

Agenda

Planning Committee

Date: **Wednesday 16 July 2025**

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 Pauline Allan
Councillor Stuart Bestwick
Councillor David Ellis
Councillor Andrew Ellwood
Councillor Helen Greensmith
Councillor Julie Najuk
Councillor Lynda Pearson
Councillor Catherine Pope
Councillor Grahame Pope
Councillor Sam Smith
Councillor Ruth Strong
Councillor Jane Walker
Councillor Henry Wheeler
Councillor Russell Whiting

WEBCASTING NOTICE

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Responsibilities of the Planning Committee:

- 1) To examine and investigate any proposals for development within or outside the Borough which affect the growth prosperity and wellbeing of the Borough and to consult on any action considered necessary.
- 2) Power to fix fees and charges in relation to the remit of the Committee.
- 3) Power to appoint delegates to conferences and to approve Member training in relation to the remit of the Committee.
- 4) To respond to consultative documents received by the Council and falling 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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11. **Any other items which the Chair considers urgent.**

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:

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 2025/0274



Report to Planning Committee

Application Number: 2025/0274

Location: Woodborough Garden Centre, Lowdham Lane,
Woodborough, NG14 6DN

Proposal: Erection of 2 Canopies to the north facade of the
Garden Centre

Applicant: Mr D Lazenby

Agent: Ms Roisin McFeely (WSP)

Case Officer: Joe Baldwin

This application has been referred to Planning Committee following consideration at the Planning Delegation Panel meeting of 13/06/2025, so that matters in respect of the developments impact on the Green Belt can be fully assessed.

1.0 Site Description

1.1 This application relates to the existing Woodborough Garden Centre located off the southern side of Lowdham Lane to the east of Woodborough and North West of Lowdham. The site is currently occupied by a number of buildings associated with the Garden Centre, a large outdoor sales area and a large car park. There are residential properties to the east and west of the site beyond agricultural fields and tree planting. The site is located within the Green Belt.

1.2 The site is not located within a Conservation Area and there are no listed buildings within the vicinity. Whilst there are a number of protected trees adjacent to the access to the Garden Centre, there are no trees in close proximity to the proposed development. The site is in a Flood Zone 1 area, which is land at the lowest flooding risk.

2.0 Proposed Development

2.1 Planning permission is sought for the erection of 2 canopies to the front of the garden centre as shown on the submitted plans received by the Local Planning Authority on 24th April 2025. The larger canopy which would span the front of the garden centre would be 48m (width) x 11.5m (depth) x 5.9m (height) and the smaller canopy which would be set back between an existing marquee and retail building would be 21.5m (width) x 5.5m (depth) x 4.6m (height). Both structures would be constructed using a steel frame and lightweight arched roof structure with open sides.

3.0 Relevant Planning History

2024/0331NMA	Non-material amendment to planning permission 2020/1174 (variation in wording of conditions 3, 4, 10 12 and 16)	Granted 19/06/2024
2020/1174	Demolition of commercial buildings and the erection of 15 No artisan outlets and play barn with associated catering and toilet facilities, car park, landscaping, revised access and drainage infrastructure.	Granted 03/06/2021
2017/0449	Erect covered sales area (Section 73 application to vary condition 2 of 2000/0290 which related to goods which can be sold)	Granted 08/06/2017
2017/0448	Erect replacement garden centre building, canopy and entrance (Section 73 application to vary condition 5 of 2011/0460 which related to goods which can be sold)	Granted 08/06/2017
2017/0446	Erect single storey extension to existing garden centre, and associated work (Section 73 application to vary condition 6 of 2010/0134 which related to goods which can be sold).	Granted 08/06/2017
2017/0445	Erect covered sales area (open sided) (Section 73 application to vary condition 2 of 98/01437 which related to goods which can be sold).	Granted 08/06/2017
2016/0079	Full application for the erection of canopy, extension and associated works in conjunction with the Garden Centre	Granted 13/04/2016
2011/0460	Erect replacement garden centre building, canopy and entrance.	Granted 22/06/2011
2010/0134	Erect single storey extension to existing garden centre, and associated works.	Granted 04/10/2010
2000/0290	Erect Covered Sales Area	Granted 06/06/2000

4.0 Consultations

4.1 Local Residents:

Local residents have been notified by letter and a site notice has been posted – No representations have been received.

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 2024 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

Development Plan Policies

The following policies are relevant to the determination of the application.

- 5.3 National Planning Policy Framework (2024) - Sets out the national objectives for delivering sustainable development. The following sections are particularly relevant:

Section 2 – Achieving sustainable development

Section 6 – Building a strong, competitive economy

Section 7 – Ensuring the vitality of town centres

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 13 – Protecting Green Belt land

- 5.4 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

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 – states that sustainable development will be achieved through a strategy of urban concentration with regeneration.

Policy 3: The Green Belt – Establishes the principle of retaining the Green Belt.

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

Policy 17: Biodiversity – sets out the approach to ecological interests.

- 5.5 The Gedling Borough Local Planning Document (LPD) is part of the development plan for the area. The relevant policies are:

LPD 13: Extensions to Buildings within the Green Belt – Within the Green Belt, planning permission will be granted for extensions or alterations to buildings provided the proposals do not result in the floorspace of the building being over 50% larger than when originally constructed or as it existed on 1st July 1948. In all cases extensions will be expected to meet a number of criteria set out in LPD 13(b) parts 1 to 4.

LPD 18: Protecting and Enhancing Biodiversity - Wherever possible, development proposals will be expected to take opportunities to incorporate biodiversity in and around development and contribute to the establishment and maintenance of green infrastructure.

LPD 19: Landscape Character and Visual Impact – states that planning permission will be granted where new development does not result in a significant adverse visual impact or a significant adverse impact on the character of the landscape.

LPD 32: Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.

LPD 35: Safe, Accessible and Inclusive Development – sets out a number of design criteria that development should meet, including in relation to the massing, scale and proportion of development.

LPD 49: Retail Hierarchy and Town Centre Boundaries - Sets out the retail network and hierarchy and defines town centre boundaries on the Policies Map.

LPD 57: Parking Standards – sets out the requirements for parking.

LPD 61: Highway Safety – states that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, movement and access needs.

5.6 Supplementary Planning Documents/Guidance

- Parking Provision for Residential and Non-Residential Developments SPD – (2022)
- Gedling Borough Council Design Code (2024)
- Air Quality and Emissions Mitigation (2019)
- Greater Nottingham Landscape Character Guidelines
- Position Statement on Green Belt Policies LPD 13 and LPD 14 of the Local Planning Document (2022)

6.0 Planning Considerations

Principle of Development

- 6.1 The application seeks the erection of two canopies to the front of the existing large Garden Centre site which is located within the Green Belt. Paragraph 153 of the National Planning Policy Framework (2024) (NPPF) states that “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”.
- 6.2 Paragraph 154 deems development in the Green Belt as inappropriate unless an exception applies. One of the exceptions is:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building).

6.3 Policy LPD13 of the Local Planning Document (2018) provides further detail as to what is deemed to be “disproportionate” in this context and sets out that “Within the Green Belt, planning permission will be granted for extensions or alterations to buildings provided the proposals do not result in the floorspace of the building being over 50% larger than when originally constructed or as it existed on 1st July 1948”. In this case, the Graden Centre site appears to have benefited from a number of previous extensions and new buildings on site which would exceed the permitted 50% increase in floorspace over and above the size of the original building and therefore further extensions would not be in accordance with policy LPD13.

6.4 The submitted planning statement which accompanies this application identifies that the site could be deemed to be Grey Belt as it would not contribute strongly to purposes (a), (b) or (d) of paragraph 143 of the NPPF which sets out the 5 purposes to the Green Belt. The Local Planning Authority would likely agree with this assessment however, for development of Grey Belt land to be deemed acceptable there is a requirement to comply all aspects of paragraph 155 of the NPPF, outlined below:

‘The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:

a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;

b. There is a demonstrable unmet need for the type of development proposed;

c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework ; and

d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below.’

6.5 In this case, it is questioned as to whether part b) above has been satisfactorily addressed, the statement submitted alongside the application outlines that the canopies would improve facilities at the garden centre and provide shade to plants and customers and also shelter in poorer weather. A further email from the applicants agent has also identified the proposal is required to meet an urgent need at the garden centre to ensure it can continue as a viable rural business and to allow the business to compete with online retailers and recover from sales from the Covid 19 pandemic. Given that the Graden Centre benefits from an extensive existing indoor sales area and no financial information has been provided which demonstrates how the proposed canopies could help secure the ongoing business, particularly given that no additional sales area is being created as part of the development, it is unlikely that part b of paragraph 155 has been sufficiently addressed.

- 6.6 It is also considered that the proposal would fail to meet part c) of paragraph 155 of the NPPF, which indicates that development would need to be in a sustainable location, with particular reference to paragraphs 110 and 115. These paragraphs relate to 'promoting sustainable transport' and 115a) indicates that 'sustainable transport modes are prioritised taking into account the vision for the site, the type of development and its location'. The submitted statement highlights a bus stop within a 5-minute walk however this does not appear on the Nottingham City Transport route map. The applicants have since clarified that this reference was to a bus stop on Lowdham Road to the north east, this stop appears to operate the 747 service, a Nottsbus connect service which operates only between 10:00 and 14:00 at this stop. The service appears to be infrequent and, in any case, would require users of the service to cross a major highway – Epperstone By-Pass (A6097) where there are no traffic-controlled crossings available. Woodborough, which is served by a more frequent bus service is a considerable 20–25-minute walk away along Lowdham Lane, a busy road with only a narrow footpath along one side of the carriage way.
- 6.7 Overall it is considered that the site would have a heavy reliance on visitors using the private motor vehicles to access the site and therefore the location, isolated in the countryside with poor access to public transport, is not deemed to be in a sustainable location. The development would therefore not meet all of the requirements of paragraph 155, most notably 155.c, and despite the site being deemed grey belt, the proposed development would remain inappropriate development in the Green Belt. I note that reference has been made to a previous application – 2020-1174 which related to the demolition of commercial buildings and erection of 15 No artisan outlets and play barn with other associated development. The applicants have highlighted that the Local Highway Authority had raised no concerns regarding the sustainability of the location in this case. It should be noted that this application was for the replacement of existing buildings and is therefore assessed against LPD14 of the Local Planning Document rather than LPD13 as is the case with this application. Notwithstanding this, the Local Highway Authority would not generally comment on the sustainability of a location in terms of Green Belt policy, which would be for the Local Planning Authority, Gedling Borough Council, to do.
- 6.8 The applicants have also identified that there would be very special circumstances in this case which justify the development in the case that the Local Planning Authority deemed the development to be inappropriate in the Green Belt. Previous applications at this site and within other Districts have been identified where economic benefits have been accepted as constituting very special circumstances. In this case however, the proposed canopies would cover an existing sales area, no additional sales area would be created. The economic benefits would be limited to the protection of stock and any benefits to be derived from a "more pleasant shopping experience". In this case, whilst economic benefits could be a very special circumstance, based on current National and Local planning policies the modest economic benefits to be derived from the development, in this case, are not considered to meet the high threshold of being a very special circumstance.
- 6.9 On the basis of the above, the proposed development is deemed to be inappropriate development in the Green Belt which is not justified by any very special circumstances in this case. The development would therefore be contrary

to the aims of the National Planning Policy Framework (2024) and policies A, 2, 3 of the Aligned Core Strategy (2014) and policy LPD13 of the Local Planning Document (2018).

Impact on the Character and Appearance of the Area

6.10 The overall scale and design of the development in the context of a large garden centre site is not considered to be inappropriate in terms of the impact on the character and appearance of the existing site. The canopies would have a lightweight design which matches existing similar structures on site. The erection of the canopies would nevertheless impact on the openness of the Green Belt and significantly, the design of the proposal would not override the concerns regarding the principle of the proposed development, which is assessed above. The application is therefore deemed to comply with policies LPD19, LPD35 and ACS10.

Impact on Residential Amenity

6.11 LPD policy 32 relates specifically to amenity and states that 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.

6.12 The proposed canopies would be located a significant distance from any neighbouring residential properties and would be of a relatively modest scale in the context of the existing buildings on site. The canopies would also be constructed over an existing area of land used for outdoor sales and there would therefore be no intensification of the use of the site. No objections have been received from any neighbouring residents which raise concerns on amenity grounds.

6.13 Based on the above, the proposed development would likely retain a satisfactory relationship with neighbouring properties and would be in accordance with the aims set out in the National Planning Policy Framework (2024) and Policy LPD32 of the Local Planning Document (2018) in this regard.

Highway Safety and Parking

6.14 As set out above, the proposed canopies would be erected over an existing outdoor sales area and therefore there would be no intensification of the use of the site. There are no proposed alterations to the existing car park which serves the wider Graden Centre site or to the existing access off Lowdham Lane.

6.15 Based on the above, there are no overriding concerns in respect of parking provision or highway safety and the scheme is considered to comply with the National Planning Policy Framework (2024) and Policies LPD 57 and LPD 61 of the Local Planning Document (2018) in this regard.

Other Issues

6.16 The application proposes two canopies which would be constructed over an existing area of hardstanding which is used for the outdoor sale of plants. The

application is therefore deemed to meet the de minimis exemption for providing biodiversity net gain as the development would impact less than 25m of onsite habitat. The application is therefore deemed to comply with policy LPD18 and ACS 1 and 17.

Conclusion

6.17 Based on the above assessment, the principle of the proposed development is deemed to be contrary to the aims of the National Planning Policy Framework (2024) and Policy 3 of the Aligned Core Strategy (2014) and policy LPD13 of the Local Planning Document (2018). A recommendation of refusal is made on this basis.

Recommendation: Refuse Planning Permission for the following reason:-

1. The proposed canopies would be detrimental to the openness of the Green Belt, would not meet any of the appropriate forms of development in the Green Belt outlined in paragraph 154 of the National Planning Policy Framework (2024) and, due to its location in a unsustainable, countryside location which is not served by regular public transport would not meet all of the requirements of Paragraph 155, nor is it considered that Very Special Circumstances have been demonstrated to allow what is considered to be inappropriate development within the Green Belt. The application is therefore deemed contrary to the National Planning Policy Framework (2024) and policy 3 of the Aligned Core Strategy (2014) and policy LPD13 of the Local Planning Document (2018).

Notes to Applicant

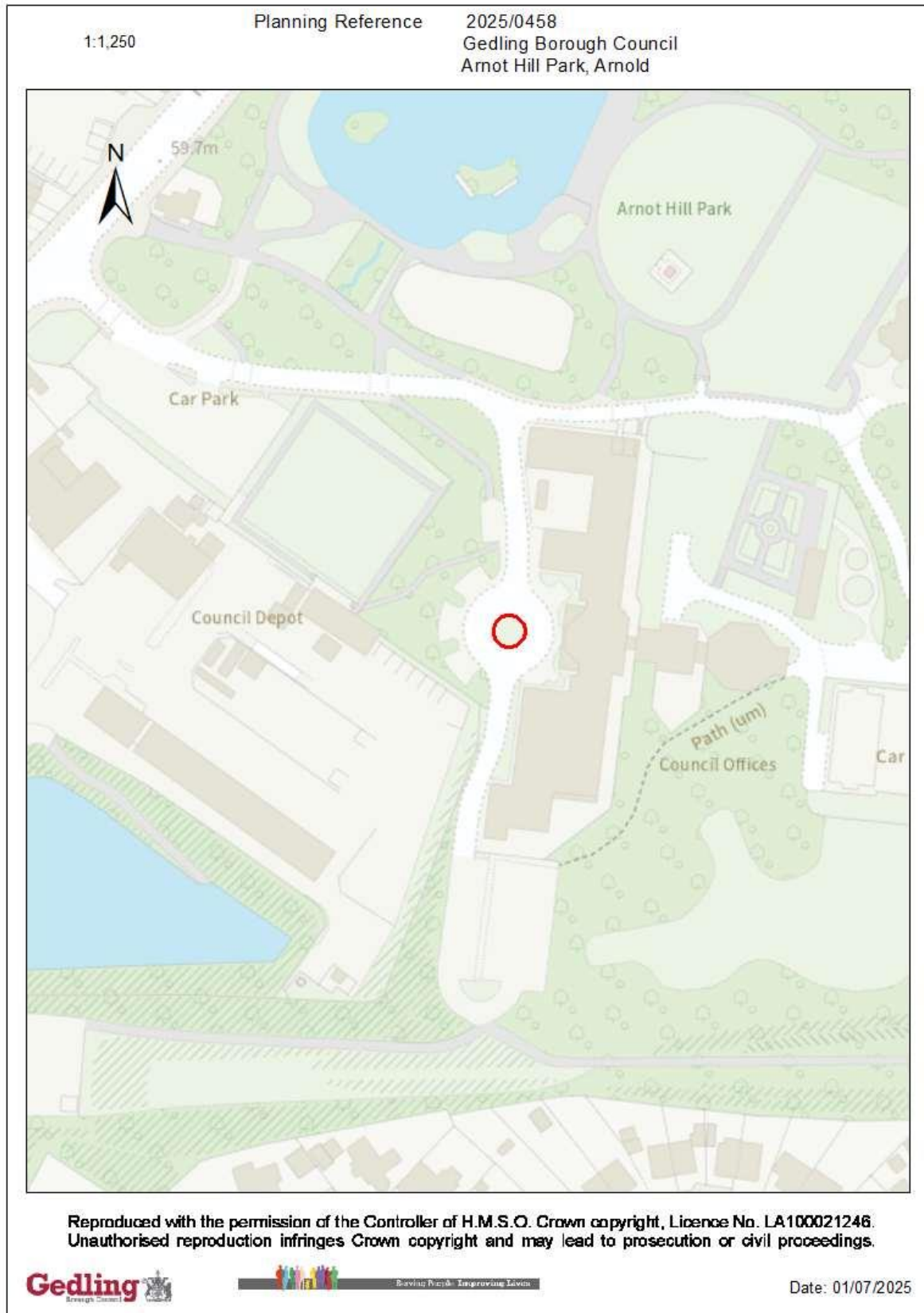
You are advised that as of 16th October 2015, the Gedling Borough Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority you are advised that CIL applies to all planning permissions granted on or after this date. Thus any successful appeal against this decision may therefore be subject to CIL (depending on the location and type of development proposed). Full details are available on the Council's website.

The Local Planning Authority considered the merits of the submitted application and judged that there was no prospect of resolving the fundamental planning problems with it through negotiation. On this basis the requirement to engage in a positive and proactive manner was considered to be best served by the Local Planning Authority issuing a decision on the application at the earliest opportunity and thereby allowing the applicant to exercise their right to appeal.

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Planning Report for 2025/0458



Report to Planning Committee

Application Number: 2025/0458

Location: Gedling Borough Council, Civic Centre, Arnot Hill Park, Arnold. NG5 6LU

Proposal: Display of one of the following flags on a flagpole:-
Pride Flag, Progress Flag, Windrush Flag, VE Day Flag, D-Day Flag (including any future versions).

Applicant: Gedling Borough Council

Case Officer: Claire Turton

The application is referred to Planning Committee because the applicant is Gedling Borough Council.

1.0 Site Description

1.1 The site is within the grounds of Arnot Hill Park and relates to the roundabout on the private driveway in front of the Gedling Borough Council Civic Centre office.

1.2 The roundabout contains 3 no. flagpoles measuring 7 metres in height.

2.0 Proposed Development

2.1 Advertisement Consent is sought for;-

“Display of one of the following flags on a flagpole;- Pride flag, Progress flag, Windrush flag, VE Day Flag, D-Day Flag (including any future versions).”

2.2 The flags will be displayed on one of the existing flagpoles which measures 7 metres in height.

2.3 It is understood that the flags will only be displayed at certain times throughout the year. If advertisement consent is granted for this proposal then the flags could be displayed or taken down at any time.

3.0 Relevant Planning History

3.1 None directly relevant to this application.

- 3.2 It should, however, be noted that a number of different flags are displayed on the 3 no. existing flagpoles at the site. Many of these flags do not require consent from the Local Planning Authority because they are specifically listed as flags excluded from requiring consent, these include a national flag of any country or a county flag.

4.0 Consultations

- 4.1 Nottinghamshire County Council Highway Authority:- State that they have no comments to make as the flags are displayed on private land and do not affect the highway.
- 4.2 Neighbouring properties a site notice was placed at the site. No neighbour or third party letters have been received as a result of this.

5.0 Relevant Planning Policy

Legal Framework

- 5.1 The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) ("the Regulations") govern the flying of flags in England.
- 5.2 Under the Regulations there are three categories of flag:
- (a) Exempt from control (regulation 4(2)): these can be displayed without the need for express or deemed consent and are set out in Schedule 1 of the Regulations ("Schedule 1 flags")
 - (b) Deemed Consent (regulation 6): these are granted consent under the Regulations, subject to the standard conditions (which are contained in Schedule 2 of the Regulations and are noted at para 11 of this report). Flags which are given deemed consent are set out in Schedule 3 ("Schedule 3 flags")
 - (c) Express Consent (regulation 9): all other applications require express consent through an application to the Local Planning Authority.

Schedule 1 Flags:

- Any country's national flag, civil ensign or civil air ensign
- The flag of the Commonwealth, the United Nations or any other international organisation of which the United Kingdom is a member
- A flag of any island, county, district, borough, burgh, parish, city, town or village within the United Kingdom
- The flag of the Black Country, East Anglia, Wessex, any Part of Lincolnshire, any Riding of Yorkshire or any historic county within the United Kingdom
- The flag of Saint David
- The flag of Saint Patrick

- The flag of any administrative area within any country outside the United Kingdom
- Any flag of His Majesty's forces
- The Armed Forces Day flag

Schedule 3 Flags

- a flag is allowed to display the name, emblem, device or trademark of the company (or person) occupying the building;
- a flag is allowed that refers to a specific event of limited duration that is taking place in the building from which the flag is flown;
- any sports club (but cannot include sponsorship logos);
- the Rainbow / Pride flag (6 horizontal equal stripes of red, orange, yellow, green, blue and violet);
- specified award schemes (Eco-Schools, Queen's Awards for Enterprise and Investors in People);
- the NHS flag; and
- certain environmental awards (such as the Green Flag Award Scheme flown on part of a park, garden or other green space).

To come within the conditions and limitations within Schedule 3, no part of the flagstaff may be more than 4.6 metres above ground level.

Planning Framework

5.3 The Regulations (regulation 3) stipulate that:

(1) "A local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account:

- (a) the provisions of the development plan, so far as they are material; and
- (b) any other relevant factors"

Other factors are only relevant insofar as they relate to amenity and / or public safety.

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

- 5.5 At the national level the National Planning Policy Framework (NPPF) (2024) 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 following sections and paragraphs are relevant in considering this application:
- Section 12 (Achieving well-designed places).
- 5.6 The following policies are relevant because they seek to protect amenity and public safety and are therefore material in this matter.
- 5.7 Gedling Borough Council Aligned Core Strategy 2014
- Policy 10: Design and Enhancing Local Identity
- 5.8 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:
- LPD 32: Amenity
 - LPD 61 - Highway Safety
- 5.9 The planning considerations in the determination of this application are amenity and public safety. The advertisement regulations state that factors relevant to amenity include the general characteristics of the locality and factors relating to public safety include the safety of persons using any highway. The regulations state that unless it appears to the Local Planning Authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is being displayed.

Appraisal

6.0 Introduction

- 6.1 Paragraph 141 of the NPPF states “Advertisements should be subject to control only in the interests of amenity and public safety.”

7.0 Amenity – Visual Amenity and Impact on the character and appearance of the area

- 7.1 The flags are to be displayed on existing flagpoles. The flagpoles are used to display a variety of flags, most of which do not require consent. The flags will be viewed within a group of 3 no. flags.
- 7.2 The flags form the entrance to the Civic Centre. It is not uncommon to see flags flying outside of public offices.
- 7.3 The scale of the flags do not dominate the other flags displayed at the site, the host building or the surrounding park.

7.4 It is therefore considered the flags are visually appropriate in an area of this character and as such do not harm the visual amenity of the area. The adverts are in keeping with Section 12 of the NPPF and Policy 10 of the ACS.

8.0 Amenity – Neighbouring Amenity

8.1 There are no residential properties immediately close to the flags.

8.2 Due to the scale of the flags and their location, they will not have an unacceptable impact on the amenity of the users of the nearby office in terms of overbearing or massing / overshadowing.

8.3 For the reasons stated above, the proposal is in accordance with Section 12 of the NPPF and Policy LPD 32 of the Local Planning Document.

9.0 Public Safety

9.1 The Highway Authority has raised no objections to the proposal. I see no reason to disagree with the professional advice of the Highway Officer. The flags are not visible from the public highway. Other flags are often displayed on these flagpoles that do not require consent.

9.2 A site visit showed that the flagpoles appeared to be in a good condition and did not appear to pose any immediate health and safety risks.

9.3 There are no other matters of public safety that arise with the proposal that is the subject of this application.

9.2 It is considered there is no unacceptable adverse impact on highway safety in accordance with Section 12 of the NPPF and Policy LPD61 of the Local Planning Document.

10.0 Conclusion

10.1 The proposed development is consistent with local and national planning policies. The proposal does not have an unacceptable impact on amenity or safety. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Part 12), Policy 10 of the ACS and Policies LPD 32 and 61 of the LPD.

11.0 **Recommendation: GRANT ADVERTISEMENT CONSENT subject to the following conditions:-**

1 The consent shall be read in accordance with the following submitted documents:-

Application form, received by the Local Planning Authority 27th June 2025
Site Location Plan, received by the Local Planning Authority 18th June 2025
Elevation Plan - VE Day flag, received by the Local Planning Authority 1st July 2025
Elevation Plan - D-Day Flag, received by the Local Planning Authority 1st July 2025

Elevation Plan – Progress Flag, received by the Local Planning Authority 9th June 2025

Elevation Plan – Progress and Intersex Flag, received by the Local Planning Authority 3rd July 2025

Elevation Plan – Pride Flag, received by the Local Planning Authority 3rd July 2025

Elevation Plan – Windrush Flag, received by the Local Planning Authority 3rd July 2025

- 2 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- 3 No advertisement shall be sited or displayed so as to— (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or;(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- 4 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- 5 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- 6 Where an advertisement is required to be removed under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) Regulations, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reasons

- 1 Reason: For the avoidance of doubt and to define the terms of this consent.
- 2 Reason: In accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 3 Reason: In accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 4 Reason: In accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 5 Reason: In accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 6 Reason: In accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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Report to Planning Committee

Application Number: 2024/0829

Appeal Reference: APP/N3020/D/25/3360775

Site Address: 9 Birchwood Drive, Ravenshead, Nottinghamshire

Application description: Erection of a two storey front extension and dormer window. Erection of an attached garage with dormer window. Dropped kerb to provide access to new garage.

Case Officer: Calum Smith

The planning application was refused permission on the 17th of January 2025 for the reason outlined below:-

1. The proposed two-storey front extension, front dormer window and garage, by reason of size, scale, siting, massing, design, materials and proximity to the adjacent highways, occupying a prominent corner plot location on an elevated site, is considered to result in significantly detrimental impacts to the character and appearance of the dwelling, the street scenes of Birchwood Drive and Birch Court and the surrounding area. These elements would be contrary to Part 12 of the National Planning Policy Framework, Policy 10 1c), 2d) and 2e) of the Gedling Borough Council Aligned Core Strategy and Gedling Borough Council Local Planning Document Policy 43 a) and Gedling Borough Council's Design Code Framework.

The Planning Inspector disagreed with the Council on this key point of having a detrimental impact on the character and appearance of the area, by virtue of its prominent location on a corner residential plot. It was considered by the Inspector that the proposal was acceptable from a visual standpoint by virtue of there being 'no overarching character or appearance to the (surrounding) street scene.'

As a result, the appeal has been allowed.

Recommendation: To note the information.

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Report to Planning Committee

Application Number: 2024/0932

Appeal Ref: APP/N3020/D/25/3361530

Location: 149B Main Street, Woodborough, NG14 6DD

Proposal: Loft conversion with dormer roof to the rear and raise ridge line of dwelling. Conversion of garage to ancillary domestic accommodation and skylights to the garage

Case Officer: Amy Schofield

Planning permission was refused by the Borough Council on the 7th February 2025 on the following grounds:

- 1 The proposal would lead to overlooking and loss of privacy between the host building and the dwelling to the north, which would lead to a significant adverse impact on the amenity of both the host building and nearby occupier. As such, the proposed development does not accord with the aims set out in the National Planning Policy Framework, Policy 10 of the ACS, Policies 32 and 43 of the LPD and C+H3 Liveable Homes of the Gedling Design Code.

An appeal against this decision was subsequently lodged with the Planning Inspectorate. This appeal has been dismissed.

The Inspector concluded that given the close proximity to the shared boundary the proposed dormer would overlook the private garden area of the neighbour to the rear, and furthermore, as a result of the difference in land levels, people in the neighbouring garden would be able to look into the proposed bedroom. The Inspector also found that mitigating the overlooking by the use of obscure-glazing and non-openable windows up to 1.7m would result in unacceptable harm to the living conditions of the future users of the bedroom. The Inspector concluded that, "The proposal would therefore cause significant harm to the occupiers of both the appeal property and No 6 [neighbouring property to the rear] through a loss of privacy."

It was therefore concluded that the development would be contrary to Policy 10 of the Greater Nottingham Aligned Core Strategies Part 1 Local Plan (2014) and Policies LPD 32 and LPD 43 of the Gedling Borough Local Planning Document Part 2 Local Plan (2018), insofar as they require development to not cause a significant adverse impact on the living conditions of nearby residents and occupiers, including through overlooking.

Recommendation: To note the information.

Report to Planning Committee

Application Number: 2024/0381

Appeal Ref: APP/N3020/W/24/3354066

Site Address: Ernehale Lodge Nursing Home, 82A Furlong Street, Arnold, Nottinghamshire, NG5 7BP

Application description: Change of Use from Nursing Home to 19 No. Dwellings with rear, side and roof extensions and facade alterations

Case Officer: Claire Turton

Planning Committee refused planning permission on the 27th September 2024 for the reasons outlined below:

1. There are currently high levels of on-street car parking close to the application site and the proposal does not provide adequate off-street car parking to serve the development. As such, it is considered that the development will cause unacceptable issues of on-street car parking in the surrounding area, to the detriment of highway safety. As such, the proposal is contrary to Policies 57 and 61 of the adopted Local Planning Document (2018).

The Inspector noted that the Council's Parking SPD is an important material consideration, but it is ultimately guidance. Indeed, Paragraph 4.11 recognises that, in certain circumstances, a departure from the requirements may be appropriate. Moreover, the site is located in a highly sustainable location within walking distance of the centre of Arnold along High Street and surrounding streets where a wide range of shops, facilities and public transport options exist. Such a location would accord strongly with the aims of the Framework to focus significant development on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. The provision of secure cycle parking would add to the choice for residents in this respect. The Inspector appreciated the strong concerns raised about current parking pressure in the area. However, it is not required of an applicant for planning permission to resolve existing problems, but to ensure the impact of the proposed development is addressed and does not contribute to a worsening of the situation.

The appeal was, therefore, allowed.

The appellant also filed a claim for a full award of costs against the Council. The claim, in short, is that members of the Council's planning committee ignored the evidence before it, including technical highways evidence submitted in support of the application; consultee responses raising no objection; and the planning officer's report recommending approval.

The Inspector concluded that no substantive evidence has been adduced by the Council to demonstrate the level of parking demand would exceed the spaces

proposed, or that if it did, any excess demand would push parking pressure on the street past a saturation level so as to cause harm.

The application for a full award of costs was, therefore, allowed

Recommendation: To note the information.



Report to Planning Committee

Subject: Future Planning Applications

Date: 03/07/2025

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
2024/0095	Land East Of Westhouse Farm Moor Road Bestwood	Construction of 93 houses, associated infrastructure, and external works	TBC

Please note that the above list is not exhaustive; applications may be referred at short notice to the Committee by the Planning Delegation Panel or for other reasons. The Committee date given is the earliest anticipated date that an application could be reported, which may change as processing of an application continues.

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ACTION SHEET PLANNING DELEGATION PANEL - 17th April 2025

2025/0100

25 Withnall Close, Gedling, Nottinghamshire

Change of use of land within the applicants boundary to form garden, with new fencing to enclose the land to the side of the building.

The proposed development would respect the character of the area and residential amenity.

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

Decision: to grant permission.

2025/0137

3 And 5 West Street, Arnold

Change of use from social club to 9 person HMO (Sui Generis use) with minor external alterations for new windows

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.

2025/0174TPO

3 Pilgrim Close, Ravenshead, Nottinghamshire

3 x Pinus Sylvestris (Scots Pine) Fell trees and replace them with either 3 young Scots Pine, or whatever is acceptable

The proposed development would result in the loss of three trees that are prominent in the streetscape and with insufficient justification supplied for their removal.

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

Decision: to refuse permission.

17th April 2025

Video Conference Call Meeting

Cllr Paul Wilkinson
Cllr David Ellis
Cllr Lynda Pearson
Cllr Ruth Strong
Cllr Stuart Bestwick

Nigel Bryan – Development Manager

ACTION SHEET PLANNING DELEGATION PANEL - 25th April 2025

2025/0050

155 Main Road, Ravenshead, Nottinghamshire

'Lean-to' for log and tractor store - agricultural/forestry use only

This application was withdrawn from the agenda.

2025/0101

Calverton Business Park, Hoyle Road, Calverton

Side extension of existing warehouse to house offices, canteen, meeting room, flexible office/meeting/demonstration area and new protected stair.

The proposed development is appropriate in this location, results in no undue impact on neighbouring properties or the area in general and there are no highway safety or parking issues raising.

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

Decision: to grant planning permission

2025/0107

Abbey Quarry, Quarry Lane, Linby

Retrospective permission for installation of workshop building (Use Class B8)

The proposed development constitutes inappropriate development in the Green Belt and would be harmful to the openness of the green Belt. It has not been demonstrated that very special circumstance exist to outweigh such harm.

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

Decision: to refuse planning permission

2025/0117

Land Off Marion Avenue Hucknall Nottinghamshire

Deed of Variation to Section 106 Agreement, in relation to Planning Permission ref: 2023/0233, to allow for delivery of 100% affordable housing.

The proposed changes to the agreement delivers addition affordable housing and does not impact on design, number of dwellings proposed or other contributions. The proposal does not result in a significant impact on the environment.

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

Decision: to enter into a Deed of Variation

2025/0177

58 Whittingham Road Mapperley Nottinghamshire

Single storey side and rear extension; replace old flat bay roof with hipped

The proposed development would not have an unacceptable impact on the amenity of neighbouring occupiers, the visual amenity of the area or highway safety.

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

Decision: to grant planning permission

25th April 2025

Cllr Roy Allan

Cllr David Ellis

Cllr Ruth Strong

Cllr Lynda Pearson

Cllr Stuart Bestwick

Nigel Bryan – Development Manager

Claire Turton – Principal Planning Officer

ACTION SHEET PLANNING DELEGATION PANEL 9th May 2025

2024/0913

43 Ravenswood Road Arnold Nottinghamshire

Conversion of existing garage, utility and store into a one bedroom dwelling

The proposed development would result in a dwelling on a modest plot at odds with the established character of the area.

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

Decision to refuse planning permission

2025/0044

22 Clarborough Drive Arnold Nottinghamshire

Rear single storey extension with a side extension for a porch.

The proposed development would not have an unacceptable impact on the amenity of neighbouring occupiers, the visual amenity of the area or highway safety.

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

Decision to grant planning permission

2025/0045

134 Valeside Gardens Colwick Nottinghamshire

Two storey rear extension including demolition of existing conservatory

The proposed development would not have an unacceptable impact on the amenity of neighbouring occupiers, the visual amenity of the area or highway safety.

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

Decision to grant planning permission.

2025/0157TPO

36 Nottingham Road Ravenshead Nottinghamshire

Remove T1 (oak), T2 (holly), T4 (conifer), T5 (poplar), T6 (oak), T7 (pine), T8 (pine), T10 (larch). Crown lift T3 (beech) and remove limb of T9 (pine)

The removal of T6 (oak), T7 (pine) and T8 (pine) have not been sufficiently justified in that no evidence has been submitted to indicate that they are arboriculturally weak or defective (T6, T7 and T8) or causing harm to the host dwelling (T6).

Works to trees 1-5, 9 and 10 are acceptable and would not have an adverse effect on visual amenity.

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

Decision to issue a split decision. Refuse consent for works to T6, 7 and 8. Grant consent for works to T1-5, 9 and 10.

2025/0178

54 Northcliffe Avenue Mapperley Nottinghamshire

Alteration to remove existing unsafe steps and provide raised terrace and new safe stairwell to patio level. Alteration of window to glazed door. Construction of new screening along fence line.

The proposed development would not have an unacceptable impact on the amenity of neighbouring occupiers, the visual amenity of the area or highway safety.

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

Decision to grant planning permission.

2025/0211

289 Oakdale Road Carlton Nottinghamshire

Hip to gable second floor conversion with dormer

The proposed dormer by reason of its design and scale would represent an incongruous feature that would have a significant detrimental impact on the character and appearance of the area and the host dwelling itself.

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

Decision to refuse planning permission.

9th May 2025

**Cllr Roy Allan
Cllr David Ellis
Cllr Lynda Pearson**

**Nigel Bryan – Development Manager
Claire Turton – Principal Planning Officer**

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ACTION SHEET PLANNING DELEGATION PANEL - 16th May 2025

2023/0639

Park House, Woodchurch Road, Bestwood

Erection of four bedroom detached house, including demolition of existing outbuilding and back fill swimming pool

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.

2024/0890

8 Chartwell Grove, Mapperley, Nottinghamshire

Change of use from nursing home to children's home

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.

2025/0079

29 Church Lane, Linby, Nottinghamshire

CONSTRUCTION OF A SINGLE-STOREY, TWO BEDROOM DWELLING (FOLLOWING REMOVAL/DEMOLITION OF EXISTING DETACHED GARAGE)

The proposed development would respect the character of the Conservation Area, residential amenity, highway safety and comply with Green Belt policy.

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

Decision: to grant permission.

2025/0165

Hillview Court, Hillview Road, Carlton

Conversion of ground floor garages in to 2 no. 1 bedroom apartments with parking

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.

2025/0159

Land Rear 48 Florence Road, Mapperley

Demolition of two existing single storey garages and erection of single storey garage.

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.

2025/0217

Land At Top Wighay Farm, Wighay Road, Linby

Variation of (Schedule 2 - Affordable Housing) Section 106 Legal Agreement dated 25th March 2022, in respect of app ref: 2020/0050, to include additional obligations to allow the delivery of a larger percentage of Affordable Housing Units and require at least 17.64% Affordable Housing to be delivered across the development site as a whole rather than per phase.

The proposed development would allow for greater flexibility in increasing affordable housing provision without detrimentally impacting the character of the area or residential amenity.

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

Decision: to grant permission.

2025/0262

Revell Court, Unit 2, Pepper Road, Calverton

Change of use from Sui Generis for tanning & beauty shop to mixed use Sui Generis to include tanning, beauty, tattoo and massage. Extension of opening hours.

Withdrawn from the agenda.

2025/0264

11 Duke Street, Arnold, Nottinghamshire

New detached garage.

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.

2025/0265

51 Main Road, Ravenshead, Nottinghamshire

Proposed detached garage

The proposed garage, given its prominent location and size, would have a detrimental impact on the character of the area.

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

Decision: to refuse permission.

16th May 2025

Video Conference Call Meeting

Cllr Roy Allan

Cllr David Ellis

Cllr Lynda Pearson

Cllr Stuart Bestwick

Nigel Bryan – Development Manager

Claire Turton – Principal Planning Officer

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ACTION SHEET PLANNING DELEGATION PANEL - 30th May 2025

2025/0194

8 Park Road, Woodthorpe, Nottinghamshire

AC condenser unit affixed to external wall. Unit will only feed one bedroom.

The proposed development would respect the character of the area and residential amenity.

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

Decision: to grant permission.

2025/0285

17 Smalls Croft, Woodborough, Nottinghamshire

First floor extension 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.

2025/0262

Revell Court, Unit 2 Pepper Road, Calverton

Change of use from Sui Generis for tanning & beauty shop to mixed use Sui Generis to include tanning, beauty, tattoo and massage. Extension of opening hours.

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.

2025/0270

12 Hills Road, Woodthorpe, Nottinghamshire

Proposed single storey side extension.

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

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

Decision: to grant permission.

2025/0278

4 Greengates Avenue, Woodthorpe, Nottinghamshire

Two-storey side extension.

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

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

Decision: to grant permission.

2025/0280

18 Beverley Gardens, Gedling, Nottinghamshire

Two storey side extension and 2 storey and single storey rear extension to dwelling.

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.

30th May 2025

Video Conference Call Meeting

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

Nigel Bryan – Development Manager

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ACTION SHEET PLANNING DELEGATION PANEL 13th June 2025

2024/0700

154 Gedling Road Arnold Nottinghamshire

Change of use of garage to hair salon

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 planning permission.

2025/0274

Woodborough Garden Centre Lowdham Lane Woodborough

Erection of 2 Canopies to the north facade of the Garden Centre

The Panel recommended that the application be determined by the Planning Committee to fully assess the impact of the proposal on the openness of the Green Belt and whether or not any Very Special Circumstances exist to justify such development within the Green Belt.

Decision to refer the application to Planning Committee.

2025/0320

Brookfields Garden Centre Mapperley Plains Arnold

Temporary siting of external covered seating area

The proposed development is acceptable in principle in the built-up area, 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 planning permission

2025/0328TPO

3 Colwick Park Close Colwick Nottinghamshire

Copper Beech (Fagus sylvatica 'Purpurea'): Crown Reduction by approximately 3 metres on all sides

The proposed works are appropriate in terms of maintaining and managing the protected tree and would not result in an unduly detrimental impact on the visual amenity of the area.

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

Decision to grant consent.

2025/0343TPO

92 Plains Road Mapperley Nottinghamshire

Pollard 3 lime trees and whole crown reduction to 10m above ground level.

The proposed works are appropriate in terms of maintaining and managing the protected trees and would not result in an unduly detrimental impact on the visual amenity of the area.

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

Decision to grant consent.

13th June 2025

Video Conference Call Meeting

Cllr Roy Allan

Cllr David Ellis

Cllr Lynda Pearson

Cllr Stuart Bestwick

Cllr Ruth Strong

Nigel Bryan – Development Manager

Claire Turton – Principal Planning Officer

ACTION SHEET PLANNING DELEGATION PANEL 27th June 2025

2024/0930

44 Lambley Lane Burton Joyce Nottinghamshire

Installation of an automated, sliding flood barrier and associated operational works to resolve property flooding history

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

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

Decision to grant planning permission

2025/0006

104 Nottingham Road Burton Joyce Nottinghamshire

Single storey extension and detached 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 planning permission.

2025/0183

33 Burford Street Arnold Nottinghamshire

Proposed hot food takeaway

The proposed development would have a detrimental impact on amenity.

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

Decision to refuse planning permission.

2025/0268

60 Arnot Hill Road Arnold Nottinghamshire

Proposed double storey side extension, single storey rear extension, loft conversion with rear dormer, and erection of a detached garden outbuilding for ancillary use.

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 planning permission

2025/0348

2 Tree View Close Bestwood Nottinghamshire

Change of use from C3 (dwelling) to C3b (Children's home).

The proposed development would impact on neighbouring amenity and highway safety.

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

Decision to refuse planning permission

2025/0398NMA

15C Ranmoor Road Carlton Nottinghamshire

NMA relating to application 2024/0290

The proposed development would be materially different to the plans approved under 2024/0290 and would not constitute a non-material amendment.

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

Decision to refuse the non-material amendment application.

27th June 2025

Video Conference Call Meeting

Cllr Roy Allan
Cllr David Ellis
Cllr Lynda Pearson
Cllr Ruth Strong
Cllr Rachael Ellis

Nigel Bryan – Development Manager
Claire Turton – Principal Planning Officer

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ACTION SHEET PLANNING DELEGATION PANEL 4th July 2025

2025/0164

77 Nottingham Road Ravenshead Nottinghamshire

Proposed conversion of existing residential property into 4 No. supported living apartments

The proposed development would not result in a cluster of similar uses in this area, is in a sustainable location and 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 planning permission

2025/0246NMA

21 Birch Avenue Carlton Nottinghamshire

Non-material amendment to planning permission 2024/0790 to alter the proposed materials for the two-storey side extension to brick instead of block and render.

The proposed development would be materially different to the plans approved under 2024/0790 and would not constitute a non-material amendment.

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

Decision to refuse the non-material amendment application.

4th July 2025

Video Conference Call Meeting

Cllr Roy Allan

Cllr David Ellis

Cllr Lynda Pearson

Cllr Ruth Strong

Cllr Stuart Bestwick

Claire Turton – Principal Planning Officer

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