

Agenda

Planning Committee

Date: **Wednesday 28 February 2024**

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 Rachael Ellis
Councillor Andrew Ellwood
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
Councillor Russell Whiting

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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 within 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 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 M Avery, N Bryan, C Goodall, C Miles, L Sturgess and
Attendance: 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	
Greenwood	F1	Gw_MA_Det_R21-903 Rev C
Elevation	21/09/2023	(Render)
Greenwood		
Elevation	21/09/2023	Gw_MA_Det_R21-903 Rev C
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:

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 2023/0474

1:1,250 Planning Reference: 2023/0474
2 Sandford Road
Mapperley

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: 12/02/2024

Report to Planning Committee

Application Number:	2023/0474
Location:	2 Sandford Road, Mapperley NG3 6AL
Proposal:	Construction of 1 no. dwelling and 13 no. apartments.
Applicant:	Mr George Broniewski
Agent:	Mr Harry Sculthorp
Case Officer:	Claire Turton

In accordance with the Gedling Borough Council Constitution, this application is required to be determined by Planning Committee as it is an application proposing ten or more dwellings.

1.0 Site Description

- 1.1 The site is located within the built-up area of Mapperley.
- 1.2 The site consists of a vacant parcel of land. The site previously housed a residential property and its associated curtilage.
- 1.3 The land towards the northern boundary (Sandford Road) and western boundary (Porchester Road) of the site is significantly higher than the remainder of the site.
- 1.4 A row of sycamore trees protected by a Tree Preservation Order are located within the site adjacent to the boundary with Porchester Road. The land has been dug away around the trees and the remainder of the site has also been dug out.
- 1.5 Neighbouring properties are residential and a mix of sizes and designs including bungalows, maisonettes and houses. Land to the opposite side of Porchester Road is located within the Nottingham City boundary and consists of the Mapperley Porchester Hospital. The land to the opposite side of Porchester Road is a Conservation Area and there are listed buildings close by, including The Chapel and Theatre at Mapperley Hospital which is Grade II Listed.
- 1.6 The site is located within Flood Zone 1, an area designated as being at a low risk from flooding. The site is within a former coal mining area.

2.0 Relevant Planning History

2.1 **2010/0936** Planning permission was granted in January 2014 for:-

“Demolition of Existing Dwellings at 2 and 2A Sandford Road and Erection of Building to Provide 10no. Dwellings with Associated Access, Parking and Rear Amenity Space.”

This permission was never implemented and has now lapsed.

2.2 **2016/1033** Planning permission was granted in June 2017 for:-

“Demolition of Existing Dwellings at 2 and 2A Sandford Road and Erection of Building to Provide 10no. Dwellings with Associated Access, Parking and Rear Amenity Space, Renewal of Planning Permission Ref: 2010/093.”

This permission was never implemented and has now lapsed.

3.0 Proposed Development

3.1 Full planning permission is sought for the construction of 1 no. dwelling and 13 no. apartments.

3.2 The apartment building would run parallel with Porchester Road for much of the length of the plot and would be set back from Porchester Road by approx. 6 metres. The proposed dwelling is located on the corner of Sandford Road and Porchester Road.

3.3 The apartment block has 3-floors. From Porchester Road only the top floor (labelled ground floor) is visible. The land falls away steeply to the rear and the building appears as a 3-storey building when viewed from the rear within the site (the floors below are labelled as lower first-floor and lower ground floor).

3.4 The proposed dwelling is single-storey and is on the same level as the top floor / ground floor of the apartment block. The rear garden is located on the lower first floor roof of the apartment block and is surrounded by a wall.

3.5 Following negotiations with the applicant (which are explained in detail in the main content of this report) 11 no. parking spaces are proposed to the front of the apartment block / side of the dwelling, accessed directly from Porchester Road.

3.6 It is proposed to fell all sycamore trees at the site and re-plant replacement trees in a similar location.

3.7 Materials proposed are red facing brick and mock slate.

3.8 A Section106 legal agreement has been drafted to secure 2 no. First Homes (affordable housing) on the site as well as a contribution to bus stop improvements in the area and a local labour agreement.

4.0 Consultations

- 4.1 GBC Arboricultural Officer – No objection. The condition of the sycamore trees are poor and therefore not worthy of retaining during the development phases. Replacement tree planting will be required.
- 4.2 GBC Development and Economic Regeneration Manager – State no objection.
- 4.3 GBC Strategic Housing – 2 First Homes should be delivered on site and consideration should be given to national guidance relating to space standards for affordable housing.
- 4.4 GBC Scientific Officer – No objection subject to conditions regarding electric vehicle charging and a Construction Emission Management Plan.
- 4.5 GBC Conservation Officer – No objection
- 4.6 NCC Highways Officer – No objection subject to conditions.
- 4.7 NCC Planning Policy – Provide advice. Request a financial contribution to bus stop improvements in the area. No comments in relation to archaeology.
- 4.8 Lead Local Flood Authority (LLFA) – Originally requested further drainage details. Now raise no objection, subject to conditions.
- 4.9 The Environment Agency – No objection. Provide advice regarding Japanese Knotweed.
- 4.10 NHS Nottingham and Nottinghamshire Clinical Commissioning Group – No request for health care contributions as the proposal falls below their threshold.
- 4.11 Neighbours – Over the course of the application letters have been received by residents of 8 neighbouring properties. Concerns are;-

Residential Amenity

Building close to neighbouring properties.

Overbearing from the build.

Concerns over ground level of rear driveway (which is higher than neighbouring boundary treatment) overlooking or, if a retaining wall is required, massing / overshadowing – this has now been removed from the scheme (see main body of the report).

Further details of boundary treatment are required.

Noise from rear car park – this has now been removed from the scheme.

Noise from garden area.

Noise and disturbance from the build – how long will this take?

Light pollution from rear car park if lighting is proposed – this has now been removed from the scheme.

Light pollution from car headlights using the rear car park – this has now been removed from the scheme.

Number of apartments should be reduced to increase their individual size and make them more habitable.

Design / Visual Amenity

Size of the development is out of keeping with the character of the area.

Removing the existing trees will be detrimental to the area.

Replanting of trees is welcome but the size and maturity needs to be sufficient to outweigh the negative effects of the felling.

The existing trees have been damaged as the land has been cut away around them.

The planting needs to be maintained – who will be responsible for this?

Plans do not fully show height of property in relation to neighbouring properties.

Highway Safety

Insufficient car parking will cause overflow car parking onto adjoining roads.

Cars using the rear driveway could crash into neighbouring gardens - this has now been removed from the scheme.

Who will police the car park and driveway? - This has now been removed from the scheme.

If the car park is not gated then this could be used as a public car park - this has now been removed from the scheme.

Parking / access issues during the construction phase.

Other

Drainage – concerns about water running downhill onto their plot

Reference to drain pipes close to their property.

Japanese knotweed is / has been present on site – concerned that this will not be / has not been removed correctly.

Pollution from car fumes close to existing residential gardens.

Risk of subsidence to neighbouring properties.

Effect on stability of Porchester Road due to removal of existing trees and their roots.

There may be owls in the trees – can anything be done to re-home these?

There may be bats and foxes at the site.

Access to outbuildings for maintenance may be difficult once the build is in place

Who will be responsible for the maintenance of the gardens and trees?

What is the height of the proposed planting?

No mention of solar panels or electric charging points.

Plans not correct.

Devaluation of property.

5.0 Assessment of Planning Considerations

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

5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2023 (NPPF), the additional guidance provided in the National Planning Practice Guidance (NPPG) and the National Design Guide.

6.0 Development Plan Policies

6.1 The following policies are relevant to the application:

6.2 At the national level the National Planning Policy Framework (2023) is relevant. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF sees good design as a key element of sustainable development. The NPPF seeks to ensure a high standard of amenity for existing and future users of land and buildings.

National Planning Policy Framework:

Part 2 – Achieving sustainable development

Part 4 – Decision making

Part 5 – Delivering a sufficient supply of homes

Part 8 – Promoting healthy and safe communities

Part 9 – Promoting sustainable transport

Part 11 – Making effective use of land

Part 12 – Achieving well-designed and beautiful places

Part 14 – Meeting the challenge of climate change, flooding and coastal change

Part 15 – Conserving and enhancing the natural environment

Part 16 – Conserving and enhancing the historic environment

Paragraph 131 of the NPPF states that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

Paragraph 135 of the NPPF states that “*Planning policies and decisions should ensure that developments ... create places ... with a high standard of amenity for existing and future users.*”

6.3 Gedling Borough Council Aligned Core Strategy 2014:

Policy A - Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals.

Policy 1 - Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.

Policy 2 – The Spatial Strategy – Sets out a hierarchical approach of urban concentration and regeneration, that supports the principle of residential development in the main built up area of Nottingham.

Policy 8 – Housing Size, Mix and Choice sets out the objectives for delivering new housing.

Policy 10 – Design and Enhancing Local Identity states that development will be assessed in terms of its “structure, texture and grain including street

patterns, plot sizes, orientation and positioning of buildings and the layout of space”.

Policy 11 – The Historic Environment states that proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance.

Policy 16 – Green Infrastructure, Parks and Open Spaces – Green Infrastructure should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities.

Policy 17 – Biodiversity – New development should provide new biodiversity features, and improve existing biodiversity features wherever appropriate.

Policy 18 – Infrastructure – New development must be supported by the required infrastructure, and contributions will be sought from development proposals.

Policy 19 – Developer Contributions sets out that new developments will be required to meet the reasonable cost of new infrastructure required as a consequence of the proposal.

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

LPD4 – Surface Water Management states “all development proposals should, wherever possible, include measures to pro-actively manage surface water including the use of appropriate surface treatments and Sustainable Drainage Systems in order to minimise the risk of flooding on the development site without increasing flood risk elsewhere.

LPD11 – Air Quality states “Planning permission will not be granted for development proposals that have the potential to adversely impact on air quality, unless measures to mitigate or offset their emissions and impacts have been incorporated.”

LPD18 – Protecting and Enhancing Biodiversity – Development proposals will be expected to take opportunities to incorporate biodiversity in and around development, wherever possible.

LPD26 – Heritage Assets states that development proposals that would conserve and/or enhance the significance of a heritage asset will be supported. Development proposals that would cause harm to the significance of a heritage asset will be refused permission unless there are overriding public benefits and mitigation measures are secured.

LPD27 – Listed Buildings – states that development to or within the setting of a Listed Building should consider scale, form, mass, design, siting, detailing and materials.

LPD28 – Conservation Areas states planning permission will not be granted for development proposals affecting the setting of Conservation Areas, if it adversely affects its significance including, character, appearance of or views into or out of Conservation Areas.

LPD 32 - Amenity states “Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures”.

LPD 33 – Residential Density sets out that proposals for residential development will not be granted unless they are above a residential density of 30 dwellings per hectare.

LPD 35 – Safe, accessible and Inclusive Development provides detail on how development can create attractive, safe, inclusive and healthy environments

LPD 37 – Housing Type, Size and Tenure states “Planning permission will be granted for residential development that provides for an appropriate mix of housing, subject to housing need and demographic context within the local area.”

LPD 40 Housing Development on Unallocated Sites lists criteria for which housing development on unallocated sites will be assessed against.

LPD 48 – Local Labour Agreements - The Borough Council will seek to negotiate planning agreements to secure local labour agreements for developments of 10 or more dwellings, on 0.5 hectares of land or development that will create more than 15 jobs.

LPD 57 Parking Standards sets out the requirements for parking.

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

6.5 Low Carbon Planning Guidance for Gedling Borough (May 2021)

6.6 Parking Provision for Residential and Non Residential Developments SPD (2022)

Interim Planning Policy Statement: First Homes (2022)

7.0 Principle of Development

7.1 The site is located within the built-up area of Mapperley where the principle of further residential development is considered acceptable by Policy LPD 40 (Housing Development on Unallocated Sites) which states that;-

“Planning permission will be granted for residential development on unallocated sites that are not within the Green Belt provided (that certain criteria are met).”

The criteria referred to in Policy LPD 40 relate to design, loss of important features, residential amenity and parking. These issues are explored in detail throughout this report as well as an assessment of the proposal against other relevant planning policies.

8.0 Design / Visual Amenity

- 8.1 The design of the proposal is considered to be acceptable and not have an unacceptable impact on the character or visual amenity of the area or on the setting of the adjacent Conservation Area or nearby listed buildings.
- 8.2 Neighbouring properties are a mix of ages, styles and designs consisting of bungalows, traditional 2-storey / 2-and-a-half-storey dwellings, maisonettes and apartment blocks. Due to the levels of the area, a number of dwelling are split level.
- 8.3 The development will have a road frontage with both Porchester Road and Sandford Road. From both of these public highways the buildings will appear to be single-storey. In terms of scale, this is in keeping with the adjacent split level bungalow, no. 4 Sandford Road. It is also in keeping with nos. 300-304A Porchester Road which are split level maisonettes, which are 2-storey to the front and 3-storey to the rear. However, as Porchester Road slopes downwards from north-south, the height of the proposed apartment building is similar to the height of the existing maisonette building and so is considered to fit well within the streetscene.
- 8.4 The additional storeys are designed as lower storeys as the land falls away steeply to the rear. From within the site to the rear the apartment building will appear as 3-storeys. This is in keeping with a number of buildings within the area which appear as 3-storey when viewed from the rear.
- 8.5 A mixture of materials are proposed, albeit red facing brick will be the dominant material. Neighbouring properties are a mix of materials, albeit traditional brick (red and buff) is dominant within the immediate area. Elevations facing public highways are principal elevations and are broken up visually with windows and doors, which are in keeping with neighbouring properties in terms of proportions, as well as design features such as gable additions.
- 8.6 With regards to trees, the existing sycamore trees along Porchester Road (which are protected by a TPO) are all proposed to be felled. A full Tree Survey was submitted by the applicant in support of the application submission and the Council's Arboricultural Officer has assessed the scheme and raised no objections. Collectively, as a group, the trees are considered to provide some positive contribution to the visual amenity of the Porchester Road streetscene. This is due to their group number and location which is close to the back-edge of the highway. However, individually, the trees are all in a poor condition. It is acknowledged that the land immediately around the

trees has been dug-out, which may have contributed further to the poor condition of the trees. However, during the previous application process at the site (2016/1033), the Council's Arboricultural Officer concluded back then that the trees were of a low significant quality due to physiological defects. As such, removal of the trees is considered to be acceptable, subject to satisfactory replacement tree planting.

- 8.7 9 no. replacement trees are proposed to be planted along the site frontage, to the front of the proposed buildings. A number of other trees are proposed to be planted to the rear of the site. The number of trees proposed, as well as 9 no. trees having a frontage location, will collectively make a positive contribution to the visual amenity of the Porchester Road streetscene. The Council's Arboricultural Officer has stated that now the replacement tree planting locations and numbers are acceptable, he is satisfied that further replacement tree details such as size, species and aftercare be controlled by way of a condition, should planning permission be granted. The Arboricultural Officer has also confirmed that he is happy that car parking areas are proposed around the trees as the proposed trees are set-back outside of the required highway visibility splays and appropriate tree species and proposed ground materials will ensure that the trees and parking area can exist in close proximity to one another.
- 8.8 11 no. car parking spaces are proposed to the front of the development between the side of the proposed dwelling / front of the proposed apartment block and Porchester Road. Frontage parking is not always considered to be acceptable from a visual amenity point of view as it can lead to a development that is visually car parking / hard-surfacing dominated.
- 8.9 The applicant was asked to explore removing all frontage car parking from the scheme and locate all car parking to the rear of the site only, accessed from a new driveway following the demolition of no. 6 Sandford Road. However, on the submission of topographical plans, this was considered to be unacceptable from a residential amenity point of view. This is explained in detail in the "residential amenity" section of the Committee report. Essentially, due the site levels and the highway safety requirements regarding driveway and parking gradients, the proposed access road would have been higher than the neighbouring boundary treatment leading to significant issues of overlooking or, if a retaining wall was proposed, significant issues of massing / overshadowing.
- 8.10 As such, the applicant was asked to amend the scheme again by removing the rear access road and rear parking entirely from the scheme and proposing frontage parking only. On balance, this arrangement is considered to be acceptable from a visual amenity point of view, in this particular instance. It is considered that the replacement tree planting, consisting of 9 no. trees visually softens the car parking area. Additional, low-level soft landscaping is also proposed in and around the car parking area, although full details of this can be controlled by way of a planning condition, should planning permission be granted.
- 8.11 Policy LPD 33 (Residential Density) states that;-

“Planning permission will not be granted for proposals for residential development of less than 30 dwellings per hectare.”

The amended scheme has a residential density of 65 dwellings per hectare which is clearly not less than 30 dwellings per hectare and therefore policy compliant.

Policy LPD 33 also states that;-

“Residential developments with higher densities will be supported provided that this reflects local characteristics and does not harm the character of the area.”

The proposal is considered to reflect local characteristics and does not harm the character of the area. The proposal has a high density primarily to the fact that 13 of the units are an apartment block. There are examples of apartment blocks and maisonettes within the area. In addition, although the proposal is of a high density there is sufficient amenity space and green landscaping proposed to ensure that the site does not represent overdevelopment.

- 8.12 To the opposite side of Porchester Road is land within the boundary of Nottingham City Council. This land is a Conservation Area and contains a number of listed buildings related to Mapperley Porchester Hospital. The applicant has submitted a Heritage Statement which the Conservation Officers at both Nottingham City Council and Gedling Borough Council have been consulted on and neither have raised any objections. There is not considered to be a reason to disagree with the professional advice of the Conservation Officers. The site is separated from the Conservation Area and Listed Buildings by a main road and, for the reasons stated above, the design of the proposal is considered to be acceptable.
- 8.13 To conclude this section, the overall design and layout of the proposal complies with the relevant planning policies set out in Section 6 of this report. In particular, it complies with the objectives of the National Planning Policy Framework and the Aligned Core Strategy Policies 10 and 11 and Policies LPD 26, 27 28, 33, 35 and 40.

9.0 Impact on Residential Amenity

- 9.1 The amended proposal is not considered to have an unacceptable impact on the residential amenity of occupiers of neighbouring properties.
- 9.2 The proposal is not considered to cause unacceptable issues of massing / overshadowing, overbearing, or overlooking onto neighbouring occupiers. This is primarily due to layout and separation distances between the proposed buildings and existing properties, the location of the windows on the proposed buildings and also the removal of the previously proposed elevated rear driveway.
- 9.3 No. 4 Sandford Road, a split-level residential bungalow and associated curtilage, lies directly to the east of the proposed dwelling. The siting of the

detached dwelling is broadly in line with no. 4 and, as such, causes no significant issues of massing / overshadowing or overbearing onto this dwelling. The proposed detached dwelling contains no windows along the side elevations directly facing no. 4.

- 9.4 Due to the location of the garden serving the proposed detached dwelling being on the roof of the lower first floor apartment level, only the lower first floor and lower ground floor of the apartment block run parallel to the garden with no.4 Sandford Road. Due to the height of the building, separation distances and site levels, it is considered that the proposed apartment block does not cause unacceptable issues of massing / overshadowing or overbearing onto the rear garden area of no. 4 Sandford Road. The rear elevation of the proposed apartment block does contain main aspect windows. However, the first-floor windows closest to no. 4 have been designed as projecting windows in a triangular formation with the clear glazing half of the window angled away from the nearby boundary with 4 Sandford Road and looking directly onto the apartment block's own private amenity area. Ground floor windows will be screened by the site's boundary treatment, precise details of which can be controlled through a planning condition should planning permission be granted.
- 9.5 Directly to the south side of the apartment block buildings, lies a small development of maisonettes, 300-304A Porchester Road. Nos. 1 and 2 Lombard Court, Hilton Road are also maisonettes located to the south-east of the site. These have a small rear private amenity area which borders the site. No. 7 Hilton Road is a 2-and-a-half storey dwelling located to the south-east corner of the site. The siting of the proposed apartment block is broadly in line with 300-304A and, as such, will not cause unacceptable issues of massing / overshadowing onto this neighbouring building. Primarily, due to separation distances, but also orientation, the proposed buildings will not cause unacceptable issues of massing / overshadowing or overbearing onto the nearby properties on Hilton Road, which border the site.
- 9.6 With regard to overlooking, the majority of the rear windows look onto the property's own communal garden area which is some 20 metres in depth. This is considered to be a sufficient distance so as to not cause unacceptable issues of overlooking to the neighbouring gardens to the rear. As mentioned previously, some of the windows along the rear elevation of the building have projecting windows in a triangular formation. However, the windows closest to the southern boundary have clear glazing in only the half of the window angled away from the nearby boundary and look directly onto the apartment block's own private amenity area and the half of the window facing the southern boundary has obscure glazing.
- 9.7 Private terraced areas are proposed directly to the rear of some of the apartment blocks as well as a communal rear garden / amenity space and a private amenity space, directly to the rear of the proposed dwelling. A condition regarding boundary treatment can ensure that the amenity areas do not cause unacceptable issues of overlooking onto neighbouring occupiers.
- 9.8 A rear driveway from no. 6 Sandford Road and rear parking court were originally proposed. For highway safety reasons, the Highway Authority

insisted that this be at a gradient not more than 1:12. This resulted in the height of the proposed rear driveway and parking areas to be, in some parts, 2 metres taller than the nearby neighbouring boundaries. This was considered to be unacceptable from a neighbouring amenity point of view. Without any additional boundary treatment, the elevated driveway would have caused unacceptable issues of loss of privacy onto neighbouring occupiers. However, it is likely that some form of tall retaining wall would have been required to enable the elevated driveway. Precise details of retaining walls were never requested as it was considered that, given the site level difference, the principle of a retaining wall to serve the elevated driveway would cause unacceptable issues of massing / overshadowing and overbearing onto neighbouring properties. As such, the applicant has removed the rear driveway and parking areas in their entirety and amended the scheme so that all car parking is to the front of the building and served directly from Porchester Road. This has overcome the potential overlooking, overshadowing and overbearing issues from the driveway and parking areas.

- 9.9 Neighbours have raised concerns regarding additional noise and disturbance from the new development and garden areas. However, there is no reason why the development would cause unacceptable issues of noise and disturbance above what can be expected in a suburban residential area.
- 9.10 Neighbours have raised concerns regarding noise and disturbance during the build and have asked how long the build will take. If planning permission is granted, then the developer has 3 no. years to implement / start the development. However, there is no timeline to complete the development. Any issues of noise and disturbance during the build will be temporary and can be controlled by the Council's Environmental Health team if it is considered to be a noise nuisance.
- 9.11 The proposed units themselves are of an adequate size to provide an acceptable level of amenity for proposed occupiers, with the smallest unit being 47sqm.
- 9.12 For the reasons stated above, I consider that the proposal complies with the relevant planning policies regarding amenity set out in Section 6 of this report. In particular, it complies with the objectives of the National Planning Policy Framework and policies, LPD 32, 37 and 40.

10.0 Highway Safety

- 10.1 As stated in the "Impact on Residential Amenity" section of this report, a rear driveway from no. 6 Sandford Road and rear parking court were originally proposed. For highway safety reasons, the Highway Authority insisted that this be at a gradient not more than 1:12. This resulted in the height of the proposed rear driveway to be, in some parts, 2 metres taller than the nearby neighbouring boundaries. This was considered to be unacceptable from a neighbouring amenity point of view and the applicant was asked to remove this element from the scheme entirely.
- 10.2 This current scheme now proposes 11 no. car parking spaces to the front of the apartment block / side of the dwelling, accessed directly from Porchester

Road. 2 no. of these spaces are allocated to serve the proposed dwelling with the remaining 9 unallocated to serve the development as a whole.

- 10.3 With regards to parking layout, access, visibility splays and highway safety, the Highway Authority has raised no objection to the proposal subject to conditions.
- 10.4 The Council's Parking Provision for Residential and Non Residential Developments SPD (2022) states that the parking requirement for a development of 1-bedroom or 2-bedroom flats, apartments or maisonettes is 0.8 spaces per unit. This development is for 13 no. apartments and, as such, according to the SPD 10.4 car parking spaces are required for the proposed apartments. The SPD also states that for a 3-bedroom dwelling, if there are 2 no. allocated parking spaces then an additional 0.3 of an unallocated space is required. Taking this altogether, 11 no. unallocated parking spaces would be required to serve the development as well as the 2 no. allocated spaces for the proposed dwelling. The proposal is therefore 2 no. car parking spaces short of the standards set out in the SPD.
- 10.5 It is considered that there are few other options to provide further on-site car parking spaces. For the reasons set out in paragraph 10.1 of this report, car parking to the rear of the site is not an option. For the reasons set out in paragraphs 8.6 and 8.7 of this report, tree planting is required to the front of the site which does take up some space that could otherwise be used for car parking.
- 10.6 Paragraph 4.12 of the SPD states that:-
- “The expectation is that parking standards will be met, however if the development is served by one or more regular public transport service, this may be a material consideration justifying a reduced parking provision requirement, especially if a site is located within; or close to a central area.”*
- 10.7 The site is located in a highly sustainable location, within walking distance of Mapperley Local Centre and close to a number of bus routes to Nottingham City Centre. Furthermore, following negotiations with the Planning Officer, the applicant is now proposing 4 no. bicycle parking spaces to serve the development. As such, residents of the apartment blocks could live in this location without relying on a private car.
- 10.8 For the reasons stated above, on balance and in this specific instance, it is considered that the level of on-site car parking proposed is acceptable, with it noted that besides the double yellow lines on the junction, there is unrestricted on-street parking in the area.
- 10.9 For the reasons stated above, it is considered that the proposal complies with the relevant planning policies regarding highway safety set out in Section 6 of this report. In particular, it complies with the objectives of the National Planning Policy Framework Policies, LPD 57, 61 and the Council's Parking Standards SPD.

11.0 Drainage / Flood Risk

- 11.1 The site is located within Flood Zone 1 and is therefore at a low risk of flooding. The Environment Agency were consulted on the application but have raised no objections.
- 11.2 The Lead Local Flood Authority (LLFA) originally raised concerns with the proposal due to the absence of surface water drainage information. This objection was relayed to the applicant who subsequently submitted a Drainage Assessment and Plan. The LLFA has reviewed this additional surface water drainage information and found it to be acceptable, subject to a condition, with it indicated that surface water will be discharged via a sustainable drainage system (SuDS).
- 11.3 Foul drainage will be dealt with through the Building Regulations process, should planning permission be granted, and is likely to be served by the existing foul water network.
- 11.4 For the reasons stated above, subject to conditions, drainage at the site is acceptable and the proposal will not increase flood risk in the area. As such, the proposal is considered to be in accordance with Part 14 of the NPPF, Policy 1 of the ACS and LPD4.

12.0 Ecology

- 12.1 The site is a brownfield site located within an urban area. There is the possibility that species may be present in the trees on site. A condition should be attached to the grant of any planning permission ensuring that the existing trees are felled outside of the bird nesting season or, if within the bird nesting season, that they are first inspected for the presence of nesting birds. This includes all species of birds. It is noted that a neighbour states that there could be owls nesting in the trees at the site.
- 12.2 The applicant has submitted a Biodiversity Enhancement Strategy in support of the planning application. This has concluded that the development should include the provision of bat boxes (a neighbour has reported that there may be bats present on-site), bird boxes, wildlife-friendly hedgerow planting and hedgehog highway measures. These can be controlled by way of a planning condition should planning permission be granted.
- 12.3 For the reasons stated above, subject to conditions, the proposal will not have an unacceptable impact on ecology and is in accordance with Part 15 of the NPPF.

13.0 Sustainability

- 13.1 In respect of the Low Carbon Planning Guidance for Gedling Borough the application has taken into account the relevant guidance and in particular, the checklist at Appendix 1, which is intended to be used in support of planning applications. The site is close to local transport links, including bus stops as well as being close to local amenities. Replacement tree planting is proposed as part of the development and the site. The scheme is intending to provide a SUDs drainage system. As recommended in Section 17 of this report,

conditions should be attached to the grant of any planning permission requiring Electric Vehicle (EV) charging points and bird nest boxes.

14.0 Planning Obligations

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

- Affordable housing – a total of 2 no. units on the site to be First Homes;
- Transport and travel – a developer contribution of £3,600 for improvements to nearby bus stops;
- Local Labour Agreement – A local labour agreement.

14.2 By way of background in respect of the affordable housing sought, in accordance with the NPPF paragraph 66, where major development involving the provision of housing (10 or more dwellings) is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.

14.3 First Homes is the Government's preferred discount market tenure and 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) and 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.

14.4 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. Interim Planning Policy Statement: First Homes was approved by Cabinet on 6th October 2022. 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.

Two First Homes are, therefore, required having regard to the change in national guidance and the Interim Position Statement adopted by the Council in October 2022.

- 14.5 The bus stop contribution will be spent to the south on Porchester Road, close to junction with Moore Road, and will involve a bus stop pole and flag. The contribution is deemed to comply with relevant guidance on contributions (paragraph 57 of the NPPF) and is supported.
- 14.6 The Local Labour Agreement is also considered to be pertinent to the development in question and is supported by policy LPD48.
- 14.7 All of the above contributions are deemed to comply with guidance as outlined in paragraph 57 of the NPPF, which identifies the tests required to seek a planning obligation, as well as ACS19, LPD48 and Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).
- 14.8 A Section 106 Legal Agreement has been drafted to secure the contributions set out in paragraph 14.1 of this report.

15.0 Other Issues

- 15.1 The site is located within a former coal mining area and, as such, the standard coal mining informative should be attached to any grant of any planning permission providing advice for building in a former coal mining area.
- 15.2 The Council's Scientific Officer advises that conditions should be attached to the grant of any planning permission regarding a Construction Emission Management Plan and electric vehicle charging points. This is in accordance with Policy LPD11 as well as the NPPF.
- 15.3 The majority of neighbour concerns have been addressed throughout the main body of this report. However, the remaining neighbour concerns are addressed below.
- 15.4 Queries have been raised with regards to who will be responsible for maintaining the communal areas. It is ultimately the landowner who is responsible for the maintenance of the land. For apartment block developments, there is usually a management company in place for such responsibilities.

- 15.5 Concerns regarding Japanese Knotweed have been re-laid to the applicant who confirms that the removal has been dealt with in the correct manner. In any case, the removal of Japanese Knotweed is not controlled through Planning Legislation but through the Wildlife and Countryside Act, Environment Protection Act and The Hazardous Waste Regulations. The Police (the National Wildlife Crime Unit) are responsible for investigating offences related to this matter. The applicant has been made aware of the Government advice regarding Japanese Knotweed and this should also be attached as an informative to any grant of planning permission.
- 15.6 A neighbour raises concerns regarding car fumes close to residential gardens. This was likely in relation to the rear access and car park, which has now been removed from the scheme. In any case, no significant additional pollution would occur beyond that experienced in a built-up residential area. Electric vehicle charging points will be required to be fitted by way of a planning condition, should planning permission be granted, to allow for electric vehicles.
- 15.7 Solar panels are not currently proposed to serve the buildings. Whilst sustainable development is encouraged, the use of solar panels in new developments is not a policy requirement and whilst encouraged cannot be insisted upon.
- 15.8 Access to neighbouring properties following the build would be a private legal matter. In any case, planning permission does not override any legal rights such as land ownership and does not give legal permission for the applicant to build on land outside of their ownership.
- 15.9 It is considered that the submitted plans are correct.
- 15.10 With regards to land stability, the site is within a former coal mining area and as such the standard informatives regarding building within a former coal mining area should be attached to the grant of any planning permission.
- 15.11 Devaluation of property is not a material planning consideration and, as such, I have afforded it limited weight.
- 16.0 Conclusion
- 16.1 The proposed development is consistent with local and national planning policies. The principle of development is acceptable in this urban area. The design, scale and layout of the proposal is considered to be acceptable and does not have an unacceptable impact on the character or visual amenity of the area or the setting of the nearby listed buildings or conservation areas. The replacement tree planting locations and numbers are acceptable. The proposal will not have an unacceptable impact on the residential amenity of occupiers of neighbouring properties in terms of overlooking or massing / overshadowing. Parking and access at the site is acceptable. The proposal will not increase flood risk in the area, nor will it have an unacceptable impact on ecology in the area. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF, Policies A, 1, 2, 8, 10, 11, 16, 17,

18 and 19 of the ACS, Policies LPD 4, 11, 18, 26, 27, 28, 32, 33, 35, 37, 40, 48, 57, and 61 of the LPD, Gedling Borough Council's Interim Planning Policy Statement: First Homes, Parking Provision SPD and Low Carbon Planning Guidance for Gedling Borough.

17.0 Recommendation: GRANT PLANNING PERMISSION: Subject to the owner entering into planning obligations secured through a s106 agreement with the Borough Council as the Local Planning Authority and the County Council as the Local Highway Authority to secure 2 no. First Homes (affordable housing) on the site as well as a contribution to bus stop improvements in the area and a local labour agreement and subject to the conditions listed for the reasons set out in the report.

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development hereby permitted shall be completed in accordance with the submitted documents;-

PA01 Rev D Proposed Ground Floor, received 07/02/2024
PA02 Rev C Proposed Lower First Floor, received 07/02/2024
PA03 Rev D Proposed Lower Ground Floor, received 07/02/2024
PA04 Rev E Proposed Site Layout- Parking Arrangement, received 07/02/2024
Elevation Plans contained within the document entitled Site Context Design Rev C, received 07/02/2024
LP01 Rev A Location Plan, received 19/12/2023
PFL03 Rev C Proposed Finished Levels, received 0/12/2023
Sustainability Statement, received 25/11/2023
Waste Audit Statement, received 25/11/2023
Transport Statement, received 07/11/2023
Application Form, received 08/06/2023
- 3 No above ground construction works shall commence until samples of the proposed external facing materials to be used in the construction of the development have been submitted to, and approved in writing by, the Local Planning Authority and the development shall only be undertaken in accordance with the materials so approved and shall be retained as such thereafter.
- 4 No unit shall be occupied until a detailed scheme for the boundary treatment of the site, including position, design and materials, and to include all boundaries, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the buildings are first occupied.
- 5 No development shall be commenced until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The scheme as approved shall be carried prior to the first

occupation 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. These details shall include:

Replacement tree planting species and size (the quantity and location must be in accordance with Plan PA04 Rev E Proposed Site Layout- Parking Arrangement, received 0702/2024);

Aftercare details for replacement tree planting;

A schedule (including planting plans and written specifications, including cultivation and other operations associated with plant and grass establishment) of shrubs and other plants, noting species, plant sizes, proposed numbers and densities. The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species;

An implementation and phasing programme; and

Hard surfacing materials.

- 6 No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing has been installed on Porchester Road and is available for use and constructed in accordance with the Highway Authority specification.
- 7 The proposed driveways / parking areas shall not be brought into use until the visibility splays of 2.4 x 43m are provided in both directions. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures or erections.
- 8 No part of the development hereby permitted shall be brought into use until the existing site access that has been made redundant as a consequence of this consent is permanently closed and the access crossings are reinstated as footway in accordance with details to be first submitted to, and approved in writing by, the Local Planning Authority.
- 9 No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard-bound material (not loose gravel). The surfaced drives and any parking or turning areas shall then be maintained in such hard-bound material for the life of the development.
- 10 No part of the development hereby permitted shall be brought into use until the access drive is constructed with provision to prevent the unregulated discharge of surface water from the drive to the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

- 11 From the date of first occupation, every property built on site shall be provided with access to electric vehicle (EV) charging points in line with Part S of the Building Regulations. All EV charging point(s) 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.
- 12 Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CEMP.
- 13 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 2023.10173, December 2023, and the Construction Design Solutions company., 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.
- o No surcharge shown in a 1 in 1 year.
 - o No flooding shown in a 1 in 30 year.
 - o 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 Severn Trent Water 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.

- 14 The development hereby permitted shall be carried out in accordance with details contained in the submitted Biodiversity Enhancement Strategy, received by the Local Planning Authority 24th October 2023. In particular;-

No building on site shall be occupied until details of bird nest boxes, bat boxes, wildlife-friendly hedgerow planting and hedgehog highway measures have been implemented in accordance with Appendix 1 of the Biodiversity Enhancement Strategy. The bird and bat boxes, hedgerow planting and hedgehog highway measures shall then be retained thereafter for the lifetime of the development.

- 15 No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 In the interests of visual amenity
- 4 In the interests of visual amenity
- 5 In the interests of visual amenity
- 6 In the interests of highway safety
- 7 In the interests of highway safety
- 8 In the interests of highway safety.
- 9 To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).

- 10 To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
- 11 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration Chapter 9 of the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 12 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.
- 13 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.
- 14 In the interests of maintaining and enhancing biodiversity.
- 15 In the interests of maintaining and enhancing biodiversity.

Reasons for Decision

The proposed development is consistent with local and national planning policies. The principle of development is acceptable in this urban area. The design, scale and layout of the proposal is considered to be acceptable and does not have an unacceptable impact on the character or visual amenity of the area or the setting of the nearby listed buildings or conservation areas. The replacement tree planting locations and numbers are acceptable. The proposal will not have an unacceptable impact on the residential amenity of occupiers of neighbouring properties in terms of overlooking or massing / overshadowing. Parking and access at the site is acceptable. The proposal will not increase flood risk in the area nor will it have an unacceptable impact on ecology in the area. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF, Policies A, 1, 2, 8, 10, 11, 16, 17, 18 and 19 of the ACS, Policies LPD 4, 11, 18, 26, 27, 28, 32, 33, 35, 37, 40, 48, 57, and 61 of the LPD, Gedling Borough Council's Interim Planning Policy Statement: First Homes, Parking Provision SPD and Low Carbon Planning Guidance for Gedling Borough.

Notes to Applicant

- 1 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

- 2 The proposal makes it necessary to construct/ improve / reinstate vehicular crossings over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection fee will apply. The application process can be found at <http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities>
- 3 With regards to condition 12, 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) and The Electric Vehicles (Smart Charge Points) Regulations 2021.
- 4 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.
- 5 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards.
If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk.
Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.
- 6 With regards to condition 15 all birds, their nests and eggs (except pest species) are protected by the Wildlife and Countryside Act 1981 (and as amended).
- 7 With regards to condition 5 replacement trees typically should be of heavy standard; size of 12-14cm in girth or greater and be of a height of 300-400cm or greater. Replacement tree planting should be carried out during the first planting season (October – March) following occupation of the first unit on site.
- 8 With regards to any Japanese Knotweed present on the site;-

Permanent removal of Japanese knotweed usually requires a programme of work lasting a number of years. Treatment by herbicide can be used as a method of controlling the plant. However, Japanese knotweed rarely produces viable seeds and is spread by rhizomes (underground root-like stems) and

rhizome fragments. Even after cutting and or treatment with herbicide, rhizomes can remain dormant in the soil for up to 10 years.

Any soil or material containing Japanese knotweed and or its rhizomes (rootstalks) is considered to be a controlled and hazardous waste and is therefore subject to The Environment protection Act 1990 and The Hazardous Waste Regulations 2005.

Rhizomes can grow to at least 7m horizontally and over 2m in depth, so each plant has the ability to contaminate a large area land. Complete removal and appropriate disposal of all material and soil does however have the potential to prevent the growth of the plant. Similarly, careful removal of every single rhizome fragment also has the potential to significantly reduce the chances of re-growth.

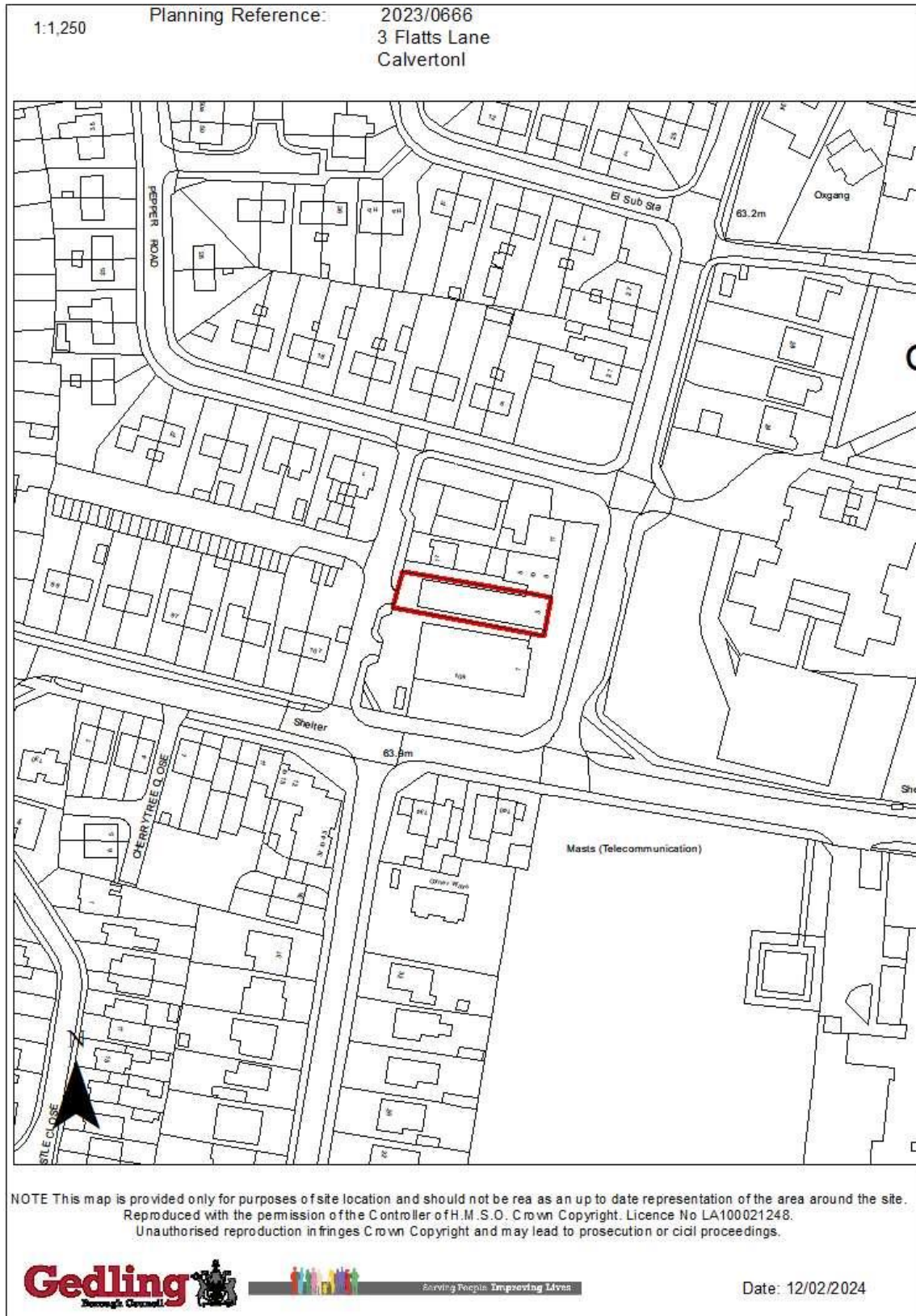
For further, detailed information about knotweed and its control, please visit [www.gov.uk/japanese-knotweed-giant-hogweed-and-other-invasive_plants](http://www.gov.uk/japanese-knotweed-giant-hogweed-and-other-invasive-plants) which includes guidance on the legislation covering the plant and a link to the Japanese Knotweed Code of Practice.

- 9 The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2023). 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.

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Planning Report for 2023/0666



Report to Planning Committee

Application Number:	2023/0666
Location:	3 Flatts Lane Calverton
Proposal:	Construction of first floor extension to rear of shop and creation of 3 x apartments in the extension and existing first floor area.
Applicant:	Mr. Kanagaratnam Paramanathan
Agent:	Mr. Alex Ordog
Case Officer:	Joe Davies

The application has been referred to Planning Committee by the Planning Delegation Panel so the impacts on amenity and highways , parking and safety, can be duly considered.

1.0 Site Description

1.1 This site comprises an existing retail unit with vacant first floor space above. To the south of the site is the property at 109 Collyer Road, which is a Co-op store. To the north are retail units with flats to above and north-west is a modern detached dwelling at 17 Flatts Lane. To the east and west of the site is the public highway.

2.0 Relevant Planning History

- 2.1 2022/0668 - First floor rear extension and re-configuration to create 4 flats – Withdrawn (29.07.2022)
- 2.2 2005/0212 - Reposition existing shop front plus 3 No safety bollards to forecourt – Unconditional permission (08.04.2005)
- 2.3 2003/2097 - Shop/garage extension to ground floor, flat extension to first floor – Unconditional Permission (12.12.2003)
- 2.4 95/0064 - Erection of 1.2 metre diameter satellite dish – Unconditional Permission (10.03.1995)

3.0 Proposed Development

- 3.1 Planning permission is sought for the creation of two flats above the existing shop and a dwelling to the rear, facilitated by a first-floor rear extension that would have a pitched roof to match the existing building. The extension would be constructed using matching materials. The extension would be 7.77 metres in length and 8.65 metres in width. It would have the same eaves and ridge height as the existing shop building. The dwelling to the rear of the site would accommodate 3 bedrooms, a study and a shower room at first floor level. At ground floor level, it would accommodate a bedroom, a kitchen, a shower room and a living room. There would also be a bin store at ground floor level between the dwelling and the shop.
- 3.2 In terms of the 2 first floor flats above the existing shop, these would both be accessed by staircases to the side of the shop. The rear-most flat would accommodate 2 bedrooms, a kitchen, a living room and a shower room. The front flat would accommodate 2 bedrooms, a kitchen/dining room, a shower room and a living room. Four parking spaces would be provided to the rear of the site.

4.0 Consultations

4.1 Calverton Parish Council - have raised the below concerns:

- Overdevelopment for the area
- Concerns over parking, with no additional spaces being provided and existing spaces at the property still being required for staff parking and access to the rear still being required for deliveries.
- Lack of availability of on-street parking in the area and increased pressure on the spaces near the neighbourhood centre on Flatts Lane intended for users of the busy retail area and adversely affecting the viability of the businesses due to lack of parking.
 - As the access is bound by two boundary fences, there is only space for three parking spaces in order to meet the requirements of the GBC SPD – Parking Provision for Residential and Non Residential Developments: Supplementary Planning Document (SPD) February 2022
- The Parking spaces shown in the plans also restrict the access to the entrances to the properties and the service access to the retail shop and bin stores.

4.2 Nottinghamshire County Council – Local Highway Authority

Raised no objections subject to conditions regarding the parking provision being provided prior to occupation, widening of the dropped kerb and drainage. They also suggest an informative regarding the dropped kerb and relocation of a lighting column.

4.3 Neighbours were consulted via letter and a site notice was placed outside the site. One response was received raising concerns regarding parking provision.

5.0 Relevant Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that 'if regard is to be had to the development plan for the

purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.’

Development Plan Policies

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

- LPD 11 – Air Quality – planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.
- LPD 32 – Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.
- LPD 33 - Residential Density – planning permission will not be granted for residential development of less than 30 dwellings per hectare.
- LPD 35 - Safe, Accessible and Inclusive Development – planning permission will be granted for development proposals subject to certain criteria being met relating to streets and spaces.
- LPD 37 - Housing Type, Size and Tenure – planning permission will be granted for residential development that provides for an appropriate mix of housing, subject to housing needs and demographic context within the local area.
- LPD 40 – Housing Development on Unallocated Sites – planning permission will be granted for residential development on unallocated sites that are not within the Green Belt subject to certain criteria being met.
- LPD 57 – Parking Standards - sets out the parking requirements for residential and non-residential development.
- LPD 61 – Highway Safety – Planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all.

5.3 The Aligned Core Strategy was Adopted in September 2014, the following policies are considered most pertinent to the determination of the application; Policy A – Presumption in Favour of Sustainable Development; Policy 2 The Spatial Strategy – that sets out the development strategy for the borough, Policy 8 Housing Size, Mix and Choice – that sets out the general approach to residential development and Policy 10 Design and Enhancing Local Identity – that sets out the criteria that development will need to meet with respect to design considerations.

5.4 With respect of the National Planning Policy Framework 2023 (the NPPF), the following chapters are considered to be most pertinent to the determination of the application:

Section 2 Achieving sustainable development – paragraph 11 provides for a presumption in favour of sustainable development.

Section 5 Delivering a Sufficient Supply of Homes notes the Governments objective to boost housing supply in order to meet need.

Section 8 Promoting healthy and safe communities - aims to achieve places which promote an effective use of land whilst safeguarding and improving the environment and ensuring safe and healthy living conditions and the provision of safe and accessible environments with clear and legible pedestrian routes and high-quality public spaces.

Section 9 Promoting sustainable transport provides that safe and suitable access to the site can be achieved for all users and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Section 11 Making effective use of land requires that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Section 12 Achieving well-designed places. Paragraph 131 states that good design is a key aspect of sustainable development creates better places in which to live and work and helps make development acceptable to communities.

5.5 Other policy guidance of note includes: 'Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document' (2022).

5.6 Calverton Neighbourhood Plan 2017

Policy ISF1: Sustainable Transport – states that opportunities for the use of sustainable modes of transport must be maximised.

Policy ISF2: Car Parking – states that any new development outside of the Village Centre will only be permitted where it has sufficient parking provision.

Policy ISF3: Highway Impact – sets out the criteria for assessing highway impact.

Policy BE1: Design & Landscaping – states that all development on the edge of Calverton must provide soft landscaping on the approach into the village and sets out criteria to achieve this.

Policy BE4: Parking provision – identifies the level of parking provision that should be provided for proposals.

6.0 Planning Considerations

The main considerations in determining this application are as follows:

- The principle of the development;
- Impact on visual amenity;
- Impact on residential amenity;
- Air quality;

- Off-street parking provision.

Principle of the Development

- 6.1 Given the location of the application site within a built-up area, predominantly residential and outside the Green Belt, it is considered that the principle of the development is acceptable in this location, subject to other material planning considerations, including the design of the development and impact on the character of the area; residential amenity and highway safety, including parking.

Design and the impact upon visual amenity

- 6.2 The proposed flats above the existing shop would be in an existing part of the building where there would be no significant external alterations that would be visible from the street scene. The impact of these on design and visual amenity of this part of the development is therefore considered to be acceptable.
- 6.3 In terms of the rear part of the development, this would result in a first-floor extension above the existing single storey rear part of the building and would also result in some elevational alterations at ground floor level. The proposed extension would use matching materials and the roof would also match the roof on the existing two storey part of the building, both in terms of scale and design. The ground floor elevational alterations would be minor and more in keeping with the residential design of the neighbouring property to the north at 17 Flatts Lane, than the existing commercial roller shutter doors. The impact of this proposed development on design and visual amenity is therefore considered to be acceptable.
- 6.4 Having regard to the above, it is considered that the application complies with policy 10 of the Aligned Core Strategy, Policy LPD 32 of the Gedling Local Planning Document, Policy BE1 of the Calverton Neighbourhood Plan and guidance within the NPPF and the impact of both the proposed extension and the proposed dwelling on design and visual amenity is considered to be acceptable.

Residential amenity

- 6.5 In terms of the impact on residential amenity, a previous application at the site was withdrawn over concerns due to its impact on 17 Flatts Lane. The proposal has now been amended, so that the first-floor addition to the rear is in line with 17 Flatts Lane and does not extend beyond the rear of this property. With these amendments, it is considered that it would not have an overbearing impact on number 17, with that property having no side windows facing the proposed development. Furthermore, the only additional windows facing this property would either be similarly positioned to existing windows or would be roof lights angled upwards. The impact of the proposed development on 17 Flatts Lane would, therefore, be acceptable.
- 6.6 In terms of the impact on other properties, the front part of the development occupies an existing building, with no increase in built footprint and similarly positioned windows and this would therefore have no significant impact on neighbour amenity over the existing situation. In terms of the rear first-floor

addition, to the south of this is a service yard for the co-op store and there would therefore be no overlooking or loss of light to the south. In terms of the impact on properties to the rear or east, these properties are set a much further distance from the site due to the separation provided by the road. Furthermore, they are also offset. The impact of the proposed development on these properties in relation to loss of light and overlooking is therefore also considered to be acceptable.

- 6.7 In terms of the impact on the amenity of future occupiers, all habitable rooms would appear to receive sufficient natural light, the rooms would appear to be of a suitable size and although there would be no private outdoor amenity space, this is not considered to be a sufficient justification to refuse the application, particularly given the amount of public open space in close proximity to the site. Furthermore, the applicant has confirmed that deliveries are currently made to the front of the shop and that this would remain the case following the proposed development. It is therefore considered that shop deliveries wouldn't have a significant impact on residential amenity.
- 6.8 The impact of the proposed development on residential amenity is therefore considered to be acceptable and in accordance with policies LPD32 and LPD35.

Highway Safety

- 6.9 The Local Highway Authority have raised no objection to the proposed development subject to a number of conditions that will be imposed as part of any planning permission. Four parking spaces are shown on the application plans. The Parking Provision for Residential and Non-Residential Developments SPD identifies that the flats above the existing shop would require 0.8 of an unallocated space each and the 2-storey dwelling to the rear would require 2 spaces and 0.2 of an unallocated space. Therefore, the proposed development, providing 4 spaces, would comply with minimum standards. Whilst there is a fence on either side of parking spaces, the 11 metre width of the property frontage would provide adequate space. Although there is currently hard standing to the rear of the building this is fenced and gated off; however, a frontage of 11m would provide adequate space for the parking of 4 vehicles.
- 6.10 Although the Parish Council have raised concerns about parking for staff and deliveries, the existing space does not appear to be currently open on a permanent basis for this and there are not considered to be any significant issues in relation to car parking in the immediate locality.
- 6.11 The applicant has also confirmed since the application was referred to Planning Committee, that the shop only gets a few deliveries per week and any deliveries are mostly cash & carry purchases delivered in the shop manager's own vehicle. They also confirmed that deliveries are currently made to the front of the shop rather than the rear and this would remain the case following the proposed development.
- 6.12 Furthermore, the site is in the centre of Calverton close to public services and facilities. It is therefore considered that a refusal on highway safety and parking

provision grounds could not be justified. The proposal would therefore have no significant adverse impact on highway safety in accordance with the NPPF, Policies LPD 57, LPD 61 of the LPD, Policy BE4 of the Calverton Neighbourhood Plan and the Parking Provision for Residential and Non-Residential Developments SPD.

7.0 Conclusion

- 7.1 For the reasons set out above, it is considered the proposed development would be acceptable in principle, it would be in keeping with the character of the area; it would have no undue impact on residential amenity; it would have adequate parking and not be detrimental to highway safety. The proposal is therefore in accordance with the NPPF, Policies 8 and 10 of the ACS; policies LPD11, LPD32, LPD35, LPD 40, LPD 57 and LPD61 of the Local Planning Document and policies BE1, BE4, ISF1, ISF2 and ISF3 of the Calverton Neighbourhood Plan accordingly planning permission should be granted.

Recommendation Grant 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:
 - Proposed Plans - Site and Location Plan - #Pln-A.02.1.1;
 - Proposed Plans - Ground Floor Plan - #Pln-A.02.1.2;
 - Proposed Plans - First Floor - #Pln-A.02.1.3;
 - Prop'd Elev. - North - #Pln-A.02.2.1;
 - Prop'd Elev. - West - #Pln-A.02.2.2; and
 - Prop'd Elev. - South - #Pln.A.02.2.3.

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

- 3 The development hereby approved shall be carried out using materials as set out in the application.
- 4 No part of the development hereby permitted shall be brought into use until the parking areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number Pln-A.02.1.1. The parking 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 of vehicles.
- 5 No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing has been widened and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

- 6 No part of the development hereby permitted shall be brought into use until the parking areas are constructed with provision to prevent the unregulated discharge of surface water from the parking area(s) to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
- 7 No part of the development hereby permitted shall be brought into use until the lighting column has been relocated at the applicant's expense and relocated in accordance with the Highway Authority specification.
- 8 The flat roof area between the first-floor rear extension and the existing building shall at no time be used as a balcony or roof terrace.

Reasons

- 1 To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
- 2 For the avoidance of doubt.
- 3 To ensure that the character of the area is respected and to comply with policies ASC10, LPD26 and LPD32.
- 4 To ensure that the dwelling hereby permitted has sufficient parking provision in accordance with Policies LPD 57 and LPD 61.
- 5 To ensure that the proposed development does not result in an adverse impact on highway safety in accordance with Policy LPD 61.
- 6 To ensure surface water from the site is not deposited on the public highway causing dangers to road users and to ensure that the proposed development does not result in an adverse impact on highway safety in accordance with Policy LPD 61.
- 7 To facilitate the dropped kerb access to be installed.
- 8 To prevent unacceptable loss of privacy to neighbouring properties, in the interests of neighbour amenity in accordance with Policies LPD 32 and LPD 35.

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2023).

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on

0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

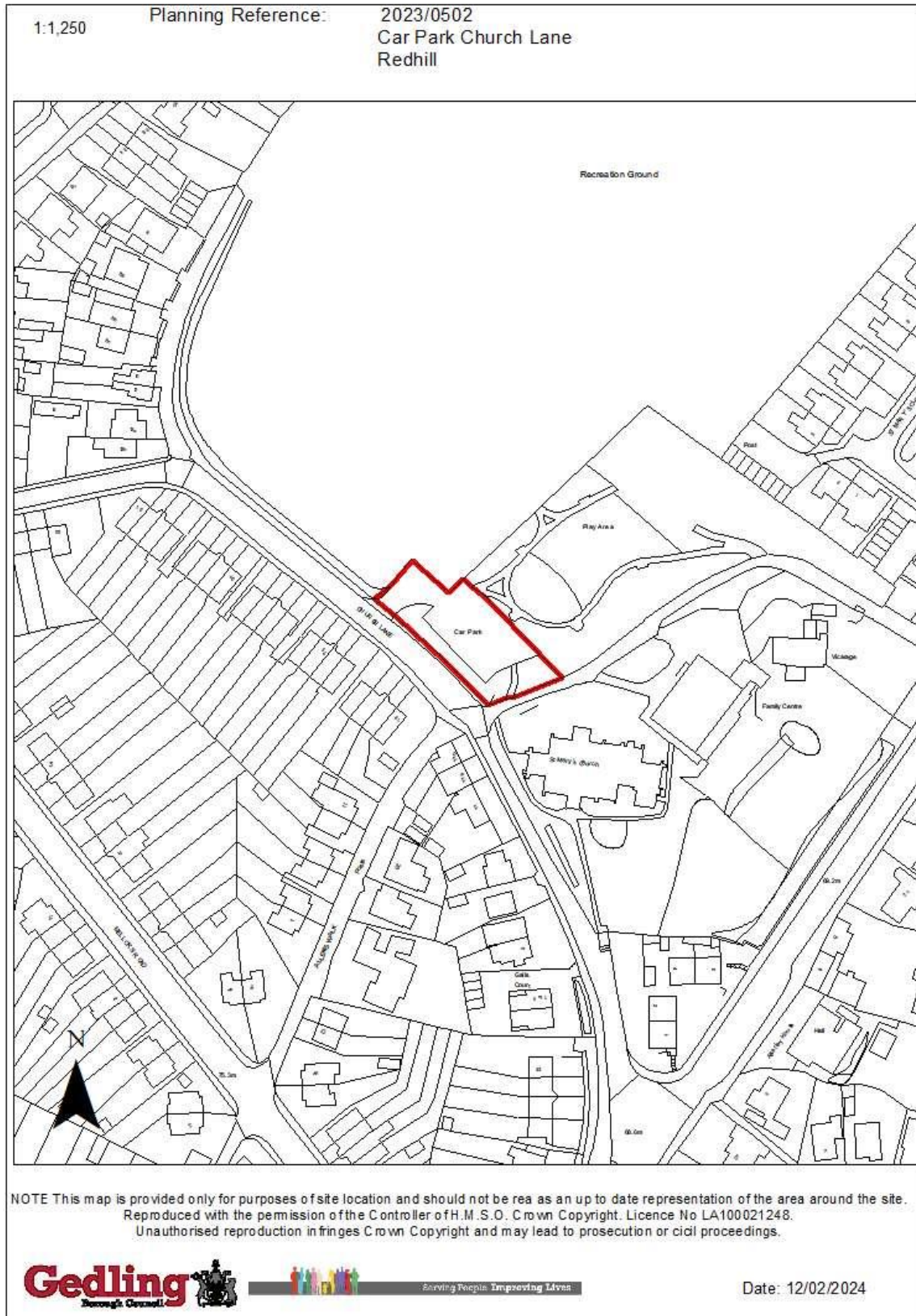
The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. Where the Council's view is that CIL is payable, full details about the CIL Charge including,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

The development makes it necessary to widen and improve the vehicular crossing over the footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at: <http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities>

The proposal makes it necessary to relocate the lighting column on the footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80. to arrange for these works to be carried out.



Planning Report for 2023/0502



Report to Planning Committee

Application Number: 2023/0502

Location: Car Park, Church Lane, Arnold

Proposal: Install a 10m cabinet style galvanised column together with a 2m antennae extension and a concrete base for CCTV camera.

Applicant: Gedling Borough Council

Agent:

Case Officer: Craig Miles

The applicant is Gedling Borough Council and, therefore, in accordance with the Council's Constitution, this application has been referred to Planning Committee.

1.0 Site Description

1.1 The application site comprises a small parcel of land within the Church Lane Recreation Ground. It is intended to erect a pole on which will sit a CCTV dome and antenna, which will be sited on a narrow strip of grass between the car park and adjacent children's play area. The pole would be sited close to an existing lighting column. The area is predominately residential with some community uses in the vicinity including the Grade II* Listed St Mary's Church and recreation ground.

2.0 Relevant Planning History

2.1 None

3.0 Proposed Development

3.1 The application seeks full planning permission for the erection of a 10m high column and 2m antennae extension for a CCTV camera and associated transmitter equipment, with a concrete base. The total height of the proposed column with antennae extension will be 12m.

3.2 The purpose of the camera is to assist in the prevention and detection of crime and anti-social behaviour in the area.

- 3.3 For the avoidance of doubt, the column was originally proposed to be sited on the verge close to the highway; however, following concerns raised about the possible impact on the setting of the adjacent Listed St Mary's Church, an alternate location has been sought and the application is considered accordingly.

4.0 Consultations

- 4.1 A public consultation has been undertaken with letters sent to neighbouring properties; a notice posted at the site and an advert placed in the local press too. No public representations have been received as a result of the consultation.
- 4.2 The Highway Authority have confirmed that they raise no objection to the application.
- 4.3 The Conservation Officer – following submission of an amended location for the pole, away from the highway verge and not in the primary view of St Mary's Church when heading along Church Lane toward Calverton Road, raises no objection to the application.
- 4.4 Historic England – make no observations on the application and ask that the application be determined in accordance with the Councils own Conservation and Archaeological advise.

5.0 Development Plan Policies

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.
- 5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2021 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG). The Greater Nottingham Aligned Core Strategy Part 1 Local Plan and the Local Planning Documents (Part 2 Local Plan) is also pertinent.
- 5.3 The following policies are relevant to the application:

National Planning Policy Framework 2023

Sets out the national objectives for delivering sustainable development. Section 8, paragraph 96(b) (promoting healthy and safe communities) makes specific reference to the need to ensure that crime, and the fear of crime, does not undermine community cohesion. Section 12, paragraph 135(f) (Achieving well-designed places) also makes reference to how crime, and the fear of crime, can undermine the quality of life.

Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

Policy 11: The Historic Environment – sets out the criteria for assessing application affecting the historic environment and heritage assets and their settings.

Local Planning Document (Part 2 Local Plan)

LPD20 - Protection of Open Space – notes the applications for permission that will detrimentally impact on Public Open Space will not be supported but those that improve or enhance it will be granted.

LPD26: Heritage Assets – highlights the criteria against which applications that affect heritage assets will be assessed along with the need to consider wider public benefits and other mitigation that may be advanced.

LPD27: Listed Buildings – identifies the need to consider impacts to listed buildings from the development proposed, as well as on their setting.

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.

6.0 Assessment of Planning Considerations

6.1 The key issues in the determination of this application are the impact of the proposal on the immediate surroundings in terms of the design and appearance of the proposal, the impact of the proposal on the residential amenity of nearby properties, the support provided towards crime prevention in the area and impact on heritage assets (St Mary's Church).

7.0 Principle of development

7.1 The principle of the development is supported in that the site is located within a built-up area and there is a need to ensure that crime, and the fear of crime is, where possible, reduced. There are a number of community uses in the locality e.g. park, play equipment, St Mary's Church, some of which have been the subject of vandalism and anti-social behaviour. As such it is considered that the erection of the pole and CCTV camera will reduce the fear of crime and likelihood of vandalism and anti-social behaviour occurring. The proposal is, therefore, deemed to comply with guidance within the NPPF (sections 8 and 12).

8.0 Design

8.1 The proposed CCTV column would be located in a grass verge close to Church Lane. The CCTV column will have a reasonably slender design, and as such is not considered to be overly prominent in the public realm. There are a number streetlights in the area, including in the car park, as well as tall trees in close proximity. Therefore, it is not considered that the column will be an incongruous feature in the streetscape.

8.2 It is considered that the pole and camera would not have any material adverse impact on the character of the area by reason of its scale, bulk, form, layout or materials such that it would comply with the requirements of Policy 10 of the ACS and LPD32.

9.0 Residential amenity

9.1 The CCTV is to be used as a deterrent to crime and will be focused on the public realm as a deterrent and to record possible crimes in the area. Whilst there are some residential properties in the local area, the purpose of the camera is not to impinge on the privacy of occupiers or members of the public but to observe the public realm with the aim of reducing crime and anti-social behaviour.

9.2 The proposed pole will have a slender design, and will be sited away from the amenity space of nearby residential properties. As such it is not considered to result in an overbearing or overshadowing impact on the residents of any neighbouring properties.

9.3 Given the above, it is considered that the proposal will not result in an unacceptable loss of amenity for the residents of nearby dwellings and is therefore in accordance with all relevant aims of policy LPD32.

10.0 Crime prevention

10.1 Paragraph 92 of the NPPF advises that planning decisions should aim to ensure that developments, inter-alia, 'are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion'. Policy 10 of the Core Strategy also supports the 'incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer living environments'. It is considered that the operation of a CCTV camera at this location would be acceptable due to its purpose to reduce crime and the fear of crime. It is therefore considered that the proposal complies with the advice of the NPPF and Core Strategy Policy 10.

11.0 Protected open space

11.1 The application site forms protected open space; however, the use would remain and no usable games area or amenity space would be lost. Furthermore, there would be no discernible impact on the openness of the site and the CCTV is considered to enhance the site in that it will improve the safety of its users. The application is therefore deemed to comply with policy LPD20.

12.0 Impact on setting of heritage asset (St Mary's Church)

12.1 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 identifies the need to consider whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

12.2 In this instance it is considered that the impact on the setting of the adjacent Listed Building would be acceptable in that the primary view of the listed building along Church Lane will not be affected following the re-siting of the mast. Therefore, in accordance with the views of the Conservation Officer, it is not considered that the proposal would have a detrimental impact on the setting of the listed building. As a result the application is deemed to comply with Section 66(1) of The Act and policies LPD26, LPD27 and ACS11.

13.0 Conclusion

13.1 The proposal represents an acceptable form of development which seeks to reduce crime, the detection of crime and the fear of crime. The proposal is not considered to have an unacceptable impact on the visual amenity of the area or be detrimental to the setting of St Mary's Church. The proposal will not have an unacceptable impact on the residential amenity of the occupiers of neighbouring properties or protected public open space.

13.2 It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Section 8 and 12), Policies 10 and 11 of the GBCAS (2014) and Policies 20, 26, 27 and 32 of the LPD.

Recommendation: Grant 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.

1 This permission shall be carried out in accordance with the details set out in the application form;

Updated site plan (received on 14 December)

Pole specification (received on 02 January P1)

Antenna and camera specification (received on 06 February P1 and P6)

Reasons

1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt.

Reasons for Decision

The proposed development is consistent with Gedling Borough planning policies. The proposal represents an acceptable form of development which seeks to reduce crime, the detection of crime and the fear of crime. The proposal is not considered to have an unacceptable impact on the visual amenity of the area, or detrimental impact on the setting of the adjacent Listed Building. The proposal will not have an unacceptable

impact on the residential amenity of the occupiers of neighbouring properties. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Section 8 and 12), Policies 10 and 11 of the GBCAS (2014) and Policies 20, 26, 27 and 32 of the LPD.

Notes to Applicant

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

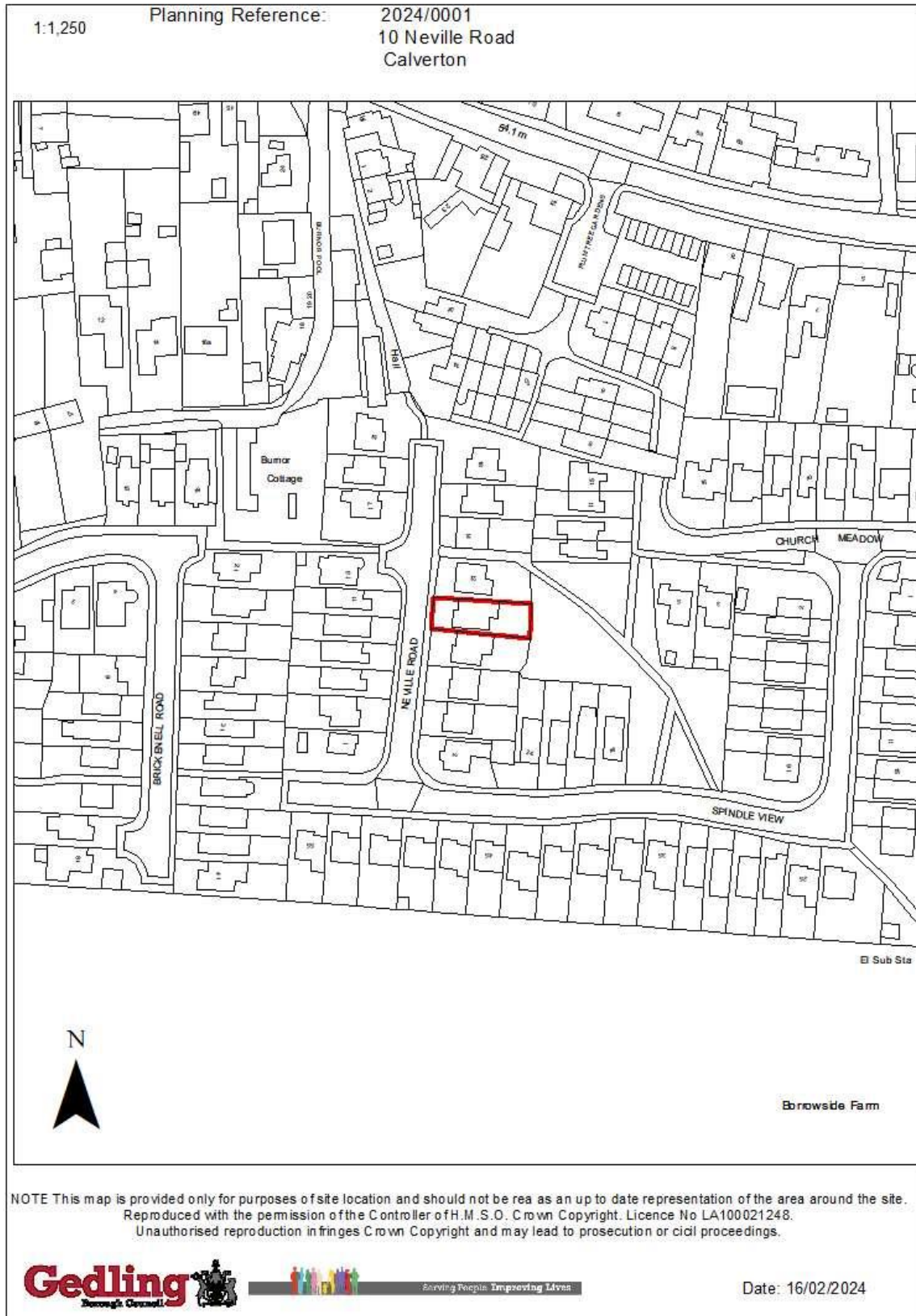
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

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 not payable on the development hereby approved as the development type proposed is zero rated in this location.

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Planning Report for 2024/0001



Report to Planning Committee

Application Number:	2024/0001
Location:	10 Neville Road, Calverton
Proposal:	Proposed front and rear single storey extensions and alteration of conservatory.
Applicant:	Mr P Burrows
Agent:	Mr Mahmood Ghouse
Case Officer:	Joe Mitson

The application has been referred to Planning Committee as the applicant is a Gedling Borough Council employee.

1.0 Site Description

- 1.1 The application site accommodates a two-storey detached dwelling with a single storey conservatory to the rear.
- 1.2 The site is located to the east of Neville Road and is in a predominantly residential area. The site is bordered to the north by 12 Neville Road and to the south by 8 Neville Road which are both similar properties to the host dwelling.
- 1.3 To the east (rear) of the site is an open space with footpaths linking Neville Road, Spindle View and Church Meadow.
- 1.4 The site is located within the boundary of Calverton Neighbourhood Plan area.

2.0 Relevant Planning History

- 2.1 82/0456 – WC/utility extension – Approved.
- 2.2 2002/2118 – Proposed conservatory to rear of house – Approved.

3.0 Proposed Development

- 3.1 This application seeks permission for single storey front and rear extensions.
- 3.2 To the front, a single storey extension to create an enlarged lounge is proposed with a mono pitch roof measuring 2.4 metres to the eaves and extending to 3.15 metres to the ridge; this would tie into the existing mono pitch serving the existing porch and garage. A rooflight is also proposed.

- 3.2 To the rear, the existing single storey mono pitched roof element is to be removed and an extension added and combined with amendments to the existing conservatory to create one large rear extension with two separate hipped roofs. These would both have eaves to a height of 2.550 metres and ridge heights to 3.5 metres. New full height glazing, patio doors and bi-fold doors are proposed to the rear elevation. Two roof lights are also proposed. Internally the scheme would create an enlarged open plan, living/kitchen/dining area, WC and rear porch.
- 3.3 The extensions are proposed to be constructed in bricks and roof tiles with windows and doors to be UPVC, to match the existing dwelling.

4.0 Consultations

- 4.1 Members of the Public - Neighbour notification letters were sent, and a site notice posted. No responses have been received.

5.0 Relevant Planning Policy

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

Development Plan Policies

- 5.2 The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The most pertinent policies to the determination of this application are as follows:
- 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 43 - Extensions to Dwellings not in the Green Belt - states within the existing main built-up areas of Nottingham, the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages of Burton Joyce, Lambley, Newstead and Woodborough, planning permission will be granted for extensions or alterations to dwellings provided:
 - the appearance of the proposal is in keeping with surrounding character in terms of height, built form and general design;
 - the proposal conserves any historic significance the building may have; and
 - the proposal would not cause a significant adverse impact on the amenity of nearby occupiers.
 - LPD 57 – Parking Standards - states planning permission for residential development will be granted where the development proposal meets the

requirement for parking provision set out in Appendix D, or otherwise agreed by the local planning authority.

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

5.3 The Aligned Core Strategy was Adopted in September 2014, the following policies are considered most pertinent to the determination of the application; Policy A – Presumption in Favour of Sustainable Development and Policy 10 Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

5.4 With respect of the National Planning Policy Framework 2023 (the NPPF), the following chapters are most pertinent to the determination of the application:

Section 2 Achieving sustainable development – provides for a presumption in favour of sustainable development.

Section 12 Achieving well-designed places states that good design is a key aspect of sustainable development creates better places in which to live and work and helps make development acceptable to communities.

5.5 Other policy guidance of note includes: Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022).

5.6 The Calverton Neighbourhood Plan was adopted in January 2018. The relevant policy in the determination of this application is:

BE2: Local Distinctiveness and Aesthetics states that development should be designed to a high quality that reinforces local distinctiveness and design should be guided by the overall scale, density, massing, height, landscape, layout, materials, detailing, roof orientation, relationship to back of pavement, wall to window ratios, proportion of windows, plan depth, plot width and access, the site and its surroundings including considerations of flood risk management.

6.0 Planning Considerations

Principle of Development

6.1 The principle of the extensions and alterations to an existing residential dwelling within the main built-up area is acceptable in principle, subject to all other matters being adequately addressed.

Design and Layout

6.2 The design of the front extension would reflect that of the existing porch and garage and proposes a roof design and scale that would tie into the existing. The front extension is minor in scale and intends to project flush with the existing front wall of the dwelling. The extension would reflect the character and appearance of the existing dwelling and would not be visually prominent within or to the detriment of the street scene.

- 6.3 The rear extensions and alterations would not project any further to the rear than the footprint of the existing conservatory and the scale of the proposals appears subservient in scale to the main dwelling. Given their siting to the rear they would not be unduly visible from the public realm.
- 6.4 The extensions effectively square off the footprint of the existing dwelling, are considered to be subservient additions to the dwelling and are of an acceptable design and to be constructed in matching materials.
- 6.5 Overall, the scheme would have an acceptable design and it is not considered that the proposal would be detrimental to the character and appearance of the site and street scene. The proposal would therefore accord with the NPPF, Policy 10 of the Aligned Core Strategy, Policy LPD43 and Policy BE2 of the Calverton Neighbourhood Plan.

Residential Amenity

- 6.6 The extensions would be of a minor footprint and of single storey proportions. The extension to the front and to the side of the conservatory at the rear would be adjacent to the side elevation of the neighbouring property and would have no undue adverse impact. The proposed extension to the rear would be approximately in line with the extension to the neighbouring property to the south, no.10.
- 6.7 The proposals, by virtue of the single storey proportions and limited footprint and massing, would not result in any unacceptable overbearing or overshadowing impact on the residents of the neighbouring properties.
- 6.8 For the reasons set out above, it is deemed that the proposed development accords with the aims set out in the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy and Policies 32 and 43 of the LPD.

Highway Matters

- 6.9 The scheme does not increase bedroom numbers and therefore no additional car parking spaces are required. Furthermore, the development would not change or impact upon the existing access or parking arrangements.
- 6.10 It is therefore considered that the proposal would result in adequate access and parking and would not have an unacceptable adverse impact on highway safety. The application is therefore in accordance with the NPPF and Policies LPD 57, LPD 61 and the Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022).

Conclusion

- 6.11 The principle of development is considered to be acceptable, and the proposal would not be detrimental to the character and appearance of the site or street scene. The proposal raises no residential amenity, parking or highway safety issues. For the reasons set out above, the proposed development accords with the aims set out in the NPPF, Policy 10 of the Aligned Core Strategy, Policies

32, 43, 57 and 61 of the Local Planning Document and Policy BE2 of the Calverton Neighbourhood Plan. It is therefore recommended that planning permission is granted.

Recommendation: Grant Planning permission subject to Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development shall be carried out in accordance with the details as set out within the application form received 1 January 2024 and the following plans:
 - Site Location Plan received 1 January 2024
 - Block Plan Sheet No.4 received 1 January 2024
 - Floor Plans Sheet No.1 received 1 January 2024
 - Elevations Sheet No.3 received 1 January 2024
 - Roof Plan Sheet No. 5 received 1 January 2024.
- 3 The development hereby approved shall be carried out using materials as set out in the application.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 In the interests of visual amenity and in accordance with Policy 10 of the Aligned Core Strategy and Policy BE2 of the Calverton Neighbourhood Plan.

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on the amenity of neighbouring residential properties and would not have any adverse impacts on highway safety. The development therefore accords with the aims set out in the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy, Policies 32, 43, 57 and 61 of the Local Planning Document, Policy BE2 of the Calverton Neighbourhood Plan and the Parking Provision for Residential and Non-Residential Developments SPD.

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

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.

Report to Planning Committee

Application Number: 2021/0126

Appeal Ref: APP/N3020/W/23/3325230

Site Address: Beacon Baptist Church, Killisick Road, Arnold

Application description: Residential development (outline) (to include demolition of existing site buildings)

Case Officer: Calum Smith

The planning application was refused permission on the 26th April 2023 for one reason, as set out below:

‘The proposed development would fail to comply with part(a) or (b) of Local Planning Document (2018) Policy LPD56 – Protection of Community Facilities.

The applicant has failed to demonstrate that there is sufficient alternative existing community facility provisions with sufficient (or equivalent) capacity available within the area which can be reasonably accessed by walking, cycling or public transport and which would not result in the need for significant increases in car journeys.

No alternative provision will be provided as part of the development.’

The appeal was allowed with the Inspector having considered the key issue outlined below.

The Inspector noted that the main issue was the suitability of the development, with regard to the exploration of alternative uses for the premises and the availability of other premises for users.

The inspector also noted that evidence provided by the parties demonstrates that the building has been both marketed for a period of time and allocated as an Asset of Community Value. It appears that, despite interest, no firm offer was ever received, with viability of refurbishing the building being an issue.

The Inspector also considered that the congregation has utilised alternative premises as there are two other Baptist churches within 3km, as well as alternative community facilities.

Whilst the inspector acknowledged that the objections from the Council relate to the provision of alternative community facilities and a lack of evidence to prove that the building cannot be retained, the Inspector was of the view that it had been demonstrated that alternative are facilities available within a reasonable distance, accessible by public transport if necessary, and that given the length of time that the premises have been closed, that any parishioners have made alternative arrangements where necessary, so there is no need for replacement premises to be provided.

In conclusion, the Inspector stated that the proposal does not conflict with policy LPD56 of the Gedling Borough Local Planning Document (2018) where development should not result in the loss of community facilities, unless certain criteria are met, including alternative provisions and lack of economic viability.

As a result, the appeal has been allowed, subject to conditions.

Recommendation: To note the information.

Report to Planning Committee

Application Number: 2022/1212

Appeal Ref: APP/N3020/W/23/3315910

Location: 34 Marlborough Road Woodthorpe Nottinghamshire NG5
4GB

Proposal: The proposed erection of two new 4 bedroom detached houses and one new 3 bed detached bungalow

Case Officer: Alison Jackson.

Planning permission was refused by the Borough Council on the 2nd December 2022 on the following grounds:

- 1 The bungalow to the rear of the site represents a form of back land development that would be in stark contrast to the linear pattern of development that makes a positive contribution to the character of the surrounding area. The proposal would, therefore, be harmful to the character of the surrounding area and as such would be contrary to the aims set out in the NPPF, Policy 10 of the Aligned Core Strategy and Policies LPD 40 of the Local Planning Document.

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

This appeal has been dismissed. The Inspector concluded that whilst the proposed detached dwellings to the frontage of the site would be acceptable the proposed bungalow to the rear of the site would be in stark contrast to the linear built form and prevailing pattern of development on this side of Marlborough Road.

The proposal given its design and layout, in particular the scale, elevation of the land and the back land position of the bungalow there would be unacceptable harm to the character and appearance of the area.

It was therefore concluded that the development would be contrary to policy 10 if the Aligned Core Strategy 2014 and policy LPD40 of the Local planning Document 2018.

Recommendation: To note the information.

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Report to Planning Committee

Application Number: 2023/0275

Appeal Ref: APP/N3020/D/23/3328184

Site Address: 91 Main Street, Burton Joyce

Application description: Driveway gates and side gate to front garden (retrospective)

Case Officer: Joe Mitson

The planning application was refused permission on the 2nd June 2023 for one reason under delegated powers, as set out below:

The boundary fence and gate, by reason of height, design and siting, represents an inappropriate means of enclosure, occupying a prominent location adjacent to the highway. The fence and gate are visually unacceptable, being harmful to the site, street scene and locality. The development is therefore contrary to Section 12 of the NPPF and Policy 10 of the Aligned Core Strategy.

The appeal was dismissed with the Inspector having considered the key issue outlined below.

The Inspector identified the only issue as being the effect of the proposal upon the character and appearance of the dwelling and street scene. It was noted the dwelling sits within a small group of informally laid out 'cottage' dwellings set differently in relation to the road and that front boundary treatments to properties in this group are predominantly low in height of various materials such as palisade fencing, metal railings and stucco or stone walling. These create an open and relaxed feel to the street scene which provides a generally vernacular appearance of the group which is complemented in places by hedging which introduces valuable softening into the street scene.

The Inspector stated the proposed retention of the high timber gates and associated posts/fencing across the full width of frontage to No.91 present an unrelentingly hard sense of enclosure at the back of pavement. The Inspector noted the desire to enclose the relatively deep front garden due in part to the absence of private space at its rear and overlooking from the street but considered there are alternative ways to address such issues as privacy and security without introducing visually disruptive elements.

As a result, the appeal has been dismissed.

Recommendation: To note the information.

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Report to Planning Committee

Application Number: 2023/0078

Appeal Ref: APP/N3020/W/23/3328444

Site Address: 164 Longdale Lane, Ravenshead

Application description: Single storey rear extension, conversion of covered way to living accommodation and internal alterations

Case Officer: Bev Pearson

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

- 1) In the opinion of the Local Planning Authority the proposed rear extension taking into account the previous extensions to the property, would result in a disproportionate addition to the building and would, therefore, represent inappropriate development which is, by definition, harmful to the Green Belt. No very special circumstances have been demonstrated to outweigh the harm to the Green Belt. The development is, therefore, contrary to Section 13 of the National Planning Policy Framework (2021), Policy 3 of Gedling Borough Council Aligned Core Strategy (2014) and Gedling Borough Council Local Planning Document policy LPD 13 (2018).

The Inspector felt that the proposed extension would amount to inappropriate development in the Green Belt, by exceeding the 50% threshold outlined in policy LPD13; however, the harm caused to openness by the development would be outweighed by the Very Special Circumstances (VSC's) identified by the appellant. These circumstances were the fallback position that an extension of a similar size could be constructed under prior approval, which had been granted under reference 2023/0638, and possibly the erection of an outbuilding that did not benefit from any form of permission. The Inspector concluded that this fallback position, along with other minor benefits, including to the environment and design, cumulatively would meet the threshold for VSC's and, subsequently, the appeal was allowed, and planning permission granted.

Recommendation: To note the information.

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Report to Planning Committee

Application Number: 2022/0761

Appeal Ref: APP/N3020/W/23/3323060

Site Address: Old Manor Farm, Lowdham Lane, Woodborough, Nottinghamshire

Application description: Proposed residential redevelopment of former farm complex - comprising the replacement of an existing dwelling, non-traditional former agricultural buildings and caravan storage building with 4 self-build dwellings and 1 agricultural workers dwelling

Case Officer: Peter Langton

The planning application was refused permission on the 28th November 2022 for two reasons, one being the detrimental impact on the openness of the Green Belt and secondly that the built form would not respect the character of the area. The full reasons for refusal are outlined below:

- 1) The proposed development represents inappropriate development that would be harmful to the openness of the Green Belt and would conflict with the purposes of including land within it. Furthermore, the scale, height and layout of the proposed development, compared to the existing built form, would have a detrimental impact on openness. In addition, the proposed built form and residential curtilages result in encroachment to the open countryside. The proposal would therefore be contrary to paragraphs 147, 149 and 150 of the NPPF and LPD 14 of the Gedling Part 2 Local Plan and no very special circumstances have been demonstrated to justify the granting of planning permission.
- 2) The proposed development by virtue of the height, scale, layout and appearance of the dwellings would represent a built form that would be more akin to a suburban residential area rather than an edge of countryside location. As such the proposed development would be out of keeping with the character of the surrounding rural area and contrary to Policy 10 of the Aligned Core Strategy (2014) and LPD 37 of the Gedling Part 2 Local Plan.

The appeal was dismissed with the key issues considered to be by the Inspector outlined below.

- i) The impact on the openness of the Green Belt
- ii) The impact on the character of the area
- iii) Whether very special circumstances exist to allow the development

On the first issue, the Inspector concluded that a large part of the site was not previously developed (PDL) and that, when assessed as a whole, the proposed scheme would have a greater detrimental impact on the openness of the green belt

over and above the existing, in particular through the development encroaching into part of the site that is largely open in character.

On the second issue, the Inspector concluded that the dwellings would be of a high-quality contemporary design. However, due to the prominent siting of the dwellings, in particular plots 3 to 5, the height and massing of the two-storey elevations, and the loss of attractive open space across the site frontage, this would result in moderate harm to the character and appearance of the area.

On the third issue, the Inspector considered a wider range of other factors including the planning history of the site, which included a number of approvals for conversion and extension of existing building onsite. The sustainability of the new built form over and above the existing. Local of objection from statutory consultees and neighbours.

Weighing things in the round, the Inspector considered that the development would result in an appropriate development within the Green Belt and that the other material considerations did not outweigh the harm with the detrimental impact on openness being the key determining factor.

As a result, the appeal has been dismissed.

Recommendation: To note the information.



Report to Planning Committee

Subject: Future Planning Applications

Date: 16/02/2024

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
2021/0072	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
2023/0872	Land At Top Wighay Farm Wighay Road Linby	Reserved Matters Application (including scale, layout, appearance and landscaping) for the erection of 763 dwellings, including details of Public Open Space, Community Hub/ Multi Use Games Area and Allotments, bell mouth entrances and associated infrastructure pursuant to outline permission Ref: 2020/0050.	TBC
2023/0701	Site of Daybrook Laundry, Mansfield Road Daybrook	Erection of a 51 no. apartment retirement living development (Use Class C3), landscaping, car parking and all associated works	TBC
2023/0830	Land East Killisick Lane Arnold	Erection of 45 dwellings, including associated infrastructure, landscaping and open space	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.

ACTION SHEET PLANNING DELEGATION PANEL – 5th January 2024

2023/0717

121 Haywood Road, Mapperley

Erection of a two storey detached dwelling

The proposed development would not respect the character of the area and would be considered to be an over-development of the site. Furthermore, the proposal would have an unacceptable impact on residential amenity and the access proposed to serve the development is considered inadequate, all contrary to the development plan.

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

Decision: To refuse permission.

2023/0820

6 Foxhill Road, Burton Joyce

Loft conversion with dormers; demolish conservatory & rebuild as summer room; canopy to front entrance; first floor balcony and block paving to front.

The proposed development would respect the character of the area and would not harmfully affect residential amenity.

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

Decision: To grant permission.

2023/0847

124 Westdale Lane East, Gedling

Build new front boundary wall and new gates

The proposed development would not respect the character of the area and represents an inappropriate means of enclosure, occupying a prominent location adjacent to and visible from the highway contrary to Section 12 of the NPPF and Policy 10 of the Aligned Core Strategy.

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

Decision: To refuse permission.

Video Conference Call Meeting

Attendees:

Cllr Roy Allan
Cllr Stuart Bestwick
Cllr David Ellis
Cllr Lynda Pearson
Cllr Ruth Strong

Nigel Bryan – Development Manager
Craig Miles – Principal Planning Officer

5th January 2024

ACTION SHEET PLANNING DELEGATION PANEL - 12th January 2024

2023/0249

26 Catfoot Lane, Lambley, Nottinghamshire
Erection of 1no. chalet bungalow

The proposed development would respect the character of the area, setting of the Conservation Area, residential amenity and not have a detrimental impact on highway safety or a public right of way.

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

Decision: To grant permission

2023/0627TPO

4 Pendine Close, Redhill, Nottinghamshire
Prune back branch of Corsican Pine tree (T4) located along the shared boundary of 4 Pendine Close and 269 Mansfield Road, towards property boundary to ensure clearance above garden.

The proposed works would have not have a detrimental impact on the tree.

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

Decision: To grant consent

2023/0827

238 Carlton Hill Carlton Nottinghamshire
Erection of two-bedroom detached house with roof-mounted solar panels.

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: To grant permission

2023/0849

6 Ramsdale Road Carlton Nottinghamshire

Remove glazed conservatory and erection of two-storey side extension with pitched roof to the front elevation and a central flat roof, pitched roof to the rear single storey section.

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: To grant permission

12th January 2024

Video Conference Call Meeting

Cllr Roy Allan
Cllr Stuart Bestwick
Cllr David Ellis
Cllr Lynda Pearson
Cllr Ruth Strong

Nigel Bryan – Development Manager
Craig Miles – Principal Planning Officer

ACTION SHEET PLANNING DELEGATION PANEL - 26th January 2024

2023/0532

James Seely Playing Field, Main Street, Calverton

Erection of replacement play park tower (maximum height of 6.83m)

The proposed development would respect the character of the area, residential amenity and not have a significant detrimental impact on the character of the Conservation Area taking account of public benefits resulting from the proposal.

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

Decision: To grant permission

2023/0666

3 Flatts Lane, Calverton, Nottinghamshire

Construction of first floor extension to rear of shop and creation of 3 x apartments in the extension and existing first floor area.

The Panel recommended that the application be determined at Planning Committee so the impacts on amenity and highways can be duly considered.

2023/0866

62 Carlton Hill, Carlton, Nottinghamshire

Replacement of 2x existing 48-sheet poster boards with 1 x digital advertising screen (D-Poster).

The proposed development would have a detrimental impact on highway safety.

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

Decision: To refuse advert consent

2023/0881

Loreto Cottage, Mapperley Plains, Lambley

Erection of new service core and circulation area for existing residential care home

The application was withdrawn from the agenda.

26th January 2024

Video Conference Call Meeting

Cllr Roy Allan
Cllr Jane Walker
Cllr David Ellis
Cllr Lynda Pearson
Cllr Ruth Strong
Cllr Ron McCrossen
Cllr John Clarke

Nigel Bryan – Development Manager
Craig Miles – Principal Planning Officer

ACTION SHEET PLANNING DELEGATION PANEL - 2nd February 2024

2022/1082

Stockhill Farm, The Stables, Bridle Road Burton Joyce

Proposed re-use and conversion of existing stables/storage building to dwelling

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

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

Decision: To grant permission

2023/0809

Scout Hall, 78A Weaverthorpe Road, Woodthorpe

Variation of condition 2 of planning permission 2002/1091 (to use 1st Arnold and Woodthorpe Scout Group Hall on four Saturdays annually for the purpose of religious meetings between the hours of 09:30 and 18:30).

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: To grant permission

2023/0846

Garage Site, Ernest Road, Carlton

Demolition of Existing Garages and Erection of New Build comprising of 2 x 1 Bed Units & 2 x 2 Bed Units

The proposed development would result in an overdevelopment of the plot at odds with the character of the area and without providing adequate parking provision.

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

Decision: To refuse permission

2023/0865

Land to the rear 198 To 202 Oakdale Road, Carlton
Erection of 5 detached dwellings

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: To grant permission

2023/0876

Land At 46 Roe Hill, Woodborough
Erection of two dwellings

The proposed development would result in an overdevelopment of the plot at odds with the character of the area.

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

Decision: To refuse permission

2023/0880

29 Kighill Lane, Ravenshead, Nottinghamshire
Erection of first floor and replacement single storey rear extension

The proposed development would respect the character of the area, residential amenity, and highway safety. Having regard to the planning history of the site, the proposal would not have a detrimental impact on the openness of the Green Belt.

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

Decision: To grant permission

2023/0886

12 Lilleker Rise, Redhill, Nottinghamshire
Two storey side extension and single storey rear extension to dwelling.

Withdrawn from the agenda.

2023/0901
30 Arnot Hill Road, Arnold, Nottinghamshire
Two storey side extension

The proposed development would have a detrimental impact on the character of the area through a terracing impact.

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

Decision: To refuse permission

2nd February 2024

Video Conference Call Meeting

Cllr Roy Allan
Cllr David Ellis
Cllr Lynda Pearson
Cllr Stuart Bestwick
Cllr Paul Wilkinson

Nigel Bryan – Development Manager
Craig Miles – Principal Planning Officer

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ACTION SHEET PLANNING DELEGATION PANEL - 9th February 2024

2023/0535

Long Meadow Farm, 50 Main Street, Woodborough
Demolish home office and erection of dwelling.

The proposed development would conflict with Green Belt policy, have a detrimental impact on the Conservation Area, be detrimental to highway safety and has insufficient information submitted in respect of trees on site.

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

Decision: To refuse permission.

2023/0601

9 The Elms, Netherfield, Nottinghamshire
Erection of a detached dwellinghouse

The proposed development would respect the character of the area, residential amenity, highway safety and not increase the risk of flooding in the area.

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

Decision: To grant permission.

2023/0713

8A Burton Avenue, Carlton, Nottinghamshire
Erection of detached two-storey annexe

The proposed development would, through its scale and siting, be detrimental to the character of the area and residential amenity.

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

Decision: To refuse permission.

2023/0838
67 Queens Avenue, Gedling, Nottinghamshire
New Dwelling

The proposed development would, through its scale and siting, have a detrimental impact on the character of the area, residential amenity and not provide adequate off-street parking.

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

Decision: To refuse permission.

2023/0857
9 Station Road, Burton Joyce, Nottinghamshire
Erection of a wooden framed & clad barber salon (retrospective).

The proposed development would not have a detrimental impact on highway safety or residential amenity.

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

Decision: To grant permission.

2023/0918
1A Greys Road, Woodthorpe, Nottinghamshire
Construction of dwelling and garage to front.

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: To grant permission

9th February 2024

Video Conference Call Meeting

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

Nigel Bryan – Development Manager
Craig Miles – Principal Planning Officer

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