

**MINUTES
PLANNING COMMITTEE**

Wednesday 10 January 2024

In Attendance: Councillor Paul Wilkinson Councillor Catherine Pope
 Councillor Sandra Barnes Councillor Grahame Pope
 Councillor Stuart Bestwick Councillor Martin Smith
 Councillor David Ellis Councillor Sam Smith
 Councillor Andrew Ellwood Councillor Ruth Strong
 Councillor Ron McCrossen Councillor Jane Walker
 Councillor Marje Paling Councillor Henry Wheeler
 Councillor Lynda Pearson Councillor Russell Whiting

Absent: Councillor Roy Allan and Councillor Helen Greensmith

Officers in Attendance: M Avery, N Bryan, C Goodall, C Miles, L Sturgess and F Whyley

57 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillors Allan and Greensmith. Councillors Paling and Martin Smith attended as substitutes.

58 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 29 NOVEMBER 2023

RESOLVED:

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

59 DECLARATION OF INTERESTS

None.

60 APPLICATION NO. 2023/0135 - LAND NORTH WEST, PARK ROAD, CALVERTON

Application for the approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 132 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).

The Development Manager introduced the report.

RESOLVED:

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

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

Document	Submitted	Reference
Planning Layout	28/11/2023	CC-PL-01 Rev D
Charter Plan	28/11/2023	CA-CP-01 Rev B
Location Plan	21/09/2023	CA-LP-01 Rev A
Alnmouth		
Elevation	21/09/2023	AL_MA_End_R21-903 Rev C
Danbury Elevation	21/09/2023	Da_MA_End_R21-903 Rev C
Deepdale		
Elevation	21/09/2023	Dp_MA_End_R21-903 Rev A
Glenmore		
Elevation	21/09/2023	GI_MA_End_R21-903 Rev B
Kingley Elevation	21/09/2023	Kg_MA_End_R21-903 Rev A
Sherwood		
Elevation	21/09/2023	Sh_MA_Det_R21-903 Rev C
Barnwood F1		Bw_MA_Det_R21-903 Rev C
Elevation	21/09/2023	(Render)
Barnwood		
Elevation	21/09/2023	Bw_MA_Det_R21-903 Rev C
Saunton F1		Sa_MA_End_R21-903 Rev C
Elevation	21/09/2023	(Render)
Saunton Elevation	21/09/2023	Sa_MA_End_R21-903 Rev C
Braunton F1		Br_MA_Mid_R21-903 Rev C
Elevation	21/09/2023	(Render)
Braunton		
Elevation	21/09/2023	Br_MA_Mid_R21-903 Rev C
Rivington		
Elevation	21/09/2023	Ri_MA_Det_R21-903 Rev C
Burnham		
Elevation	21/09/2023	Bu_MA_Det_R21-903 Rev C
Kennet Elevation	21/09/2023	Ke_MA_End_R21-903 Rev C
Brampton F1		Bt_MA_Det_R21-903 Rev C
Elevation	21/09/2023	(Render)
Brampton		
Elevation	21/09/2023	Bt_MA_Det_R21-903 Rev C
Selwood Elevation	21/09/2023	Se_MA_Det_R21-903 Rev C

Selwood	F1	Se_MA_Det_R21-903 Rev C
Elevation	21/09/2023	(Render)
Kielder		Ki_MA_End_R21-903 Rev C
Elevation	21/09/2023	(Render)
Greenwood	F1	Gw_MA_Det_R21-903 Rev C
Elevation	21/09/2023	(Render)
Greenwood		Gw_MA_Det_R21-903 Rev C
Elevation	21/09/2023	(Render)
Ennerdale		En_MA_End_R21G-903 Rev
Elevation	28/11/2023	B

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

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

Reasons

1. For the avoidance of doubt.
2. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc) and to comply with policy LPD61.
3. To ensure surface water from the site is not deposited on the public highway causing dangers to road users and to comply with policy LPD61.
4. To ensure that the development assimilate within the green environment and to comply with guidance within the NPPF.

Notes to Applicant

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

The applicant should note that notwithstanding any planning permission, if any highway forming part of the development is to be adopted by the Highways Authority, the new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks.

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.

All correspondence with the Highway Authority should be addressed to:-

Hdc.south@nottscc.gov.uk

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website.

The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal:

www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Wheel washing facilities shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public road.

Please note that in accordance with Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015, there would be a need to ensure that any hard surface over 5m squared would need to be permeable or drained in such a manner so as to ensure surface water drains within the curtilage of the property.

61 APPLICATION NO. 2023/0555 - 918 WOODBOROUGH ROAD, MAPPERLEY

Outline application for the demolition of a single storey triple garage and replacement with a 2-storey development containing up to 4 studio apartments.

The Principal Planning Officer introduced the report.

The recommendation was not carried and therefore the chair proposed an adjournment so that a revised proposal could be drafted by officers.

The meeting was adjourned at 6.28pm

The meeting resumed at 6.38pm

The Head of Development and Place proposed the following reasons for refusal, contrary to officer recommendation:

- (1) The applicant has failed to demonstrate that up to 4 studio apartments can be accommodated on the site that would provide a sufficient level of amenity for future residents due to the potential small apartment floor areas, contrary to Policy 32 – Amenity of the adopted Local Planning Document Part 2 Local Plan and paragraph 135 of the NPPF (December 2023) which requires that all planning policies and decisions should ensure a high standard of amenity for existing and future users.
- (2) The proposal would provide an insufficient level of car parking to meet the requirements of the occupants, contrary to Policy 57 of the Local Planning Document Part 2 Local Plan and adopted Supplementary Planning Document ‘Parking Provision for Residential and Non-Residential Developments’.

The revised recommendations were carried and it was

RESOLVED:

To refuse the application for the following reasons:

1. The applicant has failed to demonstrate that up to 4 studio apartments can be accommodated on the site that would provide a sufficient level of amenity for future residents due to the potential small apartment floor areas, contrary to Policy 32 – Amenity of the adopted Local Planning Document Part 2 Local Plan and paragraph 135 of the NPPF (December 2023) which requires that all planning policies and decisions should ensure a high standard of amenity for existing and future users.
2. The proposal would provide an insufficient level of car parking to meet the requirements of the occupants, contrary to Policy 57 of the Local Planning Document Part 2 Local Plan and adopted Supplementary Planning Document 'Parking Provision for Residential and Non-Residential Developments'.

62

ENFORCEMENT REF: 0105/2023 - LAKESIDE (FORMER BESTWOOD PUMPING STATION) MANSFIELD ROAD, BESTWOOD

Unauthorised Listed Building works:

- (i) Refurbishment works to the Grade II listed East Lodge, including internal renovations and alterations.
- (ii) The reduction of a brick boundary wall and the fixing of a timber fence to the brick boundary wall.
- (iii) The removal of Grade II listed gas lamps.
- (iv) Addition of metal vent to Grade II* listed former Pumping Station.
- (v) Timber fencing affixed to the Grade II* listed former Pumping Station.

Breaches of Planning Control:

- (i) Construction of outbuildings, car parking area, fencing, hardstanding, lighting columns
- (ii) The illegal display of advertisements.

The Development Manager introduced the report.

RESOLVED:

That the Head of Development and Place, in conjunction with the Head of Governance and Customer Services, be authorised to take all relevant planning enforcement action including the service of any necessary enforcement notices and issue of proceedings through the courts, if required, to ensure the restoration of the listed buildings to their former condition, the removal of the unauthorised development and the removal of the unlawful advertisements.

63 ENFORCEMENT REF: 0118/2022 - 15 WOODTHORPE DRIVE, WOODTHORPE

Breach of Planning Control: Fencing

RESOLVED:

That the Head of Development and Place, in conjunction with the Head of Governance and Customer Services, be authorised to take all relevant planning enforcement action including the service of any necessary enforcement notices and issue of proceedings through the courts, if required, to ensure the removal or reduction in the height of the fence.

64 APPEAL REF: APP/N3020/D/23/3325322 - 15 PADDOCK CLOSE, CALVERTON

Proposed additional storey.

RESOLVED:

To note the information.

65 APPEAL REF: APP/N3020/D/23/3328401 - 45 STOKE LANE, GEDLING

Single storey rear and two storey and single storey side extension.

RESOLVED:

To note the information.

66 AUTHORITY MONITORING REPORT

RESOLVED:

To note the Gedling Borough Council Authority Monitoring Report April 2022 - March 2023.

67 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

68 DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

69

ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT

None.

The meeting finished at 7.00 pm

Signed by Chair:
Date: