposed external lighting layout

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

- 3 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. All works on site shall be undertaken in accordance with the approved CEMP.
- 4 Prior to the commencement of development an assessment of the nature and extent of any potential contamination shall be submitted to and approved in writing by the Local Planning Authority (site characterisation). 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. 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.

- 5 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.
- 6 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.
- 7 The additional units hereby approved shall not be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 4376 A100 P5. The parking, turning and servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.
- 8 Prior to occupation of any part of the development hereby approved the 2 electric charging points and bike rack, as identified on drawing 4376 A100 P5, shall be installed and be fully operational and thereafter be maintained as such for the lifetime of the development.
- 9 Prior to above ground 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 the development. 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.
- 10 The units shall be used for Class E (G) (i)(ii) and (iii) purposes only and no other uses within the Town and Country Planning (Use Classes) Order 1987 (as amended).

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 the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
4. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 121 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
5. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 121 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
6. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 121 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
7. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area and to comply with policy LPD57.
8. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
9. To ensure that the character of the area is respected and the loss of existing trees is mitigated and to comply with policy LPD19.
10. To ensure that possible impacts with regard to highway and parking matters are appropriately assessed and to comply with policies LPD57 and LPD61.

Reasons for Decision

The principle of development is supported in that it falls within the built form of Calverton on a site allocated for employment uses. The development would extend the employment uses on the site, enhancing the local economy. Furthermore, the scale, layout and design of the built form would respect the character of the area and not have a detrimental impact on the amenity of adjacent land uses. Furthermore, highway safety would not be compromised with adequate parking spaces provided too. The application is, therefore, deemed to comply with policies A, 4 and 10 the Aligned Core Strategy; policies LPD11, LPD19, LPD32, LPD44, LPD46, LPD57 and LPD61 of the Local Planning Document; policies G4 BE2 and BE4 of the Calverton Neighbourhood Plan; Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022); and Low Carbon

Planning Guidance for Gedling Borough (May 2021) and guidance within the NPPF.

Informatives

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.

Where the Council's view is that CIL is payable, 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

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Report to Planning Committee

Subject: Review of the Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol

Date: 09 October 2023

Author: Head of Development and Place

Purpose

To seek approval to establish a working group to support the review of the Council's Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol.

Recommendation(s)

THAT Planning Committee:

- 1) Agrees to establish a cross-party working group of up to 6 Members, drawn from the Planning Committee, to facilitate a review of the Council's Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol.**
- 2) Agrees that the Chairman of the Planning Committee will determine the membership and provide the details to the Head of Development and Place.**

1 Background

- 1.1 Section 10 of the Council's Constitution sets out the Rules for Planning Committee and at sub-section 8 contains the Code of Practice for Councillors in Dealing with Planning Applications. This code is supported by the Planning Protocol which accompanies the Planning Agenda at each Planning Committee. These rules provide the framework for the running of Planning Committee meetings and have been established in line with guidance and legislation to ensure good governance and decision making.

- 1.2 The Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol was last reviewed some time ago and is due to be reviewed.
- 1.3 It is good practice to regularly review the arrangements in place for Committees and Planning Committee is no different.

2 Proposal

- 2.1 It is proposed that the Council's Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol be reviewed in order to ensure that they facilitate the efficient and lawful running of the Planning Committee meetings and to provide clarity to members and the public on procedure.
- 2.2 In order to support this review, it is proposed that a cross party working group of 6 Members be established to consider amendments to the Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol. On completion of the review any amendments to both the Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol will be presented for adoption by full Council.

3 Alternative Options

- 3.1 Members could determine not to review the Planning Code of Practice for Councillors in Dealing with Planning Applications and the Planning Committee Protocol, however, it is good practice to regularly review the effectiveness of committees.

4 Financial Implications

- 4.1 There are no financial implications arising out of this report.

5 Legal Implications

- 5.1 The Council's Planning Code of Practice for Councillors in Dealing with Planning Applications contained at section 10 of the Constitution is based on the Guidance Note issued by the Local Government Association on Probity in Planning for Councillors and Officers updated in December 2019. The Planning Committee Protocol, which accompanies every Planning Committee Agenda is a summarised version of the Code contained in the Constitution.

6 Equalities Implications

6.1 There are no equality implications arising from this report.

7 Carbon Reduction/Environmental Sustainability Implications

7.1 There are no carbon reduction/sustainability implications arising from this report.

8 Appendices

8.1 None

9 Background Papers

9.1 None

10 Reasons for decision

10.1 To ensure efficiency and legality in the running of Planning Committee.

Statutory Officer approval

Approved by:

Date:

On behalf of the Chief Financial Officer

**Drafted by the Deputy Monitoring
Officer**

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Report to Planning Committee

Application Number: 2019/1180

Appeal Ref: APP/N3020/W/23/3315686

Site Address: 34 Main Street, Calverton

Application description: Proposed demolition of existing dwelling and erection of 3 retail units at ground floor with 8 apartments over

Case Officer: Kevin Cartwright

The planning application was refused permission on the 1st August 2022 for two reasons, reproduced below, having been considered at the Planning Committee of the 27 July 2022:

- 1) The three storey element of the proposal would result in less than substantial harm to the setting of the Conservation Area and Listed Church that is not outweighed by the identified public benefit of the development, contrary to Part 16 of the National Planning Policy Framework (NPPF), Policy 11 of the Aligned Core Strategy (ACS) and Policies LPD 26, LPD 27 and LPD 28 of the Local Planning Document (LPD).
- 2) The design of the proposed development would result in in less than substantial harm to the setting of the Conservation Area and Listed Church that is not outweighed by the identified public benefit of the development, contrary to Part 16 of the National Planning Policy Framework (NPPF), Policy 11 of the Aligned Core Strategy (ACS) and Policies LPD 26, LPD 27 and LPD 28 of the Local Planning Document (LPD).

The appeal was dismissed with the Inspector having a considered a number of key issues outlined in turn below.

Firstly, the majority of the application site is within Calverton Conservation Area (CAA) and the Inspector did not feel that the poor state of the site, in terms of maintenance, was an overriding factor that should allow for a development that would be unsympathetic to the CCA given that it would be possible to refurbish the existing building. The Inspector considered that the shop fronts in building A would be acceptable and its form and materials would be reflective of period cottages nearby. However, the roof form and massing was out of character with the area and large parking area to the front of the site would detract from CAA.

Building B, which was proposed to be three-storey in height and, in particular, the height of the built form would be out of character with the area and its overall design have an adverse impact on the setting of the CCA, as well blocking views into and out of CCA. Moreover, the proposal would have a detrimental impact on mature trees.

The Inspector considered the harm CCA to be less than substantial; however, the public benefits of the scheme, be they, economic, social or environmental, did not outweigh that harm to allow the appeal to succeed.

Secondly, the Inspector concluded that the impact on ecology would not be acceptable. The ecology report submitted in support of the application indicated that there were likely bats in the bungalow proposed to be removed and further surveys would be required. However, no surveys were completed and, as a result, the impact on protected species was unclear and this justified dismissing the appeal in that it is not possible to condition such surveys.

Thirdly, in respect of the impact on the setting of Listed Buildings, notably St Wilfrid's Church and Corner Cottage, the Inspector did not consider that their setting would be detrimentally affected in that whilst the appeal site has characteristics consistent with the early development pattern there is nothing to indicate that it has a historic or functional relationship with the Listed Buildings.

Therefore, in conclusion, the Inspector dismissed the appeal on the key two grounds of being out of character with the area and detrimental to CCA, as well as not having enough information to fully assess the impact on ecology.

Furthermore, an application for costs was also made against the Council, which was allowed. The Inspector considered the reasons for refusal to be vague and ambiguous. As a result, it was not clear to the appellant what the key issue of concern was for the Council. This lack of clarity was considered to be unreasonable behaviour, which would allow an award of costs.

As a result, the appeal has been dismissed but costs were allowed.

Recommendation: To note the information.

Report to Planning Committee

Application Number: 2022/0835

Appeal Ref: APP/N3020/W/23/3317847

Site Address: 135 Main Street, Calverton, Nottinghamshire, NG14 6FE

Application description: Full planning application for the erection of two single storey dwellings with private access driveway and the conversion of the former smithy to a separate, stand-alone studio workshop falling within planning use class E (commercial, service and business use)

Case Officer: Claire Turton

Reason for Refusal

The planning application was refused permission on the 16th January 2023 for the reason outlined below:

“The proposed scheme would completely remove the open green space character of the plot and cause harm to the significance of the conservation area and the setting of the listed building. The introduction not only of two dwellings but also the metalled access driveway resulting in vehicle parking would change the character and appearance of the plot from semi-rural in nature to urban and block important views from Main Street south. The development would result in the erosion of the open space and its relationship with the lands to the rear of buildings closer to Main Street and the special historic character of the conservation area.

The application fails to preserve the character and appearance of the Calverton Conservation Area and therefore does not comply with LPD26 and 28 for the reasons stated. The application does not preserve the setting of the listed building and will by its erosion of the garden space result in harm to the setting of 135 Main Street which derives significance from its surroundings as does the old smithy. The application therefore does not comply with LPD 27 or LPD 31 of the GBC Local Plan and Policy BE5 of the Calverton Neighbourhood Plan.

For the reasons given, the application is contrary to the above stated policies where the less than substantial harm that would occur is not outweighed by identified public benefits.”

Heritage Background

By way of a background on the heritage assets, the Calverton Conservation Area Appraisal (CAA) provides important detail on this specific site stating;-

“From Main Street at the junction of Woods Lane, one is able to look across the garden of 135 and through to the old orchard and countryside beyond, with the gable end of 133 Main Street visible at the edge of sight. This, as with the views of the playing field, is one of the few that serve to provide a fitting rural

setting to the historic buildings in this part of the Conservation Area uncompromised by modern infill” (paragraph 4.15). Paragraph 3.12 also notes that the position of the house with its gable facing the road and backing onto a historic trackway to make the best use of the land is recognised as a characteristic feature of the historic settlement. Furthermore, the CAA identifies the land within the plot to the rear of the house as being an important area of open space (Map 4) and identifies key views and vistas across the plot (Map 5).

The Planning Inspector (PI) agreed with the findings of the CAA stating;-

“The historic properties set in long, narrow plots along Main Street, the siting of the buildings towards the plot frontages and open land to the rear all noticeably contribute to the historic rural character of the area as well as creating a feeling of openness. The clustering of these linear plots around the appeal site provides a clear reminder of the settlements historic form ... There is no doubt that the view from Main Street of No. 135 set within its linear plot makes a positive contribution to the character and appearance of the CA, and from what I have read and seen on site it plays a major role in defining the area’s historic significance. Its key features are the position of the dwelling close to the road frontage, backing on to the historic track, its visual relationship with the former smithy and the views through to the open space behind and the vegetation beyond.”

The PI identified the importance of the listed dwelling as follows;-

“I consider that the special interest/significance of the listed building is largely derived from its age, historic fabric, form, its architectural features and function. Its long linear plot originally leading out to the countryside, its remnant historic orchard to the rear and its connection with the former smithy all form part of the listed building’s special interest/significance. Insofar as it relates to the appeal site, the listed building is mainly experienced from Main Street and from the interconnected views both within and across the appeal site. These are the surroundings in which the listed building is experienced and appreciated, and these views directly contribute to its special interest/significance. Any development within this plot therefore has the potential to impact on the contribution that the setting makes to its significance.”

The PI also agreed with the Council that the former smithy outbuilding is a non-designated heritage asset (NDHA).

PI Assessment

The PI assessed that;-

“The siting of the two dwellings, the construction of the driveway and the provision of car parking would have a significant impact on the character and appearance of the plot. To the rear of the existing buildings, the green, open plot and its remnant orchard would be replaced with a substantial area of buildings and hard surfacing. Although the proposed dwellings would only be single storey, their proposed siting across much of the width of the plot would largely sever the significant views along the length of the plot through to the mature trees to the south; including the large sycamore tree on the

site which is proposed to be retained. Furthermore, the rising ground levels to the rear of the existing dwelling would further increase their visible presence within the site.

The historic plot which is so clearly identified within the Council's CAA as making a significant contribution to the area's historic settlement form would be irreversibly altered and its rural, open character would be replaced by a built development making it noticeably more urban. It would harm not just the historic character of this plot but also erode the contribution that this cluster of traditional plots makes to the wider character and appearance of the area. Although the proposed buildings would be to the rear of No.135 and the former smithy, views of the new buildings would be clearly seen from Main Street, made more noticeable by the enlarged site access and new drive.

The setting of the listed building would also therefore be irreversibly harmed. The position of the proposed dwellings would deprive the building of its open rural setting within its plot and erode its historic functional connection with the land. Furthermore, the listed building would be left with just a parking area alongside Main Street and a small front garden, and the enlarged access and drive and parking adjacent to the former smithy would further erode the historic character of the plot as well as impact the close visual connection with the former smithy

...

Although the proposal would sensitively repair and re-use the former smithy, the intimate relationship between it and the listed building and its rural, open backdrop would be altered by the combined effects of the proposed development, including the drive which would run close to its frontage. The proposed development would therefore have a harmful impact on the contribution that the setting makes to its significance.

...

The PI concluded that the proposal would have a harmful impact on the character and appearance of the CA and on the contribution that the setting makes to the special interest/significance of the listed building and that the public benefits would be of insufficient weight to be given to the harm of the designated heritage assets.

As a result, the appeal has been dismissed.

Recommendation: To note the information.

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Report to Planning Committee

Subject: Future Planning Applications

Date: 06/10/2023

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.

<u>App No</u>	<u>Address</u>	<u>Proposal</u>	<u>Possible Date</u>
2019/1080	Land At Broad Close Woodborough	Outline application for 11 no. residential properties	TBC
2023/0083	Land Off Longdale Lane, Ravenshead	Erection of 33 dwellings, including open space, landscaping and associated infrastructure	TBC
2023/0502	Car Park Church Lane Arnold	Install a 10m cabinet style galvanised column together with a 2m antennae extension and a concrete base for CCTV camera	TBC
2021/072	Land To The West Mansfield Road Redhill	Proposals for 157 dwellings with associated landscaping, public open space, highways and infrastructure on land west of the A60, Redhill, Nottingham	TBC
2023/0135	Land North West, Park Road, Calverton	Application for the approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 195 dwellings and associated infrastructure, pursuant to outline approval 2018/0607 (re-plan of reserved matters approvals 2020/0020 and 2022/0584 with 363 units in total)	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 - 8th September 2023

2022/0768

8 Seaton Way, Mapperley, Nottinghamshire

Demolition of detached garage and erection of two storey side/rear extension

The proposed development would have a detrimental impact on the character of the area and residential amenity through its scale and siting.

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

Decision: Refuse permission.

2023/0268

45 Summercourt Drive, Ravenshead, Nottinghamshire

Demolish garage and erection replacement garage, erection of porch, first floor side extension, loft conversion and erection of rear dormer, render and timber cladding to garage extension

The proposed development would have a detrimental impact on the character area through its first floor side extension, which would be unduly large and prominent in the streetscape.

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

Decision: Refuse permission.

2023/0370

1 Gresham Gardens, Woodthorpe, Nottinghamshire

Two storey side extension and single storey front and 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.

2023/0453

St Clements Lodge, Woods Lane, Calverton

New Garage in place of demolished buildings

The proposed development would have a detrimental impact on the openness of the Green Belt with no very special circumstances to allow what is considered to be inappropriate development.

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

Decision: Refuse permission.

2023/0460
92 Plains Road, Mapperley, Nottinghamshire
Erection of 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.

2023/0483
214 Longdale Lane, Ravenshead, NG15 9AH
Retrospective application for works undertaken to change ground levels.

The proposed development would respect the character of the area, residential amenity and highway safety; nor would it 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.

2023/0564
106 Bridle Road, Burton Joyce, Nottinghamshire
Replace existing dormer on front elevation with larger dormer; construct balcony on front elevation

The proposed development would have a detrimental impact on the character of the area through its scale, prominence and design.

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

Decision: Refuse permission.

8th September 2023

Video Conference Call Meeting

Cllr Roy Allan
Cllr Stuart Bestwick
Cllr Ron McCrossen
Cllr David Ellis
Cllr Lynda Pearson

Nigel Bryan – Development Manager
Craig Miles – Principal Planning Officer

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ACTION SHEET PLANNING DELEGATION PANEL - 22nd September 2023

2022/0685

1A Greys Road Woodthorpe Nottinghamshire

Proposed two storey house & single storey extension connected with glazed lobby

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.

2022/0781PN

Bel Air Whitworth Drive Burton Joyce

Proposed first floor extension to allow for additional bedrooms and bathrooms.

The proposed development would comply with the pertinent regulations in respect of the prior notification procedure.

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

Decision: Grant prior notification.

2023/0288

Carlton Fryer 299 Carlton Hill Carlton

Conversion of outbuildings to 2 bed living accommodation.

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.

2023/0329

39 Main Street Burton Joyce Nottinghamshire

Increase height of boundary wall

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.

2023/0446

9 Parklands Close Bestwood Nottinghamshire

The creation of new access ramps to the front and sides of the property, with a new canopy to the front door access. Rear garden levels raised minimally to accommodate new access. Minimal internal changes to layout.

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.

2023/0569

The Small Holding Carrington Lane Calverton

Change of use to a dwelling (to include extension) - application to vary condition 2 (approved drawings) of planning permission 2023/0295 (to incorporate a larger area of the stable block into the dwelling).

The proposed development would respect the character of the area, residential amenity, highway safety and complies with Green Belt policy.

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

Decision: Grant permission subject to conditions.

2023/0577

146 Burton Road Carlton Nottinghamshire

Construct new timber pergola structure with polycarbonate roof to rear of public house, new timber posts to front and bin store 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.

2023/0592
101 Weaverthorpe Road Woodthorpe Nottinghamshire
Erection of first floor 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.

Video Conference Call Meeting

Cllr Roy Allan
Cllr Stuart Bestwick
Cllr David Ellis
Cllr Ron McCrossen
Cllr Ruth Strong
Cllr Linda Pearson

Nigel Bryan – Development Manager
Craig Miles – Principal Planning Officer

22nd September 2023

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ACTION SHEET PLANNING DELEGATION PANEL - 29th September 2023

2023/0525

16 First Avenue, Colwick, Nottinghamshire

Demolition of existing garage, single storey side and rear extensions, erection of two-storey side extension and single story 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.

2023/0548

18 Chapel Lane, Ravenshead, Nottinghamshire

Demolition of existing dwelling on site and erection of a new two storey house.

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.

2023/0584

1 Coningsby Gardens East, Woodthorpe, Nottinghamshire

Construct two-storey entrance hall extension and two-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.

2023/0619

61 Vernon Crescent, Ravenshead, Nottinghamshire

Retrospective planning application for single storey rear extension & wood burning flue

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.

29th September 2023

Video Conference Call Meeting

Cllr Roy Allan

Cllr Stuart Bestwick

Cllr David Ellis

Cllr Ron McCrossen

Cllr Ruth Strong

Cllr Linda Pearson

Nigel Bryan – Development Manager

Craig Miles – Principal Planning Officer

ACTION SHEET PLANNING DELEGATION PANEL - 6th October 2023

2023/0155

16 Kighill Lane, Ravenshead, Nottinghamshire

Proposed 2 storey dwelling with garage and private drive.

The proposed development would respect the character of the area, residential amenity and highway safety. Noting that the site is allocated for housing development and the appointed viability consultant has advised that no policy contributions are necessary.

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

Decision: Grant permission subject to conditions.

2023/0484

2 Lee Road, Burton Joyce, Nottinghamshire

Erection of a 30 square metre single storey wooden outbuilding, maximum height of 3 metres

The proposed development would respect the character of the area, residential amenity and highway safety subject to another condition ensuring that it can only be used as part of the enjoyment of the existing dwelling house.

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

Decision: Grant permission subject to conditions.

2023/0544

18 Church Drive, Ravenshead, Nottinghamshire

Demolition of existing dwelling and construction of new dwelling

The proposed development would respect the character of the area, residential amenity and highway safety and measures would be in place to protect existing trees.

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

Decision: Grant permission subject to conditions.

2023/0591

Salterford Manor, Old Rufford Road, Calverton, Nottinghamshire

Proposed re-use of former agricultural buildings to form a single residential dwelling, garage and ancillary accommodation

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

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

Decision: Grant permission subject to conditions.

2023/0622TPO

3 Sheepwalk Lane, Ravenshead, Nottinghamshire

1) Removal of English Oak (Quercus Robur) T19C. 2) Removal of Ash Tree T28C due to Hymenoscyphus Fraxineus.

The English Oak (Quercus Robur) was deemed to have significant value in terms of its visual amenity and insufficient justification or reasoning has been provided to demonstrate that the tree is dangerous or in a poor structural condition.

The proposed felling of the Ash Tree (T28C) was acceptable subject to the provision of suitable details including size, species and location of any replacement planting and that Conditional Permission is granted in respect of these works only.

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

Decision: Refuse Tree Preservation Order Consent for the removal of English Oak (Quercus Robur) T19C.

Grant Tree Preservation Order Consent for the following works, subject to conditions for the removal of Ash Tree T28C

2023/0635

10A Woodthorpe Avenue, Woodthorpe, Nottinghamshire

Raising of existing ridge, external cladding alterations (walls, windows and roof), two-storey side extension to replace garage and lean-to and associated external works

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.

2023/0637

206 Porchester Road, Mapperley, Nottinghamshire

Single storey front and rear extensions, erection of two storey side extension and loft extension including dormer windows to front and rear elevations

The proposals would have a significantly detrimental impact on the site, street scene and the surrounding area and that the design and siting of the proposed rear facing dormer window and side extension would result in an unacceptable overlooking impact

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

Decision: Refuse permission

6th October 2023

Video Conference Call Meeting

Cllr Roy Allan

Cllr Sam Smith

Cllr David Ellis

Cllr Ron McCrossen

Cllr Ruth Strong

Cllr Linda Pearson

Craig Miles – Principal Planning Officer

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