

**MINUTES
PLANNING COMMITTEE**

Wednesday 23 April 2025

Councillor Roy Allan (Chair)

In Attendance:	Councillor Paul Wilkinson	Councillor Catherine Pope
	Councillor Sandra Barnes	Councillor Grahame Pope
	Councillor Stuart Bestwick	Councillor Ruth Strong
	Councillor David Ellis	Councillor Jane Walker
	Councillor Rachael Ellis	Councillor Henry Wheeler
	Councillor Helen Greensmith	Councillor Russell Whiting
	Councillor Julie Najuk	

Absent: Councillor Andrew Ellwood, Councillor Lynda Pearson and Councillor Sam Smith

Officers in Attendance: J Krawczyk, N Bryan, C Turton, N Osei, H Stylianou, L Squires and B Hopewell

70 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Ellwood, Pearson and Smith. Councillor Rachel Ellis attended as substitute.

71 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 26 MARCH 2025

RESOLVED:

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

72 DECLARATION OF INTERESTS

None

73 APPLICATION NO. 2024/0217 - LAND SOUTH OF MAIN STREET, CALVERTON

Approval of reserved matters (layout, scale, landscaping and appearance) for erection of 73 dwellings, made pursuant to outline permission 2018/0360

The Development Manager presented the application.

RESOLVED:

Grant reserved matter approval subject to the conditions outlined below

Conditions

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

002-P07-Site Layout

2002-P03-Y2 Housetype
2003-P03-YS Housetype
2004-P03-R4 Housetype
2005-P03-JD Housetype
2006-P03-C10 Housetype
2007-P03-C4 Housetype
2008-P03-KA3L Housetype
2009-P03-E21L Housetype
2010-P03-K8L Housetype
2012-P02-BGA3 Housetype
2013-P02-DA3 Housetype
2014-P03-F4 Housetype
2016-P02-BT2A Housetype
2017-P01-A3L Housetype
2018-P01-L4 Housetype
2019-P01-X3 Housetype
2020-P01-XS Housetype

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

2. Prior to above ground works commencing details of materials to be used in the external appearance of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved.
3. Occupation of the proposed dwellings shall not take place until their respective driveways have been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be constructed with provision to prevent the discharge of third-party surface water from the driveway to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.
4. The tree protection measures identified in the Tree Method Statement shall be erected prior to development commencing on site. The measures shall remain in place until such time as the particular part of development affected is substantially complete.
5. Prior to the commencement of development, a scheme of landscaping showing the location, species and size of specimens to be planted shall

be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.

6. No part of the development shall be brought into use until details of all the boundary treatments proposed for the site including types, height, design and materials, have been submitted to and approved in writing by the local planning authority. The approved boundary treatment for each individual plot on site shall be implemented prior to the occupation of each individual dwelling and shall then be retained in full for a minimum period of 5 years.

Reasons

1. For the avoidance of doubt.
2. In the interest of highway safety and to secure enough parking provision, and to comply with policies LPD57 and LPD61.
3. To ensure the character of the area is respected and to comply with policy ACS10.
4. To ensure that the trees and hedgerows are protected and to comply with policies LPD19 and BE1.
5. To ensure that the trees and hedgerows are protected and to comply with policies LPD19 and BE1.
6. To ensure the character of the area is respected and to comply with policy ACS10.

Notes to Applicant

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

a) 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.

b) It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site.

Correspondence with the Highway Authority should be addressed to: hdc.south@nottsc.gov.uk

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/ci

74 APPLICATION NO. 2025/0129 - CALVERTON FOOTPATH 22, LAND OFF GEORGES LANE, CALVERTON

Footpath Diversion Order - Calverton Footpath 22

The Principal Planning Officer introduced the report

RESOLVED:

That Members: (i) authorise the Director of Place to make an order under s257(1A) of the Town and Country Planning Act 1990 (as amended) to divert Calverton Footpath No. 22 for a distance of approx. 200m as per drawing ref 2019-18-30B, to carry out the procedure under Schedule 14 of the Town and Country Planning Act 1990 for confirmation of the order and, (ii) following consultation and publication, to confirm the order if there are no outstanding objections to the order. However, if there are outstanding objections, the matter be referred to the Secretary of State for determination.

75 APPLICATION NO. 2025/0147 - ARNOLD FOOTPATH 3, CRAWFORD RISE TO MAPPERLEY PLAINS, ARNOLD

Footpath Diversion Order - Arnold Footpath 3

The Principal Planning Officer presented the application.

Councillor Greensmith leaves at 18:29

Councillor Greensmith returns at 18:31

RESOLVED:

That Members (i) authorise the Director of Place to make an order under s257(1A) of the Town and Country Planning Act 1990 (as amended) to divert Arnold Footpath No. 3 for a distance of approx. 230m as per drawing ref 2326-03-01 Rev V, to carry out the procedure under Schedule 14 of the Town and Country Planning Act 1990 for confirmation of the order and, (ii) following consultation and publication, to confirm the order if there are no outstanding objections to the order. However, if there are outstanding objections, the matter be referred to the Secretary of State for determination.

**76 APPEAL SUMMARY REF: APP/N3020/D/25/3358915 - 19
SILVERWOOD AVENUE, RAVENSHEAD**

Two storey front extension

The Chair introduced the appeal

RESOLVED:

That the information had been noted.

**77 APPEAL SUMMARY REF: APP/N3020/W/24/3350045 - 308
CARLTON HILL, CARLTON**

Change of use of existing storage building to dwelling, plus external alterations and erection of boundary fence and wall.

The Chair introduced the appeal.

RESOLVED:

That the information had been noted.

**78 APPEAL SUMMARY REF: APP/N3020/W/24/3356092 - LAND WEST
OF 175 MANSFIELD ROAD, NG15 8FL**

The mixed use of the keeping of horses and the stationing of caravans for residential use.

The Assistant Director for Development introduced the report.

RESOLVED:

That the information had been noted.

79

FUTURE APPLICATIONS

RESOLVED:

That the information be noted.

80

PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information

81

ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.41 pm

Signed by Chair:
Date: